

**SOUTH BEND HERITAGE**

**803 Lincoln Way West**

**Telephone 574 289-1066**

**Fax 574 289-4550**

March 27, 2024

(Revised:)

RE: 623 W. LaSalle - Garage Reconstruction

Attention bidders:

South Bend Heritage is pleased to release the following Garage project for bid.

This project will reconstruct an existing single family garage structure.

Please note that this project has specific contract, insurance, and billing requirements that some bidders may not be familiar with.

Read the RFP carefully and do not hesitate to ask any questions you may have.

There will be a non-mandatory walk through at 1:45P on Wednesday April 3, 2024, at 623 W. LaSalle Avenue.

If you have questions, please attend this walk through or send them anytime via email to [Safas@sbheritage.org](mailto:Safas@sbheritage.org) before November Bid Date. Visiting the structure interior is a requirement for bidding.

Bidder registration (General Contractors only) must be submitted to SBH by the due date.

Bid proposals on this package are due to SBH by **Monday, April 25, 2025**. Please carefully review the RFP package for further information. Good luck.

Cordially,

Safa Saddawi

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623 W. LaSalle

RFP Document List –

All documents listed below are available in .pdf format on the South Bend Heritage website.

Please go to <http://sbheritage.org/projects-blog/contractors/> 623 W. LaSalle Project Manual 10-16-2023.

- RFP Invitation to bid.
- Specifications.
- Bid form.
- Insurance minimums.
- Drawing Set dated 10-16-2023 (11x17)
- Addenda when issued.

Note:

- Lead assessment will be conducted due to the age of the structure upon project approval & documents will be shared with contractor prior to the start of the job.

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Residential Garage Demo & Rebuild, Bid Package for

623 W. LaSalle Ave. South Bend, IN 46601

Scope of Work:

Demo of existing 620 SF wood structure "garage" and rebuild new one in its place using the existing garage foundation. The work includes lead abatement, demo and haul of existing garage structure & properly disposing of demolition material, new framing, decking, roofing, siding, doors & windows, & electrical work.

Date issued: 3/27/2024.

Deadline for bid submittal: by 3:00 PM on **Monday April 25, 2024.**

Instructions for bidders:

You are invited to submit a proposal for the Work as described in this Bid Package.

This Bid Package includes:

- a. written specifications and bid form.
- b. Garage elevation plans
- d. Exhibit B - HUD requirements for CDBG funded projects.
- e. SBH insurance requirements (under 1.00 General Conditions)
- g. addenda if issued.

1. The Garage floor plans included with this bid package are intended to supplement. The written materials. If there is a conflict between the drawings and written material, the written material is to take precedence.

2. Carefully review the written specifications and corresponding drawings.

3. Field verifies all conditions. Contact Safa Saddawi at SBH with any questions at once. Any changes or clarifications will be addressed with an addendum to these specifications.

4. Submitted bids must have at least one line-item price for each applicable category (i.e., 1.00 General Conditions; 2.00 Demolition; 6.00 Siding; etc.)
5. If all bids received by the above deadline are above the SBH determined maximum price, a verbal or written notice of revision will be issued to all bidding general contractors. SBH will then work with the bidders to identify areas to reduce scope and/or identify areas within their bids that are excessively out of line with other received bids. All bids are held in confidence until after the contract is awarded.
6. This Bid Package (as revised and approved by both the contractor and SBH) will become a referenced part of the final SBH Garage Reconstruction Contract. A copy of the Contract is available upon request for review. Your draw requests will be based upon the written specification line items, work completed, & SBH inspection/approval. Draw requests must be submitted per the SBH draw schedule for prompt payment.
7. Payments. Due to the nature of our funding sources, SBH cannot pay a retainer or any money down at contract signing. The contractor will submit an AIA G702/703 request for payment to SBH by the 25th of each month or as otherwise agreed. Payment can then be anticipated within 30 days (about 4 and a half weeks).
8. Payment to the contractor is limited to inspected work-in-place and approved purchased/stored materials. 5% retainage will be held on this contract. SBH will provide blank G702/703 forms for contractor use.

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**BID FORM**

The undersigned, after reviewing this Bid Package and becoming thoroughly familiar with 623 W. LaSalle Ave Garage and the local conditions affecting the execution of the Work, proposes to complete the Work for the sum of \$\_\_\_\_\_ dollars.

The undersigned has received and considered the following addenda (if issued by SBH):

\_\_\_\_\_ dated: \_\_\_\_\_

\_\_\_\_\_ dated: \_\_\_\_\_

The undersigned can start the Work within \_\_\_\_ days of SBH's notice to proceed and substantially complete the Work within \_\_\_\_ calendar days thereafter.

Company: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_ Employer ID: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This bid is good until this date: \_\_\_\_\_

am able to provide a lead safe work practices supervisor for this project as required. Y / N (please circle)

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Minimum acceptable bid numbers for GC:

Fill in as applicable per written specifications.

623 W. LaSalle Avenue issued: 10-16-2023.

Totals by Division/Trade

1.00 - General Requirements

2.00 - Demolition

6.00 - Wood, Plastics, and Composites

7.00 – Thermal & Moisture Protection incl. siding

7.00 - Roofing

8.00 – Openings (Doors and Windows)

9.00 – Painting (exterior)

24.00- Electrical

Light fixture/lamp Mat's allowance Fixtures by SBH

Total goes to bid form \$

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**632 W. LaSalle Avenue – Specifications**

Issued: 10-16-2023

Bid due date: ~~Monday, November 6, 2023~~

Revised: \_\_\_\_\_

**1.00 General Requirements**

Bidder handles all insurance, permits, dumpsters.

Temp heat – contractor handles any temporary heating equipment required during construction. SBH will supply up to 1500KWH elec. per month as defined by the AEP billing cycle for this address. The contractor handles electrical utility costs for added electrical use. Temporary lighting is by the contractor.

Lead: Contractor is responsible for all means, methods, and required cleaning to pass the lead clearance test for house, exterior grounds, basement, and as otherwise indicated on the lead assessment tests. Coordinate lead cleaning and any required re-cleaning with SBH.

SBH requires that a state licensed lead abatement contractor supervisor oversee this project. Please show you have a HUD lead certified supervisor on staff on the bid form.

Lead assessment tests and results are provided as part of this Request for Proposals.

SBH will pay for one lead clearance test by Greentree Environmental or equal. If exterior and/the contractor fail lead clearance, then contractor will be responsible for all subsequent testing costs until the property passes.

**2.00 Existing Conditions**

Demolition; General

1. Carry out all demolition work in a neat and orderly manner. Keep noise, dust, and similar nuisances to a minimum. Do not collapse walls. Do not throw or drop materials. All demolition must follow guidelines for lead safe work practices.
2. Contractor is responsible for all means, methods, and required cleaning to pass the lead clearance test for the garage, exterior grounds and as otherwise indicated on the issued lead assessment. Coordinate lead cleaning and any required re-cleaning with SBH and the Health Department. Lead assessment tests and results are provided as part of this Request for Proposals.

#### Demolition; Architectural and Site

3. Remove wood siding, overhead door, and rear utility door.
4. Remove garage framing and garage contents completely. Concrete slab **to be reused**.

### **6.00 Wood & Plastic**

#### Framing:

1. Rough carpentry dimensional lumber shall be No.2 yellow pine or fir; all lumber shall be straight and free from defects.
2. All lumber in contact with concrete shall be treated. All exterior wall studs to be 2x4 and 96 5/8, precut type U.O.N. Wall framing may be SPF #2. All joists and beam members to be SYP #1.
3. Penalization and stick-framing are both acceptable base bid approaches. Please note your chosen approach on the bid form. FC will install anchor bolts within 12 of each corner, either side of doors, and max. 6' OC. CC responsible for coordination or installation of additional sill plate anchors as required to meet code.
4. All base bid roof deck and exterior wall sheathing is 7/16 OSB.
5. All trusses for detached Garage to have conventional 12" heels.
6. Exterior Siding: 1x6 white pine Plain Bevel siding or equivalent. Install with 4" reveal.
7. Exterior Trim: 1"x4" Premium Primed Radiata Pine Trim Board- smooth surface finish– Site finish paint; see Drawings for sizes and locations. Paint all cut ends prior to installation.

### **7.00 Thermal and Moisture Protection**

1. Dimensional Fiberglass Asphalt Roof Shingles & underlayment Acceptable manufacturers: Owen Corning® (30yr); GAF Timberline "to match existing". Include matching starter strip, ridge cap. Install per mnfr. specifications over underlayment per drawings. See Drawings for roof deck details including minimum .027 pre-finished flashing/drips/fascia.
2. Provide continuous gutters and downspouts, with prefinished aluminum white and 1/8" per foot slope minimum. Fasten according to manufacturer's recommendation. Provide splash guards at all down spouts.



3. Install aluminum wall louver in the gable ends of the garage, 14.5-in x 20.5-in overall size, 12-in x 18-in rough opening with 1-1/2-in flange
4. Install 6 in. white aluminum fascia trim covers wooden fascia for protection against water and insect damage.
5. Apply Loctite PL Concrete Non-Sag Polyurethane Sealant to the pressure treated sill plate prior to fastening to the concrete foundation.
6. Soffits Aluminum white panel and are NOT vented.
7. Use aluminum Flashing between the seams and caulk all gaps between siding and trim boards using exterior application Caulk.
8. non-flanged entry doors: (specified 1"x4" casing trim applied after installation) Installation Instructions for non-Flanged Door AFTER Water-Resistive Barrier (WRB) is installed, Dupont publication K25734.

## **8.00 Doors and Windows**

### Entry Doors

1. Garage service door: Therma-Tru, Benchmark 36x80 in Fiberglass, Swing: as noted per Drawings; Pre-finish white. Schlage F51AACC 619 Accent keyed entry lever-set stain nickel.
2. Garage Overhead Door: Steel raised panels (no windows); 1/2 hp door operator; hazard detection; (2) remote operators; and (1) wired push button operator located at garage interior either adjacent to service door. Overhead Door Co. – Long Panel 1400 LP Series; 15 years limited approved equal. Color White.

### Windows

1. Install Duo-Corp. 3020lgutdouble Slider Utility Window Impact Resistant Solid Vinyl Frame & Sash, Fully Welded & Double Paned, 3' x 2'. Use moisture barrier tape around window flanges.

## **9.00 Finishes**

1. Stain exterior wood trim & Siding. Match to the existing house's color using Sherwin Williams, Wood Scapes exterior house stain.

## **24.00 Electrical**

The contractor shall furnish and install new underground electric service from the house main breaker to the garage & wiring to accommodate the overhead door operators, GFI receipts, and lighting fixture. The work shall be in accordance with all applicable codes and is subject to City of South Bend.

1. Install 2 new interior LED light fixtures and switch on the wall by the rear door.
2. All light fixtures will be provided by SBH for the contractor.
3. Provide all switches, recepts, GFI, and cover plates in ivory or light almond.
4. Install motion/flood & carriage light fixtures in the front and one carriage light fixture at the back of the garage, as shown in the drawing.

**South Bend Heritage Foundation**

**803 Lincolnway West**

**South Bend, IN 46616**

Requirements for Certificates of Insurance

1. Commercial General Liability Requirements: \$1,000,000.
2. Commercial Auto Policy Requirements: Minimum Combined Single Limit per Accident: \$500,000.

NOTE: If using a personal vehicle, you must carry non-owned/hired auto liability

Workers Compensation and Employers Liability\* Minimum Employers Liability Limits:  
\$100,000/\$500,000/\$100,000.

3. Umbrella Liability Requirements: Minimum Limits \$2,000,000. South Bend Heritage Foundation, its subsidiaries and agents must be listed as additional insured.

\*SBHF will accept a valid Indiana Department of Revenue Workers' Compensation Clearance Certificate for Independent Contractors in lieu of Workman's Comp coverage. Sole proprietors and/or partnerships meeting certain criteria are eligible to apply. Information and applications are available online at the Dept. of Revenue's website at [www.state.in.us/dor](http://www.state.in.us/dor).