



SCOPE OF WORK



DIVISION	SINGLE FAMILY HOME REPAIR PROGRAM
PROGRAM	HOME REPAIR PROGRAM
PROJECT NAME	REQUEST FOR BIDS FOR SINGLE FAMILY T-3 REPLACEMENT HOMES OR RECONSTRUCTS
PROJECT LOCATION (On-site, Remote, or Hybrid)	AN INDIVIDUAL SITE LOCATED IN THE GREATER HOUSTON AREA 3525 MEADWAY DRIVE (77082)
PUBLICATION DATE	December 2, 2024 Prebid December 6, 2024
DUE DATE	December 13, 2024

OVERALL DESCRIPTION

What does the project entail? What are the delivery methods? (Describe overall project)

The City of Houston’s Housing and Community Development, Home Repair and Disaster Recovery Programs are soliciting qualified contractors to develop and provide full sets of permitted construction documents, build single family residences, and provide warranties for those homes in the Greater Houston Area as designated in the bid document titled “Exhibit ‘A’.

All successful bids shall generally include.

- Bid responses that comply with the latest Minimum Construction Standards (MCS) for Rehabilitation, Reconstruction and New Construction for Single Family Residences, Version 5.5, Approved: April 19, 2024, which can be found at <https://houstontx.gov/housing/compliance.html#bsc>. Under the COMPLIANCE AND PROGRAM RULES, scroll down to BUILDING STANDARDS, and there, bidders will find the latest Minimum Construction Standards which is Version 5.5.
- Bids shall include pricing for warranty services with a 2-year workmanship, 2-year systems (MEP) and a 10-year structural system warranty coverage.
- Bids shall include proposed floor plans and elevations that meet the requirements of the attached Exhibit ‘A’ and the Minimum Construction Standards, for each site.
- Bids shall include cost per square foot total.
- **All bids shall comply with program cost as outlined in the Master Contract Agreement. The total soft cost and hard cost of the home shall not exceed the \$250,000.00 cap with a finished floor up to four feet above base flood elevation. On a home with a finished floor higher than aforementioned four feet above base flood elevation, the hard cost between the four-foot height and the designated finished floor shall be deemed “ancillary” and shall be indicated as such on the bid document. In this case the total project cost shall not exceed \$300,000.00.**



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DETAILED SUMMARY OF WORK

Describe the details of the work and/or service required.

EXHIBIT 'A'

THE ADDRESSES AND THE PARTICULARS TO BE BID UNDER THIS REQUEST ARE AS FOLLOWS:

- 3525 MEADWAY DRIVE (77082)**
 EXISTING LOT SIZE: 5,700 SF
 EXISTING RESIDENCE SIZE: 1,429 SF
 NEW HOME PARTICULARS: 3 BEDROOM/ 2 BATH/ 2 CAR-GARAGE W/ OPENER AND 2 REMOTES/
 CURBSIDE MAILBOX
 BUILDING ENVELOPE (VENEER): SHALL HAVE A FULL BRICK FRONT FAÇADE AND THE OTHER 3 ELEVATIONS
 SHALL BE FULL FIBER CEMENT SIDING.
 DISABILITY REQUIREMENTS: ADA T&S (HALL) / ADA SHOWER (PRIMARY)/ NO RAMP REQUIRED IN THIS BID
 REQUEST.
 PREFERRED FLOORING: ALL VINYL PLANK FLOORING W/ CERAMIC TILE BATHROOM FLOORS AND TUB
 SURROUND WALL TILES. (12"X24" WITH 1/8" GROUT LINES). REFERENCE DETAILS 2024-01A AND
 2024-01B IN THE MINIMUM CONSTRUCTION STANDARDS, VERSION 5.5
 FLOOD DESIGNATION: 100 YR FLOODPLAIN (ZONE AE)
 CIVIC CLUB/ HOA: ELDRIDGE/ WEST OAKS
 SITE SPECIFIC: FULL SOD

EACH BIDDER SHALL SUBMIT BIDS BASED ON THE FOLLOWING CRITERIA.

GENERAL CONDITIONS:

- Dumpster
- Site Toilet
- Site prep includes the removal of all trees, shrubs, and all vegetation from property pin to property pin to include the RIGHT OF WAY and provide and install grade and fill to receive a new foundation and provide positive drainage as required by code.
- Subterranean termite protection w/ certification

THE STRUCTURE:

Preferred area calculation: Provide for square foot area per bid sheet (air-conditioned) w/ non-conditioned garage (per bid sheet)

- Post tension monolithic slab foundations @ 3000 PSI as per plan.
- Elevated foundations to be built in the flood zone and must have a perimeter grade beam or stem wall with the proper venting and crawl space access.

PLUMBING:

- Complete plumbing system per submitted plan type and Minimum Construction Standards
- Complete underground water/sewer taps for selected building envelope.
- New Short water/ sewer taps (Contactor shall submit invoice for payment, if required)
- New Long water/ sewer taps (Contactor shall submit invoice for payment, if required)
- Both gas and electric furnace, water heaters, dryers, and stove connections
- Kitchen plumbing fixtures shall include Moen, Delta, or an approved equal product.



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ELECTRICAL:

- Complete Electrical system per submitted plan type and Minimum Construction Standards
- The kitchen lighting shall include **4 minimum** Halo Airtight IC Baffle can-less recessed light kits or an approved equal product.
- All bedrooms shall have ceiling fans with light kits provided by Hunter, or an approved equal product.
- Minimum of 2 flood security lights at the front and rear of the home

MECHANICAL:

- Complete 16 seer minimum mechanical system per submitted plan type and Minimum Construction Standards

FRAMING AND EXTERIOR SURFACES:

- Complete framing package per submitted plan type and Minimum Construction Standards
- Minimum 9' ceiling heights
- Full Brick veneer
- 6:12 minimum pitch composition tile roofs with 30-year architectural tab shingles over 30# felt w/ painted lead roof jacks and vents.
- Energy rated dual pane vinyl, low E windows and Masonite doors per Minimum Construction Standards and the IECC 2015, with screens.
- Open concept plans
- Cast Stone address block for brick homes.
- Concrete Driveway & Walkways
- Covered Porches
- Deadbolt Locks on All Exterior Doors (keyed alike)
- Exterior Front & Rear Coach Lighting
- 24" wide (x scheduled window height) shutters @ front elevation.
- Attached garages with direct access into the home.
- Treated/ painted wood ramp with zero entry entry/ exit door for all homes located in a floodplain. Unless noted otherwise.

FINISHES:

- Complete trim package per submitted plan type and Minimum Construction Standards
- **Complete floor finishes package per submitted plan type and Minimum Construction Standards. All bids shall include Armstrong "LuxePlank" or Mannington "Natural Path" throughout entire home. 32 oz. carpet in bedrooms on a 6 lbs. pad shall be optional to the homeowners as requested after the award.**
- 36" high Upper and lower cabinets with solid surface countertops per the selected plan and the Minimum Construction Standards

APPLIANCES:

- A complete, matching appliance package per the Minimum Construction Standards and shall include.
- Range and vent hood with exterior discharge
- OTR Microwave
- Refrigerator
- Dishwasher

All appliances shall meet or exceed the items under Section III. Minimum Standards for Basic Equipment and Facilities as listed in the Minimum Construction Standards for Rehabilitation, Reconstruction and New Construction.

MISCELLANEOUS QUALITY FEATURES

- ½ Horsepower Garbage Disposal



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- Alarm System (Pre-wire Only)
- Brush Nickel Fixtures (Electrical & Hardware)
- Cable and Cat-5 Outlets (required in all bedrooms and in the living rm.)
- 5 shelves minimum in required kitchen pantries and linen closets.
- Dual Stainless Steel Kitchen Sink
- Ceramic tile floors and tub/shower surround (walls) at all bathrooms.
(12”x 24” ceramic tile w/ 1/8” grout)
- LVP flooring in halls, closets, living, dining & bedrooms.
- Raised 6 Panel Doors
- Round Corners Throughout Interior
- Garage door openers with two remotes.
- (2) City approved trees and (10) shrubs

GENERAL NOTE TO BIDDING CONTRACTORS:

The intent of this bid process will be to award a winning contractor who submits designs and specifications that submits the most responsible and responsive bid. HCDD will also award a winning contractor based on a line-item cost reasonableness review with regard to the best interest of the City of Houston and the Home Repair Program.

EXCLUSIONS (IF APPLICABLE) Notate the tasks/items that are not requested

None that apply

Bids shall, HOWEVER, include proposed floor plans, elevations, site plans that meet the requirements of the attached Exhibit ‘A’ and the Minimum Construction Standards for each site.

MILESTONES AND PROJECT DELIVERABLES

DELIVERY DATE	TASK
XX/XX/XX	Form Project Team / Preliminary Review / Scope
XX/XX/XX	Analysis Phase
XX/XX/XX	Control Phase
XX/XX/XX	Project Summary Report and Close Out