

SEND PROPOSALS AND RFI'S TO: BIDS@HABITATNCC.ORG
PROPOSALS DUE NOVEMBER 1, 2024
WORK TO COMMENCE LATE 2024 / EARLY 2025

10/5/24

**"BENNETT POINT TOWNHOMES"
SPECIFICATIONS AND SCOPE OF WORK FOR BID**

GENERAL:

YOU ARE INVITED TO SUBMIT PROPOSALS FOR BELOW WORK ON TOWNHOMES TO BE CONSTRUCTED AT "BENNETT POINT", IN THE CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE. CURRENTLY ACCEPTING BIDS FOR PHASE 2 - 914, 916, 920, and 922 BENNETT STREET (LOTS 5-8).

ALL SUBCONTRACTORS ARE TO COMPLY WITH OSHA RULES AND REGULATIONS AND ASSUME FULL RESPONSIBILITY FOR THE ACTIONS OF THEIR EMPLOYEES. SUBCONTRACTORS WILL PERFORM THEIR TRADE IN A WORKMANLIKE MANNER, AND ON A TIMELY BASIS. ALL WORK ACCEPTANCE SUBJECT TO PASSING INSPECTIONS.

NO CHANGES OR SUBSTITUTIONS ARE TO BE MADE TO THE APPROVED PLANS AND DESIGN WITHOUT WRITTEN PERMISSION FROM THE HABITAT FOR HUMANITY OF NEW CASTLE COUNTY (HFHNCC) CONSTRUCTION MANAGER.

SECTION 3:

AS PART OF THE CONTRACT, SUBCONTRACTORS WILL BE REQUIRED TO MAKE THEIR BEST EFFORT TO COMPLY WITH SECTION 3 REQUIREMENTS AS OUTLINED IN SUPPORTING DOCUMENTS.

ALL HOURS WORKED ON THE JOB MUST BE LOGGED AND REPORTED TO HABITAT FOR HUMANITY OF NEW CASTLE COUNTY (HFHNCC).

FOR MORE INFORMATION REGARDING SECTION 3 COMPLIANCE PLEASE CONTACT STEPHANIE PETERSEN, DIRECTOR OF REAL ESTATE AND CONSTRUCTION OPERATIONS, AT BIDS@HABITATNCC.ORG, WRITE IN SUBJECT LINE "ATTN: STEPHANIE PETERSEN".

ENERGY EFFICIENCY:

These homes will be implementing several design features to maximize energy efficiency. Including:

- Energy Star
- Zero Energy Ready
- Indoor airPLUS
- Have an Airtight threshold of 1.5 ACH50

Please familiarize yourself with the supporting documentation found by following the links at the end of this document. If you have any questions regarding the specifics of these individual programs, please contact our energy advisor New Ecology.

Any penetration in the building must be approved by HFHNCC Construction Manager and be done so in accordance with New Ecology recommendations. A preconstruction meeting will be held with New Ecology to discuss energy efficiency measures that impact your trade. As a part of the contract your organization agrees to have representation at preconstruction meeting(s).

SCOPE AND SPECIFICATIONS:

Work to be completed at "Bennett Point" townhomes on LOTS 5-8.

Please submit pricing for individual services as listed below in accordance with attached plans and specifications for LOTS 5-8:

Electrical System	Page 4
HVAC	Page 5
Framing and More	Page 6 & 7
Shingled Roof	Page 8
Siding, Trim and Gutters	Page 9
Brick Veneer	Page 10
Insulation / Air Seal / Fire Stopping	Page 11
Drywall	Page 12

Plans and Attachments:

Note: Attached plans (architectural, MEP, and site plans) are for bidding purposes only. Final approved construction set will be issued prior to work starting. All work must be completed in accordance with approved plans.

- Bennett Point Phase II Architecturals Issue for Construction 9.9.24
- Bennett Point Phase II MEPs Issue for Permit 3.27.24
- Section 3 Overview

ELECTRICAL SYSTEM:

LUMP SUM PRICE to furnish and install the electrical wiring and fixtures per applicable codes and electrical drawings for each home. See plan specifications for more details.

A one year warranty is required on all parts and labor. A TWO year warranty is required on the wiring that it will not fail to carry the specified load. Warranty is to comply with local code and RWC guidelines.

EMERGENCY SERVICE: Provide a 24 hour response time to emergency conditions. This means that a technician will respond to and be on-site within 24 hours from the initial call to the contractor. The contractor will have a paging service in operation to call during off business hours for a period of one year after settlement.

INCLUDE pricing for rough in and final inspections and coordinate inspections.

INCLUDE pricing for high voltage wiring for fixtures (Water Heater, Air Handler, Condenser Unit, ERV).

EXCLUDE low voltage wiring for thermostat.

INCLUDE labor to clean debris to nearest dumpster.

Attendance to a MEP kickoff meeting will be required as a part of the contract.

HVAC:

LUMP SUM PRICES for complete installation of electric heating and cooling systems with an ERV system as outlined in plan specifications. All work and unit sizes are to comply with local code, "current" International Mechanical Code, 2018 IECC and industry standards.

Provide sizes figured with your proposal per plan specifications. Heat pump and ERV units to be located in the utility room on the 1st floor. Condenser units to be located in the exterior concrete pad as located on plans. Air filter to be cardboard framed disposable and situated in return at main unit with removable cover. **Include returns in every room.**

Do not cut or notch trusses or load bearing walls unless approved by HFHNCC construction manager.

INCLUDE labor to clean debris to nearest dumpster.

INCLUDE duct for range hood venting.

High voltage wiring done by others.

INCLUDE pricing for rough in and final inspections and coordinate inspections.

Warranty requirements are to comply with local Code and RWC guidelines. Contractor to provide 1 year warranty on parts and labor after closing. Refrigerant lines are to be warrantied against leaks for 2 years after closing.

EMERGENCY SERVICE: Provide a 24 hour response time to "no-heat" emergency conditions for the period of one year after settlement. This means that a technician will respond to and be on-site within 24 hours from the initial call to the HVAC contractor. The HVAC contractor will have a paging service in operation for the customers of any home to call during off business hours.

Attendance to a MEP kickoff meeting will be required as a part of the contract.

FRAMING AND MORE:

All construction to be completed per plans and conform with local building codes. **All workers must use fall protection per OSHA standards when working at heights greater than 6 feet.**

LINE ITEM 1)

LUMP SUM PRICE to provide LABOR to construct second floor exterior walls, set preconstructed second floor partition wall panels, double top plate and sheath entire building with Zip-R wall sheathing. First floor walls and second floor deck to be completed by Habitat for Humanity.

INCLUDE in price to provide LABOR to construct gypsum shaft walls between units to plan specifications and local building code.

INCLUDE in price installation of 4 (four) prefabricated box stairs. Include blocking for handrails.

LINE ITEM 2)

LUMP SUM PRICE to provide LABOR to construct roof assembly, to plan specifications and to local code including:

- Install roof trusses, including bracing and blocking as detailed in plans
- Construction of firewalls between units at roof level
- Sheathing of gable trusses
- Install sheathing of roof deck to code, using H clips and fire rated sheathing a minimum 4' from party wall
- Construction of sub-fascia, soffit blocking, and roof returns
- Install framing for attic access as detailed on plans

INCLUDE in pricing to provide hoisting equipment (crane etc.) If you are unable to provide hoisting equipment but would still like to bid the work, HFHNCC may be able to secure hoisting equipment.

All trusses, lumber, and joist hangers will be supplied by HFHNCC. Trusses to be secured using (2) Simpson SDWC15600 screws per each bearing point. Simpson SDWC15600 screws will be provided by HFHNCC. Framing contractor to provide all other fasteners.

All framing is to be plumb, square and true. NAILING PATTERNS are to be per local code, and manufacturer guidelines. Nails are to be driven flush with sheathing. **DO NOT OVERDRIVE SHEATHING NAILS.** Temporary power should be available on site but is not guaranteed.

LINE ITEM 3)

LUMP SUM PRICE for LABOR to install (32) windows and (8) exterior doors. Flashing to be completed per plan specifications and manufacturer specifications.

Tape Supplied by HFHNCC.

All tape must be rolled using enough pressure to properly adhere to surface.

INCLUDE labor to clean debris to nearest dumpster.

SHINGLED ROOF

LUMP SUM PRICE to supply MATERIALS and LABOR to install 30 year architectural asphalt shingles over 30# felt paper, flashings, ice shield, per plans, specs and local building code to provide a leak free roof. Install B vent caps, and pipe collars. Caps and collars supplied by others.

Use in pricing GAF Charcoal 30 year architectural shingle.

Do not overdrive nails or leave any nail heads exposed in coursing.

Provide warranty on labor and materials for no less than 1 year.

Provide for return trip to shingle front porch roofs.

INCLUDE labor to clean up roofing debris & paper taken to nearest dumpster.

SIDING, TRIM AND GUTTERS

LUMP SUM PRICE to supply MATERIALS and LABOR to install Hardie siding in locations shown on plans and all trim pieces necessary, frieze boards and fascia, soffits, flashings, and raised panel shutters per plans and specs.

Supply and install and flash drip caps above doors and other protrusions from house face such as electrical disconnects and hose bibs. Use 5/4" PVC trim board for penetration mountings with proper zip tape flashing. Caulk all areas required per plan details, such as brick to siding, around doors, PVC penetration blocks, along Hardie edges etc. Must use proper sealant(s) for exterior use.

LUMP SUM PRICE to supply MATERIALS and LABOR to install gutters and downspouts to plan specifications. Front eave gutters to be SAF 'Designer series 100' Model 100. All other gutters to be K5 gutters.

INCLUDE labor to clean debris to nearest dumpster.

BRICK VENEER

LUMP SUM PRICE to supply MATERIALS and LABOR to install brick veneer where shown. A 4" brick ledge will be set in the foundation wall. Provide weep holes, brick ties caulking/sealing and thru-wall flashing per plans and per local codes.

INCLUDE stucco wrap or equal Weather Resistant Barrier Wrap behind brick.

INCLUDE installation of thru-wall flashing as detailed in plans. Thru-wall flashing shall be TEXTROFLASH (typical). Thru-wall flashing at porch roof only shall be stainless steel.

Arched brick detail above doors and windows. Brick rowlock under window and door sills. Painted galvanized steel angle lintels above doors and windows.

Color of brick shall be Glen Gery 52-DD.

INCLUDE washing brick with detergent or acid as per manufactures recommendations.

INCLUDE labor to clean debris to nearest dumpster.

SUBCONTACTOR must supply their own scaffolding.

INSULATION, AIR SEAL, FIRE-STOPPING

LUMP SUM PRICE to provide MATERIALS and LABOR for complete installation of air infiltration measures, insulation and fire stopping as detailed in plans and to code.

INCLUDE in pricing installation of R21 batt insulation in exterior walls per plans. R15 mineral wool insulation should be installed in party walls per plans. **All insulation needs to be installed to RESNET Grade 1 Criteria.**

INCLUDE in pricing for the sealing of base plates, top plates and partitions, and fire stopping per most recently adopted IECC and IBC.

INCLUDE open cell spray foam at rim joist area between floors.

EXCLUDE sealing sheathing joints at ZIP sheathing areas.

INCLUDE pricing for a flash coat application of Open Cell Spray Foam in attic over top plates (including perimeter walls) and penetrations. Be sure to cover any area of possible air infiltration to air seal between attic and conditioned space. Blown in insulation shall be added to a depth to achieve an R-60 value.

Fire stopping measures should be implemented as outlined in 2018 IBC and IRC, local codes and per plan specifications.

INCLUDE labor to clean debris to nearest dumpster.

NOTE: Installation is to comply with 2018 IECC and must ensure passing of blower door test with results of 1.5 ACH50.

DRYWALL

LUMP SUM PRICE to supply MATERIALS and LABOR for complete installation of drywall walls and ceilings to plan specifications. All sheets to be glued and screwed. Ceilings and party walls are to get 5/8" drywall attached to 1/2" resilient channels. Ceilings should be installed using clips. GWB to be applied to fire rated party wall in attic area in-between units as detailed on **1-A4.2** of (*Bennett Point Phase II Architecturals Issue for Permit 3.27.24*). Use moisture resistant wallboard on bathroom walls and ceilings AND any wall that has a plumbing penetration.

Window & Bi-fold doors are to have drywall returns/jambs. Beaded jambs and heads must be plumb and true. Swing doors will have wood jambs.

At second floor ceilings, GWB must have three continuous beads of drywall adhesive at OSB perimeter of ceilings. GWB must be glued using drywall adhesive at top and bottom plates of all exterior walls and party walls and on both sides of partition wall studs which butt into exterior or party walls (see A5.1 WALL SEALING AT INTERSECTION DETAIL).

Attention to gluing per plan details on page A5.1 is necessary to achieve our air seal goal of 1.5 ACH. Per Energy Star Single-Family New Homes National Rater Field Checklist 4.5, use only drywall adhesive and no other type of adhesive.

Allow for one trip of touch up prior to final paint. However, drywall contractor will be responsible for correcting poor spackling work. Any overcuts around electrical boxes that cannot be covered by a standard outlet or switch cover must be remedied prior to paint. Reach level 4 finish. INCLUDE labor to wipe down walls and make ready to accept paint.

INCLUDE labor to clean debris to nearest dumpster, and broom sweep floors daily.

HFHNCC will provide temporary heat at our discretion. Temporary light for finishing is the responsibility of the drywall contractor.

Information regarding Energy Efficiency programs:

ENERGY STAR:

ENERGY STAR Single-Family New Homes National Program Requirements, Version 3.2 (Rev 13)

ENERGY STAR Single-Family New Homes National Rater Design Review Checklist, Version 3 / 3.1 / 3.2 (Rev. 13)

ENERGY STAR Single-Family New Homes National Rater Field Checklist, Version 3 / 3.1 / 3.2 (Rev. 13)

ENERGY STAR Single-Family New Homes National Water Mgmt. System Builder Regs. 1 , Version 3 / 3.1 / 3.2 (Rev. 13)

DOE Zero Energy Ready Homes:

DOE ZERH :

DOE Zero Energy Ready Home Single Family Homes National Program Requirements Version 2 (Rev. 1)

DOE Zero Energy Ready Home Single Family Homes National Rater Checklist Version 2 (Rev. 1)

EPA Indoor airPLUS:

EPA IAP:

VERSION 1 (REV. 04) Indoor airPLUS CONSTRUCTION SPECIFICATIONS