



P.O. Box 5327 • 5700 R Street • Lincoln, NE 68505

## REQUEST FOR PROPOSALS

**PROJECT:**           **F-39 Electrical Receptacle Replacement**  
Scattered sites in Arnold Heights  
Lincoln, Nebraska

**OWNER:**           Lincoln Housing Authority  
5700 "R" Street  
Lincoln, Nebraska 68505

**ARCHITECT:**       Bob Goggins, Development Coordinator  
Lincoln Housing Authority  
P. O. Box 5327, 5700 "R" Street  
Lincoln, Nebraska 68505  
Telephone: 402-429-9616  
E-mail: bob@l-housing.com

**DATE:**             May 4, 2023

**JOB NUMBER**       CFP-2022-16

### PROJECT DESCRIPTION

Project consists of removing and replacing an exterior electrical receptacle. Extend outlets to meet new depth of siding boxes. Install new weather resistant GFCI outlet, extra duty in use cover, and weatherproof extension box at 38 units, per the following Specifications.

Lincoln Housing Authority standard purchase order conditions will apply (see attached).

Proposals should be submitted by Tuesday, May 16, 2023, at 5:00 P. M.

## **SECTION 01 00 00 - GENERAL**

1. Proposal: Provide proposal on Contractor's standard form. Provide pricing to perform work shown on the attached Drawings C1.1, A1.1, and A1.2. Proposal shall reference these Bid/Construction documents.
2. Review of Site and Documents: Determine that the Work can be executed as shown on the Drawings and in the Specifications. Notify the Architect immediately of any discrepancies. If any errors or omissions are found in the Drawings or any other documents during bidding or construction, the Contractor shall notify the Architect and request clarification before proceeding with the Work.
3. Purchase Order Terms & Conditions: The written agreement shall be a Lincoln Housing Authority purchase order. Payment will be made in one lump sum after all work is completed. LHA Purchase Order Terms & Conditions 1 through 11 will apply as attached below. Some material submittals will be required.
4. Insurance: **Before starting any work**, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage as described below is in force.
5. Contractors Responsibility for Work: The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work.  

The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

Protect the Work, adjoining property, and the public. The Contractor shall be responsible for any and all damage or injury due to his acts or neglect. Furnish all such repair work to rectify any damage at no extra cost to the Owner.
7. Construction Schedule: Work on site may be performed between 8:00 AM and 5:00 PM, on weekdays only (Monday-Friday). No work to be done on Juneteenth, July 4<sup>th</sup>, or Labor Day. Complete work in the least practical amount of time. Provide notice to tenant at least 2 days before starting (LHA can provide pre-printed notices for you to post) indicating date and time that you intend to perform the work. Communicate with tenant if any interruption to power in their unit is expected and when it may be expected. Inform Owner's representative of work schedule (LHA Project Coordinator Bob Goggins at 402-429-9616).
8. Temporary Facilities & Controls: Provide signs and/or barricades as may be required to protect tenant family members.
9. Cleaning: Keep the site clean. Take all measures required to keep dust and debris from causing damage in occupied areas. Clean up and remove work

related trash immediately upon completion of each work activity. Upon final completion, clean to condition before work began.

**SECTION 02 41 00 - DEMOLITION**

Prior to the start of Demolition, verify all existing conditions and resolve any conflicts. Locate all existing utilities. Take all precautions required to protect adjacent areas. Repair or replace any damage to the satisfaction of the Architect and at no additional cost to the Owner. Remove from the site and properly dispose of all demolition debris. Make every effort to minimize dust. Work shall be coordinated with the Owner.

**SECTION 16000 - ELECTRICAL**

Install all work required for a complete and proper installation, even if not specifically shown on the Drawings. All electrical Work shall comply with all applicable codes.

Provide only materials that are new, and of the type and quality required. Where Underwriters' Laboratories, Inc. has established standards for such materials, provide only materials bearing the UL label.

Provide all material as follows:

Weather resistant GFCI outlet	Pass & Seymour Cat # 1597TRWR
Extra duty in use cover	TayMac Cat # MX3300
Weatherproof extension box	Bell Cat # 5399

Test all parts of the existing and new electrical system and verify that all items function electrically in the required manner.

Upon completion of the work of this Section, remove from the building and the site, all rubbish and debris resulting from electrical work. Clean all exposed portions of the electrical installation, removing all traces of soil, labels, grease, oil, and other foreign material. Use only cleaners and methods recommended by the manufacturers of the various items.

Purchase Order Terms & Conditions: The written agreement shall be a Lincoln Housing Authority purchase order. Payment will be made in one lump sum after all work is completed. The following conditions shall apply to the agreement:

1.) It is the responsibility of the Contractor to ensure that all items/services provided under this Contract are provided in compliance with all applicable Federal, State and local laws, statutes and codes.

2.) The Contractor acknowledges and understands that the Lincoln Housing Authority is exempt from all State and local sales tax. The Authority will provide the Contractor with a copy of State Department of Revenue Form 17, "Purchasing Agent Appointment", in which the Authority shall appoint the Contractor a purchasing agent. In turn, the Contractor shall submit to each subcontractor and materials supplier, State Department of Revenue Form 13, "Nebraska Resale or Exempt Sales Certificate", which shall allow them to purchase materials exempt from sales tax.

3.) If the Contractor has not previously contracted with the Lincoln Housing Authority, the Contractor acknowledges and understands that he/she will furnish and deliver to the Housing Authority an executed Internal Revenue Service Form W-9 prior to any payment under the Contract.

4.) The Contractor acknowledges and understands that under Nebraska law, he/she is not entitled to file a non-consequential lien against the Lincoln Housing Authority's personal or real property pertaining to the items/services detailed in the Contract.

5.) Termination for Cause and for Convenience (contracts of \$10,000 or more):

(a) The Lincoln Housing Authority may terminate this contract in whole, or from time to time in part, for the Lincoln Housing Authority's convenience or the failure of the Contractor to fulfill the contract obligations (cause/default). The Lincoln Housing Authority shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the Lincoln Housing Authority all information, reports, papers, and other materials accumulated or generated in performing the contract, whether completed or in process.

(b) If the termination is for the convenience of the Lincoln Housing Authority, the Housing Authority shall be liable only for payment for services rendered before the effective date of the termination.

(c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (cause/default), the Lincoln Housing Authority may (1) require the Contractor to deliver to it, in the manner and to the extent directed by the Housing Authority, any work described in the Notice of Termination; (2) take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable for any additional cost incurred by the Housing Authority; and (3) withhold any payments to the Contractor, for the purpose of set-off or partial payment, as the case may be, of amounts owed by the Housing Authority by the Contractor. In the event of termination for cause/default, the Housing Authority shall be liable to the Contractor for reasonable costs incurred by the Contractor before the effective

date of the termination. Any dispute shall be decided by the Executive Director of the Lincoln Housing Authority.

6.) The Contractor acknowledges and understands that he/she will furnish and deliver to the Lincoln Housing Authority current proof of insurance in the form specified. (Prior to doing any work on LHA property.)

7.) The Contractor acknowledges and understands that if he/she is an Independent Contractor, the Authority will register the Contractor as a New Hire on [www.ne-newhire.com](http://www.ne-newhire.com). as required under Nebraska Statute 48-2301 for the purposes of facilitating the collection of child support.

8.) The Contractor acknowledges and understands that he/she meets the definition of a "Public Contractor" for the purposes of Nebraska Revised Statutes, Chapter 4, 4-114, and he/she will furnish and deliver to the Lincoln Housing Authority an executed Lincoln Housing Authority E-Verify Certification. (Prior to doing any work on LHA property.)

9.) By submitting a bid or cost proposal, the Contractor acknowledges and understands that under Nebraska law, he/she is not entitled to file any construction lien against the real estate owned by the Lincoln Housing Authority for or pertaining to the work, materials or equipment detailed in the contract or purchase order. The Contractor also agrees to include this same disclosure in any subcontracts with subcontractors or suppliers related to the bid or cost proposal. For only those construction contracts for which the contract sum is greater than \$10,000, in order to protect the rights of your suppliers and subcontractors to be paid as set out in Neb. Rev. Stat. Sections 52-118.01 and 52.118.02, the Contractor acknowledges and understands that he/she will furnish and deliver to the Lincoln Housing Authority a Labor and Material Payment Bond and the cost of said bond is to be included in the bid or cost proposal.

10.) For construction contracts, the Contractor acknowledges and understands that under the provisions of the Toxic Substances Control Act, effective April 22, 2010, all contractors who disturb painted surfaces in pre-1978 housing must be a U.S. Environmental Protection Agency recognized "Certified Renovator" unless the property meets one of the exceptions (i.e., property tested negative for lead paint, not a child occupied facility, etc.).

11.) For construction contracts only greater than \$10,000, the Contractor acknowledges and understands that the Equal Employment Opportunity clause, as stated in Executive Order 11246, is incorporated into the Contract by reference. The Contractor (a) certifies to the Lincoln Housing Authority that he/she is an Equal Employment Opportunity Employer and does not discriminate in his/her hiring or work practices; (b) shall comply with the provisions of Executive Order 11246, as amended, and the implementing regulations 41 CFR60; and (c) shall deliver to the Lincoln Housing Authority a completed Standard Form 100 Equal Employment Opportunity.

**Insurance:** **Before starting any work**, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage listed below, or greater if required by law, is in force. Contractor shall maintain the specified insurance coverage until all obligations under this Contract are satisfied. Failure to do so shall constitute material breach of this Contract upon which the Owner may immediately terminate the Contract. Insuring company must be lawfully authorized to do business in the State of Nebraska and rated at least A-VII in the current Best Company ratings. Evidence of rating must be provided along with the certificate of insurance. The Contractor's insurance certificate shall list The Housing Authority of the City of Lincoln, its officers, officials, agents, employees and volunteers as Additional Insureds. If, by the terms of this insurance, any mandatory deductibles are required, the Contractor shall be responsible for payment of mandatory deductibles in the event of a paid claim.

1.	General Liability:	
	Each Occurrence	\$1,000,000
	Damage to Rented Premises	\$ 0
	Medical Expense (Any one person)	\$ 0
	Personal & Advertising Injury	\$1,000,000
	General Aggregate	\$2,000,000
	Products Completed/Operations Aggregate	\$2,000,000
2.	Automobile Liability:	
	Combined Single Limit	\$ 500,000
	or	
	Bodily Injury (Per person)	\$ 250,000
	Bodily Injury (Per accident)	\$ 500,000
	Property Damage (Per accident)	\$ 100,000
3.	Umbrella Liability/Excess Liability:	
	Each Occurrence	\$ 0
	Aggregate	\$ 0
4.	Worker's Compensation & Employer's Liability:	
	Worker's Compensation	Statutory
	E.L. Each Accident:	\$ 500,000
	E.L. Disease (Each employee)	\$ 500,000
	E.L. Disease (Policy limit)	\$ 500,000



Photo of typical existing condition prior to new vinyl siding being installed.  
New condition has vinyl mounting block.  
Outlet is on same circuit as interior wall outlets at perimeter of living room and bedrooms. Coordinate with tenant if loss of power is expected to any of the other outlets while outlet is being replaced.

**SITE LIST**

<b>Site</b>	<b>Address</b>	<b>Notes</b>
1.	5001 W Superior	One outlet to be replaced at rear patio
2.	5007 W Superior	One outlet to be replaced at rear patio
3.	5101 W Superior	One outlet to be replaced at rear patio
4.	5107 W Superior	One outlet to be replaced at rear patio
5.	5121 W Superior	One outlet to be replaced at rear patio
6.	5115 W Superior	One outlet to be replaced at rear patio
7.	5200 W Vance	One outlet to be replaced at rear patio
8.	5206W Vance	One outlet to be replaced at rear patio
9.	5321 W Vance	One outlet to be replaced at rear patio
10.	5333 W Wilkins	One outlet to be replaced at rear patio
11.	5327 W Wilkins	One outlet to be replaced at rear patio
12.	5233 W Wilkins	One outlet to be replaced at rear patio
13.	4224 NW 50 <sup>th</sup>	One outlet to be replaced at rear patio
14.	4230 NW 50th	One outlet to be replaced at rear patio
15.	5001 W Vale	One outlet to be replaced at rear patio
16.	5007 W Vale	One outlet to be replaced at rear patio
17.	5106 W Metzger	One outlet to be replaced at rear patio
18.	5100 W Metzger	One outlet to be replaced at rear patio
19.	5101 W Metzger	One outlet to be replaced at rear patio
20.	5107 W Metzger	One outlet to be replaced at rear patio
21.	5007 W Metzger	One outlet to be replaced at rear patio
22.	5001 W Metzger	One outlet to be replaced at rear patio
23.	5030 W Elba	One outlet to be replaced at rear patio
24.	5024 W Elba	One outlet to be replaced at rear patio
25.	5000 W McGuire	One outlet to be replaced at rear patio
26.	5006 W McGuire	One outlet to be replaced at rear patio
27.	4030 NW 49th	One outlet to be replaced at rear patio
28.	4024 NW 49th	One outlet to be replaced at rear patio
29.	4201 NW 49th	One outlet to be replaced at rear patio
30.	4207 NW 49th	One outlet to be replaced at rear patio
31.	3827 NW 51st	One outlet to be replaced at rear patio
32.	3833 NW 51st	One outlet to be replaced at rear patio
33.	3721 NW 53rd	One outlet to be replaced at rear patio
34.	3715 NW 53rd	One outlet to be replaced at rear patio
35.	5301 W Luke	One outlet to be replaced at rear patio
36.	5307 W Luke	One outlet to be replaced at rear patio
37.	4027 NW 54th	One outlet to be replaced at rear patio
38.	4021 NW 54 <sup>th</sup>	One outlet to be replaced at rear patio