**The NHD Program** would like to invite qualified contractors to submit bids to develop a full set of construction documents, permit the construction documents and build single family residences in the Settegast area of Greater Houston.

* All bids shall include construction documents that include site specifics, such as all site prep, site demo, trees removal, and all water and sewer taps, either long or short, and ready to build as a “Turn-Key” project without risk of change order.
* The scope will be to provide 3-bedroom 2 bath homes with 1 and 2 car garages as designated, below, and to provide and 4-bedroom 2 bath homes with 1 and 2 car garages, also, as designated, below.

The addresses and designations are as follows.

Settegast Phase 10

* 5618 Nielan (77028) 3 BR/ 2 BA W/ 2-CAR GARAGE
* 5621 Nielan (77028) 4 BR/ 2 BA W/ 2-CAR GARAGE
* 5613 Nielan (77028) 4 BR/ 2 BA W/ 2-CAR GARAGE
* 5418 Tommye (77028) 3 BR/ 2 BA W/ 2-CAR GARAGE
* 5410 Tommye (77028) 3 BR/ 2 BA W/ 2-CAR GARAGE

Specifically, each participating bidder shall submit bid the following criteria.

GENERAL CONDITIONS:

* Dumpster
* Site Toilet
* Site prep including tree removal and grade and fill
* 4 pallets of sod
* Sub terranean termite protection

THE FOUNDATION:

* Preferred area calculation: 1400 -1900 square feet (air-conditioned) w/ non-conditioned garage
* Post tension monolithic slab on foundation @ 3000 psi
* Driveway and sidewalk allowance for site specific flatwork?

PLUMBING:

* Complete plumbing system per submitted plan type and Minimum Construction Standards
* Complete underground water/sewer taps for selected building envelope
* Short water tap @ $1,800.00. (Contactor shall submit invoice for payment)
* Long water tap @ $3,600.00. (Contactor shall submit invoice for payment)
* Complete interior plumbing system to include shut off manifold
* Gas and electric furnace, water heaters, dryers, and stove

ELECTRICAL:

* Complete Electrical system per submitted plan type and Minimum Construction Standards

MECHANICAL:

* Complete 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’ ceilings or ceiling w/ 8’ plate with 9’ ceiling heights
* Brick in the front of the homes and Hardie siding on the sides and rear of the new home (option 1)
* Brick on three sides and Hardie siding at the rear of the new home (option 2)
* Complete brick veneer (option 3)
* 8:12 pitch composition tile roofs with 30-year architectural tab shingles over 30# felt w/ painted led 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 (preferred)

FINISHES:

* Complete trim package per submitted plan type and Minimum Construction Standards
* Complete floor finishes package per submitted plan type and Minimum Construction Standards.  32 oz. carpet in bedrooms on a 6 lbs. pad and Armstrong “LuxePlank” or Mannington “Natural Path” or equal product in all high traffic areas.
* 36” high Upper and lower cabinets with solid surface countertops per the selected plan and the Minimum Construction Standards

APPLIANCES:

* Complete appliance package per the Minimum Construction Standards.  Appliances shall include.
* Range and vent hood with exterior discharge
* 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.*

GENERAL NOTE TO BIDDING CONTRACTORS:

* All submissions shall follow the Minimum Construction Standards for Rehabilitation, Reconstruction and New Construction
* The intent of the this bid process will be to award a winning contractor who submits designs and specifications that are most responsible and responsive to the Minimum Standards and submits the most reasonable bid.
* The bids will be scored and based off the follow criteria, which are.
1. Most responsive to design criteria – 30 points
2. Reasonable cost/ turnkey price – 40 points
3. Finishes/ Quality of product – 10 points
4. Resiliency – 10 points
5. Energy saving or efficient systems – 10 points