

MIDDLE BUCKS INSTITUTE OF TECHNOLOGY

**2740 Old York Road
Jamison, Pennsylvania 18929**

**INVITATION TO BID
AND
SPECIFICATIONS FOR**

STUDENT-BUILT MODULAR HOUSE

**BID OPENING TUESDAY,
JANUARY 28, 2014 @ 3:00 PM**

Any questions regarding this bid should be directed to:

Robert Vining
(215) 343-2480 x103

Middle Bucks Institute of Technology
(MBIT)
2740 Old York Road
Jamison, Pennsylvania 18929

**** NOTICE TO BIDDERS ****
FOR SALE – STUDENT BUILT MODULAR HOUSE

Bids must be typewritten or written in ink, properly signed by the bidder and submitted on the attached set of forms.

All bids will be submitted in a sealed envelope which must have your name stamped thereon, and must be plainly marked, "**SEALED BID FOR STUDENT-BUILT MODULAR HOUSE.**"

Said envelope should be addressed to Middle Bucks Institute of Technology, 2740 Old York Road, Jamison, PA, 18929, and **received no later than TUESDAY, JANUARY 28, 2014 at 3:00 PM.**

Bids will be opened and read in the main office conference room at the above address on JANUARY 28, 2014 at 3:15 PM.

MIDDLE BUCKS INSTITUTE OF TECHNOLOGY
EXECUTIVE COUNCIL

Mrs. Kathryn Strouse
Administrative Director

MIDDLE BUCKS INSTITUTE OF TECHNOLOGY

2740 Old York Road
Jamison, Pennsylvania 18929

1. PREPARATION OF BIDS

- A. All bids must be submitted on the attached "BID SHEET" supplied to you in duplicate. One sheet is for your files, and the other sheet must be returned when bidding.
- B. All bids must indicate a name and the "BID SHEET" must be signed by an authorized person.
- C. Non-collusion Affidavit must be completed, signed, and notarized.

D. BID SECURITY

Bank Cashier Check(s) and/or Certified Check(s), in the amount of 10% of your total bid, made payable to Middle Bucks Institute of Technology are to be submitted with bid. Upon acceptance of the bid by the Middle Bucks Institute of Technology Executive Council, checks will be returned to unsuccessful bidders.

- E. The Agreement to Purchase the Student-Built Modular House must be executed by the bidder and submitted with bid and will become a binding contract upon award and execution by Middle Bucks Institute of Technology.
- F. Bids are to be submitted in a sealed envelope which must have your name thereon, and must be plainly marked "SEALED BID FOR STUDENT-BUILT MODULAR HOUSE".
- G. Bid must be received at Middle Bucks Institute of Technology, 2740 Old York Road, Jamison, PA 18929, Main Office, no later than 3:00 PM on TUESDAY, JANUARY 28, 2014. Bids will be opened at 3:15 PM.

2. AWARD

- A. Bidders agree that their bids are subject to acceptance within 120 days after opening, unless otherwise stipulated in the bid.
- B. Middle Bucks Institute of Technology Executive Council reserves the right to reject all bid offers.

2. Award, continued

- C. **There are no warranties express or implied. This property is being sold in a "where is, as is" condition.**
- D. Agreement to Purchase Student-Built Modular House will be completed by Middle Bucks Institute of Technology upon acceptance of a bid by the Executive Council.

**MIDDLE BUCKS INSTITUTE OF TECHNOLOGY
ADMINISTRATIVE OFFICE
2740 OLD YORK ROAD
JAMISON, PENNSYLVANIA 18929**

STUDENT-BUILT HOUSE PROJECT

General Specifications:

The student-built home is a quality constructed, two-story colonial house measuring approximately 28' x 40', with approximately 2,240 square feet, finished and ready to be installed on a foundation constructed by its Buyer. This colonial house will be constructed by the students in the construction cluster at Middle Bucks Institute of Technology under the direction and supervision of the Carpentry program. Features include four (4) bedrooms, two and one half (2½) baths, living room, family room, separate dining room, eat-in kitchen, laundry-mud room and ample closets. This house is of frame construction (2 x 6 exterior walls) and is constructed with plywood sheathing which has been glued and nailed and enclosed with TYVEC House Wrap. There is a trussed roof and 2 x 10 floor joists with solid bridging. All exterior walls are insulated with R-19 fiberglass insulation with vapor barrier. Attic space is ready for installation by successful bidder of insulation to meet local code. Floors are ready for installation of flooring materials; carpeting to be installed at second floor, vinyl sheet goods for baths, kitchen, powder room and laundry to be installed and pre-finished hardwood flooring to be installed in the entry foyer, living room, family room, and dining room. All kitchen cabinets are factory manufactured oak with all laminated countertops and back splashes. Included are a stainless steel sink, dishwasher and electric range with hood. All windows are Anderson "Hi Performance Tilt Wash" and Anderson six-foot sliding glass door off of family room, with screens provided throughout (excluding the front and side doors). Electrical features include a 200 AMP electrical service and complete installation of light fixtures and thermostatic control attic fan. The exterior is vinyl siding with aluminum facias, vinyl ventilated soffits, vinyl ornamental shutters applied at front windows and miscellaneous prime painted trim.

The house is constructed as an entirety of structure and utilities as four (4) boxes (modules), detachable for transport by the Buyer. The house has been constructed and inspected in accordance with Pennsylvania Department of Community and Economic Development, Manufactured Housing Division. DCED Certificates to be provided.

Bathrooms:

One piece fiberglass tub and shower units in hall and master baths, respectively. Oak vanity bases, laminated countertops, porcelain vanity bowls, china water closets, mirrors, powder room fan vented to exterior and ready for installation of vinyl sheet goods floor.

STUDENT-BUILT HOUSE PROJECT GENERAL SPECIFICATIONS

Kitchen:

Cabinets are factory manufactured oak, with laminated countertops. Kitchen comes complete with stainless steel sink, and ready for installation of kitchen appliances - dishwasher, electric range, and range hood. Appliances are General Electric. Garbage disposal not provided. Ready for vinyl sheets good floor.

Laundry:

Complete standard washer and dryer hook ups provided, as well as electric outlets for washer and dryer, water supply, waste for washer and vent to exterior for dryer. Ready for vinyl sheets good floor.

Heating Specifications:

The system is complete and ready for operation. It is electric high efficiency baseboard with individual room/wall mounted thermostats. Each room can be completely controlled independently. The materials and methods of construction will qualify this house for the special "Residential Heating Rate" sponsored by most local power companies. The layout and construction of the house makes it practical to install central air conditioning at a later date at the Buyer's option and expense.

In addition, the house has ductwork, returns and registers for buyer installation of air conditioning and forced air heat system or 3-ton heat pump system.

Plumbing Specifications:

Fixtures: Kitchen sink - self-rimming, stainless steel bowl, faucet with spray.
 Three (3) water closets and three (3) lavatories/vanities.
 Fiberglass tubs and shower.

All waste and drainage lines placed in this house are PVC plastic. Water lines placed in house are Type "L" – copper and PEX.

All MBIT completed plumbing work is inspected by Warwick Township Building Code Officials and/or Pennsylvania Department of Community and Economic Development, Manufactured Housing Division.

Water service and drain systems are completed to the underside of first floor and above side of the second floor. When house is finally positioned on permanent foundation, Buyer shall be responsible for basement plumbing completion, connection to water and sewer systems, connection of stacks through roof and re-connection of supply and waste line between first and

STUDENT-BUILT HOUSE PROJECT GENERAL SPECIFICATIONS

second floors. Materials provided by MBIT for roof stacks and re-connection between first and second floors.

Fire Sprinkler Protection System:

A Blazemaster residential system using CPVC tubing and fire sprinklers is installed in the house. The system has been flow tested and observed by the Township of Warwick Fire Marshal. The system was designed by Advanced Sprinkler Technology, Inc. in Warrington, Pennsylvania. Design and specifications are provided with prints.

Electrical Specifications:

All electrical work supplied in this house is in accordance with the provisions of the 2008 National Electrical Code and inspected by Local Underwriting Agency and/or Pennsylvania Department of Community and Economic Development, Manufactured Housing Division.

A 40-circuit panel with 200 AMP service is provided. The bathroom, kitchen and outside receptacles are protected with a "ground fault circuit interruption" protection. Each room has the required receptacles and switches, as per the National Electric Code (NEC). Arc fault protection will be provided as required by the NEC. Dishwasher, electrical range, range hood, washer and electric dryer connections, have been made as required. Smoke detectors are included with the house -- one (1) downstairs and two (2) upstairs hallway between stairs and bedrooms, and one (1) in each bedroom. Provisions for a basement smoke detector have also been made. (Permanent power with battery backup). Medium grade light fixtures installed through out all electric openings. Roof fan provided and installed with thermostatic control.

When situated in a final location, a 200 AMP service and meter base will be the responsibility of the buyer.

Painting:

Interior: All walls will receive one (1) coat Sherman Williams white latex Promar 200 Primer or equivalent. All wood work and trim will receive one (1) coat of prime coat white, interior window sash excluded.

Exterior: All wood surfaces shall receive exterior prime coat.

Pennsylvania Sales Tax:

Middle Bucks Institute of Technology pays vendors all applicable Pennsylvania Sales Tax on materials used in the construction the Student Built Modular House.

STUDENT-BUILT HOUSE PROJECT GENERAL SPECIFICATIONS

Miscellaneous:

The following items are provided for the Buyer to complete the structure, with sale of the home:

- Vinyl siding and aluminum rakes to complete gable ends. (Gutters and downspouts are not included.)
- Roof shingles (approximately two square) to complete ridge and hinge points of roof.
- Interior trim to complete passages between front and back sections
- Sufficient fasteners to install the aforementioned materials. Buyer will make all installation of materials on site.
- Schematic drawings of house are provided with finished product.
- Buyer's professional installers and finishers can meet with Seller's student instructional staff within three days prior to final removal of house from school grounds. Seller's student instructors will provide one site visit for consultation only with in five days of move to Buyer's final location.

The following is a non-exclusive list of items for which the Buyer is responsible and is specifically excluded as the responsibility of MBIT.

- Move, transport, and position completed house onto Buyer's location.
- Footings and foundation – Buyer is responsible for certified engineer drawings.
- Install electrical re-connections and basement wiring, as required.
- Basement plumbing as required, re-connection of 1st to 2nd floor and roof vent completion. (Material provided by MBIT, except for basement).
- Miscellaneous spackle and trim carpentry where module sections joined and at plumbing re-connections (ceiling of 1st floor).
- Construct basement stairs and cut opening as required.
- Hot water heater.

STUDENT-BUILT HOUSE PROJECT GENERAL SPECIFICATIONS

Miscellaneous, continued. Buyers' responsibilities:

- Install gutters and downspouts.
- Install siding at gable ends and where left out for transport and install aluminum rakes (material provided by MBIT).
- Shingle hinge location and ridge cap of roof. Material provided by MBIT.
- Local permits and compliance to building rules for Buyer's location.
- Air conditioning, forced air heating system or 3-ton heat pump system.
- Trunk duct work and branches (basement).
- Installation of insulation in attic to bring "R" value to local code.
- Supplemental drawings and professional certifications as Buyer's municipal location may require for building and occupancy.

Notes:

1. Currently the above-described home is resting on steel beams and block piers. These beams are not included in the sale of the home. **Buyer is responsible to protect, from any damage while removing the house, the steel beams and block piers.**
2. The drawings and specifications are provided as a guide to understanding the scope of the building. In the case of a conflict between the drawings and specifications contained herein, and the actual building condition, the building condition shall govern. Buyer shall verify final house dimensions to conform to Buyer's foundation.
3. Seller shall co-operate with buyer in every extent permitted and possible in assisting the Buyer in completing this sale, including documentation and statements necessary to obtain financing, product information and installation advice. Installation at final site should be performed by qualified and competent professional. Insurance provisions and public policy precludes any on-site work by any school related personnel.
4. The above described home is currently under construction and will be completed in accordance with the specifications contained herein.

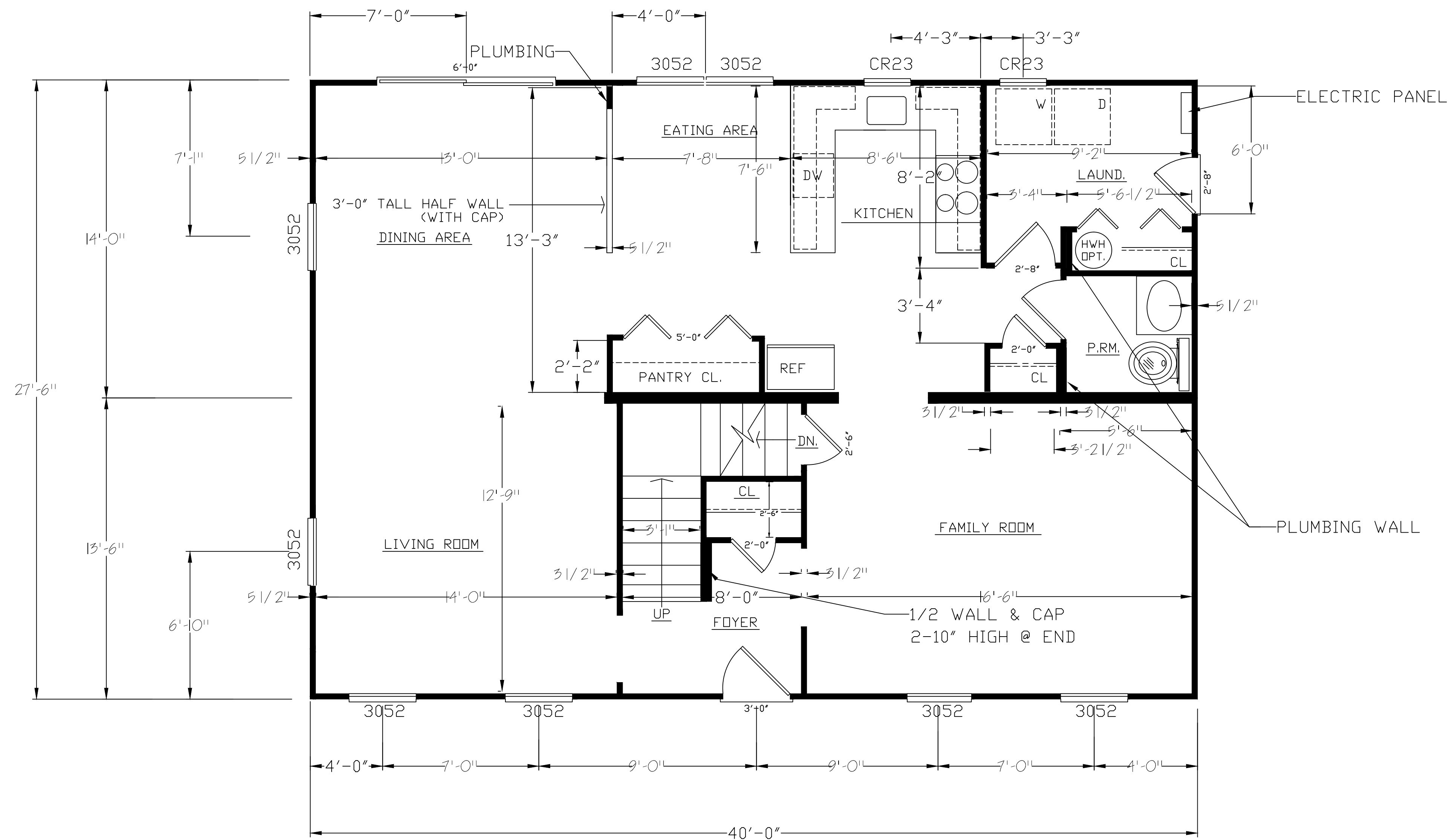
**STUDENT-BUILT HOUSE PROJECT
GENERAL SPECIFICATIONS**

Project costs are provided as information only. Minimum bid is fixed and non-negotiable.

PROJECT COST

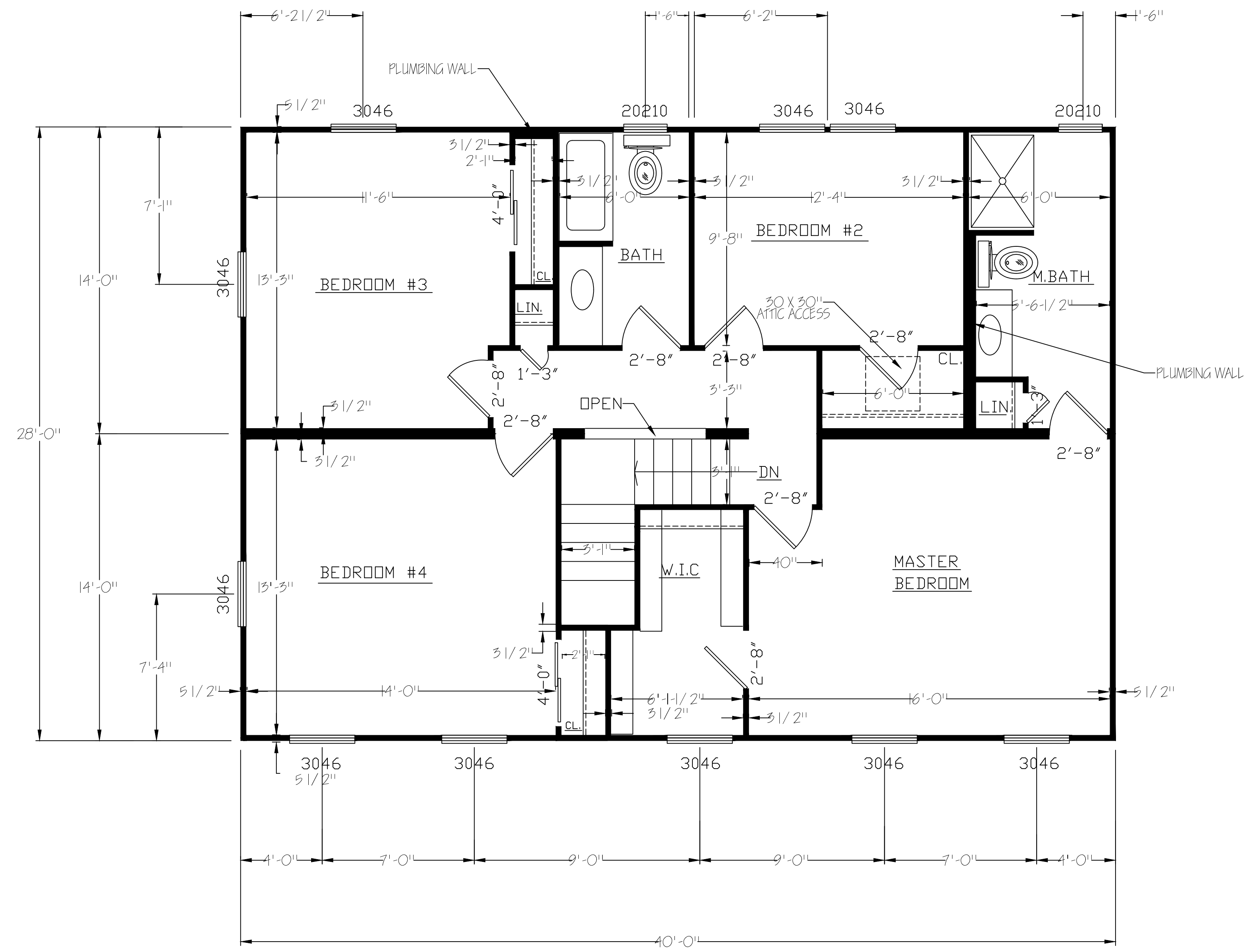
Direct Costs, including applicable PA Sales Tax	\$80,500.
Indirect Costs	1,000.
Contingency	<u>1,000.</u>
Total Costs	\$82,500.

REQUIRED MINIMUM BID **\$82,500.**



IRC CODE 2009

FIRST FLOOR PLAN				
SIZE	FILE NAME	DWG NO.	A-1	REV
SCALE	DATE	NAME		



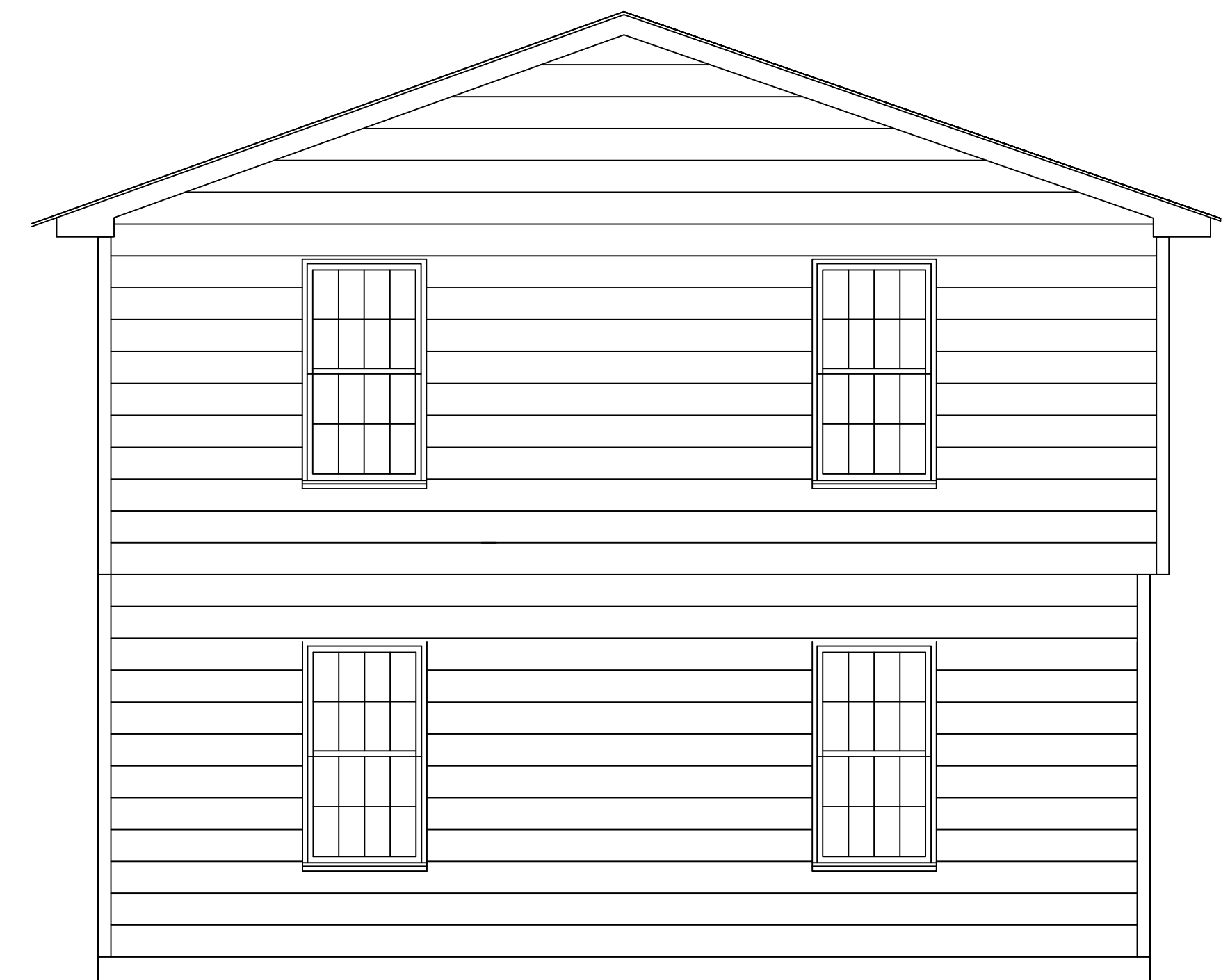
SECOND FLOOR PLAN

SECOND FLOOR PLAN				
SIZE	FILE NAME	DWG NO.	A-2	
SCALE	DATE	NAME		

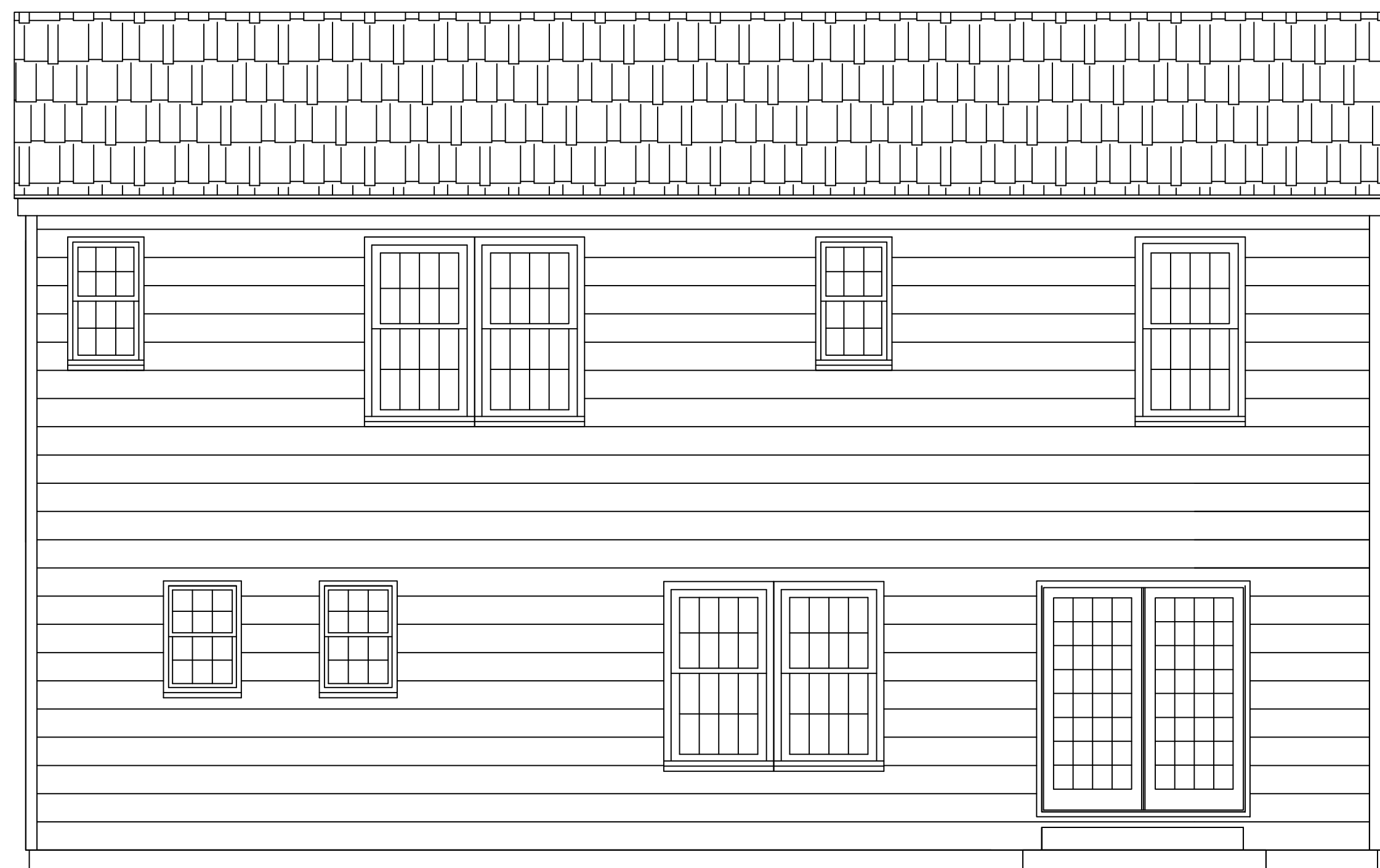


FRONT SIDE ELEVATION

NOTE: WINDOW GRILLES ARE OPTIONAL



LEFT SIDE ELEVATION



REAR ELEVATION

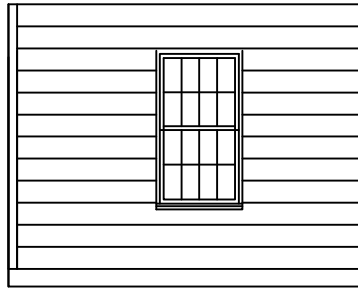
EXTERIOR ELEVATIONS			
SIZE	FILE NAME	DWG NO.	REV
		A-4	
SCALE	DATE	NAME	

SINGLE FAMILY
USE GROUP - R3
LOCATION - C

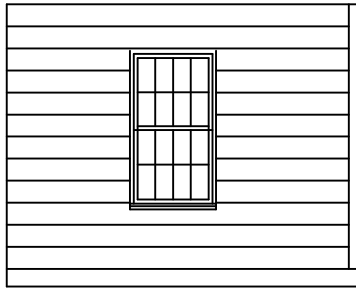


MBIT-08-3

MBIT-08-4

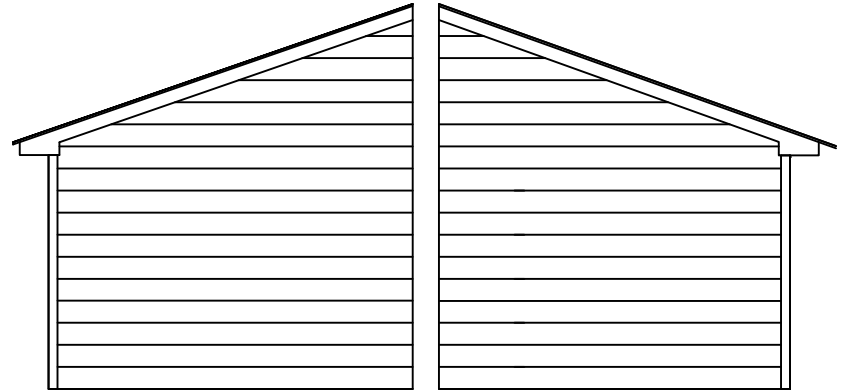


MBIT-08-1



MBIT-08-2

SINGLE FAMILY
USE GROUP - R3
LOCATION - C



MBIT-09-3

MBIT-09-4



MBIT-09-1



MBIT-09-2

MODULE SECTIONS			
TECH HOUSE 2008-2009			
MIDDLE BUCKS AV. 25.	REV	FILE NAME	PROJ NO.
C		TECH-41F	A-6
SCALE: FT	DATE	10-26-08	USER

BID FORMS

BID SUBMISSION COVER SHEET

Please complete and submit COVER SHEET, BID SHEET, NON-COLLUSION AFFIDAVIT, and AGREEMENT TO PURCHASE STUDENT-BUILT MODULAR HOUSE to:

**MIDDLE BUCKS INSTITUTE OF TECHNOLOGY
MAIN OFFICE
2740 OLD YORK ROAD
JAMISON, PENNSYLVANIA 18929**

THIS PROPOSAL IS SUBJECT TO ALL THE TERMS OF THESE SPECIFICATIONS, AND WE HEREBY AGREE TO ENTER INTO A WRITTEN CONTRACT WITH MIDDLE BUCKS INSTITUTE OF TECHNOLOGY IN EXACT ACCORDANCE WITH THESE SPECIFICATIONS AND AT THE PRICES STATED.

DATE: _____

NAME: _____

ADDRESS: _____

PHONE: _____

Middle Bucks Institute of Technology

2740 Old York Road
Jamison, Pennsylvania 18929

**BID SHEET FOR:
STUDENT-BUILT MODULAR HOUSE**

TOTAL BID PRICE \$ _____

BIDDER HAS LAND? **YES or NO (CIRCLE ONE)**

Please type or print the following information:

BIDDER: _____

ADDRESS: _____

REPRESENTATIVE: _____

TELEPHONE NO: _____

DATE: _____

SIGNATURE: _____

NON-COLLUSION AFFIDAVIT

State of _____

County of _____

I state that I am _____ and that I am authorized to make this affidavit. I am the person responsible for price(s) and amount of this bid.

I state that:

- 1) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any firm or person who is a bidder or potential bidder, and they will not be disclosed before bid opening.
- 2) No attempt has been made or will be made to induce any firm or person to refrain from bidding or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
- 3) The bid is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

I state that I, _____, understand and acknowledge that the above representations are material and important, and will be relied upon by MIDDLE BUCKS INSTITUTE OF TECHNOLOGY in accepting this bid. I understand that any misstatement in this affidavit is and shall be treated as fraudulent concealment from MIDDLE BUCKS INSTITUTE OF TECHNOLOGY of the true facts related to the submission of bids.

Name:

Address:

SWORN TO AND SUBSCRIBED
BEFORE ME THIS _____ DAY OF _____, _____.

NOTARY PUBLIC
My Commission Expires:

AGREEMENT TO PURCHASE STUDENT-BUILT MODULAR HOUSE

THIS AGREEMENT is by and between the Middle Bucks Institute of Technology, 2740 Old York Road, Jamison, Pennsylvania 18929, (hereinafter the "SELLER") and _____, (hereinafter the "BUYER").

WITNESSETH:

NOW THEREFORE, in consideration of the mutual covenants and promises herein contained, it is mutually agreed as follows:

1. By SELLER's acceptance of BUYER's sealed bid, BUYER has agreed to buy and SELLER has agreed to sell one student-built modular two-story colonial home (hereinafter "HOME") measuring approximately twenty-eight (28) feet by forty (40) feet with approximately 2,240 square feet of living space, said HOME constructed by students of the Middle Bucks Institute of Technology at the School's address.

2. BUYER agrees to pay the total bid price per their sealed bid as accepted by SELLER for the house per installment schedule below. BUYER agrees to pay the balance of the total purchase price together with the balance owed on any extras in cash, certified check or bank check approved by the SELLER as follows:

- Deposit with sealed bid
- 15% - By March 15, 2014
- 25% - By April 15, 2014
- 50% or balance ten (10) days before date of final removal or by no later than June 25, 2014, whichever comes first.

3. SELLER certifies to BUYER that all applicable Pennsylvania Sales Tax has been paid on materials used in the construction of the HOME.

4. The place for delivery of the home shall be the Middle Bucks Institute of

Technology, 2740 Old York Road, Jamison, Pennsylvania, 18929. All costs of transportation and shipment, including the loading of the HOME, shall be the responsibility of the BUYER. Upon tender of the balance of the purchase price by BUYER, SELLER shall deliver a Bill of Sale at which time all title, ownership and risk of loss shall shift to the BUYER.

5. SELLER makes no warranty express or implied. The BUYER shall have the right of inspection prior to delivery for the purpose of determining whether the HOME conforms with the specifications as set forth in the contract documents. Otherwise, the HOME is sold WHERE IS AS IS. The parties hereby acknowledge that the SELLER is not a "Merchant" as that term is defined by the Uniform Commercial Code. Nevertheless, should an implied warranty of merchantability or fitness for the particular purpose be deemed to apply, such implied warranties are hereby disclaimed. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THE CONTRACT DOCUMENTS. This document and the contract documents contain the only agreement between the parties. Any modification of the contract must be in writing and approved by the Executive Council of the Middle Bucks Institute of Technology.

6. Any agreement for extras shall be in writing and shall set forth with specificity any such items so agreed. Accompanying any such agreement for extras, BUYER shall tender a certified check or bank check acceptable to SELLER in the amount of fifty percent of such agreed extras. Balance to be paid as per paragraph #7 on the next page. In order to maintain the integrity of the learning curriculum, changes and extras that are requested by the BUYER shall be approved at the sole discretion of Middle Bucks Institute of Technology.

If SELLER is unable to deliver the HOME by June 1, 2014 because its manufacture is incomplete, SELLER shall notify BUYER in writing by ordinary mail, postmarked no later than May 1, 2014. Under such circumstances, the time for delivery shall be extended as needed by SELLER with notice of estimate of time to complete to the BUYER to no later than August 13, 2014.

7. It is the obligation of the BUYER to satisfy all obligations hereof and to remove from the premises the HOME within 14 days of notice from the SELLER that the HOME is available for delivery. Failure of the BUYER to do so shall authorize the SELLER to take any measures in its sole discretion to remove said HOME all at the cost, expense and obligation of the BUYER. In no event shall the removal of the HOME extend beyond August 13, 2014.

8. In the event BUYER fails to make any payments as required in Paragraph 2 herein plus the balance of extras on or before June 25, 2014 or date of removal whichever comes first, or at the date of any extension permitted by this agreement or any extension agreed to in writing, BUYER shall forfeit any and all down monies, including monies paid down on account of extras. The forfeiture of any such down monies shall be considered as liquidated damages due to the SELLER and this Agreement shall become null and void. In the event the SELLER fails to make available for delivery or otherwise perform under this agreement, BUYER shall be entitled to the return of his down monies without interest. Parties shall be entitled to no other damages or remedies at law or in equity under the terms of this agreement.

9. This agreement and the following contract documents shall constitute the entire agreement between the parties. No modification of this agreement shall be made except in writing and as approved by the Executive Council of the Middle Bucks Institute of Technology. Notice to Bidders, Bid Sheet for Student-Build Modular House, Student-Built House Project General Specifications, 1st and 2nd Floor Plans.

10. In the event any disputes occur pursuant to the terms and conditions of this Agreement, the parties agree that any dispute shall be interpreted in accordance with the laws of the Commonwealth of Pennsylvania and any litigation shall occur in the Court of Common Pleas of Bucks County, Pennsylvania.

INTENDING TO BE LEGALLY BOUND, parties hereby set their names
and seals on this ____ day of _____

BUYER:

WITNESS:

SELLER: Middle Bucks Institute of Technology

BY: _____

ATTEST: _____

BID SUBMISSION CHECKLIST

Have you completed?

- _____ Bid Cover Sheet
- _____ Bid Sheet
- _____ Answered – Have land question
- _____ Non-Collusion Affidavit
- _____ Enclosed 10% Bid Security
- _____ Agreement to Purchase Student-Built Modular House
- _____ Envelope prepared as specified

Remember to

- _____ Bid must be delivered to MBIT before 3:00 PM on TUESDAY, JANUARY 28, 2014.

Middle Bucks Institute of Technology

2740 Old York Road
Jamison, Pennsylvania 18929

**BID SHEET FOR:
STUDENT-BUILT MODULAR HOUSE**

TOTAL BID PRICE \$ _____

BIDDER HAS LAND? **YES** or **NO (CIRCLE ONE)**

Please type or print the following information:

BIDDER: _____

ADDRESS: _____

REPRESENTATIVE: _____

TELEPHONE NO: _____

DATE: _____

SIGNATURE: _____