CHARLOTTE.

TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Addendum 1
Invitation to Bid HNS 19-21

Documents included in Package:

1) Instruction to Bidders
2) Specs by Location/Trade (Scope of Work)
3) Subcontractor Certifications (if applicable)
4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: **1805 Kennesaw Dr**	**Targeted Rehabilitation - Lincoln Heights Neighborhood**
Bid Walk: **9/27/18 at 10:00 am (THURSDAY)**	
Bid Opening: **10/4/18 at 2:00 pm (THURSDAY)**	
Client Name: Peggy Covington – Kennesaw	~~Lead and~~ rehab only EJS
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:
Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid. The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.

Add1

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HOUSING & NEIGHBORHOOD SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 1805 Kennesaw Dr be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

_____ Dollars ($ _____)
Written total

Specs Dated:		Number of Pages:	
Addenda # 1 Dated:	9/28/18	Number of Pages:	16 E/S
Addenda # 2 Dated:		Number of Pages:	

must put an actual date!

Project Schedule: *Minimum Start Date - upon issuance of NTP*
☆☆ START DATE :

Completion Deadline: (please provide projected completion date with bid submission)

☆ If you can start right away, make your start date 2 weeks after the bid opening.

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: Date:

Add 1

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Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

1) Is a licensed general contractor in the State of North Carolina;
2) Has an Renovate, Repair & Paint Certification (http://www2.epa.gov/lead/renovation-repair-and-painting-program);
3) Is not listed on a local, state or federal debarment list;
4) Carries an appropriate amounts of insurance;
5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

1) Submit all requested documentation on time;
2) Meet the above requirements for responsibility at the time of bid submittal;
3) Have the capacity to meet the required schedule for the project.
4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

Add 1

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1805 Kennesaw Dr Charlotte, NC 28216	Owner:	Peggy Covington
		Owner Phone:	Home: (704) 817-9919
Structure Type:	Single Unit	Program(s):	Healthy Homes Tested- NO LEAD Targeted FY19 (CDBG)
Square Feet:	696		
Year Built:	1964		
Property Value:	42500		
Tax Parcel:	07506343		
Census Tract:			
Property Zone:	Council District 2		

Fiberglass Bathtub and Shower Surround **BATHROOM - MAIN**

Install a 5' white Swan or equivalent 3-piece, fiberglass bathtub and surround. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Prep & Paint Room Semi Gloss **BATHROOM - MAIN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

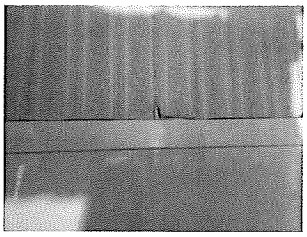
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Wallpaper Removal **BATHROOM - MAIN**

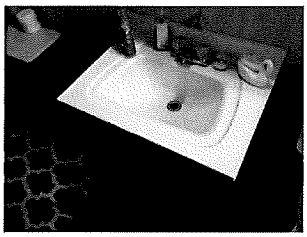
Remove existing wallpaper to a clean wall surface ready for primer and paint. Include a thin skim coating of lightweight joint compound sanded and smoothed if needed.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Vanity/ Counter Top/ Sink **BATHROOM - MAIN**

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Bath Mirror **BATHROOM - MAIN**

Install mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

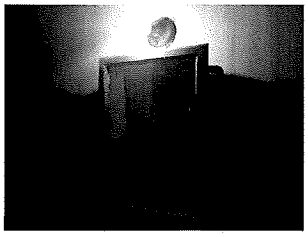
GFCI Receptacle 20 AMP **BATHROOM - MAIN**

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Light Fixture Replace **BATHROOM - MAIN**

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Resilient Flooring **BATHROOM - MAIN**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Commode Replace 1.6 GPF **BATHROOM - MAIN**

Install a new commode shall be complete with seat, seal, supply line with valve and all other fittings. Commode to be of the siphon jet type, free-standing close-coupled closet combination, vitreous china complying with U.S. Commercial Standard CS20-63, and shall be a 1.6 gallon water-saver as required by the North Carolina State Plumbing Code. Commode shall be American Standard, Eljer, Mansfield, or Kohler brands. Color shall be white.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Grab Bars **BATHROOM - MAIN**

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Accessory Set - 3 Piece Chrome **BATHROOM - MAIN**

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Resilient Flooring - Vinyl Plank **BEDROOM**

Install 25 year warrantied resilient plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Ceiling Repair and Repaint **BEDROOM**

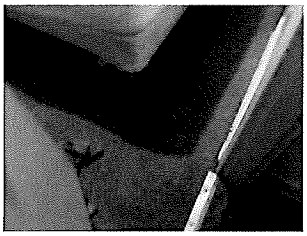
Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mesh and mud over mesh with the appropriate material. Wet sand and smooth. Re-paint entire ceiling white.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Resilient Flooring - Vinyl Plank **BEDROOM 2**

Install 25 year warrantied resilient plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

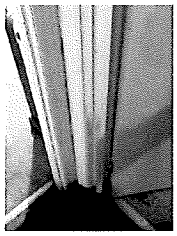


Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Re-secure Door Hinge **BEDROOM 2**

Re-secure or replace if necessary lower hinge for bedroom door where it has come loose from the door frame.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Wrought Porch Frame Columns - Front Porch **EXTERIOR** **Exterior**

Remove and replace existing wrought iron support columns with new wrought iron support columns of similar style, black in color.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Add 1

Work Specification

Install Handrails and Guards - Front Porch **EXTERIOR** **Exterior**

Remove existing handrail for the stairs, and install Code-approved handrails on both sides of the stairs, as well as Code-approved guards around the perimeter of the front porch. All railings and guards shall be wrought iron, black in color.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Gas Pack **EXTERIOR** **Exterior**

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Tear Off & Reroof Shingles **EXTERIOR** **Exterior**

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Crawl Space Access Door **EXTERIOR** **Exterior**

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

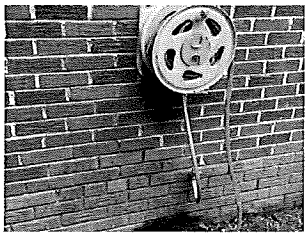
Wooden Porch Frame Column - Rear Stoop **EXTERIOR** **Exterior**

Install an additional wooden support column to support rear stoop overhang. Paint to match existing.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Cleaning Exterior Brick **EXTERIOR** **Exterior**

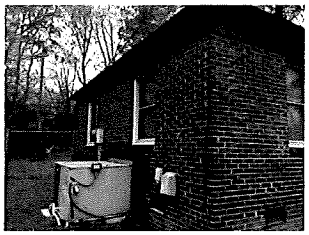
Clean moss, algae, salt crystals, and any other soil from exterior brick surfaces of the home by using an appropriate environmentally-safe brick/masonry cleaner applied with a natural or synthetic bristle brush. Do not use a wire brush.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Electric Service 200 AMP **GENERAL REQUIREMENTS**

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Combination CO / Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.
***Price is for (2) detectors.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Portable Toilet **GENERAL REQUIREMENTS**

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Permits Required **GENERAL REQUIREMENTS**

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Dumpster **GENERAL REQUIREMENTS**

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

House Number **GENERAL REQUIREMENTS**

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Resilient Flooring - Vinyl Plank **HALL**

Install 25 year warrantied resilient plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Prep & Paint Ceiling **HALL**

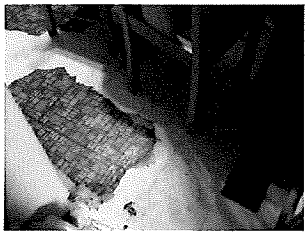
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Resilient Flooring - Vinyl Plank **KITCHEN**

Install 25 year warrantied resilient plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



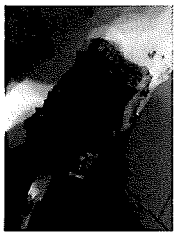
Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Floor System Repair **KITCHEN**

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

***This work is to include the area transitioning from the kitchen to the hallway, where the dryer is currently located. The price for this item is to cover ALL floor system repair in the kitchen/dining area - where the dryer is, near the hallway and living room entrance, and also if any damage is present after the removal of kitchen base cabinets.



Bid Cost: _____ X _____ = _____

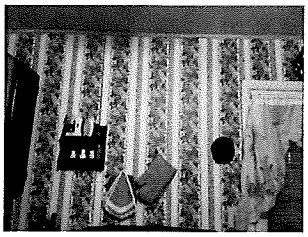
Base **Quantity** **Total Cost**

Add 1

Work Specification

Wallpaper Removal **KITCHEN**

Remove existing wallpaper to a clean wall surface ready for primer and paint. Include a thin skim coating of lightweight joint compound sanded and smoothed if needed.
***Price include removal of ALL wallpaper in kitchen AND dining room areas. All wallpaper with the fruit motif is to be removed.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

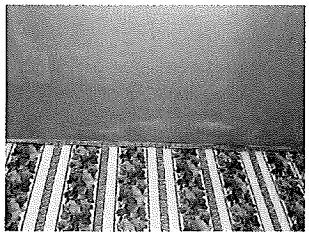
Prep & Paint Room Semi Gloss **KITCHEN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.
***Price to include painting dining room area as well, or everywhere where fruit motif wallpaper was removed.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Prep & Paint Ceiling **KITCHEN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.
***Price is to include painting ceiling over dining area as well.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Cabinets Wall **KITCHEN**

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.
***Price to include turning the corner with the cabinets until you reach the exit door frame. Also include in your price, a cabinet to house the vented range hood. This will be a separate cabinet above the range, located along the right wall of the kitchen.

ALTERNATE: Provide an additional price for the same linear feet of cabinets as above, minus the separate cabinet to house the range hood. With this scenario, the range hood will be housed in the cabinets along the left side of the kitchen.

___$_____

Bid Cost: _____X_____=_____
Base **Quantity** **Total Cost**

Cabinets Base **KITCHEN**

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.
***Price to include turning the corner with the cabinets and running them to the rear exit door frame. The range is to be relocated, so this run of cabinets will house the kitchen sink only.

ALTERNATE: Provide an additional price for base cabinets that will include a space for the range. With this scenario, the base cabinets will house the range and kitchen sink.

___$_____

Bid Cost: _____X_____=_____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Counter Tops Replace **KITCHEN**

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.
***Price to include turning the corner with the counter top and running it to the rear exit door frame. The range is to be relocated, so this run of counter top will house the kitchen sink only.

ALTERNATE: Provide an additional price for a counter top that will include a space for the range. With this scenario, the counter top will have space for the range and kitchen sink.

___$_____

Bid Cost: _____X_____=_____
Base **Quantity** **Total Cost**

Double Bowl Sink Complete **KITCHEN**

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

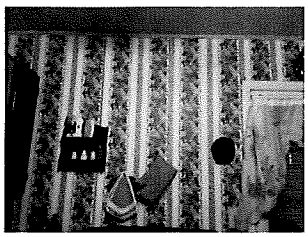
ALTERNATE: Provide an additional price for a new double bowl sink, including all costs associated with relocating the plumbing from original sink location, to the rear wall of the kitchen.

___$_____

Bid Cost: _____X_____=_____
Base **Quantity** **Total Cost**

Range Hood Exterior Vented - New Installation **KITCHEN**

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.



Bid Cost: _____X_____=_____
Base **Quantity** **Total Cost**

Add 1

Work Specification

GFCI Receptacle 20 AMP **KITCHEN**

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.
***Price is for (2) outlets.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Exterior Door Weatherstripping Install - Kitchen Exit Door **KITCHEN**

Install rigid aluminum strip with neoprene-type weatherstripping securely fastened to sides and head jams.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Door Hardware Exterior - Kitchen Exit Door **KITCHEN**

Replace entry hardware. Install mortised dead bolt and lever handled door, keyed alike.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Dryer Vent **KITCHEN**

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.
***This item is to be completed where washing machine is currently located IF the homeowner has been able to obtain a stackable washer/dryer unit. Price should also include properly terminating the former vent.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Dryer Circuit **KITCHEN**

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit. Repair all wall tear out required.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Oven Circuit **KITCHEN**

Install 220 volt, 40 amp, surface mounted receptacle on an individual circuit. Repair all wall tear out required.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

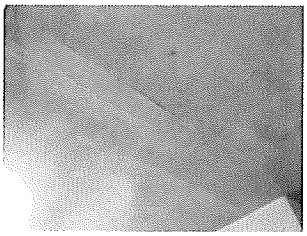
Electric Tabletop Water Heater **KITCHEN**

Install a 38-gallon electric tabletop water heater. Unit shall be insulated, have a glass-lined tank and temperature and pressure relief valve. Water heater shall have a 6-year warranty.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Prep & Paint Ceiling **LIVING ROOM**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Resilient Flooring - Vinyl Plank **LIVING ROOM**

Install 25 year warrantied resilient plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Certification

Contractor Name: _____ **Total Cost:** _____

Signature: _____ **Date:** _____