CHARLOTTE.

SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

ADDENDUM

Invitation to Bid HNS19-34

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: **4125 Redwood Ave** Call project manager for full address	**SAFE HOME CHARLOTTE** **LEADSAFE CHARLOTTE**
Bid Walk: **2/14/2019 at 10:00 am**	
Bid Opening: **2/28/2019 at 2:00 pm**	
Client Name:	Contact Number:
Project Manager: John Sutton	Contact Number: 704-361-3881

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 John Sutton (cell # 704-361-3881).

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

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above due date and time.

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **4125 Redwood Ave.**, to be funded through the City of Charlotte Neighborhood & Business 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: 2/26/2019	Number of Pages: 6
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:

Project start date:

Project Completion Date:

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: Date:

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NEIGHBORHOOD & BUSINESS SERVICES

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.

John Sutton
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-5296
Fax: (704) 336-3489

Work Specification

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

Property Details

Address:	4125 Redwood Ave Charlotte, NC 28205	Owner:	Melvin Springs
		Owner Phone:	Cell: (704) 891-5284
Structure Type:	Single Unit	Program(s):	Tested- HAS LEAD LeadSafe 2016 Healthy Homes LBP 2016 SH FY18 Not Ranked
Square Feet:	800		
Year Built:	1936		
Property Value:	45800		
Tax Parcel:	09104238		
Census Tract:			
Property Zone:	Council District 1		

Repairs

Description	Floor	Room	Exterior

All Contractor's Project Requirements

The contractor is responsible for:

Obtaining for all permits required. Said permits shall include all items in this scope of work.

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

Provide 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**

Replumb Supply Lines

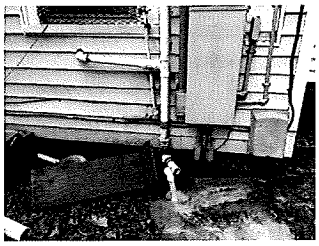
Remove all existing water supply lines. Install new PEX supply lines to code to service one 3-piece bath, kitchen and laundry area. Includes hose bibs. Insulate exposed hot and cold water lines, installed to code. Repair any wall or ceiling tear out required to install system.

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

Work Specification

Replumb Waste Lines & Vents

Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC to service one 3-piece bath, kitchen and laundry area from the roof vent pipe/pipes thru the foundation wall to include a main clean out outside of house and any interior clean outs required, installed to code. Repair any wall, floor and ceiling tear out required to install system or after abandoned pipe..



Bid Cost: _____ X _____ = _____

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

Attic Insulation Increase to R-38

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Bid Cost: _____ X _____ = _____

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

Ceiling Replace LIVING ROOM, HALL, DINING ROOM AND KITCHEN CEILING ADD CROWN MOLDING AND PAINT

Remove existing ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth, Prep and Paint, Finish edges with Crown Molding. PREP AND PAINT.
HEALTHY HOMES FUNDED

Bid Cost: _____ X _____ = _____

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

FLOOR SYSTEM LIVINGROOM, HALL, DINING ROOM AND KITCHEN - REPLACE/REPAIR

Remove all fixtures not built in. LIVING ROOM, HALL AND DINING ROOM floor assembly. Work includes installation of 2"x 10" joists hung 16" on center, 3/4" T&G plywood or OSB. Include replacing all band joists, piers and girders. Includes handling of mechanical and electric as required.
REMOVE CONCRETE, BLOCK, BRICK OR OTHER OBSTRUCTION TO A LEVEL BELOW THE FLOOR HEIGHT.
HEALTHY HOMES FUNDED

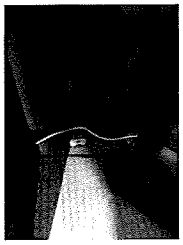
Bid Cost: _____ X _____ = _____

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

Work Specification

Replace Receptacles, Switches, and Plates

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs. Repair all issues the do not meet code.



Bid Cost: _____ X _____ = _____

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

Storage Container

Contractor, at their expense, shall place a portable storage container for use by the resident without damaging the site, to house excess furnishings during construction. Remove storage container and repair any evidence of it's use. The contractor is not responsible for loading the container.

Bid Cost: _____ X _____ = _____

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

Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:
*floor, wall, and ceiling insulation at locations required by the Construction Specifications
*ceiling mounted fan vented through the roof
*switched light fixture over the vanity
*GFCI outlet per Code
*tub and CERAMIC TILE surround
*drywall and finish walls and ceiling
*vinyl sheet goods flooring over 1/4" underlayment
*prehung six panel door and hardware
*baseboard and shoe mold at standard locations
*1.6 gpf commode
*24" vanity with cultured marble top and single handle faucet
*3 piece bath hardware set (towel bar, paper holder, and towel ring)
*mirror over vanity
*walls and ceiling painted semi-gloss per Construction Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bid Cost: _____ X _____ = _____

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

Work Specification

Gas Pack

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**

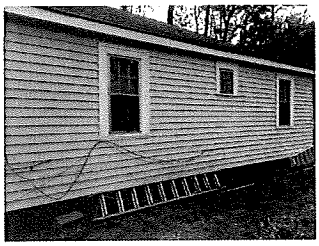
Door - Crawlspace BOTH

Remove and Replace

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

Foundation Vent Screen CUT IN 12 TOTAL

Cut foundation and install vent housing with heavy duty galvanized steel screening.



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

Vapor Barrier

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

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

40 Gallon Gas Water Heater

Remove existing water heater and all obsolete or deteriorated flue piping and gas line and dispose of properly.

Install an insulated 40 gallon, glass lined, high recovery gas water heater with a 10 year warranty and an Energy Factor of .61 or greater.

Installation includes PRV valve and extension, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof as necessary to meet the requirements of the Construction Specifications and Code.

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

Work Specification

Carpet & Pad LIVING ROOM, HALL AND DINING ROOMS

Contractor to move furniture as required to complete carpet installation and return furniture. Remove existing carpet, pad, tack strips and metal edge strips to a code legal dump. Install 28oz or better low VOC carpet over 6 lb. rebond pad including new tack strips and metal edging. Owner's choice of color and style.

Bid Cost: _____ X _____ = _____

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

Replace/Install Duct Work System

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.) Ductwork shall be R-8 and mastic sealed.

Bid Cost: _____ X _____ = _____

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

Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: _____ X _____ = _____

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

Exterior Deck Replacement

Construct a new deck and set of steps serving the rear entry of the home - to take the place of the demolished existing deck. Dimensions of new deck are to be THAT OF THE existing deck.

Bid Cost: _____ X _____ = _____

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

Resilient Flooring KITCHEN

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**

Lead Based Paint Scope

See attached scope. An allowance to complete the scope of work attached.

Bid Cost: _____ X _____ = _____

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

Work Specification

Smoke Detector Hard Wired

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.

Bid Cost: _____ X _____ = _____

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

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK & INSTRUCTIONS TO BIDDERS

Address: **4125 Redwood Ave**

Complete the following scope of work:

Feature	Method	Count	unit price	COST
EXTERIOR				
Side A, Side B and Side D - white Aluminum covered window casings, headers and sills (wood components which exist beneath the aluminum coverings are coated with lead-based paint), exposed white wood casings and headers inside storm windows and white wood sashes and wells.	Replace windows, Tyvek and wrap aluminum around surrounding areas. Close window opening on rear that porch framing splits, match existing finishes.	13.00		
Side D - white wood walls EXPOSED around electric panel (several locations of exposed walls)	Cover with Tyvek and aluminum or vinyl.	1.00		
INTERIOR				
Room 2 - Living Room - Window A1, Window A2 and Window D1 - white wood window sills	Paint	3.00		
Room 2 - Living Room - Side D - white wood fireplace mantle and trim	Remove mantle and trim. Repair areas affected, match existing finishes.	1.00		
Room 2 - Living Room - Door C1 - brown wood door jambs and stops (no door)	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 3 – Bedroom 1 - Door C1 - blue and white wood door, jambs and stops (casing and header are coated with lead-based paint)	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 4 - Bath 1 – Door D1 – white wood door jambs and stops (casings and header are coated with lead-based paint)	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 5 - Side A through Side D - white wood baseboards	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 5 - Bedroom 1- Door A1 - white wood door casings, header, jambs and stops	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 6 - Hall – Door D1 – brown wood door jambs and stops (no door)	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 7 - Laundry/Mud Room Ceiling - white wood ceiling	Wrap with Tyvek and Drywall	1.00		
Room 7 - Laundry/Mud Room - Door A1 - white wood door casings and header	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 8 - Kitchen - Side A through Side D - beige plaster walls and beige wood baseboard	Replace drywall, kitchen cabinets, counter top and sink.	1.00		
Room 8 - Kitchen - Door A1 - white wood door casings, header, jambs and stops (no door)	Replace with like, prep and paint. Repair any wall damage that occures.	1.00		
Room 9 - Dining Room - Window D1 and Window D2 - white and brown wood window casings, headers, aprons, sills sashes and wells.	Replace moldings, window is replaced in line item 1.	2.00		
Room 9 - Dining Room - Door A1, Door B1 and C1 - brown wood door jambs and stops	Replace with like, prep and paint. Repair any wall damage that occures.	3.00		
Entire Interior - Floors and Sills throughout	Complete specialized cleaning for whole house clearance.	1.00		
		total		$ -

Contractors may submit an occupant protection plan on the form provided.
Contact Jim Roy if an additional form is needed. Phone 704-968-4111.
Complete all interior work in a unit in a single day.
Allow for replacement of 50 board feet of rotted wood.
Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
Use tempered glass where required by Code.

Total Bid $ _____

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative	
Contractor Submitting Bid:	
Address:	
Phone:	

ROY CONSULTING GROUP CORPORATION

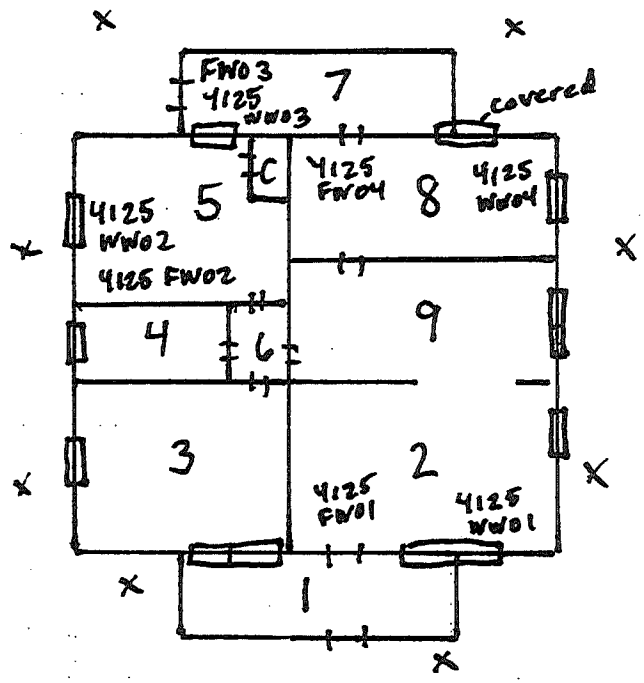
Providing integrated environmental and geotechnical solutions

4125 Redwood Avenue

Charlotte, NC 28205

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE