CHARLOTTE

TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 22-37

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

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: **2301 Tate St**	**TLC by CLT** **Washington Heights Neighborhood**
Bid Walk: 3/3/2022 at 10:00 am (THURSDAY)	
Bid Opening: 3/11/2022 at 5:00 pm (FRIDAY)	
Client Name: Joann Miller	Rehab only
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 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 received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.

CHARLOTTE

TLC by CLT
CITY OF CHARLOTTE
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 **2301 Tate St** to 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:	2/9/2022	Number of Pages:	11
Addenda # 1 Dated		Number of Pages:	
Addenda # 2 Dated:		Number of Pages:	

Project Schedule: (A DATE must be included here or the bid will be nonresponsive)

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

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: Date:

Bid Validation

- All approved bids will be valid for 60 days after the bid opening date

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 a 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 amount 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 & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elizabeth.lamy@charlottenc.gov

Work Specification

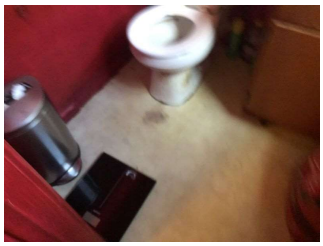
Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	2301 Tate St Charlotte, NC 28216	Owner:	Joann Miller
		Owner Phone:	Cell: (980) 246-5119
Structure Type:		Program(s):	Healthy Homes Targeted WH
Square Feet:			
Year Built:			
Property Value:			
Tax Parcel:			
Census Tract:			
Property Zone:			

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

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.
***Include painting both sides of any interior doors.



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

17" Height Commode Replace **BATHROOM - HALF**

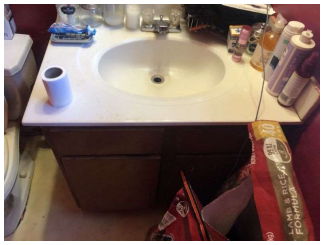
Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

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

Work Specification

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

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. Vanity medicine cabinet/mirror to remain.



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

Bath Exhaust Fan Replace **BATHROOM - HALF**

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

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.
***Include painting both sides of any interior doors.

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

Bath Exhaust Fan/Combination Light Fixture **BATHROOM - MAIN**

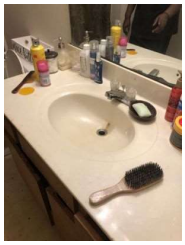
Replace ceiling exterior ducted, vent fan with damper with combination light fixture. Include power and switch wiring using #14 copper Romex. Repair any tear out.

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

Work Specification

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. Vanity medicine cabinet/mirror to remain.



Bid Cost: _____ X _____ = _____

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

Prep and Paint Porch Rails - Front Porch and Left Stairs **EXTERIOR** **Exterior**

Prep and paint the front porch and left side stair railings per the Construction Standards.

Bid Cost: _____ X _____ = _____

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

Prep and Paint Porch Rails - Right Stoop **EXTERIOR** **Exterior**

Prep and paint the porch railings per the Construction Standards.

Work also includes repair of any broken or damaged pickets.

Bid Cost: _____ X _____ = _____

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

Power Wash Siding **EXTERIOR** **Exterior**

Vinyl Siding & trim. Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to the wood grain.

Bid Cost: _____ X _____ = _____

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

Work Specification

Prep & Paint Door - Front Entry **EXTERIOR** **Exterior**

Cover ground with drop cloth. Scrape loose, cracked, peeling, and blistered paint from exterior side of door, jamb, casing and trim. Feather edges and dull gloss with sandpaper. Tack rag all surfaces. Spot prime and topcoat with owner's choices of premixed acrylic latex semi-gloss.

Bid Cost: _____X_____=_____

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

Prep & Paint Door - Right Stoop **EXTERIOR** **Exterior**

Cover ground with drop cloth. Scrape loose, cracked, peeling, and blistered paint from exterior side of door, jamb, casing and trim. Feather edges and dull gloss with sandpaper. Tack rag all surfaces. Spot prime and topcoat with owner's choices of premixed acrylic latex semi-gloss.

Bid Cost: _____X_____=_____

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

GFCI Device Exterior **EXTERIOR** **Exterior**

Replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle in a weather proof cover to code.

Bid Cost: _____X_____=_____

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

Prep & Paint Crawl Space Access Door **EXTERIOR** **Exterior**

Prep and paint existing crawl space access door. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

Bid Cost: _____X_____=_____

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

Work Specification

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**

Sewer Cleanout Cap Installation **GENERAL REQUIREMENTS**

Install missing PVC cleanout extension and cap.

Bid Cost: _____ X _____ = _____

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

All Contractor's Project Requirements **GENERAL REQUIREMENTS**

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

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

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

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.
***Count is for (3) detectors.

Bid Cost: _____ X _____ = _____

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

Work Specification

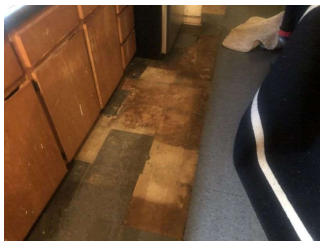
Combination CO / Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

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

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

Resilient Flooring - Entire Interior **INTERIOR**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



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

Prep & Paint Room Flat - Multiple Locations **INTERIOR**

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. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Also include painting both sides of all interior doors.

***Work includes painting the following rooms:
1. Living room
2. Hall
3. Bedroom 1
4. Bedroom 2
5. Bedroom 3

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

Prep & Paint Ceiling - Entire Interior **INTERIOR**

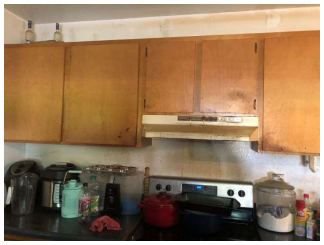
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC 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**

Work Specification

Range Hood - Recirculating **KITCHEN**

Replace existing recirculating 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**

Kitchen Exhaust Fan Replace **KITCHEN**

Install a ceiling exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

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.

Bid Cost: _____ X _____ = _____

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

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.

Bid Cost: _____ X _____ = _____

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

Work Specification

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.

Bid Cost: _____ X _____ = _____

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

Prep & Paint Room Semi Gloss **KITCHEN AND DINING ROOM**

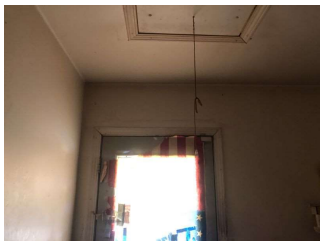
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic 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**

Prep & Paint Room Semi Gloss **LAUNDRY 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 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.
***Include painting both sides of any interior doors.



Bid Cost: _____ X _____ = _____

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

Certification

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

Signature: _____ **Date:** _____