CHARLOTTE

SAFE HOME
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 21-37

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: **1018 Johnson St**	**Safe Home Charlotte**
Bid Walk: 3/11/2021 at 11:00 am (THURSDAY)	
Bid Opening: 3/19/2021 at 5:00 pm (FRIDAY)	
Client Name: Shirley Harris	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.

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Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **1018 Johnson 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:	Number of Pages:
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 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 & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elizabeth.lamy@charlottenc.gov

Work Specification

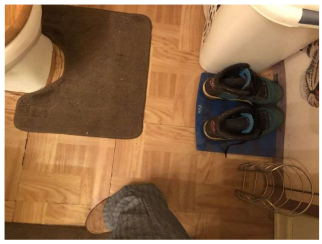
Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1018 Johnson St Charlotte, NC 28206	Owner:	Shirley Harris
		Owner Phone:	(980) 254-7847
Structure Type:	Single Unit	Program(s):	Healthy Homes SHFY2020 SHFY21
Square Feet:	1426		
Year Built:	1994		
Property Value:	107700		
Tax Parcel:	07845252		
Census Tract:	49		
Property Zone:	Council District 2		

Resilient Flooring **BATHROOM - UPSTAIRS**

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**

Subfloor Repair **BATHROOM - UPSTAIRS**

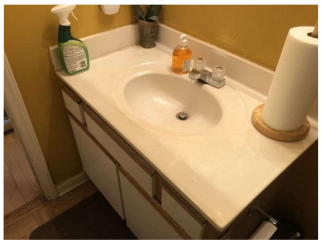
Remove damaged subflooring as needed. Replace with underlayment grade plywood to match level of existing flooring (CDX grade if new underlayment is required for entire room. 23/32" Advantech tongue and groove subflooring is also acceptable.

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

Work Specification

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

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**

Ceiling Replace **BATHROOM- MASTER**

Remove existing ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth.

Bid Cost: _____X_____=_____

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

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

Install a ceiling or through-the-wall, 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**

Prep & Paint Ceiling **BATHROOM- MASTER**

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

Light Fixture Replace **BATHROOM- MASTER**

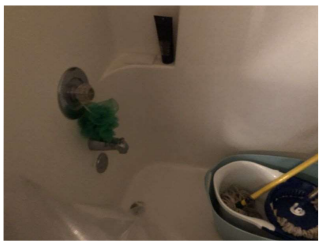
Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

Bid Cost: _____X_____=_____

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

Fiberglass Walk-In Shower - Complete **BATHROOM- MASTER**

Install Mustee or equivalent fiberglass shower pan unit equivalent to existing tub size, complete with fiberglass surround, and single lever shower diverter, shower rod and water saving shower head. Caulk all seams and penetrations.



Bid Cost: _____X_____=_____

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

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

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**

Wallpaper Removal **BATHROOM- MASTER**

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**

Work Specification

Pedestal Sink - Complete **BATHROOM- MASTER**

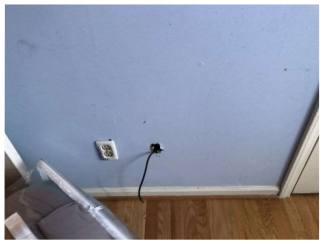
Install a vitreous china pedestal lavatory complete with single handled metal faucet with drain and pop-up , p-trap, supply lines, full port ball type shut-off valves & escutcheon plates. All materials and work shall comply with the Construction Standards and the Plumbing Code.

Bid Cost: _____X_____=_____

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

Cable Cover Plate **BEDROOM**

Replace missing or broken cable cover plate.



Bid Cost: _____X_____=_____

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

Prep & Paint Ceiling - Closet ONLY **BEDROOM - MASTER**

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**

Wallpaper Removal **BEDROOM - MASTER**

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**

Work Specification

Prep & Paint Room Flat **BEDROOM - MASTER**

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.

Bid Cost: _____ X _____ = _____

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

Door Hardware Interior - Closet **DINING ROOM**

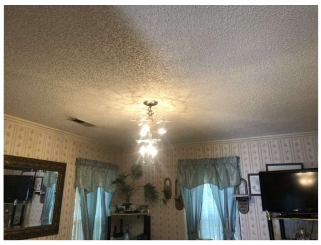
Replace interior door hardware with finish to match existing house hardware.

Bid Cost: _____ X _____ = _____

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

Light Fixture Replace **DINING ROOM**

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**

Wallpaper Removal **DINING ROOM**

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**

Work Specification

Prep & Paint Room Flat **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 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.

Bid Cost: _____X_____=_____

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

Prep & Paint Ceiling **DINING ROOM**

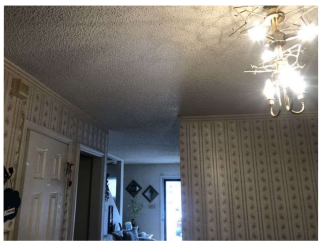
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC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

Light Fixture Replace **DINING ROOM**

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**

Wrap Wooden Columns - Front Porch **EXTERIOR** **Exterior**

Wrap existing wooden front porch columns with a white PVC column wrap, complete with cap and base trim. Column wrap to be installed following manufacturer's specifications.

Bid Cost: _____X_____=_____

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

Work Specification

Window Security Bars Removal **EXTERIOR** **Exterior**

Remove all exterior window security bars and repair tear-out as necessary.

Bid Cost: _____ X _____ = _____

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

Screen Repair and Replace **EXTERIOR** **Exterior**

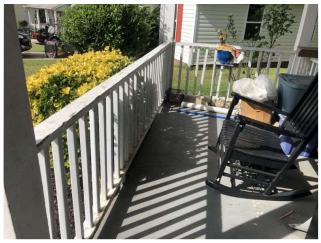
Repair or replace inoperable or worn out window screening.
***Count is for (5) double hung windows on the front face of the home.

Bid Cost: _____ X _____ = _____

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

Vinyl Porch Railing Install **EXTERIOR** **Exterior**

Replace existing porch railing with 36" railing made of white poly-composite and/or vinyl.



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

Repair Storm Door **EXTERIOR** **Exterior**

Replace missing storm door hardware to match style of existing door.

Bid Cost: _____ X _____ = _____

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

Remove and Dispose of Exterior Deck **EXTERIOR** **Exterior**

Demolish and dispose of existing exterior deck and any associated debris (old railings, etc) in rear yard.

Bid Cost: _____ X _____ = _____

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

Vinyl Siding - Repair **EXTERIOR** **Exterior**

Repair/replace area of missing siding at the HVAC connection.

Bid Cost: _____ X _____ = _____

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

Wrap Exterior Door Frames **EXTERIOR** **Exterior**

Wrap all of the listed components with the appropriate vinyl or aluminum product. All materials and work shall comply with the Constructions Specifications and the Building Code.
***A total of (3) door frames are to be wrapped; the front door, rear door, and utility room door.

Bid Cost: _____ X _____ = _____

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

Work Specification

Light Fixture Exterior **EXTERIOR** **Exterior**

Replace or install a UL approved, LED light fixture.
***Count is for (3) light fixtures for security in the rear and side yards.

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**

Custom Hardwood Floor Repair **HALL - UPSTAIRS**

Repair wood floor by installing new finished hardwood planks where those are missing and/or damaged from water damage.
***Price is for installation ONLY. Homeowner has replacement materials.

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

Work Specification

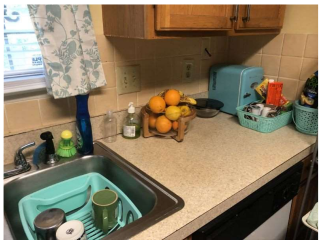
Cabinets Base **KITCHEN**

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.
***New base cabinets are to run wall to wall.

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.
***New counter tops are to run from wall to wall.



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.

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

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.
***Work includes re-installing existing over-the-range microwave.
***New wall cabinets are to extend over-top of the refrigerator.

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

Work Specification

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.

Bid Cost: _____X_____=_____

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

Transition Strip Installation **KITCHEN**

Install transition strip/plate at change in floor finish materials or room boundaries.

Bid Cost: _____X_____=_____

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

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. ***Work includes installation of one new outlet, and the change out of one existing outlet.

Bid Cost: _____X_____=_____

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

Dishwasher **KITCHEN**

Install a 2-cycle dishwasher that is EnergyStar rated. Owner's choice of color.

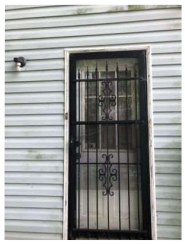
Bid Cost: _____X_____=_____

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

Work Specification

Prehung Metal Door Entrance - Right Side **KITCHEN** **Exterior**

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.



Bid Cost: _____X_____=_____

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

Steel Security Door - Right Side **KITCHEN** **Exterior**

Install powder finish steel security door with expanded metal screen at the front entry door. Complete with self closer and locking hardware. Owner choice of color.

Bid Cost: _____X_____=_____

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

Dryer Circuit **LAUNDRY**

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**

Register Cover Install & Ceiling Repair **LIVING ROOM**

Install/replace appropriately sized return air diffuser with latch-controlled single damper.
***Work also includes spot repair and repainting to the area around the register.

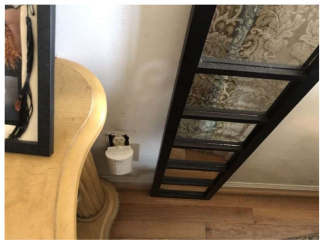
Bid Cost: _____X_____=_____

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

Work Specification

Outlet Cover Plate **LIVING ROOM**

Replace missing or broken outlet cover plate.
***Count is for (2) plates.



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

Wall Finish Repair and Repaint **LIVING ROOM**

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth.
***Work also includes spot painting repaired area.

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

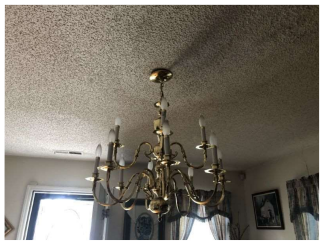
Door Trim Repair **LIVING ROOM**

Repair or replace damaged trim surrounding interior door frame. Paint to match surroundings. Wood trim should be used and should be free from surface defects.

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

Light Fixture Replace **LIVING ROOM**

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**

Work Specification

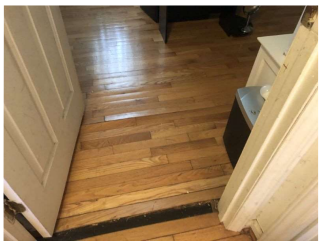
Repair, Prep & Paint Ceiling **LIVING ROOM**

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.
***Work include repair of damage from previous leak. Repaired area shall have new texture installed to match existing as close as possible.

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

Custom Hardwood Floor Repair **OFFICE**

Repair wood floor by installing new finished hardwood planks where those are missing and/or damaged from water damage.
***Price is for installation ONLY. Homeowner has replacement materials.



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

Prep & Paint Room Flat **STAIRS**

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.
***Work also includes repair to landing wall.

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

Certification

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

Signature: _____ **Date:** _____