



Invitation to Bid HNS 21 - 40

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:		2656 LaSalle St	
Bid Walk:	4/13/21	Tuesday	@ 9:00AM
Bid Opening:	4/20/21	Tuesday	@ 2:00PM via Email
Client Name:	Sharon McLean		Contact Number: 609-9590
Project Manager:	C-Hitsman		Contact Number: 622-1685

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 _____ (cell # 622-1685).

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.



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.

Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 622-1685
Fax: (704) _____

Instructions to Bidders



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Itemized Work Sheet
- Subcontractor Certifications (if applicable)

Bid Validation

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

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Asbestos Abatement Scope

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

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

Vinyl Window - 3 front / left bay windows

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass. Replace any decayed wood framing & finish

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

Remove Noxious Vegetation

1. Remove any noxious vegetation growing along the exterior face of the home.
2. Cut down all saplings within 24 inches from siding

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

Vinyl Siding - Carport

Replace all deteriorated exterior building components at Carport over plywood sided area, outside surface. Remove any decayed inside surface materials. Wrap home with Tyvek vapor/ infiltration barrier. Install vinyl clapboard siding including corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty.

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

Prep & Paint Exterior Surfaces

Prep and paint all exterior painted surfaces. Shutters & wood & metal porch posts, fascia's. All porch exposed wood & rusted roof rafters, roof girders & framing , porch fascia. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. 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

Seamless Aluminum Gutter & Downspouts - Install

HOUSE ONLY

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

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

Electric Service 200 AMP

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. Terminate fuse box in Utility room.

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

GFCI Receptacle 20 AMP

Washer area and at kitchen sink

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

Combination CO / Smoke Detector Hard Wired

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

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

Resilient Flooring

Living Room , Dining Room, Kitchen, Bedrooms and hallway.

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. House is on a slab. Prep slab accordingly. Level any areas per installation instructions.

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

Work Specification

Prehung Metal Door Entrance

KITCHEN - 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

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

Gas Furnace Replacement

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately.

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

Air Conditioner Replace

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Re-insulate bare areas of refrigerant piping. Properly dispose of existing unit.

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

Work Specification

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
- *4 piece fiberglass tub and surround
- *drywall and finish walls and ceiling
- * 25 yr vinyl plank flooring over 1/4" underlayment
- *prehung six panel door and hardware
- *baseboard and shoe mold at standard locations
- *1.6 gpf commode - 17" tall
- *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, white ceiling per Construction Specifications.
- *air-vent

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

$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

Cabinets Base

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.

$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

Counter Tops Replace

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.

$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

Work Specification

Cabinets Wall

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.

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

Double Bowl Sink Complete

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 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.

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

A S B E S T O S ABATEMENT SCOPE OF WORK
 & INSTRUCTIONS TO BIDDERS N. Carolina Certified Asbestos Contractor required
 Address 2656 LaSalle St 4-Dec

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
	INTERIOR - Hall Floor , Front Bedroom Floor (including closets)	ABATE: Permit required Abate all 9" x 9" light brown floor tile that will be disturbed during the renovations			
2	INTERIOR - Bath Flooring	ABATE: Permit required Abate entire floor of 1' x 1' Brown Tile and entire light brown vinyl & associated Black Mastic			
3	CLEARANCE	Contractor to receive Asbestos Clearance from Roy Consulting Group . Paid by the City of Charlotte			
4					
5					
6					
7					
8					
9					
10					

total

- Contractors may submit an occupant protection plan on the form provided.
- Contact Industrial Hygiene if an additional information is needed, Phone 704-593 1640
 - 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.
- Windows being placed in a bathroom need to be tempered glass.

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:

START DATE

COMPLETION DATE

LEAD BASED PAINT Abatement Scope of Work
 INSTRUCTIONS TO BIDDERS N. Carolina Certified Lead Based Paint Contractor required
 Address 2656 LaSalle St 7-Dec

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
	EXTERIOR - Side C Soffit	Enclose : Permit Required Side C Soffit only Enclose Lead Based Paint coated exterior components with a material that is structurally affixed and deemed to last a minimum of 20 years			
2	Clearance	Contractor to receive Lead Based Paint Clearance from EI GROUP, INC			
3					
4					
5					
6					
7					
8					
9					
10					

total

- Contractors may submit an occupant protection plan on the form provided.
- Contact Industrial Hygiene if an additional information is needed. Phone 704-593 1640
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.
Windows being placed in a bathroom need to be tempered glass.

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:

START DATE

COMPLETION DATE

2656 LASALLE ST
 8/5/19 IHC19002.24

Notes: Windows 2 & 3 (Rm 1) on B Side, not A; No Casings
 Rm 9 Window - No Case, Sash was unpainted metal
 Windows 2 & 3 B Side - No Ext. Sills, Also Window to A side - No Sill
 Windows 4, 5, & 6 Sashes not reachable due to storm enclosures

