CHARLOTTE

LeadSafe Charlotte
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 22-35

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: **4007 Rutgers Ave**	**LeadSafe Charlotte**
Bid Walk: 2/17/2022 at 11:00 am (THURSDAY)	
Bid Opening: 2/25/2022 at 5:00 pm (FRIDAY)	
Client Name: Camp Greene Properties, LLC	Lead 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 **4007 Rutgers Ave** 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: 2/2/2022	Number of Pages: 7
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:	4007 Rutgers Ave Charlotte, NC 28205	Owner:	Camp Greene Properties LLC
		Owner Phone:	Cell: (704) 458-9128
Structure Type:	Single Unit	Program(s):	Tested- HAS LEAD LeadSafe 2019 Healthy Homes LBP 2019
Square Feet:	1496		
Year Built:	1934		
Property Value:	94300		
Tax Parcel:	08705415		
Census Tract:			
Property Zone:			

Attic Insulation Increase to R-38 **ATTIC**

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**

Screen Replacement - Right Side Porch **EXTERIOR** **Exterior**

Replace exterior screens on right side screened in porch to provide securely attached screens to keep out any pests or other debris.

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

See Attached Lead Scope **GENERAL REQUIREMENTS**

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

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

Work Specification

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**

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 28-Oct-21
Address 4007 Rutgers Ave
Complete the following scope of work:

Item #	Feature	Method	Number	COST
1	Side A through Side D - white wood soffits, rafters, crown moldings and trim boards and white wood attic air vents and frames (some wood components randomly replaced with new wood not coated with lead-based paint)	Scrape loose paint and re-paint	1	
2	Side A through Side D - black and white wood window casings, headers, sills, sashes and wells	Replace wood sashes and wells with replacement windows and scrape loose paint and re-paint window casings, headers and sills	12	
3	Side A Porch - white wood ceiling, crown moldings and ceiling support beams	Scrape loose paint and re-paint	1	
4	Side A, Side C and Side D (outside Room 8) - white wood ceiling support columns	Scrape loose paint and re-paint	1	
5	Door A1 (to Room 1) - white wood door casings and header	Scrape loose paint and re-paint	1	
6	Room 2 - Side C - white wood fireplace mantle and trim	Scrape loose paint and re-paint	1	
7	Room 4 - Window B1 and Window C1 - white wood window sashes	(Windows are to be replaced under line item #2)	0	
8	Room 8 - Side B - white wood walls (former exterior siding)	Cover with Tyvek and vinyl or wallboard (unheated room)	1	
9	Room 8 - Side A, Side C and Side D - white wood frame boards (2 x 4s) and ceiling support columns	Scrape loose paint and re-paint	1	
10	Room 8 - Door B1 - white wood door casings and header	Scrape loose paint and re-paint	1	
11	Room 8 - Window B1 and Window B2 - white and gray wood window casings, header, sill, sashes and well	Replace wood sashes and wells with replacement windows and scrape loose paint and re-paint window casings, headers and sills	2	
12	Throughout - elevated lead dust levels	Complete specialized cleaning throughout house	1	
			Total	

Contractors may submit an occupant protection plan on the form provided.

NOTES:

1 Complete all interior work in a unit in a single day.
2 Allow for replacement of 50 board feet of rotted wood.
3 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
4 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
5 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
6 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:
Address:

Phone:

ROY CONSULTING GROUP CORPORATION

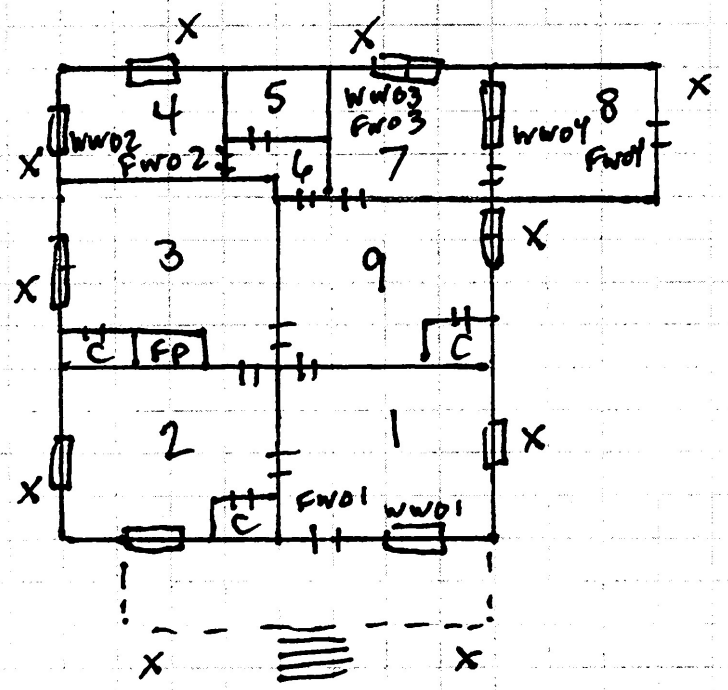
Providing integrated environmental and geotechnical solutions

4007 Rutgers Avenue

Charlotte, NC 28206

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE