CHARLOTTE.

TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 18-64

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: **2008 St. Mark St**	**Targeted Rehabilitation - Lincoln Heights Neighborhood**
Bid Walk: **6/7/18 at 3:00 pm (THURSDAY)**	
Bid Opening: **6/14/18 at 2:00 pm (THURSDAY)**	
Client Name: Cedric Scott	Lead and rehab
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 Elizabeth Lamy (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

This project is using Lead Grant funding, and will require a whole house clearance after ALL rehab work is completed. Please plan accordingly.

The Bids will be opened at 600 East Trade St. immediately following the above due date and 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 2008 St. Mark St 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: *Minimum Start Date - upon issuance of NTP*

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

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: 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 and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

Work Specification

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

Property Details

Address:	2008 St. Mark St Charlotte, NC 28216	Owner:	Cedric Scott
		Owner Phone:	(704) 606-1899
Structure Type:	Single Unit	Program(s):	Tested- HAS LEAD LeadSafe 2016 Healthy Homes LBP 2016 Targeted FY18 (CDBG Funds)
Square Feet:	1860		
Year Built:	1948		
Property Value:	86800		
Tax Parcel:	07503205		
Census Tract:			
Property Zone:			

Gas Furnace Replacement **BASEMENT**

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**

40 Gallon Gas Water Heater **BASEMENT**

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

Lavatory Faucet and Additional Plumbing Repair **BATHROOM - HALF**

Replace with new metal faucet, drain with pop-up, p-trap, supply lines, full port ball type shut-off valves and escutcheon plates on all supply and drain lines.

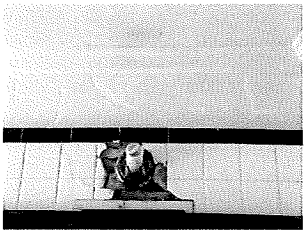
Work also includes troubleshooting issues with water supply to the sink and making necessary repairs to Code.

Bid Cost: _____ X _____ = _____

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

Light Fixture Replace **BATHROOM - MAIN**

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

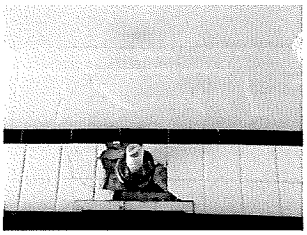


Bid Cost: _____ X _____ = _____

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

Ceramic Tile Repair **BATHROOM - MAIN**

Using white ceramic tile to match - repair tile around light fixture.

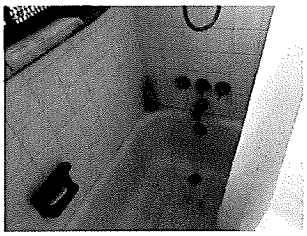


Bid Cost: _____ X _____ = _____

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

Fiberglass Bathtub **BATHROOM - MAIN**

Install a 5' white Swan or fiberglass bathtub. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.



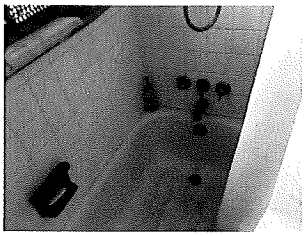
Bid Cost: _____ X _____ = _____

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

Work Specification

Ceramic Wall Tile **BATHROOM - MAIN**

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

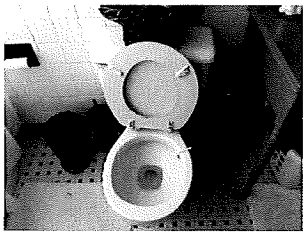


Bid Cost: _____ X _____ = _____

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

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

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**

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**

Ceiling Repair and Repaint **BATHROOM - MASTER**

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

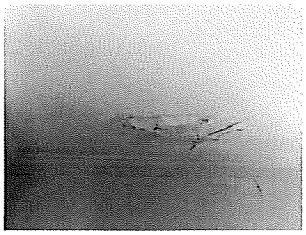
Bid Cost: _____ X _____ = _____

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

Work Specification

Ceiling Repair and Repaint **BEDROOM - MASTER**

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



Bid Cost: _____ X _____ = _____

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

Ceiling Repair and Repaint **BEDROOM 2**

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

Bid Cost: _____ X _____ = _____

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

Ceiling Repair and Repaint **DEN/OFFICE/STUDY**

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

Bid Cost: _____ X _____ = _____

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

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**

Work Specification

Seamless Aluminum Gutter & Downspouts - Install **EXTERIOR** **Exterior**

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**

Aluminum Storm Door - Left Side Entry **EXTERIOR** **Exterior**

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.

Bid Cost: _____ X _____ = _____

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

Exterior Steps Replace **EXTERIOR** **Exterior**

Replace existing wood steps and stringers to Code. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" 12" stringers. Wooden handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.

Bid Cost: _____ X _____ = _____

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

Repoint Masonry Bricks - Left Side Entry **EXTERIOR** **Exterior**

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.

Bid Cost: _____ X _____ = _____

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

Work Specification

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

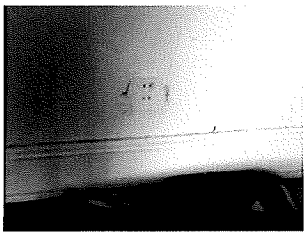
Prep and paint all exterior painted surfaces at front entry trim ONLY. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. 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**

Replace Receptacles, Switches, and Plates **GENERAL REQUIREMENTS**

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.



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 (4) detectors.

Bid Cost: _____ X _____ = _____

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

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

Install a hard wired combination carbon monoxide and smoke detector with battery back up.
***Count is for (2) detectors - one on the ground floor, and one on the second floor.

Bid Cost: _____ X _____ = _____

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

Work Specification

Air Conditioner Replace **GENERAL REQUIREMENTS**

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**

Assess Existing Electrical Service **GENERAL REQUIREMENTS**

Assess 200 amp electrical service to ensure it's safety and operability, and make any necessary repairs to Code.

Include in your price converting previous subpanel behind kitchen cabinet to a junction box.

Bid Cost: _____ X _____ = _____

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

Portable Toilet **GENERAL REQUIREMENTS**

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

Bid Cost: _____ X _____ = _____

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

Permits Required **GENERAL REQUIREMENTS**

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: _____ X _____ = _____

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

Work Specification

Prep & Paint Room Flat - Entire Interior **GENERAL REQUIREMENTS**

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.
***Price here should include additional mud work/drywall repair - whatever is necessary - to provide a freshly painted room, free of cracks and blemishes (walls and all trim).

***Room count for this work includes (10) different spaces as listed below:

1. foyer/stairwell
2. dining room
3. first floor hall
4. den/office
5. living room
6. second floor hall
7. master bedroom
8. bedroom 2
9. bedroom 3
10. bedroom 4

Bid Cost: _____ X _____ = _____

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

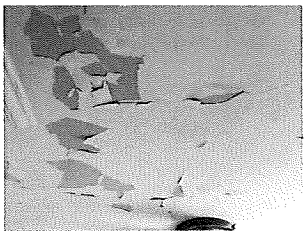
Work Specification

Prep & Paint Ceiling - Entire Interior **GENERAL REQUIREMENTS**

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.
***Price here should include additional mud work/drywall repair - whatever is necessary - to provide a freshly painted ceiling, free of cracks and blemishes.

***Room count for this work includes (7) different spaces as listed below:

1. foyer/stairwell
2. dining room
3. first floor hall
4. living room
5. second floor hall
6. bedroom 3
7. bedroom 4



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

Dumpster **GENERAL REQUIREMENTS**

After procuring all required permits, place 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**

House Number **GENERAL REQUIREMENTS**

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.

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

Work Specification

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**

Resilient Flooring **KITCHEN**

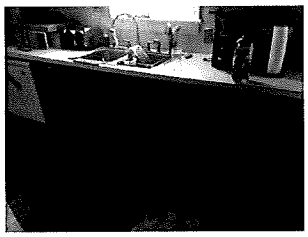
Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____

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

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.
***Select unfinished cabinets and paint to match existing wall cabinets and use hardware from existing base cabinets.



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.

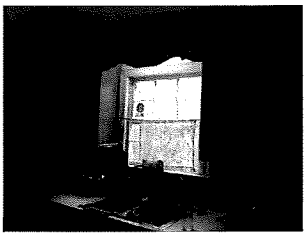
Bid Cost: _____ X _____ = _____

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

Work Specification

Double Bowl Sink Complete **KITCHEN**

Install a 18 gauge 33" x 22" x 9" 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**

Range Hood Exterior Vented **KITCHEN**

Install an exterior ducted 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**

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**

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 1-May-18
Address 2008 St. Mark St
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Exterior door jamb - Side A - First Floor	Scrape loose paint and re-paint.	1		
2	Rear stoop ceiling - Side C - First Floor	Scrape loose paint and re-paint.	1		
3	Rear stoop header and siding - Side B and C - First Floor	Scrape loose paint and re-paint.	1		
4	Rear stoop fascia - Side C - First Floor	Scrape loose paint and re-paint.	1		
5	Exterior window casings and sills - Side A, B, C, D - First and Second Floor	Remove and replace windows (all components).	18		
6	Soffit - Side A, B, C, D - Second Floor	Scrape loose paint and re-paint.	1		
7	Fascia - Side A, B, C, D - Second Floor	Scrape loose paint and re-paint.	1		

***all work to scrape and paint exterior wooden materials includes repair of damaged/decayed wood.

***all interior components to be replaced must also be painted.

Total

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

NOTES: Complete all interior work in a unit in a single day.

1 Allow for replacement of 50 board feet of rotted wood.
2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
3 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
4 Contact EI Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.
5 Windows being placed in a bathroom need to be tempered glass.

Total Bid
Acknowledgement of Addenda (if any):

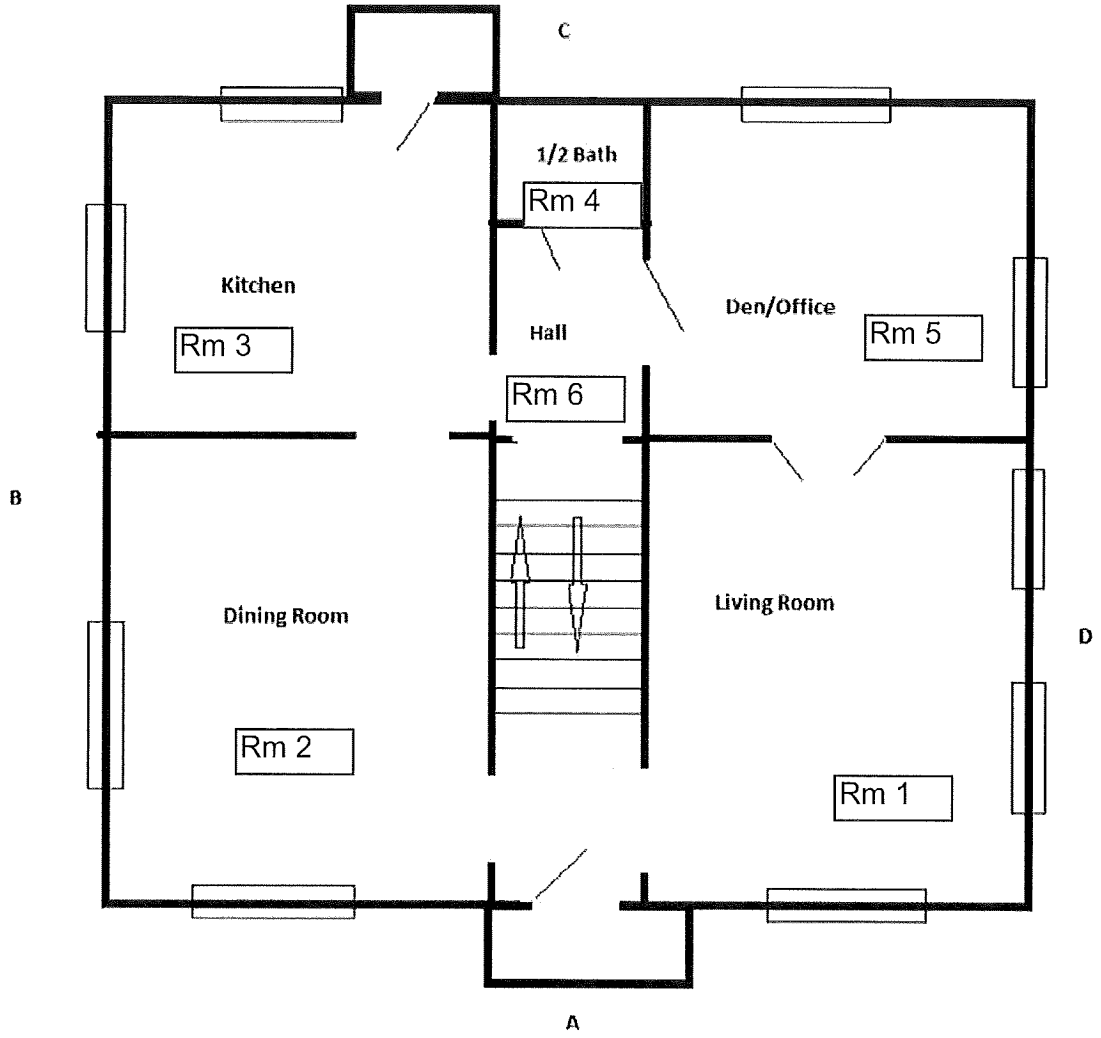
Addendum#		Date

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

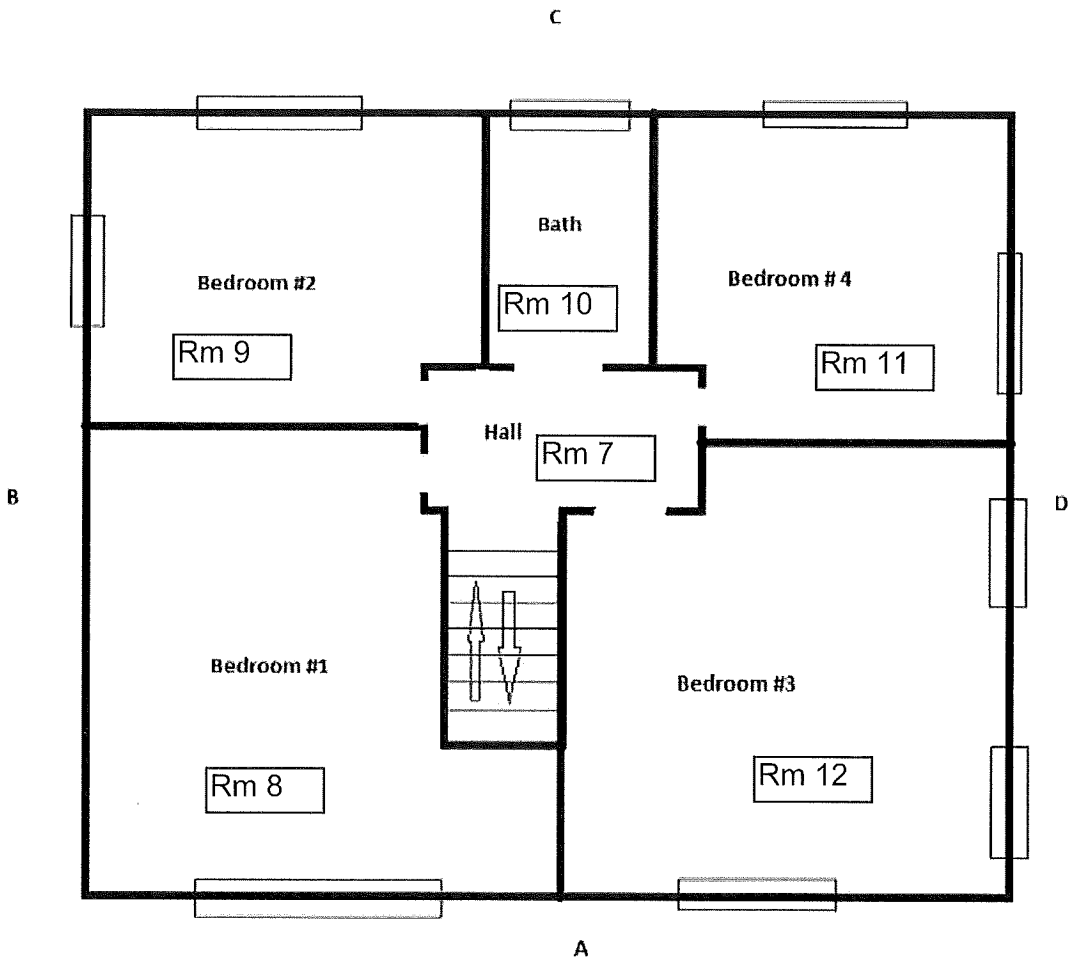
Contractor Submitting Bid:

Phone:



St. Marks

First floor



SECOND FLOOR

Second floor