CHARLOTTE.

SAFE HOME
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 23-23

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: **2915 Mayflower Rd**	**TLC by CLT** **Revolution Park Neighborhood**
Bid Walk: 3/30/2023 at 10:00 am (THURSDAY)	
Bid Opening: 4/10/2023 at 5:00 pm (MONDAY)	
Client Name: Ariel White	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 **2915 Mayflower Rd** 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: 3/22/2023	Number of Pages: 14
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:	2915 Mayflower Rd Charlotte, NC 28208	Owner:	Ariel White
		Owner Phone:	Cell: (704) 968-2742
Structure Type:	Single Unit	Program(s):	Tested- NO LEAD Targeted RP
Square Feet:	1057		
Year Built:	1948		
Property Value:	107200		
Tax Parcel:	14504422		
Census Tract:			
Property Zone:			

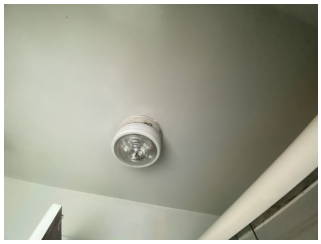
Attic Insulation Increase to R-38 **ATTIC**

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**

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

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**

Work Specification

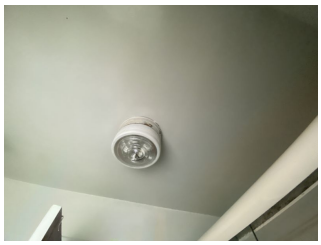
Prep & Paint Room Semi Gloss **BATHROOM**

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.
***Work also includes painting the interior side of the bathroom door.

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

Prep & Paint Ceiling **BATHROOM**

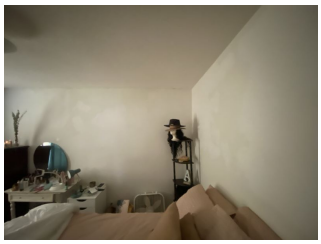
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC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

Prep & Paint Room Flat **BEDROOM**

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 painting the interior of the closet and both sides of the closet door, and the interior side of the bedroom door.

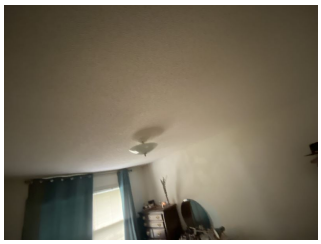


Bid Cost: _____ **X** _____ **=** _____
Base **Quantity** **Total Cost**

Work Specification

Prep & Paint Ceiling **BEDROOM**

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**

Wood Floor Refinish **BEDROOM**

Remove any carpet and tack strips, shoe or 1/4 round moldings. Replace any deteriorated planks. Drum and edge sand all floor surfaces. Fill all nail holes and minor voids. Vacuum and tack rag room. Apply a sealer for soft woods, apply owner's selection of stain and two coats of oil based polyurethane varnish. Include all moving of furniture.

Bid Cost: _____ **X** _____ **=** _____

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

Replumb Waste Lines & Vents **CRAWL SPACE**

Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC to service one 3-piece bath, kitchen and laundry area from the roof vent pipe/pipes thru the foundation wall to include a main clean out outside of house and any interior clean outs required, installed to code. Repair any wall or ceiling tear out required to install system.

Bid Cost: _____ **X** _____ **=** _____

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

Vapor Barrier **CRAWL SPACE**

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

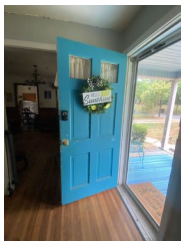
Bid Cost: _____ **X** _____ **=** _____

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

Work Specification

Prehung Metal Door - Front Door **EXTERIOR** **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**

Repoint Masonry Bricks - Front Steps **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**

Re-Secure Foundation Vent Screen **EXTERIOR** **Exterior**

Re-secure existing foundation vent housing with mortar or appropriate hardware.

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

Chimney Cap **EXTERIOR** **Exterior**

Remove existing material serving at a chimney cap, and install chimney cap, operable from inside dwelling.

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

Work Specification

Exterior Steps Replace - Rear Steps **EXTERIOR** **Exterior**

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

Bid Cost: _____ **X** _____ **=** _____

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

Crawl Space Access Door **EXTERIOR** **Exterior**

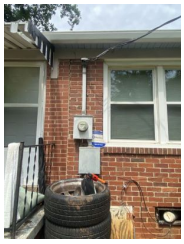
Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp. ***Count is for (2) access doors.

Bid Cost: _____ **X** _____ **=** _____

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

Foundation Vent Screen **EXTERIOR** **Exterior**

Replace foundation vent housing with heavy duty galvanized steel screening.



Bid Cost: _____ **X** _____ **=** _____

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

Remove and Replace Awning - Rear Door **EXTERIOR** **Exterior**

Remove existing awning over exterior entry door and replace with polycarbonate door awning with aluminum canopy. Owner's choice of color.

Bid Cost: _____ **X** _____ **=** _____

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

Work Specification

Light Fixture Exterior - Rear Door **EXTERIOR** **Exterior**

Replace or install a UL approved, LED light fixture.

Bid Cost: _____ **X** _____ **=** _____

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

Mast /Weatherhead/ Service Connection Replace **EXTERIOR** **Exterior**

An allowance to complete the scope of work, including all labor, materials, overhead, taxes, and subcontractor's general requirements.

Replace meter socket, weatherhead, mast, service cable, and ground rod to cable.

Bid Cost: _____ **X** _____ **=** _____

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

Electric Service 200 AMP **GENERAL REQUIREMENTS**

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.

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**

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

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. 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 (2) 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.

Bid Cost: _____ **X** _____ **=** _____

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

Exterminate Termites **GENERAL REQUIREMENTS**

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**

Work Specification

Removal of Asbestos Containing Materials **GENERAL REQUIREMENTS**

The joint compound on the walls and ceilings is an asbestos containing material (ACM).

Work that may disturb ACM includes but may not be limited to:

*cutting of wall board or ceiling board for any reason
*removal and installation of showers and tubs
*adding electrical outlets, lights, or smoke detectors
*installing washer boxes or dryer vents
*installing new air returns
*paint prep that removes existing paint

The contractor is responsible for identifying activities that disturb ACM and for the proper removal and disposal of all ACM disturbed in the course of working on this project.

If all disturbed ACM materials will fit into one asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standard Asbestos Regulations 29 CFR 1926.1101 may remove and dispose of the ACM using safe work practices.

If all disturbed ACM materials will not fit into one asbestos waste or glove bag, or if workers are not properly trained, the contractor shall hire a state certified asbestos abatement firm to remove and dispose of the disturbed ACM materials.

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

Prep & Paint Ceiling **HALL**

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 includes painting attic access door and associated trim.

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

Work Specification

Refinish Wood Paneling **HALL**

Properly prep and clean existing wooden wall paneling and all associated trim (door frames, baseboards) to remove surface contaminants. Fill in any deep scratches or blemished with hardening wood filler. Apply Owner's choice of polyurethane finish.

Bid Cost: _____ **X** _____ **=** _____

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

Crown Molding **HALL**

Install crown molding around the ceiling where missing or damaged to match style and color of existing.

Bid Cost: _____ **X** _____ **=** _____

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

Prep & Paint Room Flat **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. 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 includes painting both sides of all interior doors that open into the room, as well as the interior of the closet.

Bid Cost: _____ **X** _____ **=** _____

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

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS
2915 Mayflower Rd
Complete the following scope of work:

Item #	Feature	Method	Quantity	Each	COST
1	Room 2 - Bedroom 1 - Window B1 and Window C1 - white vinyl mini-blinds (lead likely contained within the matrix of the vinyl)	(see line item #3)	0		
2	Room 4 - Bedroom 2 - Window C1 and C2 - white vinyl mini blinds (lead likely contained within the matric of the vinyl)	(see line item #3)	0		
3	Elevated lead dust levels	Complete specialized cleaning throughout the house (all interior window sills and wells, and floors	1		
				TOTAL	

1 Contractors may submit an occupant protection plan on the form provided.
Contact Jim Roy if an additional form is needed
2 Complete all interior work in a unit in a single day. Any newly installed matarials shall be primed and painted.
3 Allow for replacement of 50 board feet of rotted wood.
4 Unless otherwise noted any window or door removal and replacement
includes frame and trim on both sides.
5 In lieu of complete removal, window frames may be enclosed with vinyl on
exterior in accordance with all project manual requirements
6 Contact Jim Roy to conduct inspections prior to repainting or other putback and
after vinyl siding installation.
7 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

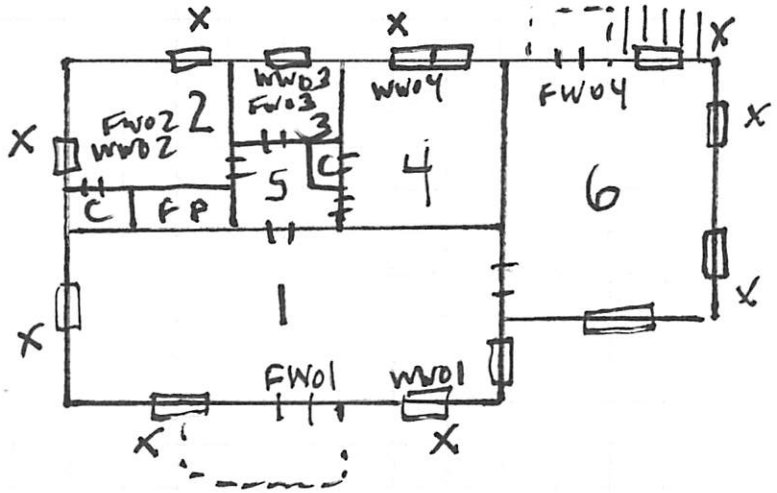
Providing integrated environmental and geotechnical solutions

2915 Mayflower Road

Charlotte, NC 28208

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE