



Invitation to Bid HNS 24-12

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: 2104 Ashley Rd Charlotte, NC 28216 LEAD	
Bid Walk: August 31st, 2023 @ 10am	
Bid Opening: September 7, 2023 @ 2pm	
Client Name: Serima Killian	Contact Number:
Project Manager: Stephon Blanding	Contact Number: 704-622-1685

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 # 7046221685).

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.

Company Acknowledgement:	
The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at <u>2104 Ashely Rd</u> to be funded through the City of Charlotte Neighborhood & Business 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 (\$ _____)	
<i>Written total</i>	
Specs Dated: 7/11	Number of Pages: 3 pgs (2 writeup, 1 floor plan)
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:
Project Schedule: <i>Minimum Start Date -</i>	
Completion Deadline:	

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.

Stephon Blanding

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

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

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

Work Specification

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

Property Details

Address:	2104 Ashley Rd Charlotte, NC 28208	Owner:	Serima Killian
Structure Type:		Owner Phone:	Cell: (980) 319-6876
Square Feet:		Program(s):	Tested- HAS LEAD LeadSafe 2019 Healthy Homes LBP 2019 HPP FY22 (Westerly Hills)
Year Built:			
Property Value:			
Tax Parcel:			
Census Tract:			
Property Zone:			

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

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

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

HH - Vinyl Window

EXTERIOR

Exterior

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 is 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.

***Only WOODEN windows are to be replaced. Cost of wrapping framing components (casing, sill, header) is to be included in the LEAD scope of work. This means that the total cost of these window replacements is split between this line item, and the lead scope.

***Window count is for (4) windows.



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

HH - Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

Install K- type .026 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.



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

HH - Screen Repair and Replace

EXTERIOR

Exterior

Replace exterior screens on front screened-in porch to provide securely attached screens to keep out any animals, pests or other debris.



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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Scope of Work for Lead Hazard Control

Address: 2104 Ashley Rd Date: 8/22/2023

All work described must be performed by a North Carolina state certified lead firm and a state lead permit is required. All work must comply with all applicable federal, state, and local regulations. Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the lead scope total to the lead control line item in the main scope of work.

Lead Hazard (from LIRA)	Method of Control and Scope of Work	Number	Unit Cost	Line Item Cost
Side A through Side D – gray wood walls and white wood corner boards (some of the wood has been randomly replaced with wood not coated with lead-based paint)	Cover wood with Tyvek and aluminum or vinyl			

<p>Side A through Side D – white wood fascia, soffits, rafters, trim boards and attic air vents and frames (some of the fascia boards have been randomly replaced with wood not coated with lead-based paint). (NOTE: The carport components are not coated with lead-based paint, HOWEVER the house rafters, soffits and trim under the carport ceiling at the carport/house attachment points are coated with lead-based paint)</p>	<p>Cover with Tyvek and aluminum or vinyl. (NOTE: work includes removing existing gutters and downspouts. New gutters and downspouts to be installed on the Healthy Homes scope of work.)</p>			
<p>Side A through Side D – gray brick foundation on original house</p>	<p>Scrape loose paint and re-paint</p>			
<p>Side B – gray brick chimney</p>	<p>Scrape loose paint and re-paint</p>			
<p>Window A1, B3, D4 through D6 – white wood window casings, headers and sill</p>	<p>Cover with Tyvek and aluminum or vinyl. (NOTE: windows to be replaced on the Healthy Homes scope of work. This line item is for wrapping the trim components ONLY).</p>			

Window B1 and B2 – white wood header	Cover with Tyvek and aluminum or vinyl			
Window B4 and B5 – white wood shutters	Remove			
Side A through Side D – paint chips along drip line and elevated lead soil level	Remove drip line soil approximately 4” deep and extending from the foundation out approximately three feet and install new soil with lead levels below 200 ppm			
Room 1 – Side C – gray wood wall	Cover with Tyvek and aluminum or vinyl (unheated room) (NOTE: include in overall vinyl siding price – the first line item on this scope)		-	
Room 1 – Side A, B and D – white wood ceiling support beams and trim boards	Cover with Tyvek and aluminum or vinyl (include any work necessary to un-install/re-install or replace screening for screened-in porch)			
Room 1 – Window C1 and C2 – white wood window casings, headers and sills	Cover with Tyvek and aluminum. (NOTE: windows to be replaced on the Healthy Homes scope of work. This line item is for wrapping the trim components ONLY).			
Room 1 – Door C1 – white wood door casings, header, jambs and stops and gray/brown wood threshold	Replace door jambs, stops and threshold with a pre-hung door unit. Wrap any remaining elements in Tyvek and aluminum			

Room 5 – Side A and B – gray wood walls and trim boards (former exterior components)	Cover with wallboard, wood panel or vinyl. (NOTE: any newly installed material shall be either pre-finished or prepped and painted Owner’s choice of color)			
Throughout – elevated lead dust levels	Complete specialized cleaning throughout house			

Total Bid for Lead Scope: \$

Scope of Work for Lead Hazard Control

Address: 2104 Ashley Rd Date: 6/27/2023

All work described must be performed by a North Carolina state certified lead firm and a state lead permit is required. All work must comply with all applicable federal, state, and local regulations. Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the lead scope total to the lead control line item in the main scope of work.

Lead Hazard (from LIRA)	Method of Control and Scope of Work	Number	Unit Cost	Line Item Cost
Side A through Side D – gray wood walls and white wood corner boards (some of the wood has been randomly replaced with wood not coated with lead-based paint)	Cover wood with Tyvek and aluminum or vinyl			

<p>Side A through Side D – white wood fascia, soffits, rafters, trim boards and attic air vents and frames (some of the fascia boards have been randomly replaced with wood not coated with lead-based paint). (NOTE: The carport components are not coated with lead-based paint, HOWEVER the house rafters, soffits and trim under the carport ceiling at the carport/house attachment points are coated with lead-based paint)</p>	<p>Cover with Tyvek and aluminum or vinyl. (NOTE: work includes removing and re-installing existing gutters and downspouts)</p>			
<p>Side A through Side D – gray brick foundation on original house</p>	<p>Scrape loose paint and re-paint</p>			
<p>Side B – gray brick chimney</p>	<p>Scrape loose paint and re-paint</p>			

Window A1, B3, D4 through D6 – white wood window casings, headers and sill	Cover with Tyvek and aluminum or vinyl. (NOTE: windows to be replaced on the Healthy Homes scope of work. This line item is for wrapping the trim components ONLY).			
Window B1 and B2 – white wood header	Cover with Tyvek and aluminum or vinyl			
Window B4 and B5 – white wood shutters	Remove			
Side A through Side D – paint chips along drip line and elevated lead soil level	Remove drip line soil approximately 4” deep and extending from the foundation out approximately three feet and install new soil with lead levels below 200 ppm			
Room 1 – Side C – gray wood wall	Cover with Tyvek and aluminum or vinyl (unheated room) (NOTE: include in overall vinyl siding price – the first line item on this scope)			
Room 1 – Side A, B and D – white wood ceiling support beams and trim boards	Cover with Tyvek and aluminum or vinyl (include any work necessary to un-install/re-install or replace screening for screened-in porch)			
Room 1 – Window C1 and C2 – white wood window casings, headers and sills	Cover with Tyvek and aluminum. (NOTE: windows to be replaced on the Healthy Homes scope of work. This line item is for wrapping the trim components ONLY).			

Room 1 – Door C1 – white wood door casings, header, jambs and stops and gray/brown wood threshold	Replace door jambs, stops and threshold with a pre-hung door unit. Wrap any remaining elements in Tyvek and aluminum			
Room 5 – Side A and B – gray wood walls and trim boards (former exterior components)	Cover with wallboard, wood panel or vinyl. (NOTE: any newly installed material shall be either pre-finished or prepped and painted Owner’s choice of color)			
Throughout – elevated lead dust levels	Complete specialized cleaning throughout house			

Total Bid for Lead Scope: _____

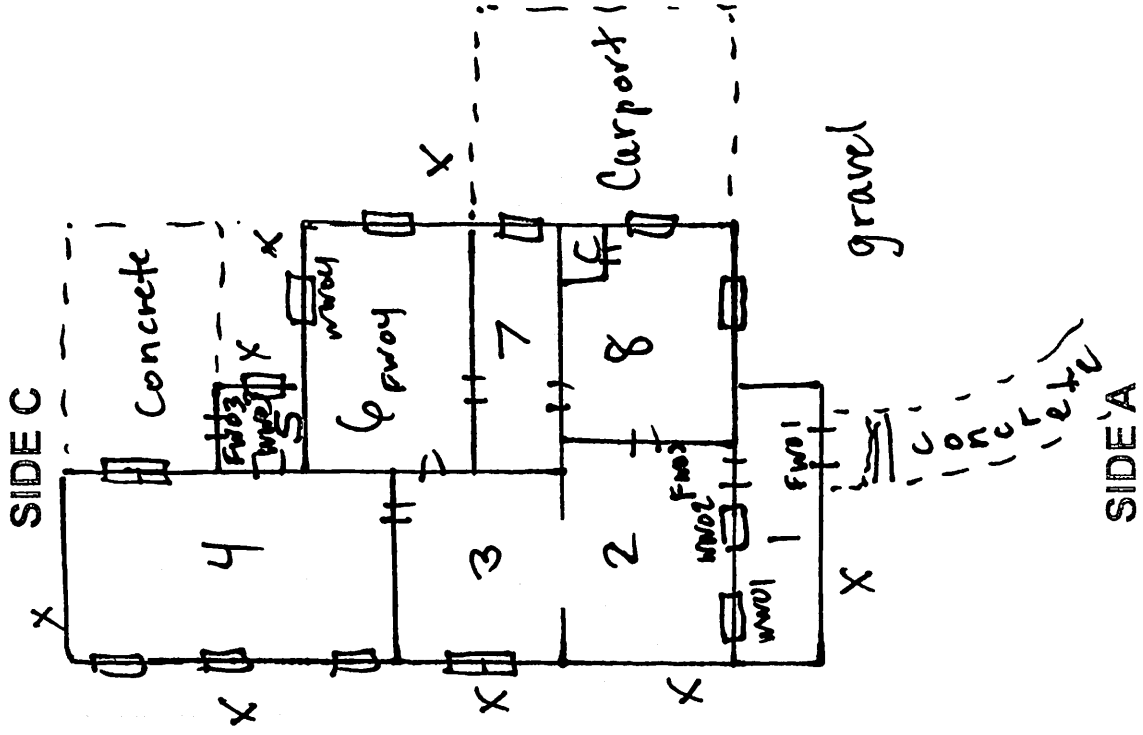


ROY CONSULTING GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

2104 Ashley Road
Charlotte, NC 28208

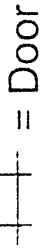
SIDE B



SIDE D

Legend

 = Window

 = Door

X = Soil Sample Location

SIDE A

NOT TO SCALE