



Invitation to Bid HNS 23-44

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: 2028 Oaklawn Av. Charlotte, NC 28216 Lead and Healthy Homes	
Bid Walk: June 22, 2023 @10:00am	
Bid Opening: June 29 th @2pm	
Client Name: RBP Investments LLC	
Project Manager: Chris Lominick	Contact Number: 704-589-6006

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 704-589-6006

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 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 2028 Oaklawn Ave. Charlotte, NC 28216 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 (\$ _____)

Written total

Specs Dated: 6/1/2023 Number of Pages: 3 page lead scope, 1 floor plan, 2 page healthy home scope

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date -

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.

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
- 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)

Bid Validation

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



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

NEIGHBORHOOD & BUSINESS
SERVICES

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

Scope of Work for Lead Hazard Control

Address: 2028 Oaklawn Ave.

Date: 1/24/23

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
Exterior				
Side A through Side D – brown aluminum-covered window casings, headers and sills and exposed white wood window casings, headers sills, sashes and wells (wood components partially covered by aluminum are coated with lead-based paint)	Remove aluminum coverings and storm windows where present. Replace wood window sashes and wells with vinyl replacement windows. Cover window casings, headers and sills with Tyvek and aluminum. Dispose of old windows and storm windows properly.			
Side A – white wood roof brackets	Cover with Tyvek and aluminum.			
Side A Porch – white wood ceiling support beam tops/caps	Scrape loose paint and re-paint.			

Interior				
Room 1 – Door C1 and Door C2 (double doors) – white wood doors (Note: door jambs and stops are coated with lead containing paint)	Remove doors and scrape and paint jambs.			
Room 4 – Window A1 – white wood window casings, header, sill, sashes and well	Remove window and close off opening using 2x4 studs and plywood painted to match existing wall.			
Room 4 - Door A1 - white wood door casings, headers, jambs and stops	Scrape and paint both sides of door			
Room 4 - Door B1 - white wood door casings, headers, jambs and stops	Scrape and paint both sides of door			
Room 5 – Door A1 – door jambs and stops	Scrape and paint both sides			
Room 6 – Door A1 – white wood door casings, headers, jambs and stops	Scrape and paint both sides			
Room 6 – Door C1 – white wood door casings, headers, jambs and stops	Scrape and paint both sides			

Room 6 – Door D1 – white wood door casings, headers, jambs and stops	Scrape and paint both sides			
Room 7 – Window B1 – white wood window casings, header, apron, sill, sashes and well	Scrape and paint <i>Window D1 not B1</i>			
Throughout – elevated lead dust levels	Complete specialized cleaning throughout house.			

Total Bid for Lead Scope \$ _____



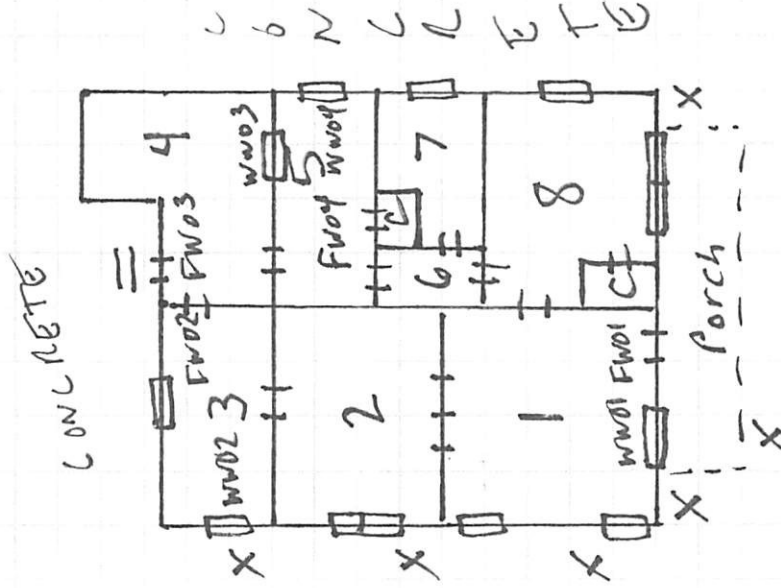
ROY CONSULTING GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

2028 Oaklawn Avenue

Charlotte, NC 28216

SIDE C



SIDE B

SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

Work Specification

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

Property Details

Address:	2028 Oaklawn Ave Charlotte, NC 28216	Owner:	RBP Investments LLC
Structure Type:		Owner Phone:	(704) 641-6756
Square Feet:	1008	Program(s):	LeadSafe 2019 Healthy Homes LBP 2019
Year Built:	1931		
Property Value:	56700		
Tax Parcel:	07507109		
Census Tract:			
Property Zone:			

Repairs

Description

Floor

Room

Exterior

See Attached Lead Scope

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

SMOKE AND CARBON MONOXIDE DETECTORS

Electrical

Install UL approved ceiling mounted smoke and heat detectors permanently hard wired into outlet boxes with battery backups in all bedrooms and outside of all sleeping areas.

Detector in the hall way shall be a combination CO/smoke detector.

All detectors shall be interconnected so that when any one detector goes off, all other detectors also go off.

Installation shall comply with all requirements of the Electrical Code.

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

Work Specification

Exterior Door Weatherstripping Install

Front Door

Install rigid aluminum strip with neoprene-type weatherstripping securely fastened to sides and head jams.

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

Range Hood Exterior Vented

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.

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____