



Invitation to Bid HNS 24-29

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: 2455 Afton Lane Housing Preservation Program/Lead and Healthy Homes | |
| Bid Walk: DATE at time (DAY) 3/8/24 at 10AM | |
| Bid Opening: DATE at time (DAY) 3/15/24 at 2PM | |
| Client Name: Violet Cloud | |
| Project Manager: Daniel Edwards | Contact Number: 980-214-4133 |

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 980-214-4133

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.



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2455 Afton Lane** 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: _____ Number of Pages: _____

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.

Daniel Edwards
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (980) 214-4133 cell
daniel.edwards@charlottenc.gov

HOUSING & NEIGHBORHOOD
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: | 2455 Afton Lane Charlotte, NC 28208 | Owner: | Violet Cloud |
| | | Owner Phone: | Cell: (704) 900-4056 |
| Structure Type: | | Program(s): | HPP FY23 (Westerly Hills) |
| Square Feet: | | | |
| Year Built: | | | |
| Property Value: | | | |
| Tax Parcel: | | | |
| Census Tract: | | | |
| Property Zone: | | | |

Repairs

| <u>Description</u> | <u>Floor</u> | <u>Room</u> | <u>Exterior</u> |
|--------------------|--------------|-------------|-----------------|
|--------------------|--------------|-------------|-----------------|

Replumb Supply Lines

PLUMBING

Remove all existing water supply lines. Install new PEX supply lines to code to service one 3-piece bath, kitchen and laundry area. Insulate exposed hot and cold water lines, installed to code. Repair any wall or ceiling tear out required to install system.

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

Replumb Waste Lines & Vents

PLUMBING

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.

***Work includes replacing line right up to the fixture itself (kitchen sink, bathroom lavatory, bathtub).

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

Work Specification

Water Heater 38 Gallon Lowboy

PLUMBING

Install a 38 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with a 6 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

***Work includes properly abandoning gas water heater in bathroom closet and installing new "lowboy" in the crawl space. Price to include all new plumbing and electrical work necessary for the water heater relocation.

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

Lavatory Faucet - Bathroom

PLUMBING

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.

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

Kitchen Faucet

PLUMBING

Replace kitchen faucet with new single lever faucet that complies with the Construction Standards. Installation includes replacement of drain lines to the horizontal branch line and shall comply with Plumbing Code.

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Work Specification

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

Property Details

| | | | |
|-----------------|--|--------------|---|
| Address: | 2455 Afton Lane Charlotte, NC 28208 | Owner: | Violet Cloud |
| Structure Type: | | Owner Phone: | Cell: (704) 900-4056 |
| Square Feet: | | Program(s): | Tested- HAS LEAD LeadSafe 2023 Healthy Homes LBP 2023 |
| Year Built: | | | |
| Property Value: | | | |
| Tax Parcel: | | | |
| Census Tract: | | | |
| Property Zone: | | | |

Repairs

Description

Floor

Room

Exterior

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 |

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.

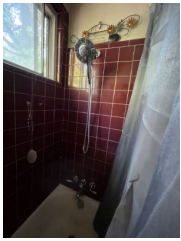
| | | | | | |
|-----------|-------|---|----------|---|------------|
| Bid Cost: | _____ | X | _____ | = | _____ |
| | Base | | Quantity | | Total Cost |

Work Specification

HH - Fiberglass Bathtub

BATHROOM

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



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

HH - Floor System Repair

BATHROOM

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

***Work also include removal and re-installation of existing toilet and pedestal sink.



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

HH - Resilient Flooring

BATHROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



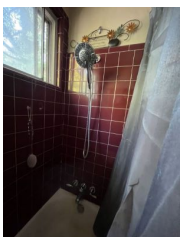
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

HH - Ceramic Wall Tile - Tub Surround

BATHROOM

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.

***Existing burgandy colored tile shall be removed using LEAD SAFE practices as the glaze contains lead.



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

Work Specification

HH - Bath Fan/Light Fixture Combo - New Installation

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Scope of Work for Lead Hazard Control

Address 2455 Afton Lane Date 11/21/2023

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.

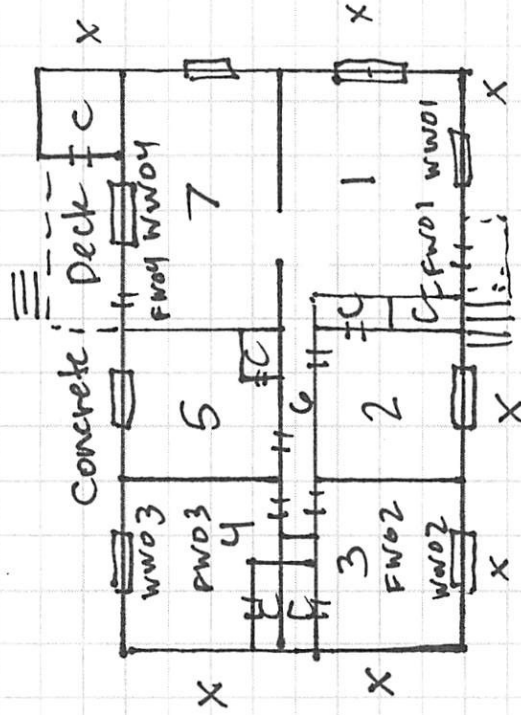
| Lead Hazard (from LIRA) | Method of Control and Scope of Work | Number | Unit Cost | Line Item Cost |
|---|---|--------|-----------|----------------|
| Side B – white wood crawlspace door frame and door | Replace | 1 | | |
| Door A1 – blue, aluminum-covered door casings and header and white wood door jambs, stops and threshold | Remove and replace door and all components with new metal pre-hung door. Wrap any remaining components with Tyvek and aluminum. Prep and paint both sides of new door with Owner's choice of semi-gloss latex | 1 | | |
| Closet Door B1 – blue, aluminum-covered door casings and header and white wood door, jambs and stops | Remove and replace door and all components with new metal pre-hung door. Wrap any remaining components with Tyvek and aluminum. Prep and paint both sides of new door with Owner's choice of semi-gloss latex | 1 | | |
| Room 1 – elevated lead dust level on floor | Complete specialized cleaning throughout | 1 | | |

Total Bid for Lead Scope \$ _____




SIDE C

SIDE B

SIDE D



Legend

-  = Window
-  = Door
-  = Soil Sample Location

SIDE A

NOT TO SCALE