



Invitation to Bid HNS 24-27

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: 2609 Alleghany St | | Housing Preservation Program/ LEAD SAFE |
| Bid Walk: February 29,2024 @ 11am | | |
| Bid Opening: March 7, 2024 @ 5pm | | |
| Client Name: William Hemphill | | |
| Project Manager: Stephon Blanding | Contact Number | |

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 (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 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 **2609 Alleghany St** 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.

Stephon Blanding
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
Phone: 7066221685
Email: stephon.blanding@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: | 2609 Alleghany St Charlotte, NC 28208 | Owner: | William Hemphill |
| | | Owner Phone: | Home: (704) 507-4751 |
| Structure Type: | Single Unit | Program(s): | HPP FY23 (Westerly Hills) |
| Square Feet: | 950 | | |
| Year Built: | 1964 | | |
| Property Value: | 65000 | | |
| Tax Parcel: | 06110402 | | |
| Census Tract: | | | |
| Property Zone: | Council District 3 | | |

Dryer Vent

HVAC

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

| | | | | | |
|-----------|-------|---|----------|---|------------|
| 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.

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

Work Specification

Easy Access Shower Package

PLUMBING

Remove existing tub and surround, including valve and drain and dispose of properly.

Insulate open exterior wall cavity with R-13.

Install blocking for three grab bars at locations determined by rehab specialist and home owner.

Install a 30" x 60" fiberglass shower pan. Pan must be pre-approved by City rehab specialist.

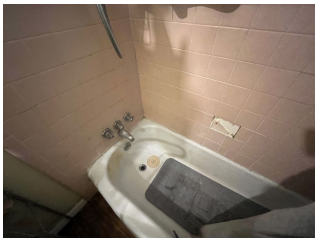
Install cement tile backer board and a ceramic tile surround. Owner's choice of tile.

Install new drain and mixing valve with all associated plumbing lines. Mixing valve shall be located in the center of the long wall of the shower to be accessible from a seated position. Install a diverter valve with a handheld sprayer beside the mixing valve. Shower head shall be located as normal. Install grab bars at designated locations.

Install tempered glass sliding shower doors.

Provide an approved seat manufactured for use in showers.

All materials and work shall comply with the Construction Specifications and the Plumbing Code.

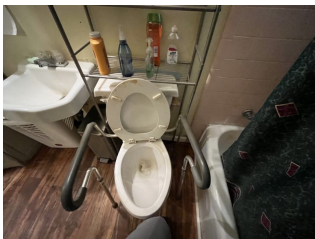


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

17" Height Commode Replace

PLUMBING

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

Double Bowl Sink Complete

PLUMBING

Install a 18 gauge 33" x 22" x 8" 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

Work Specification

Cabinets Base

PLUMBING

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.

***Work here also includes any tear out repair/touch up painting necessary following removal of existing base cabinets and counter top and installation of new.



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

Counter Tops Replace

PLUMBING

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

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: | 2609 Alleghany St Charlotte, NC 28208 | Owner: | William Hemphill |
| Structure Type: | Single Unit | Owner Phone: | Home: (704) 507-4751 |
| Square Feet: | 950 | Program(s): | Tested- HAS LEAD LeadSafe 2023 Healthy Homes LBP 2023 |
| Year Built: | 1964 | | |
| Property Value: | 65000 | | |
| Tax Parcel: | 06110402 | | |
| Census Tract: | | | |
| Property Zone: | Council District 3 | | |

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 - Resilient Flooring - Entire Interior

INTERIOR

Install 25 year warranted 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: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

HH - Grab Bars

BATHROOM

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

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

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.

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 2609 Alleghany St Date 11/21/2023

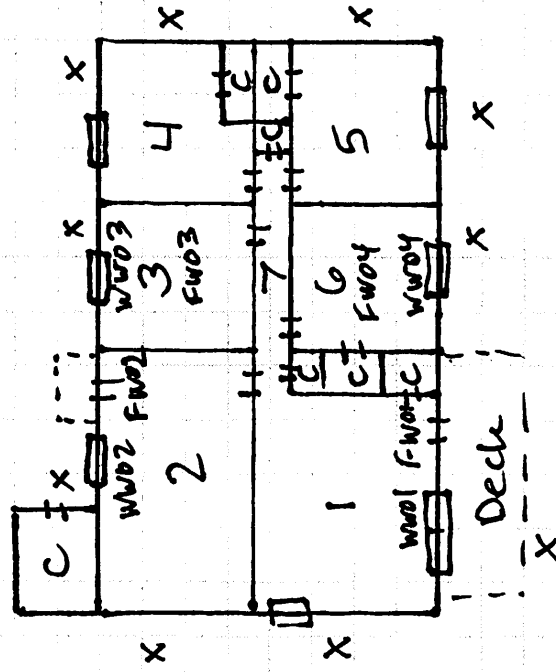
All work described must be performed by a North Carolina state certified lead firm and a state lead permit is required. All work must comply with all applicable federal, state, and local regulations. Provide a separate price for each line item and add the total of line items at the end of the scope. 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 A through Side D – blue wood soffits and crown moldings | Replace rotted wood and cover with Tyvek and aluminum or vinyl | 1 | | |
| Side A, C and D – white and beige wood window casings, headers, sills, sashes and wells (Note: Window C2 is unpainted aluminum) | Replace window sashes and wells with vinyl windows, replace rotted wood and cover window casings, headers and sills with Tyvek and aluminum | 7 | | |
| Side A – blue and white wood shutters | Remove and replace with new vinyl shutters | 6 | | |
| Door A1 (to Room 1) – white and beige wood door casings, header, jambs, stops, lintel 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 | | |

| | | | | |
|---|--|----------|--|--|
| Door C1 (to Room 2) – white and beige wood door casings, header, jambs, stops and threshold and white metal lintel | 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 D1 – blue and white wood door casings, header, 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 | | |
| Side C and D – blue wood corner boards outside of storage room | Cover all exterior storage room siding with Tyvek and aluminum or vinyl | 1 | | |
| Side C – blue wood crawlspace door frame and door | Replace | 1 | | |
| Room 2 – elevated lead dust levels | Complete specialized cleaning throughout Room 2 | 1 | | |

Total Bid for Lead Scope \$_____

SIDE C



SIDE B

SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE