



Invitation to Bid HNS 25-2

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:	3218 Driftwood Dr Charlotte, NC 28205		
Bid Walk: September 5, 2024 @ 9am			
Bid Opening: September 12, 2024 @ 2pm			
Client Name: Jean Hunter	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 **3218 Driftwood Dr** 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: 8/20/2024
plan

Number of Pages: 5 pgs (2 work write- up, 2 lead scope, floor

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.

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

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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:

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SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- 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:	3218 Driftwood Dr Charlotte, NC 28205	Owner:	Jean Hunter
Structure Type:		Owner Phone:	(704) 241-0568
Square Feet:	1333	Program(s):	Tested- HAS LEAD LeadSafe 2019 (10%) LeadSafe 2023 Healthy Homes LBP 2023
Year Built:	1961		
Property Value:	357600		
Tax Parcel:	13112406		
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

Floor System Repair

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.

remove existing curb less shower and repair all deteriorated area.

FLOOR SYSTEM MUST BE STURDY ENOUGH TO SUPPORT A WALKIN TUB AND A HOIST LIFT TO LOWER HOMEOWNER INTO TUB

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

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Scope of Work for Lead Hazard

3218 Driftwood Drive

Address : 3218 Driftwood Dr

Date: 8/20/2024

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.

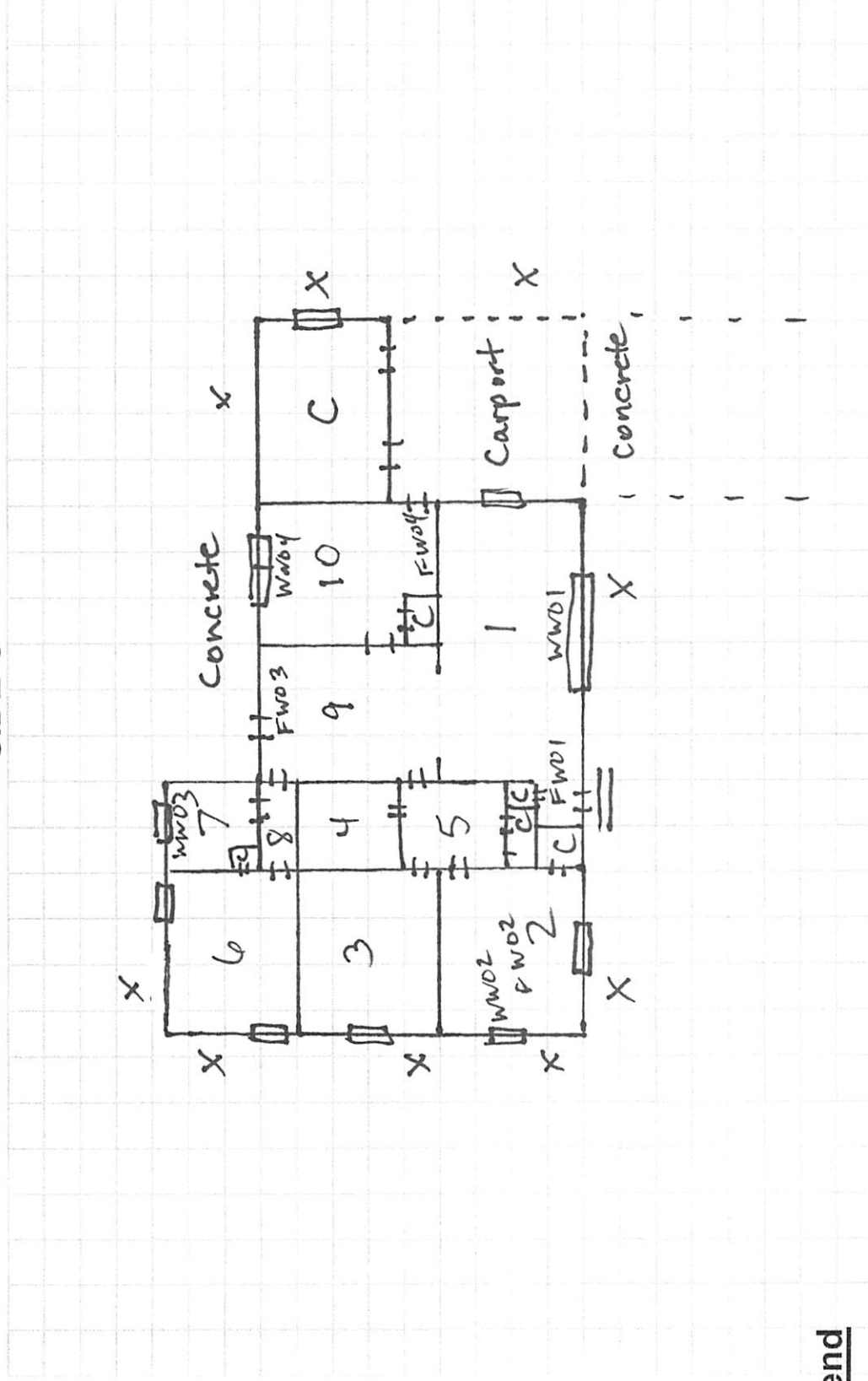
Lead Hazard (from LIRA)	Method of Control and Scope of Work	Number	Unit Cost	Line Item Cost
EXTERIOR				
Side A through Side D – White wood window casings, headers , sills, sashes, and wells and white metal and wood lintels EXCEPT the window C3 and window C4 window casings, headers, sills, sashes, and wells which are not original	Replace (7 windows) with vinyl windows the cover casings, headers, sills, and lintels with Tyvek and aluminum			
Closet Door A2 white wood door	Replace			

Closet A1 and closet A2 interconnected- white wood interior walls (ceiling coated with lead-containing paint)	Scrape loose paint and re-paint.			
Door A3 (to Room 1) – white wood door, casings, header, jambs, stops, threshold and lintel	Replace door scrape loose paint and re-paint.			
Door C1 (to Room 9) – white wood door, casings, header, jambs, stops, threshold and lintel	Replace door scrape loose paint and re-paint.			
Door D1 (to Room 10) – white wood door, casings, header, jambs, stops, threshold and lintel	Replace door scrape loose paint and re-paint.			
INTERIOR				
Room 1 – Closet C1, Room 2 – Closet D1, Room 5 – Closet A1 and Room 6 – Closet D1 – beige wood closet shelves *the shelf supports are coated with lead containing paint)	Replace with new wood shelving			

Throughout – elevated lead dust levels	Complete specialized cleaning throughout house			
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Total Bid for Lead Scope \$



SIDE C



SIDE B

SIDE D

Legend

-  = Window
-  = Door
- X = Soil Sample Location

SIDE A

NOT TO SCALE