



Invitation to Bid HNS 25-10

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: 2715 Alleghany Street, Charlotte, NC 28208	
Bid Walk: 11/22/2024 @ 10am	
Bid Opening: 12/4/2024 @ 2pm	
Client Name: Lavern Morrow	Contact Number:
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 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 2715 Alleghany St 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: 11/7/2024 Number of Pages: 17

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.

Daniel Edwards
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 28202
PH: (980) 214-4133



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



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- 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

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:	2715 Alleghany St Charlotte, NC 28208	Owner:	Lavern Morrow
		Owner Phone:	Cell: (980) 441-7530
Structure Type:		Program(s):	HPP FY22 (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>
HPP - Existing Gas Water Heater		PLUMBING	
Remove existing gas water heater and appurtenances from closet in bathroom and re-install in exterior storage closet. Work shall include all necessary plumbing (including gas line work) and electric alterations necessary to facilitate the relocation.			
Installation includes PRV valve and extension, tank insulation, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof or wall as necessary to meet the requirements of the Construction Specifications and Code.			
Work also includes sealing up any former penetrations/openings in the bathroom closet following the water heater's removal.			



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

Work Specification

HPP - Vanity/ Counter Top/ Sink

PLUMBING

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.



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

HPP - 17" Height Commode Replace

BATHROOM

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

HPP - 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

HPP - 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

Work Specification

HPP - Replace Receptacles, Switches , and Plates

ELECTRICAL

Replace all existing receptacles, switches, and cover plates throughout the entire house.

Replace all two prong receptacles with three prong receptacles.

Install GFCI breakers on all two wire receptacle circuits.

Install GFCI/AFCI breakers on all bedroom receptacle circuits.

Label outlets per Code requirements.

Receptacles in Code defined wet or damp locations shall be GFCI protected.

Scope includes repair of any wall or ceiling damage.

***Work also includes new installation of GFCI outlets along kitchen countertop per Code, and installation of one new outlet in the bathroom.

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

HPP - Combination CO / Smoke Detector Hard Wired

ELECTRICAL

Install a hard wired combination carbon monoxide and smoke detector with battery back up in each bedroom, along with in the hallway outside sleeping areas per NC Building Code

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

HPP - 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.

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

Work Specification

HPP - SENIOR EASY ACCESS SHOWER PACKAGE

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. TILE AROUND WINDOW.

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

HPP - 200 AMP ELECTRICAL SERVICE

Replace electrical service with new 110/220 volt, 200 amp panel with main disconnect and 24 circuit panel board; meter socket; weather head; service cable; and ground rods and cable. Caulk exterior service penetrations. Label circuits legibly.

Replacement of all sub-panels is included.

Install GFCI breakers on all two wire receptacle circuits. Install GFCI/AFCI breakers on all bedroom receptacle circuits. Label outlets per Code requirements.

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:	2715 Alleghany St Charlotte, NC 28208	Owner:	Lavern Morrow
Structure Type:		Owner Phone:	Cell: (980) 441-7530
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

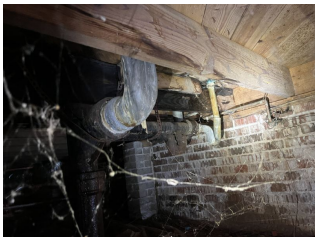
Room

Exterior

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: _____ 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

Work Specification

HH - Drywall Repair, Prep & Paint

BATHROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work includes removal of faux tile sheet material and associated trim and any necessary drywall repair or replacement as necessary.

***Work also includes repair and painting on the inside of the former water heater closet.



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

HH - Prep & Paint Ceiling

BATHROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



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

HH - Bath Exhaust Fan/Light 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

Work Specification

HH - 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

HH - Vinyl Siding- Select Areas

EXTERIOR Exterior

Replace all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier. Install vinyl clapboard siding including corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty.

***Price is for installation of vinyl siding on right, left and rear faces of home and all faces of attached exterior storage closet, covering existing RED colored siding only. Soffit, fascia, and WHITE colored siding is being covered under the Lead Scope.

Bid Cost:

X

=

Base

Quantity

Total Cost

HH - Exterior Steps Installed

Install wood steps and stringers to Code on rear house at entry door. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" 12" stringers. Wooden handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.

Bid Cost:

X

=

Base

Quantity

Total Cost

HH - Remove Exterior Floodlight

Terminate/Remove nonconforming exterior side wall mounted floodlight. Cap all electrical wires securely, and install a weatherproof junction box in compliance with North Carolina building code.

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Scope of Work for Lead Hazard Control

Address 2715 Alleghany St Date 10/22/2024

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
All Contractor's Project 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.	1		
Side A, B and D – white wood upper walls and trim	Cover with Tyvek and aluminum or vinyl	1		

Side A through Side D – white wood fascia, soffits and trim boards	Replace rotten wood and cover with Tyvek and aluminum or vinyl	1		
Side A – red wood shutters	Remove and replace with new vinyl shutters	6		
Side B – red and white metal conduit	Scrape loose paint and re-paint	1		
Window A3 – white wood window lintel	Cover with Tyvek and aluminum	1		
Side A – white metal railing	Scrape loose paint and re-paint	1		

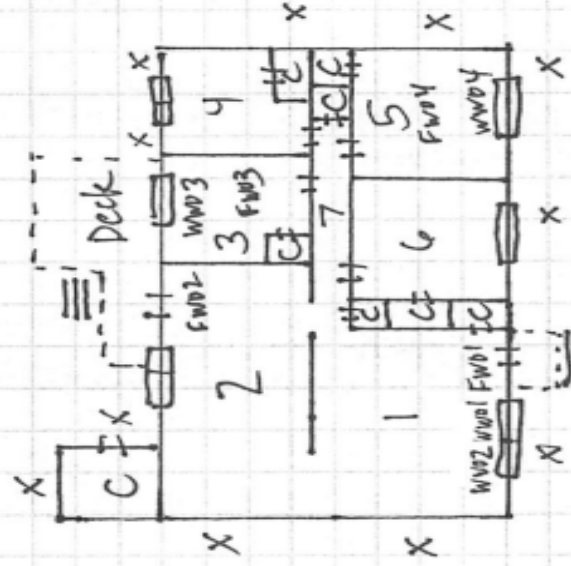
Door A1 (to Room 1) – white wood door casings, header, jambs, stops and threshold	Remove and replace door and all components with new metal pre-hung door. Wrap any remaining components with Tyvek and aluminum. Prep and paint both sides of new door with Owner’s choice of semi-gloss latex	1		
Door C1 (to Room 2) – white wood door casings, header, 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 D1 – white and beige wood door casings, header, jambs, 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 levels	Complete specialized cleaning throughout Room 1	1		

Total Bid for Lead Scope \$ _____

SIDE C

SIDE B

SIDE D



Legend

☐ = Window

⊥ = Door

X = Soil Sample Location

SIDE A

NOT TO SCALE