



Invitation to Bid HNS 26-7

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: 6801 Deanwood Pl - Safe Home	
Bid Walk: FEBRUARY 26, 2026 @ 10 AM	
Bid Opening: MARCH 5, 2026 @ 2 PM	
Client Name: Rachel Woodum	
Project Manager: Devin Smith	Contact Number: 704-589-2130

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 704-589-2130

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 <u>6801 Deanwood Pl</u> 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:	
Written total <u>Forty Three Thousand Eight Hundred Eighty Five & 00/100 - Dollars (\$43,885.00)</u>	
Specs Dated: 2/4/2026	Number of Pages: 12 Total
(6-page work write-up/3-page lead scope/2-page asbestos scope/1-page floor plan)	
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:
Project Schedule: Minimum Start Date - <u>03/30/2026</u>	
Completion Deadline: <u>05/08/2026</u>	

Please Print and Sign:	
Company Name/Firm:	<u>Elite Construction Inc.</u>
Authorized Representative Name:	<u>Sandy B. Jones</u>
Signature: <u>Sandy B. Jones</u>	Date: <u>03/04/2026</u>



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 a 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 amount 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.

Devin Smith
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 589-2130
Fax:



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
Housing and Neighborhood 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

HOUSING AND NEIGHBORHOOD
SERVICES

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



Address: 6801 Deanwood Place **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	06				
	See Attached Asbestos Abatement Scope		EA		<u>1,500.00</u>
	See attached scope. An allowance to complete the scope of work attached.				

2	010				
	See Attached Lead Abatement Scope		EA		<u>14,550.00</u>
	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.				

Location Total: 16,050.00

Location: 2 - Kitchen Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 34 Doors & Windows

3	097				
	Repair/Seal Bottom of Rear Exterior Door		EA		<u>210.00</u>
	Adjust or install new threshold as required. Install exterior grade door sweep. Ensure proper weathertight seal.				

Trade: 37 Appliances-Cabinets-Accessories

4	0272				
	Base Cabinets		LF		<u>1,450.00</u>
	Remove and properly dispose of existing base cabinets. 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. Owners choice of style, hardware, and color.				

5	0274				
	Wall Cabinets		LF		<u>350.00</u>

Address: 6801 Deanwood Place

Unit: Unit 01

Location: 2 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 37 Appliances-Cabinets-Accessories

Properly secure all wall cabinets to studs. Replace all hardware to match base cabinets.

6	0278	KITCHEN COUNTERTOPS	LF	_____	<u>1600.00</u>
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Remove existing counter tops and dispose of properly.

Measure cabinets for new tops and order built to size post formed laminate tops from a reputable top shop. Top shop shall apply all end caps and supply side splashes where cabinets end at walls. Top shop shall perform all sink cut outs.

NOTE: Do not buy counter top blanks at big box stores and cut them to size on site.

Where counter top sections join, such as corners, caulk joints and install connectors supplied by the top shop to join the tops together, taking care to maintain a tight and flush transition all along the joint.

Attach counter tops to cabinets with screws front and back at all top ends, both sides of sinks, and at least every 3' in between.

If counter tops do not fit tightly to wall, trim drywall and/or backsplash margin as necessary to maintain a caulkable gap. Neatly caulk counter tops to adjoining walls with low VOC matching caulk.

Provide owner with a minimum of five pattern choices that coordinate well with the cabinets.

Location Total: 3610.00

Location: 3 - Foundation/Crawl Space

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 29 Foundation & Crawl Space

7	036	Masonry Pier Replace and drop girder	EA	_____	<u>2550.00</u>
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Replace all damaged piers with new masonry pier with mortared joints and poured concrete footing per Code.

Install drop girder to support floor joists where required. Footings, piers, and girders to be sized appropriately to comply with Code requirements for the loads supported.

Jack and shim joists as close to level as possible without damaging interior wall and ceiling finishes.

Properly dispose of all waste and construction debris.

Location Total: 2550.00

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing & Fixtures

8	0197	Demo and Rebuild Bathroom - Complete		AL	<u>10,500.00</u>
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Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, HVAC vents, doors and trim (as required), walls (as required), and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

*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 (measure during bid walk to verify size). 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.

*Floor, wall, and ceiling insulation at locations required by the Construction Specifications

*New ceiling mounted exhaust fan

*New switched light fixture over the vanity

*GFCI outlet per Code

*Drywall and finish walls and patch ceiling as required

*Prehung six panel door and hardware (if removed)

*Baseboard and shoe mold at standard locations

*1.6 gpf comfort height commode

*24" vanity with cultured marble top and single handle faucet

*3 piece bath hardware set (towel bar, paper holder, and towel ring)

*New mirror over vanity

*Walls and ceiling painted semi-gloss per Construction Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes. Provide owner with color, style, and finish selections for all materials.

Location Total: 10,500.00

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Address: 6801 Deanwood Place

Unit: Unit 01

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing & Fixtures

9	0223	Double Bowl Sink Complete	EA		<u>875.00</u>
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Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet and side sprayer, 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.

Location Total: 875.00

Location: 6 - Electrical

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electrical

10	0170	SMOKE AND CARBON MONOXIDE DETECTORS	EA		<u>1325.00</u>
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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 SMOKE AND CARBON MONOXIDE DETECTORS

11	0186	REPLACE RECEPTACLES, SWITCHES AND COVER PLATES	AL		<u>1475.00</u>
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Replace all existing receptacles, switches, and cover plates throughout the entire house. Ensure all devices are wired correctly and secure inside the wall.

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.

Location Total: 2800.00

Location: 7 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Address: 6801 Deanwood Place

Unit: Unit 01

Location: 7 - Utility Room Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing & Fixtures

12	0212		AL		<u>275.00</u>
	Leaking water line Repair leaking water line in the utility closet.				

Location Total: 275.00

Location: 8 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20 Flooring

13	0241		SF		<u>975.00</u>
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INTERLOCKING VINYL PLANK FLOORING
Install waterproof interlocking vinyl plank flooring in the bathroom. Flooring shall have a minimum 25 year manufacturer's warranty and shall be installed strictly according to manufacturer's specifications.

Contractor is responsible for preparing and repairing sub floor as necessary to satisfy manufacturer's installation specifications.

Install suitable matching transition pieces where flooring meets other flooring materials.

Install painted or stained wood quarter-round at all perimeters to complete installation.

Provide home owner choice of three to five pattern selections from program approved manufacturers.

Location Total: 975.00

Location: 9 - Interior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 34 Doors & Windows

14	099		EA		<u>6250.00</u>
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Vinyl Window
Dispose of all window units. Field measure and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc).

Location Total: 6250.00

Unit Total for 6801 Deanwood Place, Unit Unit 01: 43,885.00

Address Grand Total for 6801 Deanwood Place: 43,885.00

Bidder: Sandyford Elite Construction Inc (ECI)

Scope of Work for Lead Hazard Control

Address: 6801 Deanwood Pl

Date: 2/4/2026

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				
<u>Side A through Side D</u> – white and gray wood walls, drip boards, and trim boards	Replace all damaged, loose, or rotted material associated with the required repair. Cover with Tyvek and aluminum or vinyl. Reinstall all removed electrical components and required support anchors.			1,375.00

<p><u>Side A through Side D</u> – white and gray wood fascias, soffits, crown moldings, trim boards, and attic air vents and frames</p>	<p>Remove and properly dispose of all crown molding and attic vents. Replace all damaged, loose, or rotted material associated with the required repair. Cover fascia, soffits, and trim boards with Tyvek and aluminum or vinyl. Replace attic vents and frames with a louvered vinyl product. Ensure all gaps are closed and properly flashed around the new attic vents. Install framing as required to ensure a proper fit. Reinstall all removed satellite dish equipment, all electrical components, and required support anchors. Reinstall house numbers or replace with homeowner approved equivalent.</p>			<p>4175.00</p>
<p><u>Side A through Side D</u> – gray wood window lintels</p>	<p>Replace all damaged, loose, or rotted material associated with the required repair. Cover with Tyvek and aluminum or vinyl.</p>			<p>1900.00</p>
<p><u>Side A Entry</u> – white wood ceiling and trim boards</p>	<p>Replace all damaged, loose, or rotted material associated with the required repair. Cover with Tyvek and aluminum or vinyl.</p>			<p>850.00</p>
<p><u>Door C1 (to Room 2)</u> – gray wood door lintel</p>	<p>Replace all damaged, loose, or rotted material associated with the required repair. Cover with Tyvek and aluminum.</p>			<p>375.00</p>
<p><u>Closet Door C2</u> – gray wood door casings and header, and gray metal lintel</p>	<p>Replace all damaged, loose, or rotted material associated with the required repair. Cover with Tyvek and aluminum.</p>			<p>375.00</p>

Asbestos Hazard (from asbestos report)	Work activities that will or may disturb identified Asbestos Containing Material (ACM)	Line Item Cost
<p>INTERIOR - <u>White Joint Compound</u> - approx. 500 square feet of White Joint Compound on the wallboard joints, seams, and connection points throughout the house. (Note: Exterior window glazing compound containing <1% asbestos was identified during this sampling event. OSHA requirements, including 29 CFR 1926.1101(g), must be followed when working with this window glazing compound material.)</p>	<p>The white joint compound on the wallboard joints, seams, and connection points throughout the house is asbestos containing material (ACM).</p> <p>Work that may disturb ACM includes, but is not limited to:</p> <ul style="list-style-type: none"> *Cutting of wallboard or ceiling board for any reason *Removal and installation of showers and tubs *Adding electrical outlets, lights, or smoke detectors *Installing washer boxes or dryer vents *Installing new air returns *Replacing windows *Paint prep that removes existing paint <p>Air sampling clearance must be completed after disturbing ACM.</p>	
		1,500.00

Total Bid for Asbestos Scope: \$ 1,500.00

Scope of Work for Asbestos Hazard Control

Address: 6801 Deanwood Pl

Date: 2/4/2026

All work disturbing asbestos containing materials (ACM) must be performed in compliance with all applicable federal, state, and local regulations. Work in the rehab scope that reasonably can be anticipated to disturb ACM is listed below. The contractor is responsible for identifying all activities that disturb ACM and for the proper removal and disposal of all ACM disturbed while working on this project.

If all disturbed ACM materials will fit into a single asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standard Asbestos Regulations 29 CFR 1926.1101 may remove and dispose of the ACM using safe work practices.

If all disturbed ACM materials will not fit into a single asbestos waste or glove bag, or if workers are not properly trained, the contractor shall hire a state certified asbestos abatement firm to remove and dispose of the disturbed ACM materials.

Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the asbestos scope total to the asbestos control line item in the main scope of work.

INTERIOR				
Room 4 Windowsills – elevated lead dust level	Complete specialized cleaning throughout the house with a focus on Room 4.			2500.00
All contractor requirements	<p>The contractor is responsible for all project requirements, including but not limited to:</p> <p>All activities required by the City’s COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.</p> <p>Obtaining all permits required. Said permits shall include all items in this scope of work.</p> <p>Provide temporary toilet facilities from job start until the completion of work.</p> <p>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.</p> <p>Contractor may haul debris away daily using dump trailers or trucks.</p>			3500.00

Total Bid for Lead Scope \$ 14,550.00



ROY CONSULTING

GROUP CORPORATION

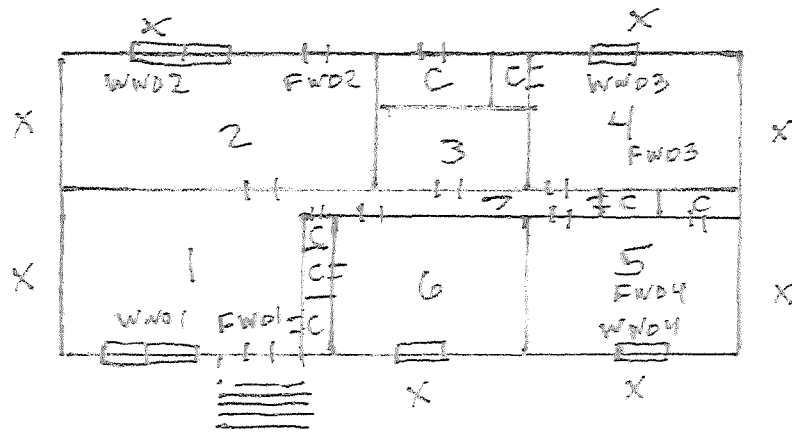
Providing integrated environmental and geotechnical solutions

6801 Deanwood Place

Charlotte, NC 28217

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE