

City of Spartanburg
Procurement and Property Division
Post Office Drawer 1749, SC 29304-1749
Phone (864) 596-2049 - Fax (864) 596-2365

Request for Proposal
Rehabilitation of Historic Property

NOTICE IS HEREBY GIVEN – The City of Spartanburg is requesting proposals to rehabilitate a residential structure in the City of Spartanburg, located at **904 Lucerne Dr. Spartanburg, SC.**

Proposal No: 1819-03-26-02

The City of Spartanburg, hereby, notifies all proposers that it will affirmatively ensure that all disadvantaged and women's business enterprises will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of gender, race, color, or national origin in consideration for an award.

The City of Spartanburg reserves the right to reject any or all proposals or to waive any informality in the qualifications process. Proposals may be held by the City of Spartanburg for a period not to exceed sixty (60) days from the date of the opening of Proposals for the purpose of reviewing the Proposals and investigating the qualifications of prospective parties, prior to awarding of the Contract. The vendor that is awarded the proposal will be required to obtain a City of Spartanburg Business License.

Pre-Bid: Tuesday, March 19, 2019 at 9:00AM at the site.

Sealed Proposals shall be submitted to Carl Wright, Procurement, and Property Manager, on or before **Tuesday, March 26, 2019 no later than 3 PM**, City Hall, 145 W. Broad Street, at which time they will be publicly opened and read aloud in the Training Room.

Technical question regarding the scope of services should be directed to Lynn Coggins, Construction Project Administrator, and City of Spartanburg at 864-596-2914.

Proposals can be hand delivered or mailed to the following address:

City of Spartanburg
P.O. Box 5107
145 W. Broad Street
Spartanburg, SC. 29304

Attn: Procurement and Property Division

For further information and complete Proposal Package, please contact the Procurement and Property office at (864) 596-2049. Complete proposal package also available at www.cityofspartanburg.org by following the links for Invitations for bids.

CITY OF SPARTANBURG - ESTIMATE
Neighborhood Services

Date: February 11, 2019

Owner: CITY

Address: 904 Lucerne Dr.

Phone #: 864-596-2914

Inspected by: Lynn Coggins

GENERAL REQUIREMENTS FOR ALL JOBS
Title/Description

Construction Definitions

"Install" means to purchase, set up, test, and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test, and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment, and recoating of parts. "Reinstall" means to remove, clean, store and install a component.

Verify Quantities/Measurements

All measurements (i.e. SF of drywall or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.

Work Times

Contractors and their subcontractors shall schedule working hours between 8:00 a.m. and 8:00 p.m. Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the owner.

New Materials Required

All materials used in connection with this work write-up are to be new, of first quality and without defects. If applicable, current in stock material and patterns and colors available.

1 Year General Warranty

Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

Brand Names

All brand name products have been selected for their proven superior performance at reasonable cost. Material substitution requests must be made to the rehab specialist at the time of bid submission when accompanied by the manufacturer's specifications. Unless approved in writing, the specified item must be provided.

Manufacturer's Specs

All materials shall be installed in strict conformance to the manufacturer's most recent directions prior to any payment.

Permits Required

All permits including building, plumbing electric, and HVAC shall be received, posted and approved prior to payment for a component.

Final Clean

The contractor must clean the work area and site of all materials, tools, and debris.

Pilferages

The owner will be responsible for pilferages.

Inspections

A building permit is required before starting work.

All work must be inspected and approved by the building inspection department during the course of work.

PAINTING

INTERIOR

Paint all Interior painted surfaces, prime all new materials, paint all walls, ceilings, trim, doors, new sheetrock etc.
Allow surface to dry, spot prime and dry coat with one coat of primer and two coats of premium acrylic latex flat paint on all walls, and semi-gloss on all trim paint per manufacturer's instructions.
Repair all surfaces including walls doors trim etc. before painting

EXTERIOR

Paint all exterior painted surfaces, prime all new materials, stabilize and paint with acrylic
two coats of premium gloss acrylic latex or flat "Owners Choice"

Exterior Siding

Remove all exterior siding
Install new PREMIUM vinyl siding on all walls, corners, and overhangs etc. owner to select pattern and color

Automatic foundation vents

Install all new automatic foundation vents.....\$

EXTERIOR – ROOFING AND CHIMNEY AND GUTTERS

Tear Off and Reroof Shingles Approximately 32 SQ

Remove and properly dispose of all defective roofing components, to include shingles and defective sheathing, rafters, fascia, gutters etc.

There should not be any dips in roof line make corrections.

Replace up to 10 SF of sheathing per 100 Sf of roof using pine board or CDX plywood of matching thickness

Cut a 1" wide vent at ridge board, install ridge vent. Install shingle-over ridge vent

Staple 15 lb felt over entire roof area.

Install preformed aluminum, drip edge, and all new vent pipe boots.

Hand or machine nail a 235lb fiberglass asphalt architectural shingle with a 35 year warranty.

Replace/install all flashing where needed to include roof separations, chimneys etc.

ALL new wood will be painted to match existing as close as possible.

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Flash Chimney, install new metal rain cover

Step flash top and down sides of chimney 1/2" into mortar joints using .027 aluminum

Counter flash completed assembly with aluminum

Inspect chimney and make repairs to be operable

.....\$

Gutters approximately 160LF

Gutters to be installed all down sides.....\$

WINDOWS

Carpentry – Window-Wood DBL Hung ea. @ all 14 ThermaStar by Pella or an approved equal.

Remove old and Dispose of and purchase and install, replicated type, insulated all vinyl both sides, double pane, double hung, one over one window sash, complete with screen, hardware, weather stripped. Repair all walls and trim interior and exterior disturbed by removal and installation

.....\$

Door – Rear Entrance, Pre-hung six panel metal

Dispose of door and frame. Install a prehung, metal, insulated, 4-panel entrance door and jamb including interior and exterior casing, spring metal weather-stripping, interlocking threshold, wide angle peep sight, one entrance and one mortised deadbolt keyed alike. Prime and top coat.

.....\$

Door Front Entrance – Pre-hung six panel metal

Dispose of existing door and frame. Install a pre-hung, per attachment, door and jamb including interior and exterior casing, weather stripping, interlocking threshold, wide angle peep-sight, one entrance lock and deadbolt keyed alike.

.....\$

All Interior doors

Keep all interior solid panel doors and bifold doors
Purchase new brass hardware for all doors
Clean sand and paint all doors in the trim color and rehang all.
Purchase, prepare, and install any missing or damaged doors to match.
If need rebuild the frames of closets, not having a swing door frame them for 1 3/8 swing, use double and single
Install wood shelving and clothes bars in all closets with extra support bars
Put painting fee in above box with painting.

.....\$_____

MINI BLINDS

Install 1" inch mini blinds on all windows.....\$_____

HVAC

Install Complete all new Heat Pump System 15+ Seer R410A exterior gas pack style

Provide heating and cooling load calculations and proposed distribution system layout.
Install a 15 Seer; air-to air-heat pump system to manufacture's most recent installation guidelines with a
System to include but not limited to:
All material, labor, profit, digital thermostat, concrete pad, power, and control wiring,
work light, digital thermostat, filter, and fan, heat strips per mfg. recommendations, ducts, vents, returns, operating
and repair manual, provide two extra filters, Provide condensation overflow drain, and pan.
Insulate all ductwork to R8.
Provide separate power circuits for units.
Owner prefers unit to be in attic. Return filter must be inside house.
Unit must be inspected and working to submit payment request
Include duct blaster testing and report
10 year equipment warranty, one year free service warranty, must be given written with payment request

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Complete Rewire - Entire House to Current Code

Rewire unit to conform to the Latest International Electric Code.

ALL LIGHT FIXTURES WILL BE LED

Install ceiling fans in all bedrooms and den with led light kits

All old wire will be pulled none to remain including switch wire

Install LED surface mount light over showers and sinks

Present proposed lighting package

ALSO Including but not limited to the following:

New three-wire system, new switches, new receptacles, cover plates, new light fixtures in each room,
Exhaust fans in bathrooms.
Surface mount GFCI in bathroom and kitchen;
Arc fault circuits in bedrooms,
15 amp grounded receptacles on all usable walls.
Switched lights in all rooms, halls, kitchens, bathrooms, bedrooms, closets, attic, furnace areas, and all entrances.
Hard wired/battery backup smoke detectors in bedrooms and halls and second stories
Dedicated 20 amp circuits for counter receptacles in kitchen.
Dedicated 20amp circuit for washing machine;
Dedicated 20amp GFCI circuits in bathroom;
GFCI receptacle on front and rear of house;
Light, cut off, and GFCI receptacle for furnace and water heater.
Run all wires thru walls and repair all tear out.
Remove surface mounted receptacles.
Include new service entrance and distribution panel.
Electric Service – 200 Amp
Dispose of old electric service to code legal dump. Install a residential, 200-amp single phase,
Three wire electric service. Include a main disconnect, 22 circuit panel board, meter socket,
weather head, service cable ground rod and cable, water pipe bonding, Caulk exterior service penetration.
Label all circuits

.....\$_____

Water Service

Replace Water Service and Distribution Pipes to all fixtures to current Code.

Install to code a 1 inch OD PVC type water line from meter to structure and connect all fixtures with PEX line using brass metal connectors.

Includes all new water connections such as water heater hookup, and clothes washer and all potable connections Include all labor and materials. Install, couplings, hangers, and brass cutoffs, escutcheon plates, supply lines as required. Repair /replace damaged, missing or leaking faucets controllers and supply lines. Re-grade yard and work area, sow grass and spread straw to reestablish lawn. Contractor acquires all permits, testing and inspections. Contractor is responsible for sidewalk and road repairs.

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Sewer Service – 4" PVC

Remove the complete existing sewer line system and install all new lines

Install a new 4" PVC sewer line from structure and connect to the public sanitary sewer system. Install clean-outs as required by code, Regrade yard, sow grass seed and spread straw to reestablish lawn. Contractor to apply and pay for all permits and road repairs.

.....\$ _____

Water Heater – 52 Gallon Electric 1-ea.

Dispose of current water heater, legal dump. Install a 52 gallon, low profile, high recovery, glass lined, insulated to current code, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, pan, shut-off valve and electric supply. LOCATION TO BE DETERMINED.

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Kitchen

Kitchen Faucet –Single Control

Install a metal, single lever, washerless faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.....\$ _____

Kitchen Sink – Double Bowl Complete

Install a 33"x22"x9" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet with a 15 year drip-free warranty, trap, supply lines and shut-off valves.

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Kitchen Cabinets and Counters

SUBMITT CAD DRAWING FOR NEW DESIGN OF KITCHEN

Install kitchen cabinets and counters, Submit a detailed cad drawing to install upper and lower cabinets and countertops, include a space for the washer and dryer.

.....\$ _____

Appliances

Purchase and install appliances, Color black, electric flat top stove, overhead microwave, 24 ft. side by side or 3 door refrigerator, dishwasher, sink disposal...

.....\$ _____

2 BATHROOMS

SUBMITT CAD DRAWING FOR NEW DESIGN OF BATHROOMS

Remove existing tub, faucet, sink, and toilet cabinets.

INSTALL 3 Fixtures (Commode and Lavatory and Tub all white in color with brushed nickel or stainless

Install new tub/shower full surround single piece no seams

Rough-in PVC waste and vent, and copper supply to a close coupled white commode and a

Include vanities housing a vitreous china top and a metal bodied single lever faucet in drawing.

Install a brushed metal 5-piece accessory set.

Commode to be tall elongated unit

.....\$ _____

Bathroom Floors install premium vinyl waterproof laminate floor covering owner choice of color

.....\$ _____

FLOORS

Sub-floor repair and demolition

Carpet, Underlay and Vinyl Sheet goods etc.

Remove all floor covering, any existing carpet, vinyl, tile and underlayment, etc. remove all damaged subflooring and framing and replace with new like materials, must be repaired to remove all damaged materials prior to the instillation of new underlayment. Must be field inspected.

Install 5/16" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Use proprietary seam sealer. Caulk edges of vinyl w/ clear silicone caulk to create positive seal. Install metal edge strips in openings and shoe molding or 4" vinyl base around perimeter. Must use current in stock material/pattern.

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LAMINATE FLOOR COVERING

Install locking waterproof oak pattern laminate floor covering through the entire house allow \$2.50sf L&M, Must be approved by City

.....\$

Insulation

Insulation Ceiling R-30

Install fiberglass batt insulation over entire attic area.....\$

Insulation Floor R-19

Install fiberglass batt insulation under entire floor area.....\$

Insulate attic door opening\$

Termite Infestation Inspection

Complete total inspection and treat for termites and furnish final report. And certificate

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Steps – Rear Exterior Entrance

Build new set of three steps to current code, match brick.....\$

DRIVEWAY

Install asphalt driveway over existing, grade as needed for finished level smooth surface

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GARAGE FLOOR

Pour 2-3 inch of concrete on the existing floor, install wire or rebar or other support to avoid cracking

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SIDEWALK

Install 3ft wide sidewalk from driveway to front porch.....\$

Yard Cleaning

Remove all of the overgrowth, shrubbery front yard.\$

Trees

Remove the marked trees tree in the yard.....\$

Remove all wallpaper.....\$

Remove all wood paneling, desk, and upper wall cabinets.....\$

Remove all wet sheetrock, damaged and mildewed, install new matching sheetrock finish and paint two coats.

.....\$

Contingency 5% added to your price.....\$

TOTAL BID FOR ALL WORK ABOVE\$

OPTIONS 1- 4 TO BE DETERMINED AT A LATER TIME

The following options are not included above and will not be decided upon until a contractor is selected and a price is established on the above work to determine if its financially feasible to do more work.

OPTION 1

INSTALL HARDY PLANK SIDING INSTEAD OF VINYL_____ \$_____

OPTION 2

Furnish a drawing and cost to build a new front porch approximately 20-25 ft. long and 8-10 wide
.....\$_____

OPTION 3

REMOVE CHIMMNEY TO BELOW ROOF LINE AND SEAL.....\$_____

OPTION 4

Fireplace electric insert

On approval from City remove old screen and insert and replace with new large capacity electric energy star insert with remote control

.....\$_____

DEMOLITION SCHEDULE

REMOVE ALL WALL PAPER

REMOVE ALL DARK WOOD PANELING, DESK, AND UPPER WALL CABINET

REMOVE ALL SHEETROCK THAT IS WET AND MILDEWED AND INSTALL NEW WITH FINISH

ORDER INFESTATION REPORT FOR DAMAGES

REMOVE ALL DESIGNATED TREES

REMOVE ALL EXTERIOR MASONITE SIDING

REMOVE ALL CARPET

REMOVE ALL APPLIANCES

GUT THE BATHROOMS TUB, SINK, TOILET, WALLS FLOORS

REMOVE WATERHEATER

REMOVE ALL WINDOWS FOR REPLACEMENT

REMOVE HVAC AND ALL DUCTS

REMOVE ALL WIRING

REMOVE ALL PLUMBING

REMOVE ALL KITCHEN AND BATHROOM CABINETS

REMOVE FIREPLACE COVER

REMOVE GARAGE STORAGE AREA

REMOVE THE ASPHALT DRIVEWAY AND STEPPING STONES IN FRONT OF HOUSE