

**Request for Proposal  
Rehabilitation of Property  
300 Marion Ave.**

**NOTICE IS HEREBY GIVEN** – The City of Spartanburg is requesting proposals to rehabilitate a residential structure in the City of Spartanburg, located at **300 MARION AVE. Spartanburg, SC.**

**Proposal No: 2021-07-21-01**

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, July 14, 2020 at 9:00AM at the site.**

**Sealed Proposals** shall be submitted to Carl Wright, Procurement, and Property Manager, on or before **Tuesday, July 21, 2020 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.

Please remember due to the COVID-19 concerns we must remain vigilant about **social distancing practices**. In this season of uncertainty, there is a need to put our employee's safety first. We practice appropriate physical separation (**six feet or more**) as we go about our work.

We can open the bids publicly, however, all persons in attendance will be required to wear masks, have temperatures checked and hand sanitized before entering the room. All attending the bid opening must sit (6) feet apart.

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](http://www.cityofspartanburg.org) by following the links for Invitations for bids.

**CITY OF SPARTANBURG  
Neighborhood Services  
R F P**

Date June 30, 2020  
Owner: CITY OF SPARTANBURG

Address: 300 Marion Ave.

Phone #: 864-596-2914

Construction Project Adm.: Lynn Coggins

**GENERAL REQUIREMENTS FOR ALL JOBS**

**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 6:00 p.m. Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner

**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**

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

**INTERIOR**

**PAINTING INTERIOR**

Repair and 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.....\$ \_\_\_\_\_

**Interior wall repair and ceilings and sheetrock**

Install sheetrock on all open wall areas, tape refinish.....\$ \_\_\_\_\_

**DOOR – LEFT SIDE ENTRANCE FRAME IN FOR 36 INCH DOOR**

Dispose of existing door and frame. Install a pre-hung, insulated door and jamb including interior and exterior casing, weather stripping, interlocking threshold, wide angle peep-sight, one entrance lock and deadbolt keyed alike. Match the interior doors with solid core entrance door. Prime and top coat.

Replicate Therma-Tru Benchmark Doors Left-Hand Inswing Ready To Paint Fiberglass Prehung Entry Door with Insulating Core

.....\$ \_\_\_\_\_

**DOOR – RIGHT SIDE ENTRANCE - FRAME IN FOR A 36 IN DOOR**

Dispose of existing door and frame. Install a pre-hung, insulated door and jamb including interior and exterior casing, weather stripping, interlocking threshold, wide angle peep-sight, one entrance lock and deadbolt keyed alike. Match the interior doors with solid core entrance door. Prime and top coat.

.....\$ \_\_\_\_\_

**Door Front Entrance – Pre-hung to be determined**

Dispose of existing door and frame. Install a pre-hung, door and jamb including interior and exterior casing, weather stripping, interlocking threshold, wide angle peep-sight, one entrance lock and deadbolt keyed alike. Match the interior doors design with solid core. Prime and top coat

.....\$ \_\_\_\_\_

**All Interior doors**

Remove all interior doors and replace with ReliaBilt primed 2 panel round top plank hollow core molded composite pre hung door. Or exact replica

.....\$ \_\_\_\_\_

**WOOD FLOORING, repair refinish**

Refinish all wood floors, repair/replace to match any damaged wood flooring or missing flooring and stain and clear coat all. Owner selects color.

.....\$ \_\_\_\_\_

**WINDOWS**

**Carpentry – Window-Wood DBL Hung ea. @ all 16 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

.....\$ \_\_\_\_\_

**Kitchen**

**FINISH THE REMOVAL OF OPEN STUD WALL**

**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.

.....\$ \_\_\_\_\_

**Kitchen Cabinets and Counters**

**SUBMIT CAD DRAWING FOR NEW DESIGN OF KITCHEN AND LAUNDRY**

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**

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

.....\$ \_\_\_\_\_

**Bath**

**BATHROOM**

**SUBMIT CAD DRAWING FOR NEW DESIGN OF BATHROOMS**

Remove existing tub, faucet, sink, lavatory, and toilet

**INSTALL 3 Fixture (Commode and Lavatory and Tub**

Rough-in PVC waste and vent, and copper supply to a close coupled white commode and a 24" plywood vanity housing a vitreous china top and a metal bodied single lever faucet.

**Install a brushed metal 5-piece accessory set.**

**Commode to be tall elongated unit**

**Install new tub/shower full surround single piece no seams, brushed metal faucet, drain, etc.**

**The bathroom will be rearranged, please submit cad drawing of new suggested floor plan.**

.....\$ \_\_\_\_\_

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

.....\$ \_\_\_\_\_

**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 walls R-18** where applicable.....\$ \_\_\_\_\_

**UTILITIES**

**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 and remote controls**

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

Including but not limited to:

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.

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

**Install 4 ceramic light fixtures in attic and 4 in basement 100 watt equivalent 1800 lumen bulbs**

.....\$ \_\_\_\_\_

**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.

.....\$ \_\_\_\_\_

**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.

.....\$ \_\_\_\_\_

**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

.....\$ \_\_\_\_\_

**EXTERIOR**

**Exterior Siding**

Leave all of the rock work exposed

Prepare wood wall with whatever is needed to make then installation of vinyl siding smooth

Including insulation board.

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

.....\$ \_\_\_\_\_

**FLOORS, SUB FLOORS, OUTSIDE JOIST BANDS, JOIST, DEMOLITION, AND REPAIR**

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.

.....\$ \_\_\_\_\_

**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”

.....\$ \_\_\_\_\_

**Automatic foundation vents and glass window**

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

**EXTERIOR – ROOFING AND CHIMNEY AND GUTTERS**

**Tear Off and Reroof Shingles Approximately 18 SQ**

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

Replace anything defective that was removed with like size and shape

There should not be any dips in roof line.

Replace up to 5sf. of sheathing per 100sf. 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 shingle with a 30 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.

**Flash Chimney**

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

Counter flash completed assembly with aluminum

Owner's choice of in stock standards

**Rain Cap**

Install rain cap on chimney

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**Gutters approximately**

Remove any old gutters and dispose of properly. 4" Gutters to be installed on all down sides, owner choice of color.....\$\_\_\_\_\_

**Shutters**

Install shutters on house.....\$\_\_\_\_\_

**Termite Infestation Inspection**

Complete total inspection and treat for termites and furnish final report and send certificate

.....\$\_\_\_\_\_

**SIDE PORCH**

Remove all rotten/damaged wood to prepare for rebuild of entire porch...

Save the T&G for interior repairs.

Inspect the masonry to make sure its solid to build on.

Install treated joist and outside bands. Cover with treated 2x6 deck boards

.....\$\_\_\_\_\_

**BASEMENT CLEANUP**

Remove the two furnaces in basement and all debris.....\$\_\_\_\_\_

**UST REMOVAL, OIL TANK**

REMOVE OIL AND TANK AND CONTAMINATED DIRT IN BASEMENT.....\$\_\_\_\_\_

**MASONRY**

**CONCRETE DRIVEWAY**

Grade and Install a concrete driveway 24x24 behind the house.....\$ \_\_\_\_\_

Grade and install concrete drive 21ft wide from street to the garage.....\$ \_\_\_\_\_

**SIDEWALK**

Install 3ft wide sidewalk from driveway to back door entrance.....\$ \_\_\_\_\_

**YARD AND TREES**

**Yard Cleaning**

Remove all of the overgrowth entire yard, shrubbery front yard, fence line, around garage  
.....\$ \_\_\_\_\_

**Trees**

Remove the four large trees in the front yard and the dead tree in rear yard  
**GRIND STUMPS BELOW SURFACE 8-12 inches**.....\$ \_\_\_\_\_

**GRASS**

Grade, Seed and straw all disturbed areas.  
.....\$ \_\_\_\_\_

**GARAGE**

**WOOD WORK AND SHINGLES**

Remove and replace all damage wood with like, include ceilings, walls, and fascia, roof sheeting, joist ends paint all new materials.

Clean the exterior and interior and paint two coats masonry paint on brick and exterior paint on inside walls owner choice color

Replace roof shingles and felt 30 year standard.....\$ \_\_\_\_\_

Install aluminum single double sized garage door with remote.....\$ \_\_\_\_\_

Install one vinyl clad window.....\$ \_\_\_\_\_

Replace the door with aluminum exterior.....\$ \_\_\_\_\_

**GARAGE ELECTRICAL**

**Run a line from to garage for power**

Install electrical service 100 amp main small box.

Run 12awg Romex, 20 amp breaker, 20 amp recepticals

Install 4 surface mounted 120v receptacles on the two side walls

Install 4 surface mounted, utility style fixtures, LED 100 watt, 1800 lumens led bulb equivalent led light spaced evenly on ceiling with switches at door

Install 2 motion activated dual led floodlights over the center of both doors  
.....\$ \_\_\_\_\_

**Contingency 5%.....\$5000.00**

**TOTAL.....\$ \_\_\_\_\_**

**300 MARION AVENUE  
OPTIONS TO BID ON**

- 1. **SCREEN IN RIGHT PORCH WITH ALLUMINUM FRAMING AND DOOR**  
.....\$ \_\_\_\_\_
- 2. **GRAVEL FROM ROAD TO GARAGE WITH METAL EDGING**  
.....\$ \_\_\_\_\_
- 3. **DIFFERENCE TO GO FROM VINYL SIDING TO HARDY PLANK**  
.....\$ \_\_\_\_\_
- 4. **CHANGE FRONT DOOR TO CRAFTSMAN WALNUT ALDER WOOD SOLID CORE**  
.....\$ \_\_\_\_\_

## DEMOLITION SCHEDULE

REMOVE THE TREES IN YARD

REMOVE THE ASPHALT DRIVEWAY

IN FRONT YARD REMOVE STEPPING STONES, WOOD FRAMING, LAMP POST, ALL SHRUBS

GUT THE BATHROOMS TUB, SINK, TOILET, WALLS FLOORS

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

REMOVE ALL CARPET

REMOVE ALL APPLIANCES

REMOVE WATERHEATER

REMOVE TWO COMPLETE FURNACES SYSTEMS UNDER THE HOUSE REMOVE ALL DUCTS

REMOVE THE OIL TANK UNDER THE HOUSE

REMOVE ALL TRASH/DEBRIS UNDER HOUSE

REMOVE ALL WINDOWS AND DOORS FOR REPLACEMENT

REMOVE ALL WIRING

REMOVE ALL PLUMBING

REMOVE ALL KITCHEN AND BATHROOM CABINETS