

**City of Spartanburg Legal Notice
Request for Proposal
Repair Residential House**

NOTICE IS HEREBY GIVEN – The City of Spartanburg is requesting proposals to repair a residential structure in the City of Spartanburg, located at 105 Raintree Dr. Spartanburg SC

Proposal No: 1516-06-14-01

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, June 7, 2016 at 9:00AM at the site.

Sealed Proposals shall be submitted to Carl Wright, Procurement, and Property Manager, on or before **Tuesday, June 14, 2016, 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.

**The City of Spartanburg
Neighborhood Services Department
Request Proposals Repairing Residential Home
Located at 105 Raintree Dr. Spartanburg, SC**

The City of Spartanburg is requesting Proposals to rewire a house to the current electrical code.

Bidding Requirements for Contractors

- I. Must be currently licensed with SCLLR, if a Corporation or LLC, and Registered with SC Secretary of State, be bonded and Insured as a General Contractor or South Carolina Home Builder
- II. Must have three years of experience.
- III. Must submit six references for work completed in the last six months.
- IV. Must own sufficient equipment to complete the work and supply a list of equipment you plan using.
- V. Sub contractors must meet the same requirements.
- VI. Management Companies will not qualify as Contractors

Preparation of Bid: Each bid must be submitted on the prescribed forms (contained herein). All blank spaces for bid prices must be completed in ink or typewritten, in words and/or figures, and all required Certifications must be fully completed and executed when submitted.

Illegal Aliens / Workers

The Federal Government and State of South Carolina prohibit the hiring, employment, or use of persons without legal status in the United States. Any Contractor or Sub Contractor hiring or using illegal Aliens/Workers is not eligible to participate in contractual work with the City of Spartanburg.

All Contractors or Sub Contractors working contractually with the City of Spartanburg are required to use the E-Verify Program and Federal Work Authorization Program.

The City of Spartanburg reserves the right to request and receive legal status verification within five working days of any person working under Contract with Contractor or Sub Contractor.

Furthermore, the City can demand the removal of anyone suspected of being Illegal until legal status is verified in written form. Failure to comply can result in the immediate cancellation of the contract.

Awarding Contracts

The lowest bid does not automatically guarantee a contractor will get the work they bid on. Bids will be reviewed for pricing, experience, previous work history, references, State Licenses, State Registration, insurances, bonds, subcontractors, and equipment owned, equipment rented, operator experience, and financial stability. The City at its sole discretion will decide after a review which contractor, if any is responsive to the RFP.

The City of Spartanburg shall be the sole judge of the bid and the resulting agreement that is in its best interest and its decision shall be final. All bidding and award procedures undertaken by the City in regard to this project shall be consistent with the City's adopted procurement procedures. Bid prices shall remain in effect for 90 days after bid opening.

CITY OF SPARTANBURG
Neighborhood Services, Emergency Repair Program
INSPECTION CHECKLIST & STOCK PHRASE MANUAL

Date: May 10, 2016

Owner: Remattie Brown

Address: 105 Raintree Dr.

Phone #: 583-0340

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 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.

ELECTRICAL
Complete Rewire - Entire House to Code, Approximately 1100SF
 Rewire unit to conform to the latest Adopted version, International Electric Code.
 Including but not limited to:
 New three-wire system, switches, receptacles, cover plates, light fixtures if requested, and 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 if allowed 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.
 Revise conforming wire and devices where practical.
 Remove all old wiring:
 Fish all wire and repair all tear out.
 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.
Two Exterior Storage Buildings
 Remove all wiring to the exterior buildings for the project to meet code.

TOTAL ELECTRICAL.....\$_____

Carpentry - Windows Repair ALL
 Repair windows without replacing sash. Replace broken and cracked glass with double strength glass. Remove loose glazing compound and re-glaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk. Paint enamel both sides'
Kitchen Double Window
 Replace the bottom aprons of this unit or remove the unit and install a similar unit which ever is the best decision after tearout.

TOTAL WINDOW REPAIR.....\$_____

Front Door – Pre-hung Metal Entrance 1ea. @ front entrance
 Remove and Dispose of front entrance door and frame. Install a pre-hung, 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 both sides.

Total door replacement.....\$_____

Bedroom Door, right front, end room.
 Remove old, Install approximately a 1-3/8" pre-hung, molded, hardboard door and split jamb including casing both sides, 2 butt hinges and a privacy lockset. Paint door and trim to match existing.

Total door replacement.....\$_____