

**Legal Notice
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 in **Historic Beaumont Mills Neighborhood at 117 Phifer Dr. Spartanburg, SC.**

Proposal No: 1617-06-27-01

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 20, 2017 at 9:00AM at the site.

Sealed Proposals shall be submitted to Carl Wright, Procurement, and Property Manager, on or before **Tuesday, June 27, 2017 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
Neighborhood Services
RFP Rehabilitation Of Historic Property**

Date: June 1, 2017

Owner: CITY OF SPATANBURG

Address: 117 Phifer 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 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.

Historic Designated Property

This historic project has specific guidelines related to the renovation that must be followed. It is suggested you familiarize yourself with the specifics before deciding if you want to proceed with placing a bid on the project. Mistakes on the contractors part for not following the historical guidelines will not be accepted by the City.

CITY OF SPARTANBURG

Board of Architectural Design and Historic Review

Mandatory Written Findings of Fact

The Board of Architectural Design and Historic Review as prescribed in the City of Spartanburg Zoning Ordinance, as amended, require that the Board make written findings of fact prior to approval of any Application for Certificate of Appropriateness. Section 510.6, subsection C, *Standards* of the City of Spartanburg Zoning Ordinance specifically outlines the specific criteria.

CASE #	APPLICATION SUMMARY
COA 17-004-00018	<p>The Planning Department has received an Application for a Certificate of Appropriateness for Major Works from the City of Spartanburg, Owner.</p> <p>The applicant is requesting a Certificate of Appropriateness to consider the permission to make various exterior removal and repairs to the structure, 117 Phifer Drive (in the Beaumont Mill Village Historic District) and is further identified as Parcel No. 7-08-015-188.00</p>

Pursuant to the required notice and public hearing, the Board of Architectural Design and Historic Review voted to ☒ **Approve**; ☐ **Approve with Conditions**; ☐ **Table**; or ☐ **Disapprove**; the application based on its review and analysis as follows:

YESNO
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The character and appropriateness of the design; and

1. The Board believes that according to the City of Spartanburg Design Guidelines for the Beaumont Mill Village Historic District, the above listed major works must abide by the following guidelines:

3.7.6 Exterior Siding, Page 34 of the City of Spartanburg Beaumont Mill Village Design Guidelines:

Large Areas of Replacement Siding: *Should it become necessary to replace the siding, then the new boards should match the existing boards in width and any characteristics, such as corner boards. If more than 50% of non-original siding will be replaced then the type of replacement siding must match the historic style siding. Appropriate new material should be wood or cement fiberboard – brick veneer is not recommended as an option to replace siding.*

The intent for the siding is to move the asbestos siding that is still in good condition on the rear of the home, to other parts of the home where the siding is damaged. This will provide a coherent appearance and preserve the historic character where it is most visible and where it is possible in the rear. Replacement

hardi plank siding are planned to fill in the areas where the original asbestos siding in good condition is moved from.

3.7.5 Roof Pitches and Roofing Materials (including chimneys and dormers), Page 33 of the City of Spartanburg Beaumont Mill Village Design Guidelines: *Chimneys are important features – the brick on these should be maintained. They should not be covered with stucco or any other material. Chimneys that are no longer in use shall remain intact and uncovered.*

The proposal includes rebuilding and repairing the chimney using as much of the original brick as possible, and replacing missing brick where necessary. It will also be reflashed.

3.7.2 Windows, Page 30 of the City of Spartanburg Beaumont Mill Village Design Guidelines:

If it is determined that the windows are in such deteriorated condition that they must be replaced, you should select a new widow with extreme care. Make sure the following details should be compatible when selecting a new window: size of window, shape and size of sash, window pane size and configuration, muntin and mullion profile shape, location of meeting rail. Wood and aluminum clad windows are the most appropriate replacement materials. Other window materials to be evaluated by the HARB.

The proposal includes removal of the original wooden windows and purchase and installation of the exact replicated type of wooden, double pane, double hung, six over six; including window sash, screen, snap-in mullion, hardware, weather stripped.

3.7.1 Doors, Page 28 of the City of Spartanburg Beaumont Mill Village Design Guidelines:

After looking at the options of replacing or repairing a door and it is deemed that the door is so deteriorated that it cannot be repaired, then a replacement is in order. Replacements should be in the same configurations, material, size, and light pattern.

The proposal includes disposing of the existing door and frame and replacing it with a pre-hung six panel wood colonial revival 1942 6 panel door.

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The scale of the buildings; and

2. The Board believes that the scale of the building will not be changing with the proposed work, and is therefore not applicable in this case.

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The texture and materials;

3. The Board believes that the proposed texture and materials includes preserving as much of the original siding and placing it in the most visible areas of the home, and replacing the portions that have been moved with appropriate hardi plank siding. The intent is to preserve and repair as much of the chimney as possible, and it will remain uncovered. Additional brick will be added where necessary. The replacement wooden windows and doors are to replicate the existing windows and historically appropriate features.

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The relationship of such elements to similar features of structures in the immediate surroundings; and

4. The Board believes that the property will be rehabilitated to historic standard; many homes in the Beaumont Mill Village Historic District feature similar materials and architectural characteristics. Others have lost some of their historic integrity over time.

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If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District.

5. The Board believes that the proposed alterations to the house will help restore the property to historic status as well as make it a safer and more desirable home to live in. The proposed alterations will be harmonious with the Historic District.

LEAD BASED PAINT REQUIREMENTS**Title/Description****Follow the most recent Federal guidelines on handling lead paint abatement and clearance.****All Interior painted surfaces, Stabilize and paint all wall and ceiling and trim affected.**

Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse, and HEPA vacuum all visible chips and dust.

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

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All Exterior painted Surfaces– Stabilize and Paint Acrylic

Aggressive wet scrape all loose paint, caulking and glazing with curved and flat draw scrapers. Feather edges with a sponge sanding block saturated with DE glossing agent. Rinse and HEPA vacuum all visible chips and dust.

Allow surface to dry, spot prime, then prime everything with one coat, and two coats of premium gloss acrylic latex or flat "Owners Choice"

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Seed and Tack

Mow lawn using a bagging mower and dispose of waste. Scratch surface with a steel rake, roto-till established walking paths. Fertilize with starter blend and re-seed with K-31 tall fescue. Mulch with straw and water. Create a 3' high barrier with string, 1" x 1" stakes, and marking tape. Water twice a week until 2" stand of grass is established.

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Final Clean- Interior and exterior

After completion of all lead hazard reduction, fold, remove, and wet mist all containment plastic, floors last. HEPA vacuum all visible surfaces including clothing, furniture, walls, floors, and ceilings from the top down. Detergent scrub all horizontal surfaces in small sections using a 3 bucket system changing rinse water every 250 SF.

Completely rinse with clean water and new equipment. After surface is dry, HEPA vacuum all visible surfaces except ceiling.

Have a licensed lead abatement contractor complete an inspection and issue a final clearance.

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Exterior Siding and Foundation and Driveway Cleaning

Pressure wash the entire exterior, siding, windows, and foundation, remove window screens, and storm windows, and replace after cleaning and painting unless the windows are replaced

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Asbestos Siding

Replace, match all missing broken siding by removing from the rear of the house. Hearty plank will be used to replace the rear section of the house

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Steps, Landing and Handrail – Rear Exterior Entrance

Build 8ft x 8ft landing and steps and rail to current code.

Dispose of steps and landing. Construct a replacement staircase with two 2"x12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs 3' wide connecting to a 5'x6' landing of 2"x6"s and 2"x4" deck. Construct a wood handrail on one side 32" above tread nosing.

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FOUNDATION

Outside Bands and Floor Joist and Walls and window frames and trims – front, and left side, and rear of house.

The outside band and joist and window frames are rotten in three major areas because of the design of the house. The current design pours water onto the siding and windows causing a tremendous amount of damage.

Gutters must be installed on this house or there is no reason to repair it.

Remove all damaged materials and replace with new preservative treated materials where applicable.

Replace all damaged outside plates, and bands, and ledgers, and floor and wall joist.

Materials to code but no less than, the following, ledger on back wall, metal hangers on all.

The replacement wood will match the existing sizes when installed.

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Brick foundation

Brick up the three smaller foundation openings, prime 2 coats, paint 2 coats to match new color.

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EXTERIOR – ROOFING AND CHIMNEY**Title/Description****Masonry Chimney – Rebuild**

Rebuild/Repair chimneys reusing as much original brick as possible. Replace missing brick, Install aluminum step and counter flashing, clean the brick

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Tear Off and Reroof Shingles Approximately 14 SQ

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

There should not be any dips in roof line.

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 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.

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Gutters 140LF

Gutters to be installed all sides

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EXTERIOR – WINDOWS AND DOORS**Title/Description****Carpentry – Window-Wood DBL Hung ea. @ all 13**

Remove old and Dispose of and purchase and install, with exact replicated type, wood window, double pane, double hung, six over six window sash, complete with screen, snap-in mullion, hardware, weather stripped. Prime before installing. Repair all walls and trim interior and exterior disturbed by removal and installation. Paint enamel both sides

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Door – Prehung Metal Rear Entrance 1 ea. @ rear

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.

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Bathroom, window

Remove existing and rebuild interior and exterior wall to accommodate new tub surround

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Door Front Entrance – Pre-hung six panel Wood Colonial Revival 1942 6 panel

Dispose of existing door and frame. Install a pre-hung, wood, insulated, 6-panel entrance door and jamb including interior and exterior casing, weather stripping, interlocking threshold, wide angle peep-sight, one entrance lock and deadbolt keyed alike. Prime and top coat 2 X

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ALL CLOSETS – BEDROOMS AND HALLS

Rebuild the frames of all closet, not having a swing door frame them for 1 3/8 swing, use double and single Pre-hung hollow core six panel lauan. Or barn style
 Other doors will be replaced with matching six panel. Include all hardware and painting
 Install wood shelving and clothes bars in all closets with extra support bars
 Put painting fee in above box with painting.

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HVAC**Install Complete all new Heat Pump System R410A**

Provide heating and cooling load calculations and proposed distribution system layout.
 Install a 14 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 must be given written with payment request**

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Title/Description**ELECTRICAL****Complete Rewire - Entire House to Current Code**

Rewire unit to conform to the Latest International Electric Code.

ALL LIGHT FIXTURES WILL BE LED OWNERS CHOICE

Including but not limited to:

New three-wire system, switches, 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.

Revise conforming wire and devices where practical.

Remove all old wiring:

Run all wires thru walls and repair all tear out.

Remove the 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

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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 metal connectors.

Include new water heater hookup, and clothes washer

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

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

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Water Heater – 52 Gallon Electric 1-ea.

Dispose of water heater in legal dump. Install a 52 gallon, low profile, high recovery, glass lined, insulated to R-7, 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.

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Kitchen

Title/Description	
<u>Kitchen Faucet –Single Control</u> 1 ea.	
Install a metal, single lever, washerless faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.....	\$ _____
<u>Kitchen Sink – Single Bowl Complete</u>	
Install a 33"x22"x9" single 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.

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 in the existing porch area

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Rear Porch

Raise the rear porch floor level with the kitchen include same floor covering.

BATHROOM FIXTURES

Remove existing tub, faucet on sink 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.

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FLOORING

Interior Floors, HALL

Preserve the wood flooring, work from underneath to repair damage. The interior floor has dropped in the hall, remove all damaged areas replace with new materials and jack up and stabilize and level

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Interior Floors

Refinish all interior hard wood flooring, belt sand, stain and clear coat.....\$ _____

Underlay and Vinyl Sheet goods – Bathroom and Kitchen

Remove existing vinyl and underlayment. Subflooring and framing must be repaired to remove all damaged materials prior to the installation 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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Insulation**Insulation Ceiling R-30**

Install fiberglass batt insulation over entire attic area

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Insulation Floor R-19

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

Insulate attic door opening\$ _____

Termite Infestation Inspection

Complete total inspection and furnish final treated report. And certificate

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Fencing Approximately

Remove all wooden fence on front and dispose of properly

Remove the chicken wire fence or rear of lot.....\$ _____

Yard Cleaning

Remove all of the overgrowth, shrubbery on rear fence line. Clean the massive amounts of leaves in the rear yard after removal till seed and straw any area without grass.\$ _____

Tree

Remove the leaning tree in the rear yard.....\$ _____

Front porch metal awning

Remove and dispose of properly repair all damage it is hiding before painting.....\$ _____

Mini Blinds

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

Appliances all matching \$2800 allowance

Color black, electric flat top stove, 24 ft. refrigerator, dishwasher, sink disposal.....\$ _____

Landscaping \$800 allowance

Present a plant list and drawing for front yard -----\$ _____

SUB TOTAL.....\$ _____

Contingency 10%.....\$ _____

TOTAL.....\$ _____