



Community and Business Development

Best and Final Offer (BAFO) #: 320-280122AH

Housing Rehabilitation – Atlantic Arlington Corridor Project

BAFO Date of Issue: 3/21/2022

BAFO Due Date: 3/25/2022

2:00 PM ET

Direct all inquiries concerning this RFP to:

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CITY OF ROCKY MOUNT

STANDARD FORM OF INFORMAL CONTRACT AND GENERAL CONDITIONS
FOR
PROJECT NO: 320-280122AH

Atlantic Arlington Corridor Redevelopment Project: The City of Rocky Mount is offering a forgivable loan for up to \$40,000 in funding to assist with the rehabilitation of deteriorated homes that are owned and occupied by low to moderate income households. The goals of the project are:

- to assist property owners along the Atlantic Arlington Corridor area in the rehabilitation of their homes to a safe and livable condition
- to provide accessibility modifications and other repairs necessary to prevent displacement of low to moderate income homeowners with special needs, such as elderly and persons with disabilities
- to improve energy efficiency and conservation of resources.

Eligible repairs include flooring system, system upgrades (i.e., plumbing, electrical, and HVAC), roof repair and/or replacement, energy efficiency improvements (replacement windows and doors), vinyl siding, water heater replacement, lead, mold, or asbestos abatement, and accessibility features for entering and exiting the home (i.e., wheelchair ramps, handrails, grab bars, kitchen and bathroom adaptations, and door alterations). The Atlantic Arlington Corridor Redevelopment Project is funded by Community Development Block Grant funds.

II. SCOPE OF WORK

- a. Contractors are to include all overhead and profit in the individual items.
- b. Owner, after careful review, understands and accepts the scope of work described and has initialed and dated each page of the work write up.
- c. Contractor certifies that he/she has reviewed and agrees to perform the scope of work described and has initialed and dated each page of the work write up.
- d. 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 by the City. All reported deficiencies or issues must be resolved by the Contractor whether due to the work of subcontractors or not. The City will not contact subcontractors to resolve issues. Further, contractor shall furnish owner with all manufacturers and supplier's written warranties covering items furnished under the contract prior to release of final payment. Roof replacement work requires a two-year warranty.
- e. Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags.
- f. All painting must be of the highest quality. The surfaces must be prepared and inspected before painting. g. The primer and topcoats must be the same tint.
- h. Paint and Primer shall be the following or approved equal:

❖ Sherwin Williams "Super Paint", "Resilience", "Duration" or "Emerald".

All work is to comply with current North Carolina State Building Code, City of Rocky Mount Rehabilitation Standards for Single-Family Structures, performance manual guidelines and or local building, electrical and plumbing codes with inspections and permits when applicable. All work will be done in quality and workmanlike manner. All material must be new, no re-used material. When the Work Scope calls for an item to be removed and replaced, the contractor is to secure the owner's approval to dispose of the item rather than turning the item over to the owner.

HVAC SPECIAL INSTRUCTIONS

If a HVAC system is listed as a major repair for the property, the brand may be pre-determined by the homeowner. When preparing a response to the solicitation ensure that your proposal is adequate for cost of any of the approved brands below:

- a. Trane
- b. Carrier
- c. Rheem
- d. York

PROPERTY A: 515 Goldleaf St, Rocky Mount N.C 27804

Brief Description & Concerns: Housing Rehabilitation - Atlantic Arlington Corridor Project

This single-story house was built in the early 1900's. It has at least one addition in the rear but there may be two. The interior has three bedrooms (the rear addition basement is being used as a bedroom), kitchen, living room, dining room, TV room and 1-1/2 bathrooms. The total square footage is approximately 1,888 sf.

Major renovations include:

- Plumbing
- LBP
- Roof

Repairs:

Location: 1 - Exterior

2642 SIDING---VINYL---ALUMINUM TRIM

Hang PVC vinyl clapboard siding including all cornice, corner, door, and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure, and texture with 50-year warranty. Wrap all fascia, soffit, trim, window and door trim with .027 aluminum coil stock. Caulk all seams of aluminum trim.

7200 WATER SUPPLY--2 BATH HOUSE

Remove all water supply from meter on, to code legal dump. Install type M copper or equivalent supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service two 3-piece baths, one

kitchen and one laundry area. Installation shall be complete, code compliant, fully usable, and include shut-off valves and air gaps.

1100 LEAD BASE PAINT ITEMS

General note: All items included in the LBP section must be completed by a certified LBP contractor for abatement. All work must be completed in accordance with State regulations. Unless stated otherwise in this write-up, all testing and monitoring of the operations shall be paid for by the contractor and included in this bid price. All required paperwork must be submitted to the Project Supervisor.

LEAD-BASED PAINT ABATEMENT

GENERAL A. Prior to starting lead-based paint abatement activities, the contractor's equipment, work area and hand and decontamination units will be inspected and approved by the designer. B. All loose lead-based paint/chips released from components shall be bagged, sealed, and labeled properly before personnel breaks or end of shift. C. The Contractor shall review the following scope of work for the address listed. D. Paint chips found on the ground at the exterior perimeter of the residence shall be removed and disposed of prior to exterior abatement/enclosure activities.

9454 VINYL DH, DG WINDOWS-18

Remove, package in plastic, and dispose of entire window unit. Field measure and install a PVC, 1 over 1, double hung, double glazed and 1/2 screen. Wrap exterior jamb and sill with aluminum coil stock. Clean, prime and paint casing, apron, and stool.

9532 EXTERIOR DOORS--REPLACE WITH METAL PREHUNG-4

After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting, and dispose of door, frame, and casing. Install a pre hung, insulated, 4 panel, metal skinned door including magnetic weather stripping, interlocking threshold, wide angle peep site, dead bolt, and entrance locksets. Retrim opening with 1" x 6" casing and brick molding. Prime and prep all wood with premium acrylic latex.

Custom MINI BLINDS-18

Remove the existing blinds and dispose of properly per LBP regulations. For each window install new white aluminum mini-blinds.

4580 TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & sheathing and shakes. Cut a 1" wide vent at ridge board. Install sheathing using pine board or CDX plywood of matching thickness. Staple 15 lb. felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a 220 lb. fiberglass asphalt, 3-tab shingle with a 25-year warranty. Replace all flashing. Install shingle-over ridge vent.

9640 EXTERIORS-- INSTALL VAPOR BARRIER & VINYL SIDING

After establishing any required ground containment with polyethylene sheeting, mark or stencil lead painted siding with "Lead Paint" 4' in all directions. Apply a nonwoven vapor barrier with taped seams and opening flashing to enclose the lead paint or apply 1/4" permeable rigid or fanfold insulation as a paint barrier and substrate for siding materials. Protect enclosure with ASTM Standard B-3679 vinyl siding. Enclose all boxing

eaves, and overhang with aluminum. trim and ceilings, with vinyl or aluminum ventilating soffit panels, coil stock and field-fabricated trim accessories in accordance with manufacturer's specifications. Caulk all joints and seams of lead painted trim with 25-year caulk. HEPA vacuum any visible paint chips, dust, and debris. (Owner's choice of siding pattern, color, and embossing.) This shall include painting all exterior block walls.

9129 CLEAN TO CLEARANCE

After completion of all lead hazard reduction activities, wet mist, fold and remove all containment polyethylene sheeting. HEPA vacuum all visible surfaces including walls, floors, ceilings, and window troughs 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 surfaces are dry, HEPA vacuum all visible surfaces except ceiling.

ATTACHMENT A: PRICING

Property Item No.	DESCRIPTION	Cost
2642	SIDING – VINYL – ALUMINUM TRIM	
7200	WATER SUPPLY – 2 BATH HOUSE	
1100	LEAD BASE PAINT ITEMS	
	LEAD-BASED PAINT ABATEMENT	
9454	VINYL DH, DG WINDOWS-18	
9532	EXTERIOR DOORS – REPLACE WITH METAL PREHUNG - 4	
4580	TEAR OFF AND REROOF SHINGLES	
8305	EXTERMINATE TERMITES	

9640	EXTERIOR – INSTALL VAPOR BARRIER & VINYL SIDING	
9129	CLEAN TO CLEARANCE	
Property Total	515 Goldleaf Street, Rocky Mount, NC 27804 (<i>Housing Repair Project</i>)	\$ _____