



## **City of Raleigh**

**Request for Bids (RFB) #: 274-HN-2025-5-CD**

**Title:** Rehab of 555 E Edenton St

**Proposal Due Date and Time:** March 14, at 2:00 PM (EST)

### **ADDENDUM NO. 1**

Issue Date: February 14, 2025

**Issuing Department:** Housing & Neighborhoods

**Direct all inquiries concerning this RFB to:**

Name: Pat Dawson

Title: Construction Specialist

Email: [pat.dawson@raleighnc.gov](mailto:pat.dawson@raleighnc.gov)

**Issue Date:** February 14, 2025

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposal packages and does hereby become part of the original RFB documents and supersedes the original RFB documents in case of conflict.

Receipt of this addendum must be acknowledged by signing in the area indicated below. Please make the follow additions, clarifications, and/or changes to the RFB as listed below and **sign and return this addendum with your proposal package.**

ADDENDUM #1:

According to HUD Notice: [CPD-25-01](#), Housing & Neighborhoods has determined that the Rehab of 555 E Edenton St Project will not need to comply with the Build America, Buy America (BABA) Act. Therefore, the language in the Bid Package will need to be amended as follows:

- **ADVERTISEMENT FOR BIDS**
  - **REMOVE:** *This Project is subject to the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act (“IIJA”), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget’s Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18, 2022.*
  
- **BID FORM (5.1)**
  - **REMOVE:** *BUILD AMERICA, BUY AMERICA (BABA) ACT: This project will fall under the federal guidelines of the BABA act. As such the contractor shall comply with all regulations of the BABA act which includes certification of the materials used. Domestic Preferences—As appropriate and to the extent consistent with law and to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award. For purposes of this section: (1) “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. (2) [Iron and steel*

~~products, Manufactured Products, and Construction Materials] used in this project comply with the Build America, Buy America Act (BABA) requirements mandated by Title IX of the Infrastructure Investment and Jobs Act (“IIJA”), Pub. L. 117-58. (3) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.~~

- ~~**REMOVE:** 7. This project is under the “Build America, Buy America Act (BABA). Bidder must be familiar with all laws and regulations that may affect cost, progress, and performance of the work, including BABA requirements.~~

ATTACHMENTS:

- **BID FORM (5.1-REVISED)**

- BABA language removed.
- Bids submitted with original Bid Form 5.1 are still valid, but acknowledgement of this Addendum is required.

## BID FORM 5.1-REVISED

555 East Edenton Street, Raleigh, NC 27601



### **Brief Description:**

This apartment building was built in 1973. The exterior was recently remodeled. The project is owned by the City of Raleigh. The total square footage of all four apartments is approximately 2,749 sf. Major renovations include:

- Mechanical
- Plumbing
- Electrical
- Sheetrock
- Painting

**CITY OF RALEIGH  
HOUSING REHAB PROGRAM  
BID FORM**

**PROPERTY ADDRESS: 555 East Edenton Street, Raleigh, NC 27601**

**Pre-bid Walk through Date:   .**

**Sealed bid is due in the Community Development Office, One City Plaza, 12th floor, Fayetteville Street, Raleigh, before 4:00 pm on \_\_\_\_\_.**

1. I, the undersigned have inspected the above listed property/properties and have familiarized myself with the plans and specifications dated December 12, 2024, given to me as bid documents for this project, and understand the character and extent of the work as described.
2. I have seen a copy of the standard Terms and Conditions Statement (which will constitute the first part of my construction contract) and understand the City of Raleigh construction standards and my other contractual responsibilities.
3. I propose to furnish all labor, materials, equipment, permits and bonds (if required) necessary to perform the work according to prevailing professional standards for the lump sum of:

Base Bid (excluding all alternates):	\$ _____.
Total for Abatement Items	\$ _____.
Total of all alternates	\$ _____.
GRAND TOTAL=	\$ _____.

4. If I am offered a contract for this project, I am available to begin work on \_\_\_\_\_, and I believe I can complete the project in \_\_\_\_\_ weeks.

5. I propose to use the following subcontractors on this project:

Electrician: _____	License #: _____
Plumber: _____	License #: _____
Mechanical: _____	License #: _____

6. This bid will be good for 60 days. If a contract is not executed before that time expires, I may decline the contract or propose a renegotiation of the contract price.

7. I testify that I have not colluded with any other person or firm with regard to the submission of this bid:

General Contractor Company Name: _____	Tel#: _____
Principal in Charge: _____	Date: _____

Witness: _____	Date: _____
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Fax#: _____	E-mail Address: _____
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## INSTRUCTIONS TO BIDDERS

### INVITATION TO BID AND BID SUBMITTAL:

You are invited to submit a bid for the rehabilitation of the above-listed property/properties.

ALL WORK INDICATED on any documents attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

The attached BID FORM must be used to submit a bid on this project. Any changes to these forms, missing information, or any other irregularities in the bid package, may be cause for rejection of the bid and disqualification of the bidding contractor.

**Drawings and specifications are attached for your review. You must indicate a price for every line item in the specifications, attach them to this Bid Form, sign the Instructions to Bidders, and submit this entire package as your bid.**

**Sealed bid is due in the Community Development Office, One City Plaza, 12th floor, Fayetteville Street, Raleigh -** on or before the time indicated on the BID FORM. Envelopes must be clearly marked with the project address, name of bidding contractor, date and time of bid opening.

### MINIMUM CRITERIA FOR BIDDING CONTRACTORS:

When the total value of the base bid (excluding any alternates) exceeds \$30,000 the bidding contractor shall submit evidence of proper State General Contractor's License.

Bidding contractors must be able to anticipate their availability to begin work on this project within 60 days. Contractors who are not available to start within that time are asked not to submit bids.

Contractors must have a CONTRACTOR'S APPLICATION on file or worked for the City of Raleigh's Community Development before BIDDING. If the low bidding contractor has not worked for the City of Raleigh Community Development Department before or has not submitted a complete CONTRACTOR'S APPLICATION form prior to BIDDING that bid will be rejected. Contractors who do not meet the basic criteria set by the C.D. Department will not be offered contracts for work, even if they present the lowest bid.

Any of the following may be causes for action against a contractor under this program:

- Failure to submit bids in good faith.
- Making any promises or deals to the client while in the bid process.
- Any act of deceit, fraud or willful misrepresentation
- Failure to comply with the agreed contract schedule.
- Poor quality work
- Working under the influence of alcohol or drugs or allowing others to do so.
- Failure to manage the site properly, including failure to pay subcontractors on time.
- Price gouging
- Neglecting to attend to warranty work in a timely manner.

### FUNDING NOTICE:

We wish to highlight the fact that the funding for this program is provided by a federal agency and that discrimination against any employee, subcontractor, applicant for employment or any other party involved in the contract, for reasons of race, religion, sex, sexual preference, age, handicap or national origin is strictly prohibited.

Please be advised that federal Community Development Block Grant (CDBG) or HOME funds from the U.S. Department of Housing and Urban Development (HUD) may be utilized to finance the rehabilitation work. Contractors working on projects involving federal funds will be required to comply with all applicable federal regulations, including but not limited to Environmental Review requirements, Lead-based Paint Regulations, and

Procurement Standards.

It is the goal of the funding agency that contractors and subcontractors will be drawn as much as possible from the neighborhoods in which the work is being done.

**ABOUT THE CONSTRUCTION DOCUMENTS:**

Specifications are written as performance specs. For the sake of brevity, detailed installation instructions are not spelled out. Plans are diagrammatic and not intended to indicate all details. The general contractor is responsible for executing the work in conformity with the highest professional standards for all trades.

All work indicated on any document attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

The project property is made available at a pre-bid walk-through meeting so that the contractor may inspect all existing conditions affected by the proposed work. Contractors are encouraged to ask questions of the Community Development Rehab Specialist at that time to be sure they understand the precise extent of the work called for.

All bids must use a copy of the specifications distributed by the C.D. Rehab Specialist at the time of the pre-bid walk-through.

**GENERAL CONSTRUCTION STANDARDS:**

For the sake of brevity, many of the customary stipulations as to quality of work are omitted here. It should be understood that the City of Raleigh looks for a high standard of professional performance and that work not measuring up to this standard will be rejected.

All work governed by a code shall be in compliance. It is the contractor's responsibility to see that all subcontractors who require licenses have them, that permits are applied for when that is required by City codes, that applications for permits are complete and correct, and that all inspections are passed in a timely manner.

Contractors are to furnish the homeowner with the manufacturer's or supplier's written operating manuals, and/or written warranty statements wherever applicable. And the general contractor must provide a ONE YEAR WARRANTY on all work under the contract, and a THREE-YEAR WARRANTY on any roof-related work.

No hazardous or toxic materials may be used on this project. No lead-based paint may be used.

All new finishes shall match, as closely as possible, original or adjacent finishes. This is especially important for a property in a designated historic district. If this site is in an historic district, the specifications will clearly say so.

All dirt and debris created by this project must be removed by the contractor on a regular basis and the site must be kept broom clean at all times.

When adjacent property might be affected by project work, the contractor is responsible for protecting the neighbor's property.

Contractors must provide homeowners with a reasonable assortment of finish samples from which they may select their colors or styles of finishes. The contractor shall keep a record of such selections for the project file.

Any damage to surfaces adjacent to work areas shall be corrected by the contractor before the work is deemed to be complete.

**ABOUT DOING THE WORK AND GETTING PAID:**

All work indicated on any document attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

Any change to the scope of work, the price of work, or the schedule is only valid after the execution of a CHANGE ORDER. Change orders must be signed by the contractor, the property owner and the Community Development Rehab Coordinator before they are fully executed. The contractor assumes all the risk if he/she does work without authorization.

Work may NOT begin until the contractor executes a contract with the property owner and receives a written PROCEED NOTICE. After that, work must begin in earnest either on the stipulated start date or within 10 days of the Proceed Notice date if no other date is stipulated.

There is a penalty for missing the completion date, and interim payments are tied to interim percentage completion targets. (See Terms and Conditions Statement)

Payments are generally issued as single-party checks to the contractor. They are generally available about 30 business days after a draw value is established and approved.

**INSURANCE AND WARRANTY FUND REQUIREMENTS:**

Contractor agrees to purchase at its own expense insurance coverage to satisfy the following minimum requirements. A certificate reflecting the following minimum coverage shall accompany this Contract:

Workers' Compensation Insurance - Limits of no less than \$1,000,000 each accident, each employee and policy limit. Waivers of Indemnity are not recognized by the North Carolina Department of Insurance and will not be accepted by the City of Raleigh.

Commercial General Liability - Combined single limits of no less than \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance shall include Comprehensive Broad Form Coverage including contractual liability. 'City of Raleigh is named additional insured as their interests may appear' must be endorsed onto the policy and listed on the Certificate of Insurance.

Commercial Automobile Liability - Limits of no less than \$1,000,000 Combined Single Limit. Evidence of commercial automobile coverage is only necessary if vehicles are used in the provision of services under this Agreement and/or are brought on a City of Raleigh site. 'City of Raleigh is named additional insured as their interests may appear' must be endorsed onto the policy and listed on the Certificate of Insurance.

All insurance companies must be licensed in North Carolina and be acceptable to the City of Raleigh's Risk Manager. The contractor shall be required to provide the City no less than thirty (30) days notice of cancellation, or any material change, to any insurance coverage required by this Contract.

**SELECTING THE WINNING BIDDER:**

In making a final selection for the award of the general construction contract, consideration will be given to the proposed subcontractors, their past work, general qualifications, financial stability, etc. Subcontractors are bound by the terms and conditions of the general contractor's contract insofar as it applies to any work in their trade.

The City reserves the right to reject any and all bids or to waive any formalities in the bid process.

I understand and agree to comply with the entire bid instructions listed above:

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Bidder's Company Name	Owner's Signature	Date
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NOTE: The City of Raleigh standard TERMS AND CONDITIONS STATEMENT is available for your review. If you wish to see this document, contact John Duncan, the Rehab Specialist at 919-616-2646.



CITY OF RALEIGH  
COMMUNITY DEVELOPMENT DEPARTMENT  
REHABILITATION WORK WRITE-UP

OWNER: City of Raleigh (Pat Dawson)  
ADDRESS: 555 East Edenton Street, Raleigh, NC 27601  
TELEPHONE NO.: (919) 996-4330  
WORK:  
INSPECTED BY: John Duncan  
DATE OF INSPECTION: January 10, 2021  
USE SPECIFICATIONS DATED: December 12, 2024

GENERAL

For the sake of brevity, descriptions of work in this write-up are outlined in nature. It shall be assumed by all parties that work described in this write-up will be finished completely in every respect and ready for use by Owner. ALL WORK SHALL CONFORM TO RECOGNIZED STANDARDS OF QUALITY AND WORKMANSHIP AND MATERIALS USED SHALL BE NEW AND APPROPRIATE FOR THE USE INTENDED. ALL WORK SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

The Contractor is to keep the job clean always. The Contractor is to store trash and debris in a location acceptable to the Owner and is to haul off this trash at least once a week. Upon completion, the Contractor shall clean all new plumbing fixtures and rod-out plumbing lines. The Contractor shall leave the job in a clean condition. Where the windows have been painted by the Contractor, the glass shall be cleaned of all paint, including paint that was present before the Contractor's work began.

Contractors are reminded to make sure that all color and material choices that involve the Owner are documented. This is to protect all parties and to avoid confusion.

Where shown in this write-up the contractor is required to make allowances for either labor, material or both. SHOULD THE OWNER CHOOSE AN ITEM WITH A HIGHER COST THAN THE CONTRACTOR'S COST ALLOWANCES, THE ADDITIONAL COSTS WILL BE BORNE BY THE OWNER AND NOT BY THE CONTRACTOR OR THE COMMUNITY DEVELOPMENT DEPARTMENT.

Refer to the attached drawings.

Owner's Signature

Date

SPECIFICATIONS DATED: December 12, 2024

General Notes:

1. All painting must be of the highest quality. The surfaces must be prepared and inspected before painting.
2. The primer and top coats must be the same tint.
3. Paint and Primer shall be the following or approved equal:
  - a. Sherwin Williams "Super Paint", "Resilience", "Duration" or "Emerald".
  - b. Behr Marquee
4. Contractor shall provide a porta-potty during the construction process for contractor's and resident use. Maintenance of the porta-potty is the responsibility of the contractor.
5. **This project will require Bid, Performance and Payment bonds. All bidders must provide a Bid Bond in the amount of 5% of their bid. This should be provided in the form of a check submitted with the bid. The check is to be made out to the City of Raleigh Housing and Neighborhoods Department referencing the project. Bid Bond checks will be returned to all bidders once the low bidder has been determined. The Bid bond will be returned to the awarded contractor once the contract is executed. Payment bonds and Performance bonds will be required of the winning bidder. These surety bonds are to be provided in the amount equal to bid and subsequent contract.**
6. **Unless noted otherwise, work shall INCLUDE all FOUR apartments.**

COST                      300. EXTERIOR ENVELOPE

\_\_\_\_\_ 307. For the rear decks do the following:

- Replace all the 6x6 columns with new treated 6x6 columns.
- Replace the two 4x4 columns at the bottom of the steps of unit 2.
- Replace the broken concrete slab near the steps of unit 1 with a new concrete pad.
- Cut all bolts so they are flush with the nuts of the bolt.
- Stain and seal both decks completely.

\_\_\_\_\_ 308. Prepare and insulate the following areas:

Ceilings – R38 (Include insulating between the floors).  
Exterior Walls -R-15  
Wall in kitchen where the W/D are located – R-15

400. DOORS

\_\_\_\_\_ 403. Install eight exterior doors. All the exterior doors shall be a pre-hung flush fiberglass door. All the doors shall have a peep-hole. Include new dead bolt and passage locks on the front and storage room doors. Locks shall be Schlage Saturn AL series (brass finish #605) - keyed alike.

\_\_\_\_\_ 407. For all interior doors install new Schlage Plymouth #605 series locks or pre-approved equal at all locations, including new strikes. Include installing privacy locksets for each bathroom and bedroom. The owner must approve of the type of lock before installation. Make all necessary adjustments to the lock bores and mortises for proper operation.

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409. Unless noted otherwise, prepare all interior door openings and install pre-hung 6-panel Masonite door units with split jambs, pre-bored, and cased both sides. Swing door sizes shall be per the attached drawings. For the utility room closet, install a new sliding door. Include all adjustments necessary to framing or flooring for proper fit of stock sizes.

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410. Install baseboard mounted door bumpers as required for each door.

#### 600. INTERIOR FINISHES

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601. Remove all the existing sheetrock including all walls and ceilings. Rebuild the interior partition wall framing as required to obtain the PROPOSED floor plan. Install new gypsum board on all walls and ceilings with a slick finish with no visible seams or screw holes. Use moisture resistant boards on all walls and ceilings in the bathrooms, laundry room and around the kitchen cabinets. Note: Nails to be used only for hanging purposes; all sheetrock must be screwed into the walls. Finish work to be approved by rehab coordinator or owner before painting. Include sheetrocking the shed areas.

**NOTE: INCLUDE INSTALLING 5/8 FIRERATED SHEETROCK ON THE PARTION WALLS AND CEILINGS BETWEEN THE UNITS.**

**NOTE: FRAMING CHANGES INCLUDE BUT NOT LIMITED TO:**

- **BUILDING A NEW PARTITION WALL IN THE KITCHEN TO ALLOW THE HOCKUPS OF THE WASHER AND DRYER.**
- **REBUILD THE BEARING WALL WITH NEW STUDS AND SILL PLATES. NOTE: MANY OF THE EXISTING STUDS ARE SPLICED TOGETHER WITH LARGE HOLES IN THE SILL PLATE.**

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608. Remove all the existing floor coverings. Prepare the total interior (unless otherwise noted) and install new vinyl plank flooring. Color and style choice by Owner, and installation approval by Rehab Specialist. Install metal reducer strips where necessary as determined by the layout. For bidding purposes, the contractor shall have an allowance of \$3.00/sf for the material cost of the flooring. Include installing matching quarter round molding around total perimeter.

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618. Install new kitchen base and wall cabinets/bath vanity with laminate countertops (w/splashguards) per attached drawing. Cabinets/vanity shall be SOLID WOOD. Hinges shall be of the self-closing variety and doors may be pulls, finger pulls, or knobs. Cabinets may be of traditional styling (with stiles) or frame-less. Countertops shall be post-form with all open ends (i.e., range space, etc.) capped with laminate. Vanities shall have matching end splash guards where applicable. Note: Owner reserves the right to choose a different cabinet style. For bidding purposes, the contractor shall have a material allowance of \$5,000/unit. All wall cabinets must be attached to blocking.

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621. For the bathroom, install new accessories including a 24" towel bar, a shower rod, paper holder and a vanity mirror (mirror shall be the same width as the vanity/sink).

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655. Remove all interior trim from windows, doors, and baseboard, and replace with new matching trim.

\_\_\_\_\_ 657. Install a full-length wooden closet shelf and a full-length rod in all the bedrooms closets.

\_\_\_\_\_ 658. For each window install new white aluminum mini-blinds.

\_\_\_\_\_ 670. Furnish and install new appliances. Appliances shall include a new refrigerator w/ice maker and electric range. The owner shall choose the appliances but for bidding purposes the contractor shall have a material allowance of \$10,000.00. Include plumbing for the ice makers.

#### 700. PAINTING (INTERIOR AND EXTERIOR)

\_\_\_\_\_ 703. Clean and prepare the total interior and paint with approved interior latex paint (all rooms and closets, etc.) Color choice by Owner. Include all doors, windows, jambs, moldings, walls, and ceilings. Paint shall cover completely and be of the highest quality. Paint the interior with approved paint as described in the beginning of this write-up. Protect all areas during painting operation. USE OF PAINT CONTAINING LEAD IS PROHIBITED. NOTE: INCLUDE PAINTING THE EXTERIOR SIDE OF THE EXTERIOR DOORS.

Note #1: Do not install new textured (popcorn) paint.

NOTE#2: Contractor shall include in the bid the allowance of at least three different interior colors.

#### 800. PLUMBING

\_\_\_\_\_ 801. Replumb the washer lines. As much as possible, move the location of the plumbing lines from the bearing wall to the cavity between the existing wall and the new interior wall. DO NOT remove any of the existing concrete slab.

\_\_\_\_\_ 803. Prepare the bathroom and the kitchen and install the following. Include all related piping. Provide approved plumbing access doors.

- 1 For the kitchen, a new 8" deep double bowl stainless steel sink with a single lever faucet or equivalent. Include a new sprayer and strainers.
- 2 A new faucet in the bathroom installed in a new vanity.
- 3 A new American Standard H.C. or approved equivalent 1.6 gallon per flush or less commode. Include new toilet seat, wax seal and drain flanges. Color to be white.
- 4 A new 5-foot four-piece fiberglass tub with tub faucet. Installation includes all new drains, overflow, diverter, shower head, spout, curtain rod and all connections to ensure proper function. Do not install a spring-loaded type of stopper.

\_\_\_\_\_ 818. Remove the existing water heater and install a new electric water heater. Include all wiring, connections, piping and controls as required for a complete job. Install per all applicable Local and State Plumbing/Building Codes. Location of the new HWH shall be the same as existing.

## 900. HEATING, VENTILATION AND AIR CONDITIONING

902. Prepare and install an electrical range vent hood over range vented to the outside. The hood shall be a Broan, G.E., Whirlpool or pre-approved equal by the Housing Specialist. The color shall be white or almond, Owner's selected.

903. Install a new electric heating/ electric cooling system. **The system shall be at least 14.2 SEER2 and meet current codes.** Install an interior thermostat. Design distribution for optimum efficiency utilizing oversized duct and 6x12 supply openings where required on longer runs. The return air location shall be approved by the Project Consultant. Use a low return 14" round to 20x20 or 20x25 depending on mechanical contractor's design. Ductwork shall be vinyl insulated R-8 (**silver faced**), properly sealed, with straight-run installation (no kinks or loops). The equipment shall be Trane, Carrier, Rheem, York, (Goodman is not allowed) or pre-approved other. Finish all areas to match that are disturbed by this operation.

DUCT WORK: Install R-8.0 (silver faced) flex duct, without rips in the inner or outer lining. Include installing a metal saddle under all hangers to keep the ducts from having restrictive air flow. All joints, connections, seams and holes in the duct system, air handler and the main supply and return connections should be sealed with duct mastic caulking and fiberglass mesh tape where applicable. **INCLUDE REPLACING ALL RETURN AND SUPPLY GRILLS.**

904. Prepare and install a ceiling exhaust fan/light combination unit for the bathroom. Units are to be vented to the outside and connected to a separate wall switch. The fan must move a minimum of 75 CFM of air volume.

918. Prepare and install an approved external vent and 220-volt electrical outlet for the clothes dryer.

## 1000. ELECTRICAL

1003. Update the existing electrical system by doing the following. All work shall be complete and inspected for compliance with the Local and State Building Codes.

- 1 Remove all the existing wiring and install all new wiring.
- 2 Remove all outlets, switches and plates and install new. Add additional outlets and switches as may be required by current codes.
- 3 Install new ground fault outlets in the kitchen and bathroom. The number of the new ground fault outlets shall be per the current codes.
- 4 Install new direct wired (with a battery backup) smoke/Carbon monoxide detectors per current codes. **NOTE: ALL DETECTORS SHALL BE CO TYPE (NOT JUST ONE AS PER CODE).**
- 5 Note: Bathroom exhaust fans must be installed on a separate switch.
- 6 Install a new front and rear doorbell system.

1006. Install new light fixtures for each room (including the bedrooms). Include installing a new ceiling fan with light kit in the living room on a separate wall switch. Unless noted otherwise, all other lights shall be a new 2-bulb flush mount ceiling light fixture (\$25.00 each material allowance) with a wall switch. The main kitchen light

fixture shall be selected by the owner with a material allowance of \$200.00. All non-fluorescent ceiling light fixtures must have sealed globes.

\_\_\_\_\_ 1007. Install a new wall mounted light fixture with a separate wall switch in the bathroom. The location shall be above the vanity mirror.

\_\_\_\_\_ 1008. Install a new exterior light fixture at each exterior door. Include a separate wall switch and new wiring.

\_\_\_\_\_ 1009. Install wall mounted telephone jacks and TV jacks in all the rooms except the closets and bathrooms.

1100. LEAD BASE PAINT, ASBESTOS AND RADON ITEMS:

General note: All items included in the LBP and Asbestos sections must be completed by a certified LBP and/or Asbestos 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.

\_\_\_\_\_ 1110. Remove all asbestos material as described below and according to the report by The EI Group. Include removing all the following:

The following samples were found to be asbestos-containing:

Material Description	Location	Condition	Quantities	Asbestos Content
Textured Ceiling	Throughout	Fair	2,400 SF	2% Chrysotile

\_\_\_\_\_ 1115. Clean the entire interior and exterior to remove the Asbestos debris. Cleaning shall be performed well enough to pass the Asbestos clearance test. The City of Raleigh will pay the first clearance testing fee. Any residence failing the visual inspection, duct wipe, or soil clearance testing will be reinspected at the contractor's expense. The minimum cost of reinspection shall be \$320.00 plus all analytical and shipping fees. A failed clearance is a failed visual inspection, dust wipe or soil samples. If a residence fails clearance all rooms of the residence will need to be recleaned, not just the rooms that failed.

## RADON SECTION

1200. Clean the entire first floor concrete slab. Fill in all cracks with concrete filler. Seal the entire slab with a penetrating water base concrete sealer such as Ghostshield-Tek 8505 or pre-approved equal.

1201. Install a sub-slab depressurization system located for unit two. Follow the following steps:

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### 1. System Design Objectives

The goal is to:

- Lower the pressure beneath the slab relative to the indoor air pressure.
- Collect and vent harmful gases outdoors.

### 2. Components of the SSDS

#### 1. Suction Point:

- Drill a hole through the existing slab for a 4" schedule 40 PVC pipe to create access points to the sub-slab area. See proposed drawing.
- Remove soil beneath the hole to form a small cavity (e.g., 1-5 gallons of soil) to improve airflow.

#### 2. Piping System:

- Use Schedule 4" PVC pipes to connect the suction points to the exhaust fan. Seal around all penetrations.
- The piping should be air-tight and routed to minimize bends and resistance to airflow.

#### 3. Radon Fan (or Vapor Fan):

- Install a 4" RadonAway RP145C inline fan designed for radon mitigation.
- Position the fan outside of living spaces against the exterior wall.
- Include all electrical for the new inline fan.

#### 4. Discharge Point:

- Vent the exhaust pipe **2 feet above roofline**, away from windows or air intakes to prevent re-entry of gases.
- Install a rain cap or mesh screen to protect the vent opening.

## MOLD SECTION

1301. Remove and repair the areas affected by mold as identified in EI's report dated 11/05/24. Work shall include but not limited to the following.

During the mold remediation the contractor shall follow the general guidelines below:

- **Personal Protective Equipment (PPE):**
  - Wear N95 respirators or higher.
  - Wear protective eyewear.
  - Use disposable gloves.

- **Mold Removal Products:**
  - EPA-approved mold removal solutions (e.g., hydrogen peroxide, vinegar, or commercial mold removers).
  - HEPA (High-Efficiency Particulate Air) filters for air purification.
  - Sealants for treated surfaces.
- **Tools:**
  - Vacuum with HEPA filtration.
- **Containment:**
  - Seal off affected areas using plastic sheeting to prevent mold spores from spreading.
  - Establish negative air pressure using air scrubbers to filter air and contain spores.
- **Assessment:**
  - Conduct an initial inspection to determine the extent of mold growth.
  - Identify moisture sources and address leaks or water intrusions.
- **Surface Cleaning:**
  - Remove visible mold from hard surfaces using appropriate cleaning solutions and tools.
  - Dispose of contaminated materials (e.g., drywall, insulation) in sealed bags.
- **HVAC System Cleaning:**
  - Inspect and clean all existing ductwork and HVAC components of mold.
  - Replace filters and ensure proper airflow.
- **Decontamination:**
  - Use HEPA vacuums to remove mold spores from surfaces and air.
  - Wipe down surfaces with disinfectants to kill remaining spores.
- **Repair and Replace:**
  - Replace damaged building materials (e.g., drywall, insulation) with matching mold-resistant alternatives.
  - Ensure proper drying of areas before the installation of new materials.
- **Repainting:**
  - Apply matching mold-resistant paint to treated surfaces as a preventive measure. Repaint any new sheetrock with matching mold resistant paint.

In Unit 1 do the following:

- Unit 1 should be placed in containment mitigating migration airborne fungal spores.
- Once contained, these rooms should be placed in negative pressurized conditions, air scrubbers should be utilized during remediation to reduce airborne fungal spores.
- Remove affected building materials in the kitchen where expose, remove drywall until no more growth is observed.
- Once all above-mentioned building material has been removed, inspect the wall and ceiling cavities for additional mold growth. Remove 2 feet past visible growth.



- Remove all the remaining carpeting.
- Remove moveable contents before remediation.
- Wipe down hard surfaced contents with an EPA approved broad spectrum biocide.
- Clean all exposed surfaces in each room, top to bottom, using HEPA vacuum and manual surface cleaning with an EPA approved antimicrobial product.

In Unit 2 do the following:

- Unit 2 should be placed in containment mitigating airborne fungal spores.
- Once contained, these rooms should be placed in negative pressurized conditions, air scrubbers should be utilized during remediation to reduce airborne fungal spores.
- Remove microbial growth on floor joists, remove drywall on kitchen ceiling.
- Once all above-mentioned building material has been removed, inspect the wall and ceiling cavities for additional mold growth. Remove 2 feet past visible growth.
- Remove all the remaining carpeting.
- Remove movable contents before remediation.
- Wipe down hard surfaced contents with an EPA approved broad spectrum biocide.
- Clean all exposed surfaces in each room, top to bottom, using HEPA vacuum and manual surface cleaning with an EPA approved antimicrobial product. Remove movable contents before remediation.

In Unit 3 do the following:

- Unit 3 should be placed in containment mitigating airborne fungal spores.
- Once contained, these rooms should be placed in negative pressurized conditions, air scrubbers should be utilized during remediation to reduce airborne fungal spores.
- Remove drywall on hallway ceiling.
- Once all above-mentioned building material has been removed, inspect the wall and ceiling cavities for additional mold growth. Remove 2 feet past visible growth.
- Remove all the remaining carpeting.
- Remove movable contents before remediation.
- Wipe down hard surfaced contents with an EPA approved broad spectrum biocide.
- Clean all exposed surfaces in each room, top to bottom, using HEPA vacuum and manual surface cleaning with an EPA approved antimicrobial product.

In Unit 4 do the following:

- Unit 2 should be placed in containment mitigating airborne fungal spores.
- Once contained, these rooms should be placed in negative pressurized conditions, air scrubbers should be utilized during remediation to reduce airborne fungal spores.
- Remove all the remaining carpeting.
- Remove movable contents before remediation.
- Wipe down hard surfaced contents with an EPA approved broad spectrum biocide.
- Clean all exposed surfaces in each room, top to bottom, using HEPA vacuum and manual surface cleaning with an EPA approved antimicrobial product.

**Below is for the bidders' information only. Bidders should assume the following submittals will be required and where specified the following materials will be installed.**

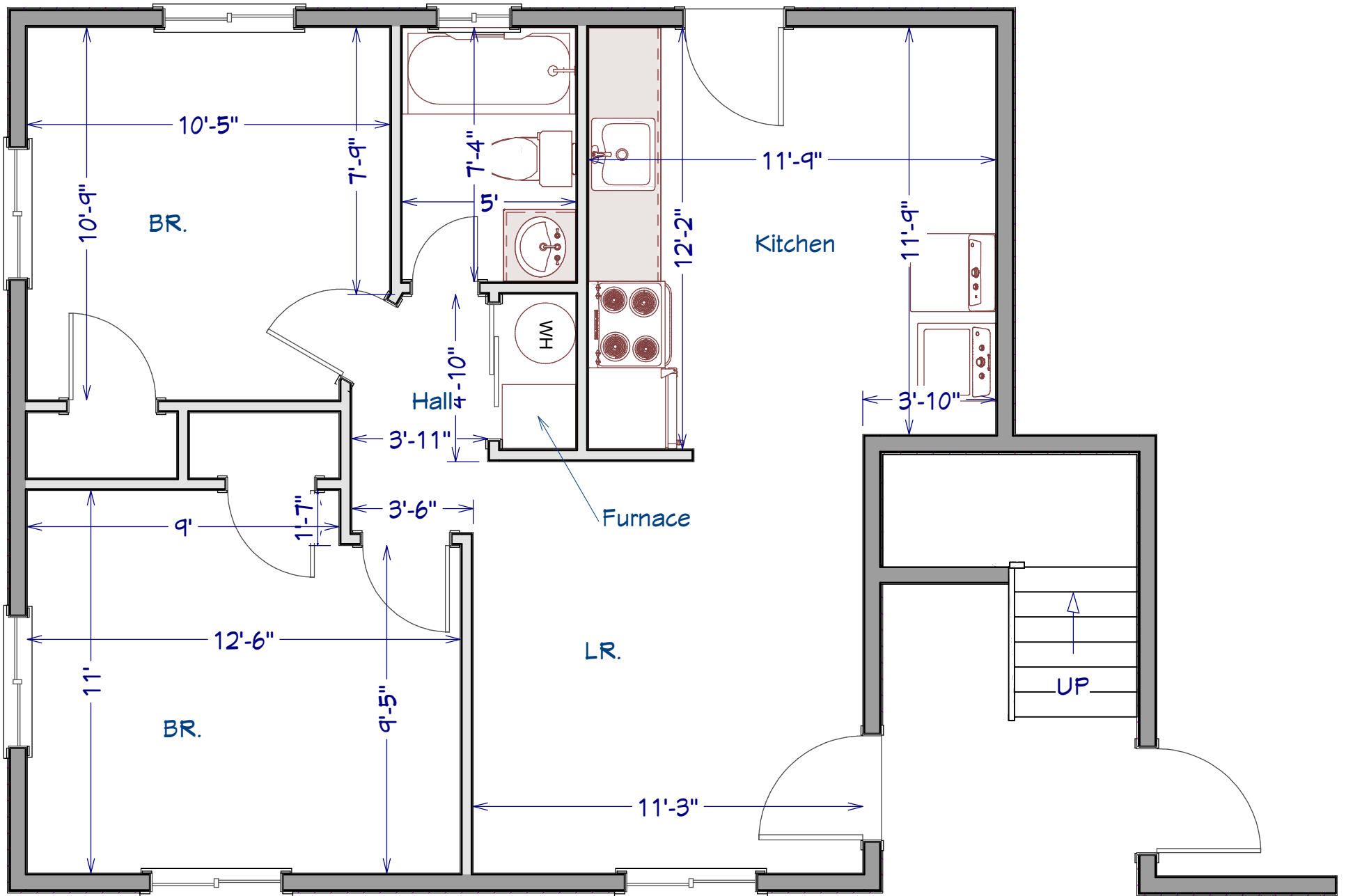
1. Want all submittals as soon as possible. All submittals must be checked by the contractor, stamped and signed. If the substitute product is submitted, it needs to state and point out deviations. Submittals should be furnished in sufficient quantity to allow (2) for Owner and adequate number for contractor and subcontractor's use. A set of contract documents and approved submittals need to be on the job site.
2. Shingle roofing - 25 yr. Certaineed Shingles – color is Weathered Wood.
3. House numbers - 3” black numbers.
4. Front Exterior entry door. – See write-up.
5. Door locks and hardware – Use what is specified in the specifications.
6. Windows - Catalog cut.
7. Mini blinds – Aluminum
8. Bathroom accessories - catalog cuts.
9. Cabinets - catalog cut (may need a sample if catalog is not clear). CSC Cabinets and Design Contact Person: Kala Dunn kala@csccabinetsanddesign.com 919-590-2614. Color: Essential Gray
10. Cabinet hardware - Square Knob (Black) DH-K92430BK
11. Countertop finish and back splash - Nevamar – Armored Protection Shale Green Matrix Textured MR5004T
12. Paint - Sample area for approval.
13. Paint - color chips, type and brand of paint (need to use the specified type - no other substitutes will be accepted). Interior wall color must match Sherwin Williams #7008. Doors and trim shall match Sherwin Williams #7013. Exterior colors will be determined later.
14. Plumbing fixtures – Used what is specified.
15. HVAC equipment - data sheets and use a brand that is specified.
16. Bath and Kitchen exhaust fans - data sheets.
17. Refrigerator – Frigidaire 18.3 cuft Top-Freezer (White). FFTR1814WW at Lowes.com. Include the icemaker kit item #IM117000.
18. Range – Hotpoint 30in 4 burners 5-cu ft freestanding electric range (White). RBS330DRWW at Lowes.com.
19. Light Fixtures: Flush Mount Light- Project Source 2-Light 13-in San Nickel Led, Flush Mount Light (2-Pack) 40803 at Lowes.com
20. Kitchen Faucet: Project Source Tucker Matte Black Single Handle Pull-down Kitchen Faucet with Sprayer (Deck Plate Included) 51-K814-PS-MB at Lowes.com
21. Bathroom Faucet: Project Source Webber Chrome 4-in centerset 2-Handle WaterSense Bathroom Sink Faucet with Drain and Deck Plate 4012460C-L at Lowes.com
22. Tub and Shower Combo: Project Source Everfield Polished Chrome 3-handle Single Function Round Bathtub and Shower Faucet Valve Included 834X-4101 at Lowes.com.
23. Flooring: Vendor: YL Remodeling- Arturo Leon 919-591-5759/ Max Plank-Sarah Collection Color: Winter Oak Thickness: 5.0mm/12 mil Edge: Micro beveled 1595 sqft per pallet
24. Bathroom Vanity Light: KAWOTI Nolan 22-in 3-Light Brushed Nickel Transitional Vanity Light 21162 at Lowes.com
25. Exterior Lighting: Project Source Morlake 1-Light 8.25-in H Black Outdoor Wall Light 40683 at Lowes.com

Schedule of Values for 555 East Edenton Street, Raleigh, NC 27601

Item Number	Description	Schedule of Values
General	Bid, Payment and Performance bonds	
307	Rear Decks	
308	Insulation	
403	Exterior doors	
407	Interior locks	
409	Interior doors	
410	Door bumps	
601	Rebuild the floor plan/sheetrock	
608	Vinyl Plank Flooring	
618	Cabinets	
621	Bathroom accessories	
655	Trim	
657	Closet shelves and rods	
658	Blinds	
670	Appliances	
703	Interior Painting	
801	Replumb the washer line	
803	Plumbing fixtures	
818	Water heater	
902	Range exhaust fan	
903	HVAC system	
904	Bath exhaust fans	
918	Dryer vent	
1003	Electrical updates	
1006	Light fixtures	
1007	Bathroom light fixtures	

1008	Exterior light fixtures	
1009	Cable/telephone jacks	
Total	Rehab section	

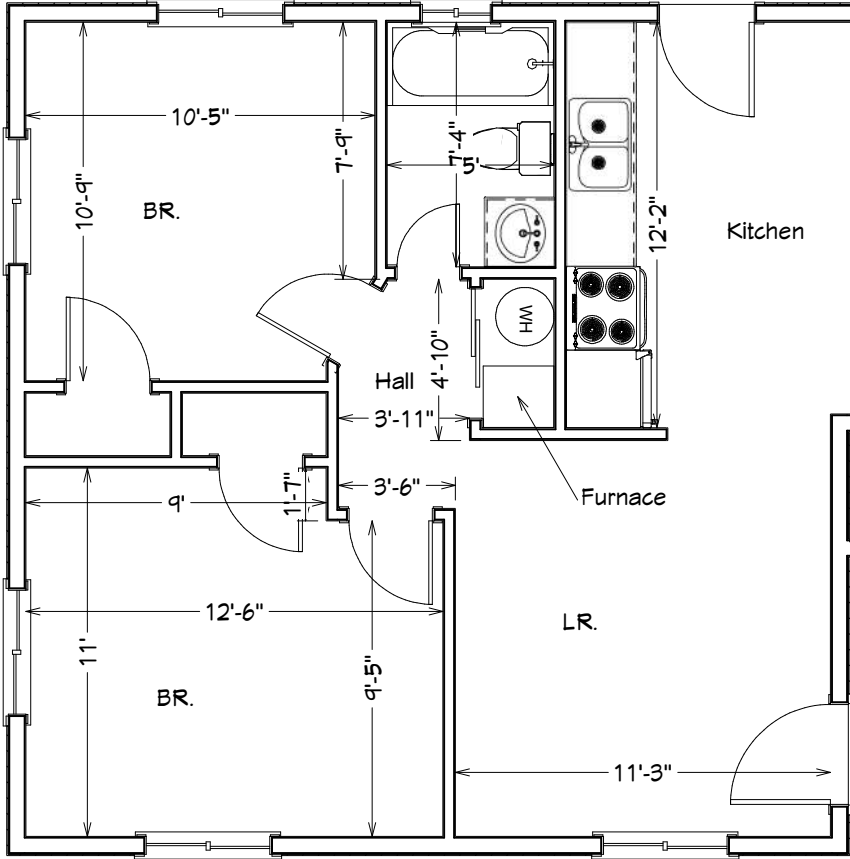
Item Number	Description	Schedule of Values
1110	Remove asbestos items	
1115	Asbestos clearance	
1200	Seal the first-floor concrete slab	
1201	Install a sub-slab depressurization system	
1301	Mold remediation	
Total	Abatement	



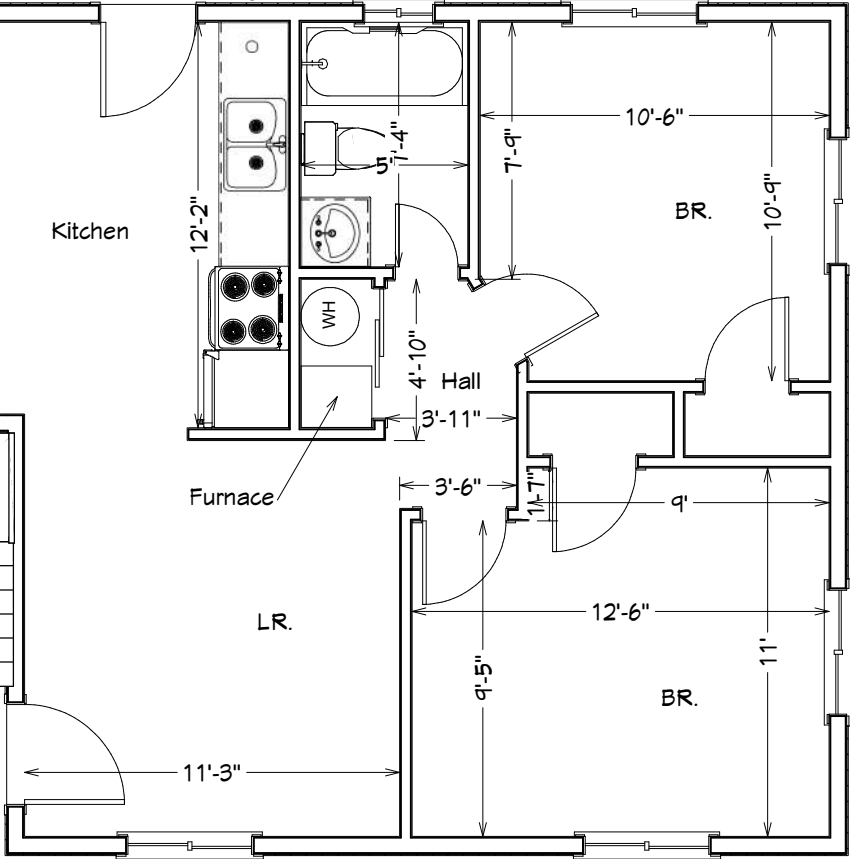
Typical Existing Apartment Floor Plan  
 555 E. Edenton  
 Raleigh, NC

**LIVING AREA**  
 687 SQ FT

Sub-slab depressurization system pipe



LIVING AREA  
1397 SQ FT



LIVING AREA

Project Manager: John Duncan, Triangle Construction Management Company  
Email: [john@triangleconstruction.net](mailto:john@triangleconstruction.net)

**Sign below and return this addendum with your proposal.**

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**Proposer Name & Company:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Title:** \_\_\_\_\_