

**City of Brunswick, Georgia**

**March 2019**

# **Request for Proposal**

**General Contractor**



For the Following Address:

**1400 Dartmouth, Brunswick, GA**

**Contractor:**

**Dream Builder Investment & Development, Inc.**

**As requested by home owner**

**Project Background:**

The City of Brunswick was awarded approximately \$336,000 from the Department of Housing and Urban Development Community Development Block Grant Program for the 2018 Program Year. A portion of these funds were allotted for single unit residential housing, specifically the Owner-Occupied Rehabilitation Program. This initiative is aimed at rehabilitating substandard single family structures of low and moderate income or elderly homeowners throughout the City.

**General Project Information:**

This Request for Proposal (RFP) is being issued to obtain solicitations of bids for General Contractors for the rehabilitation of a single family dwelling. Photographs are included for your review. All rehabilitation work must be within State Minimum Standard Code. State codes will take precedence over work write ups and basic specifications when in conflict.

**Site Location:**

**1400 Dartmouth Street, Brunswick, GA 31520**

**Access:**

Contractors interested in conducting an on-site assessment should communicate with the City of Brunswick Community Development Division directly to schedule an appointment.

**Payment:**

Partial payments can be made available upon department directors approval.

Contractors should submit pay requests after the final inspection is conducted and approved by the City of Brunswick Community Development Division

**Required Tasks:**

A detail of each required task is outlined in the attached Work Write-Up (Attachment A).

**General Contractor for the Major/Minor Home Repair Program  
Request of Proposals**

**Proposals will be accepted until 2:00pm on April 12, 2019.**

**Mail Proposal To:      City of Brunswick Community Development Division**

Attn: Minor/Major Home Repair Program RFP  
601 Gloucester Street  
Brunswick, GA 31520

**Hand Deliver To:                      City of Brunswick Community Development Division**

Neighborhood Revitalization Manager  
Attn: Shauntia Lewis  
P.O. Box 550  
Brunswick, GA 31521

Questions must be submitted in writing to Shauntia Lewis , Neighborhood Revitalization Manager , at [slewis@cityofbrunswick-ga.gov](mailto:slewis@cityofbrunswick-ga.gov) or (912) 267-5530 prior to 2 pm on April 5, 2019.

This RFP is issued on March 29, 2019. Sealed proposals will be received April 12 at 2 pm at which time they will be publicly opened and recorded.

The City of Brunswick reserves the right to reject any or all bids and waive informalities in the selection process. During the evaluation process, the City also reserves the right to request any additional information deemed necessary to supplement and/or clarify the information provided.

Any bid may be withdrawn prior to the above scheduled time for the opening of bids or postponement thereof. Any bid received after the time and date specified will not be considered.

The responsibility for submitting a response to this request for proposal to the CDD of the City of Brunswick on or before the stated date and time is the responsibility of the proposer. Proposals sent by mail should allow sufficient time for proposal to reach the CDD prior to the opening of bids.

## Proposal Requirements

The following items 1-11 are proposal requirements. Your proposal must include all items to be considered complete. Forms are provided for your convenience but are not mandatory. Please format your submission in the order detailed below. Proposals that do not follow this format will be considered incomplete. **Incomplete bids are not eligible for consideration.**

1. Prosper Information: Please provide the following contact information: Business Name, Point of Contact Name, Address, Mailing Address (if different), Phone, Fax, Email,
  - Designate the type of business based on the options below:
    - Corporation ♦ Partnership ♦ Individual Proprietorship
  - Tax ID#
  - DUNS#
  - CAGE

\*\*You must be registered and active on sam.gov\*\*
2. List at least three projects of similar size or nature that you have completed during the past three years.
  - Provide project address, dollar value of project, client name
3. Submit an itemized list of the work write up task and include the cost to the right of each item. The bid should include all customary work to complete the subject task in its entirety. Provide a project total at the end of the document. An example is provided for reference or use.
4. Complete the Certification form.
5. Complete the SAVE Affidavit.
6. Complete the E-Verify Affidavit for each contractor, sub-contractor and employees
7. Attach Copy of Valid Driver's License.
8. Attach Copy of Valid Business License.
9. Attach proof of Sam.gov clearance
10. Attach Copy of Valid Insurance for you and ALL sub contractors.
11. Attach any additional documentation you would like to accompany the proposal.

***\*\* A license submitted for verification from any state must not be expired. If so, it is considered invalid for participation in this RFP process. Copies of the listed above are to be submitted for all sub contractors unless the will be operating under your insurance and business license. \*\****

List the compensation for each task in accordance with the provided Work Write Up for the listed projects.

<b>Task</b>	<b>Cost</b>
<i>Permits</i>	\$ _____
<i>Debris Removal</i>	\$ _____
<i>Roof</i>	\$ _____
<i>Exterior</i>	\$ _____
<i>Exterior Siding</i>	\$ _____
<i>Interior, Attic, &amp; Doors</i>	\$ _____
<i>Flooring</i>	\$ _____
<i>Electrical Maintenance</i>	\$ _____
<i>Electrical</i>	\$ _____
<i>Hot water heater</i>	\$ _____
<i>Other: _____</i>	\$ _____
<i>Other: _____</i>	\$ _____
<i>Other: _____</i>	\$ _____
<i>Other: _____</i>	\$ _____
<i>Other: _____</i>	\$ _____
<i>Other: _____</i>	\$ _____
<i>Total:</i>	\$ _____

*\*See attached work-write up*  
*\*N/A to areas that do not apply*  
*\*Provide quotes for install and non install of a Hot water Heater*

# SPECS BY LOCATION/TRADE

3/28/2019

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address:** 1400 Dartmouth Street **Unit:** Unit 01

**Location:** 1 - General Requirements Approx. Wall SF: 1,400      Ceiling/Floor SF: 2,304

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade:** 1      **General Requirements**

- |  |                            |      |    |       |       |
|--|----------------------------|------|----|-------|-------|
| 37   | ELECTRICAL PERMIT REQUIRED | 1.00 | EA | _____ | _____ |
| Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.   |                            |      |    |       |       |
| 38   | PLUMBING PERMIT REQUIRED   | 1.00 | EA | _____ | _____ |
| Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.   |                            |      |    |       |       |
| 39   | HVAC PERMIT REQUIRED       | 1.00 | EA | _____ | _____ |
| Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. |                            |      |    |       |       |

**Location Total:** \_\_\_\_\_

**Location:** 2 - Exterior Approx. Wall SF: 0      Ceiling/Floor SF: 2,304

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade:** 10      **Carpentry**

- |   |                                  |        |    |       |       |
|---|----------------------------------|--------|----|-------|-------|
| 2567  | SIDING--HARDIPLANK               | 200.00 | SF | _____ | _____ |
| Prepare surface by removing nails, repairing sheathing, applying house-wrap strictly to manufacturer's specifications. Install 1"x8 1/4" Hardiplank lap siding to the surface using hot-dipped galvanized nails or stainless steel nails driven at least 1" into studs. Stagger joints in adjacent pieces and center all butt joints over studs. Either install joints with a 3 mm gap filled with Hardiplank caulking compound or butt together without jointing compound. In this second option install a piece of PVC sheathing behind joint. Where Hardiplank butts up against an accessory fill joint with a 6 mm fillet of Hardiplank caulking. |                                  |        |    |       |       |
| 3065  | DOOR--REWORK EXTERIOR            | 1.00   | EA | _____ | _____ |
| Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set.  |                                  |        |    |       |       |
| 3075  | DOOR CASING--REPLACE             | 4.00   | LF | _____ | _____ |
| Dispose of all cracked, split or damaged door casing. Install casing to match existing as closely as possible. Include drip cap.  |                                  |        |    |       |       |
| 3120  | DOOR--REPL ENTRANCE HARDWARE     | 1.00   | EA | _____ | _____ |
| Replace exterior door mortise lock with a "Weslock Modernizer" or equal. Install double cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner.  |                                  |        |    |       |       |
| 3465  | DECK--TONGUE AND GROOVE          | 500.00 | SF | _____ | _____ |
| Install 3/4" yellow pine tongue and groove decking to existing joists with concealed galvanized nails to match existing material.   |                                  |        |    |       |       |
| 3522  | WOOD STAIR HANDRAIL--REPLACE EXT | 2.00   | LF | _____ | _____ |
| Install preservative treated code approved grabbable handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags.  |                                  |        |    |       |       |
| 3525  | GUARD RAIL--WOOD                 | 2.00   | LF | _____ | _____ |

**Address:** 1400 Dartmouth Street **Unit:** Unit 01

**Location:** 2 - Exterior **Approx. Wall SF:** 0 **Ceiling/Floor SF:** 2,304

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade:** 10 **Carpentry**

Dispose of any existing railing. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts.

3560	PORCH--REBUILD	600.00	SF	_____	_____
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Remove deteriorated porch. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles, aluminum gutter and downspouts and 1/4" plywood ceiling. Structural lumber and deck shall be preservative treated.

Recommend luther uation

**Trade:** 23 **Electric**

7640	WEATHERPROOF RECEPTACLE	5.00	EA	_____	_____
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Install a 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT. Receptacle cover shall be permanently connected to box.

**Location Total:** \_\_\_\_\_

**Location:** 3 - Basement **Approx. Wall SF:** 0 **Ceiling/Floor SF:** 2,432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade:** 16 **Conservation**

4955	VAPOR BARRIER--CRAWL SPACE	2,432.00	SF	_____	_____
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Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

**Location Total:** \_\_\_\_\_

**Location:** 4 - Living Room **Approx. Wall SF:** 0 **Ceiling/Floor SF:** 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade:** 10 **Carpentry**

2312	SUBFLOOR--3/4"	200.00	SF	_____	_____
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Install 3/4" tongue and groove CDX plywood decking nailed 8" on center using screw shank or cement coated nails.

2795	WINDOW REPAIR	15.00	EA	_____	_____
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Repair window without replacing sash. Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. 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.

2840	TRIM--WINDOW SET, INTERIOR	15.00	EA	_____	_____
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Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.

3345	DOOR--FLUSH INT, HOLLOW CORE	6.00	EA	_____	_____
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Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.

**Trade:** 17 **Drywall & Plaster**

5270	DRYWALL--1/2"	2,000.00	SF	_____	_____
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Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.

**Trade:** 21 **HVAC**

Address: 1400 Dartmouth Street Unit: Unit 01

Location: 4 - Living Room Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec # Spec Quantity Units Unit Price Total Price

Trade: 21 HVAC

6178 MINI-SPLIT HEAT PUMP--25 SEER 1.00 EA

Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool http://www.acca.org/tech/manualj/ (calculate the load with manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection to size the equipment required to heat and cool the specified living space. Provide both Manual J and S reports to the Owner for review and approval prior to installation. Remove existing Heat Pump after removing all CFC and HCFCs, recycle all metal components and dispose of all other materials in a code legal dump. Install a wall mounted, ductless, single zone, mini split heat pump system with outdoor condenser and indoor unit using R410a refrigerant, with a minimum 25 SEER rating, such as the Fujitsu HALCYON model 12RLS. Include a junction box with a disconnect switch at the condenser, a concrete or the manufacturer's pad for the condenser, a line set, and a drain tube to an interior drain or to the exterior.

6325 HEAT DUCT AND REGISTER 12.00 EA

Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.

Trade: 23 Electric

7811 SMOKE DETECTOR--HARD WIRED--INTERCONNECTED 6.00 EA

Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box with battery back-up and interconnected with all other smoke detectors in the unit.

Location Total:

Location: 5 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec # Spec Quantity Units Unit Price Total Price

Trade: 17 Drywall & Plaster

5280 DRYWALL--PAPER-LESS WATER RESISTANT 80.00 SF

Hang, tape and 3 coat finish 1/2" paperless (fiberglass mat finish) drywall. Apply a 3/8" bead of Low VOC drywall adhesive to framing member and attach with screws 8" on center. Fiberglass joint tape shall be used to finish the joints and a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand ready for paint.

Trade: 20 Floor Coverings

5920 UNDERLAY AND VINYL COMPOSITION TILE 80.00 SF

Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.

Trade: 21 HVAC

6325 HEAT DUCT AND REGISTER 1.00 EA

Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.

Location Total:

Unit Total for 1400 Dartmouth Street, Unit Unit 01:

Address Grand Total for 1400 Dartmouth Street:

Bidder:



Work Write Up for 1400 Dartmouth Street

**Location: Electrical-Continued**

- Inspect electrical throughout building repair/replace outlets as needed. Verify GFCI are installed in all appropriate locations.
- Replace the existing main house main panel with a new 200amp main panel to comply with existing electrical codes
- Install arc and ground fault protection to all required locations throughout the house, if needed.
- All 120-volt, single-phase, 15- and 20-amp branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit, if needed. Any of the means described in 210.12(A)(1) through (6). 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. (A) Dwelling Units. Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G) (6) Kitchens — where the receptacles are installed to serve the countertop surfaces. Fully identify all of the individual circuits on the main panel cover. Install ground fault protection to the laundry circuit. Install an electrical disconnect at the water heater. Fully identify all of the individual circuits on the main panel cover.
- Repair, replace only if needed the existing utility meter with a new 200amp utility meter, service mast and weather head. Protect the service entrance cable under the utility meter and properly support the service entrance cable under the house. Install a 200amp/240volt service panel attached to the utility meter if required. FYI Change the interior main panel to a main service panel. Replace the service cable to a four wire service.
- Repair as needed any wiring defects, to include adding or replacing circuits if needed. Replace any damaged or dangerous wiring throughout the house.
- Install two exterior ground fault protected duplex receptacles, if needed. Install in-use covers on receptacles without overhead protection. Install four pronged receptacles and 30amp/240volt circuit for the clothes dryer, heat pump, air handler and water heater. Replace existing duplex receptacles with tamper resistant child proof receptacles, if needed. Replace all light switches with grounded types, if needed. Install ground fault protection to all circuits in wet or damp locations, to include the laundry room, kitchen and both bathrooms, if needed. Install a “hard wired” combination smoke and carbon monoxide alarms in the vicinity of sleeping rooms. Install battery type smoke detectors inside all bedrooms. FYI install “hardwired” smoke alarms inside all sleeping rooms if the bedrooms ceiling coverings are replaced.

**-AFTER INSPECTION, IF REWIRE OF HOME IS NEEDED PLEASE INCLUDE IN COST IN BID WITH EXPLAIN.**

**\*Historic clearance is required prior to repair or replacement of any area or item**

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**Location: Plumbing-Continued**

- Repair plumbing throughout the house as needed, verify that water heater is in good condition and able to supply water throughout the building.
  - If needed, replace the existing tankless water heaters at the discretion of the owner with 50-gallon water heaters per GA amendment to the International Plumbing code. Install a thermal
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pressure relief tank on the cold-water pipe above the water heaters. Install an anti-scalding device at the water heaters. Install a properly sized overflow catch pan under the water heaters. Terminate the temperature & pressure relief and overflow catch pan drain pipes in a conspicuous location out from under the house. Protect the nonmetallic cable from physical damage.

- Inspect and replace as needed water pipes throughout the house. Properly support and fully insulate all exposed water pipes. The existing water pipes are improperly supported. The nylon straps do not prevent vertical or horizontal movement. Install vacuum breakers on exterior hose faucets. Install water hammer arrestors at the dishwasher and washing machine hookups. Replace all water risers with high pressure types at toilets, sinks and at the refrigerator. The main water pipe is exposed on the ground.

- Repair the broken main drain pipe under the left side entry porch. Replace the main drain pipe between the house and street. Replace or repair all existing interior and exterior drain pipes. Install appropriate cleanouts. Fully support all drain pipes in the crawlspace.

**\*Bid to include replace or non-replacement of hot water heater.**

**\*Historic clearance is required prior to repair or replacement of any area or item**

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**Location: HVAC-Continued**

-Install or repair heat pumps in the building, verify all duct work is in good condition.

-Conduct a Manual J load calculation to determine the correct size of heating and cooling system needed for the house

-Install the new heating and cooling system,

-Conduct a Manual D load calculation and installed a/c duct throughout the house. Properly seal and support the ducts throughout the attic. Fully seal all a/c registers using UL listed 181 a/b mastic and tape.

**- Historic clearance is required prior to repair or replacement of any area or item**

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**Location: Bathrooms**

-Replace the existing bathroom's toilets with ADA compliant toilet. Install ADA compliant grab rails on the walls and on one side of the toilets as needed. Consult with a bathroom design professional to completely remodel the existing bathroom. Install a ventilation fans that terminates to exterior inside of a damper type vent hoods with a screen

-Replace the bathrooms' sink and base cabinets with new base cabinets and sinks

-Replace the existing ground floor bathtubs with an ADA compliant walking shower or a combination tub and shower at the discretion of the homeowner.

**- Historic clearance is required prior to repair or replacement of any area or item**

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**Location: Window-Continued**

- Repair all windows to operable conditions.
- Install energy efficient storm windows on the existing windows to the historical society's standards. Insulate as needed around all windows

**-Historic clearance is required prior to repair or replacement of any area or item**

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**Location: Exterior, interior floors, doors, walls, attic and ceiling**

Repair floors, walls, and ceilings throughout the building. Repair and paint the interior walls as needed

-Repair, level, support and finish as needed all of the interior floors, walls, staircase and ceilings. Refinish or replace if needed the wood floors if possible. Install sheet vinyl floor coverings in the kitchen, bathroom and laundry rooms. Repair all damaged ceilings.

-Repair moisture damaged trim, doors, ceilings, walls, staircase, soffits and fascia trim. Paint the exterior latex enamel paint. Replace damaged exterior doors. The homeowner to choose the color paint

-Paint exterior of home.

-Inspect attic for any current leaks in roof. Repair/replace missing insulation

-Repair all damaged ceilings. Replace or refinish the existing interior doors.

-Repair and paint damaged doors

-Fully insulate all attics. Remove moisture damaged insulation.

-Install vapor barrier in crawl space

-Repair decks as needed to maintain safety. Repair or replace the existing front and side porches as needed. Install proper guard railings on all porches. Repair as needed all decks and porches.

Install hand railings on the front porch.

Repair as needed all wood and insect damage.

**\*Historic clearance is required prior to painting, repair or replacement of any area or item**

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**Location: Crawl Space**

-The mortar is deteriorated in all areas between the brick columns on the front porch and support columns under the house. Newer load bearing concrete masonry unit support columns are improperly installed in most locations. Individual floor joists are resting on the columns instead of load bearing beams. The floors are uneven in many areas in the house. Consult a structural engineer to evaluation the amount of repairs needed to fully support the live load of the house before making any repairs.

-Repair all damaged structural supports, beams, girders, floor joists, head joists and/or sill plates. Repair or remove damaged brick and CMU support columns. Install additional structural CMU block columns with concrete footers under uneven floors. Raise and level the floors are needed. Replace moisture damaged subfloors under the kitchen and bathroom.

-Terminate the dryer to the exterior using properly supported four inch smooth metal ducts with a damper type dryer vent hood without the screen. Install 24 inch wide by 16 inch high access to the accessible crawlspaces with metal covers on both sides or ends of the house. Properly install a 6mil vapor barrier on the ground. Seal the vapor barrier to support columns and walls using mastic and tape as needed. Install proper cross ventilation.

**\*Historic clearance is required prior to repair or replacement of any area or item**

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**Location: Kitchen**

- Replace existing kitchen sink, appliances, refrigerator, dishwasher, range exhaust fan and range with low efficiency appliances.
- Replace and install new cabinets and countertops. Consult with a kitchen design professional to the historical society's standards

**\*Historic clearance is required prior to repair or replacement of any area or item**

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## Work write up continued: 1400 Dartmouth Street

### CRAWLSPACE

- The mortar is deteriorated in all areas between the brick columns on the front porch and support columns under the house. Newer load bearing concrete masonry unit support columns are improperly installed in most locations. Individual floor joists are resting on the columns instead of load bearing beams. The floors are uneven in many areas in the house. Consult a structural engineer to evaluation the amount of repairs needed to fully support the live load of the house before making any repairs. Remove all debris and trash under the house. Replace and repair all damaged structural supports, beams, girders, floor joists, head joists and/or sill plates. Repair or remove damaged brick and CMU support columns. Install additional structural CMU block columns with concrete footers under uneven floors. Raise and level the floors are needed. Replace moisture damaged subfloors under the kitchen and bathroom. Seal all pipe and cable penetrations to the subfloors. Terminate the dryer to the exterior using properly supported four inch smooth metal ducts with a damper type dryer vent hood without the screen. Install 24 inch wide by 16 inch high access to the accessible crawlspaces with metal covers on both sides or ends of the house. Properly install a 6mil vapor barrier on the ground. Seal the vapor barrier to support columns and walls using mastic and tape as needed. Install proper cross ventilation.



### PLUMBING

- Repair plumbing throughout the house as needed, verify that water heater is in good condition and able to supply water throughout the building.
- If needed, replace the existing tankless water heaters at the discretion of the owner with 50-gallon water heaters per GA amendment to the International Plumbing code. Install a thermal pressure relief tank on the cold-water pipe above the water heaters. Install an anti-

scalding device at the water heaters. Install a properly sized overflow catch pan under the water heaters. Terminate the temperature & pressure relief and overflow catch pan drain pipes in a conspicuous location out from under the house. Protect the nonmetallic cable from physical damage.

- Inspect and replace as needed water pipes throughout the house. Properly support and fully insulate all exposed water pipes. The existing water pipes are improperly supported. The nylon straps do not prevent vertical or horizontal movement. Install vacuum breakers on exterior hose faucets. Install water hammer arrestors at the dishwasher and washing machine hookups. Replace all water risers with high pressure types at toilets, sinks and at the refrigerator. The main water pipe is exposed on the ground.
- Repair the broken main drain pipe under the left side entry porch. Replace the main drain pipe between the house and street. Replace or repair all existing interior and exterior drain pipes. Install appropriate cleanouts. Fully support all drain pipes in the crawlspace.

\*Bid to include replace or non-replacement of hot water heater.



### HEATING VENTILATION AIR CONDITIONING

- Install or repair heat pumps in the building, verify all duct work is in good condition.
- Conduct a Manual J load calculation to determine the correct size of heating and cooling system needed for the house
- Install the new heating and cooling system,
- Conduct a Manual D load calculation and installed a/c duct throughout the house. Properly seal and support the ducts throughout the attic. Fully seal all a/c registers using UL listed 181 a/b mastic and tape





**EXTERIOR, INTERIOR, ATTIC, DOORS & INSULATION**

- Repair floors, walls, and ceilings throughout the building. Repair and paint the interior walls as needed
- Repair, level, support and finish as needed all of the interior floors, walls, staircase and ceilings. Refinish or replace if needed the wood floors if possible. Install sheet vinyl floor coverings in the kitchen, bathroom and laundry rooms. Repair all damaged ceilings.
- Repair moisture damaged trim, doors, ceilings, walls, staircase, soffits and fascia trim. Paint the exterior using exterior latex enamel paint. Replace damaged exterior doors. The homeowner to choose the color paint
- Inspect attic for any current leaks in roof. Repair/replace missing insulation
- Repair all damaged ceilings. Replace or refinish the existing interior doors.
- Paint exterior of home
- Repair and paint damaged doors
- Fully insulate all attics. Remove moisture damaged insulation.
- Install vapor barrier in crawl space
- Repair decks as needed to maintain safety. Repair or replace the existing front and side porches as needed. Install proper guard railings on all porches. Repair as needed all decks and porches. Install hand railings on the front porch.
- Repair as needed all wood and insect damage.

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/healthy\\_homes/healthyhomes/lead](http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/healthyhomes/lead)





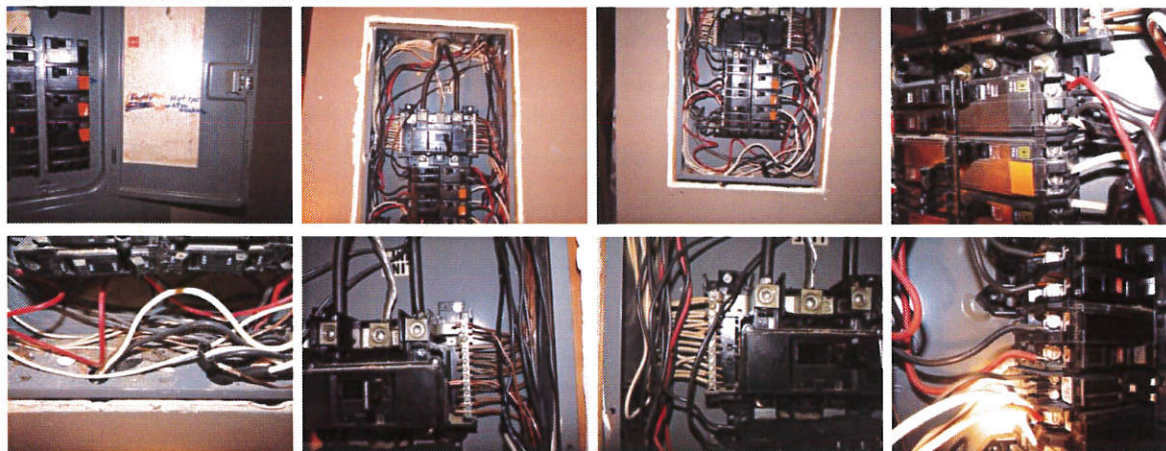




## **ELECTRICAL**

- Inspect electrical throughout building repair/replace outlets as needed. Verify GFCI are installed in all appropriate locations.
- Replace the existing main house main panel with a new 200amp main panel to comply with existing electrical codes
- Install arc and ground fault protection to all required locations throughout the house, if needed.
- All 120-volt, single-phase, 15- and 20-amp branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit, if needed. Any of the means described in 210.12(A)(1) through (6). 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. (A) Dwelling Units. Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G) (6) Kitchens — where the receptacles are installed to serve the countertop surfaces. Fully identify all of the individual circuits on the main panel cover. Install ground fault protection to the laundry circuit. Install an electrical disconnect at the water heater. Fully identify all of the individual circuits on the main panel cover.
- Repair, replace only if needed the existing utility meter with a new 200amp utility meter, service mast and weather head. Protect the service entrance cable under the utility meter and properly support the service entrance cable under the house. Install a 200amp/240volt service panel attached to the utility meter if required. FYI Change the interior main panel to a main service panel. Replace the service cable to a four wire service.
- Repair as needed any wiring defects, to include adding or replacing circuits if needed. Replace any damaged or dangerous wiring throughout the house.
- -Install two exterior ground fault protected duplex receptacles, if needed. Install in-use covers on receptacles without overhead protection. Install four pronged receptacles and 30amp/240volt circuit for the clothes dryer, heat pump, air handler and water heater. Replace existing duplex receptacles with tamper resistant child proof receptacles, if needed. Replace all light switches with grounded types, if needed. Install ground fault protection to all circuits in wet or damp locations, to include the laundry room, kitchen

and both bathrooms, if needed. Install a "hard wired" combination smoke and carbon monoxide alarms in the vicinity of sleeping rooms. Install battery type smoke detectors inside all bedrooms. FYI install "hardwired" smoke alarms inside all sleeping rooms if the bedrooms ceiling coverings are replaced. -IF REWIRE OF HOME IS NEEDED PLEASE INCLUDE IN COST IN BID



### **KITCHEN**

- Replace existing kitchen sink, replumb the drain pipes to the sink, appliances, refrigerator, dishwasher, range exhaust fan and range with low efficiency appliances.

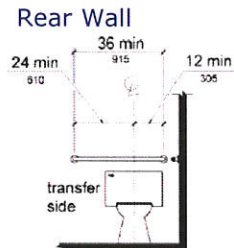
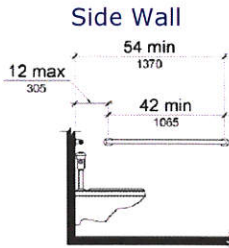


- Replace and install new cabinets and countertops. Consult with a kitchen design professional.

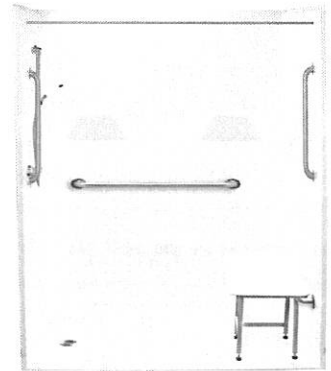


## **BATHROOM**

- Replace the existing bathroom's toilets with ADA compliant toilet. Install ADA compliant grab rails on the walls and on one side of the toilets as needed. Consult with a bathroom design professional to completely remodel the existing bathroom. Install a ventilation fans that terminates to exterior inside of a damper type vent hoods with a screen
- Replace the bathrooms' sink and base cabinets with new base cabinets and sinks
- Replace the existing ground floor bathtubs with an ADA compliant walking shower or a combination tub and shower at the discretion of the homeowner.



Accessible Bathtub Replacement Showers are designed to replace standard bathtubs and feature either a right or left drain. This allows you to preserve the same drain location as your bathtub, reducing your plumbing requirements. Bathtub replacement showers are ideal for remodeling as they utilize a multi-piece design for easy installation. Barrier free roll in showers fit nicely into standard bathrooms. Similar to the 60" Accessible Roll in Shower the majority of the 60" Accessible Bathtub Replacement Shower models are designed to utilize the bathroom framing around 5 foot tubs. A 54" model is also available; this unit is often installed in residences with space restrictions such as mobile homes. Accessible Bathtub Replacement Shower models are available.





*Certification*

I certify that this offer to the City of Brunswick is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting an offer for the same services, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this proposal and verify that I am authorized to sign this proposal as/for the bidder. I further state that the company affiliated with this proposal currently complies with all applicable federal and state laws and directives relative to non-discriminatory practices in employment.

\_\_\_\_\_  
*Signature (Authorized Representative)*

\_\_\_\_\_  
*Name (printed)*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

SAVE Affidavit:

**CITY OF BRUNSWICK-LAWFUL PRESENCE AFFIDAVIT**

**Pursuant to O.C.G.A. § 50-36-1, all persons who - either on behalf of themselves or on behalf of an individual, business, corporation, partnership, or other private entity - apply for certain public benefits must (1) be eighteen years of age or older and (2) submit an affidavit that they are lawfully present in the United States. Public benefits, as defined by O.C.G.A. § 50-36-1(a)(3)(A), include any grant, contract, loan, professional license, or commercial license provided by an agency of State or local government or by appropriated funds of a State or local government.**

I, \_\_\_\_\_, swear or affirm under penalty of perjury under the laws of the State of Georgia that I am 18 years of age or older and (check one):

I am a United States citizen, or

I am a legal Permanent Resident of the United States, or

I am a qualified alien (other than as a permanent resident) or nonimmigrant in the United States pursuant to Federal law.

The secure and verifiable document provided with this affidavit can best be classified as:

\_\_\_\_\_

I understand that this sworn statement is required by law because I have applied for a public benefit and/or a business license on my behalf as an individual or on behalf of a business, corporation, partnership, or other private entity. I understand that state law required me to provide proof that I am lawfully present in the United States prior to receipt of this public benefit as listed above. I further acknowledge that making a false, fictitious, or fraudulent statement or representation in this sworn affidavit is punishable under the criminal laws of Georgia under O.C.G.A. § 16-10-20 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
\*Alien Registration # for Non-citizens

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
TIN or SSN

*If this affidavit is not presented in person, applicant must submit a notarized copy of this affidavit.*

Notarized this \_\_\_\_ Day of \_\_\_\_\_, in the State of \_\_\_\_\_,

County of \_\_\_\_\_

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Commission Expires

\*Note: O.C.G.A § 50-36-1(e) (2) requires that aliens under the Federal Immigration and Nationality Act., Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

\_\_\_\_\_  
Another Identifying Number

*E-Verify Affidavit:*

**Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. §13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present and affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Federal Work Authorization User Identification Number/E-verify User Number (4 to 6 digits)

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
Date of contract between Contractor & Public Employer

\_\_\_\_\_  
Legal Name of Contractor (please print)

\_\_\_\_\_  
Contract Number

\_\_\_\_\_  
Legal Address of Contractor

\_\_\_\_\_  
City, State, & Zip Code

\_\_\_\_\_  
Name of Project

\_\_\_\_\_  
Contract Amount

\_\_\_\_\_  
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_ of \_\_\_\_\_, 20\_\_ in \_\_\_\_\_ (city), \_\_\_\_\_ (state).

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Commission Expires