



City of Lowell – Community Center Remodel Project – Window & Door Replacement

Project Scope

Created: August 18, 2022

505 W. First Street Lowell, NC 28098

Parcel ID#127880



Background:

The City of Lowell Community Center (formerly Lowell Teacherage) is a historic structure that was built in 1920. It was previously used by the female teachers of nearby Holbrook High School as a dormitory. The City of Lowell currently houses historical photographs and other items within the building. The building also doubles as the City of Lowell Community Center. This rental facility consists of two meeting rooms, a full kitchen, bathrooms, tables, chairs, and on-site parking. The space is commonly rented to both residents and non-residents of Lowell. It's popular for birthday parties, baby showers, bridal showers, family gatherings, and more.

Project Goals:

The goal of this project is to perform necessary maintenance tasks of the building's exterior. Exterior aspects of the project include exterior door replacements, ensuring proper seal from the weather on any utility or hvac line, and window replacements.

Compliance with Federal and State Codes and Laws:

All work completed on the property must follow all state and federal laws. This includes, but is not limited to NC Building Code, RCRA, and NESHAP. Contractor will secure all relevant permits for the work.

The Environmental Analysis Report is attached.

Other Requirements:

It is required that the bidder be an active licensed North Carolina General Contractor. Evidence of such must be clearly submitted on the outside of his or her sealed bid envelope. A 5% bid bond must be submitted with the bid. A performance and payment bond of 100% of the total job will be required upon successful awarding of the project.

Please Note:

This project is being funded in whole or in part by the Community Development Block Grant Program (CDBG). All federal CDBG requirements will apply to the contract: Bidders on this work will be required to comply with Section 109 and E.O. 11246 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Bidders must comply with Title VI of the Civil Rights Act of 1964, Davis Bacon Act, Anti-Kickback Act, and Contract Work Hours and Safety Standards Act. The City of Lowell is committed to and supportive of efforts to effectively maintain and/or increase the use of Small and Minority/Women-Owned Business and Historically Underutilized Businesses (HUB) contract participation for Construction Projects, services (including professional and consulting services) and commodities purchases, AND increase contract participation to offer employment, training and contracting opportunities in accordance with Section 3 of the Housing and Urban Development Act of 1968 (24 C.F.R Part 135).

Separate sealed bids for City of Lowell for the CDBG-Neighborhood Revitalization Community Center Rehabilitation will be received at the office of 101 W. First Street, Lowell NC 28098 on September 26, 2022 at 2:00pm, then at said office to be publicly opened and read aloud. The bidder shall show such evidence by

clearly displaying his or her current license number on the outside of the sealed envelope in which the proposal is delivered.

Scope Attached:

All proposed equipment and materials will be approved by the City of Lowell prior to commencing the work.

Exterior:

*Windows: Replace all windows, including those that have been bricked in, with original-type windows (total of 64 windows). Provide original wood option as well as a vinyl option of the same appearance.

1. North side of Building

- Replace windows*
- Replace 2nd floor double doors with exterior French-style doors
- Replace 1st floor double doors with exterior craftsman style doors

2. South side of Building

- Replace windows*
- Replace Exterior Crawl Space Door with new commercial grade exterior metal door and commercial grade lock

3. East side of Building

- Replace windows*
- Replace 1st floor double doors with exterior craftsman style doors

4. West side of Building

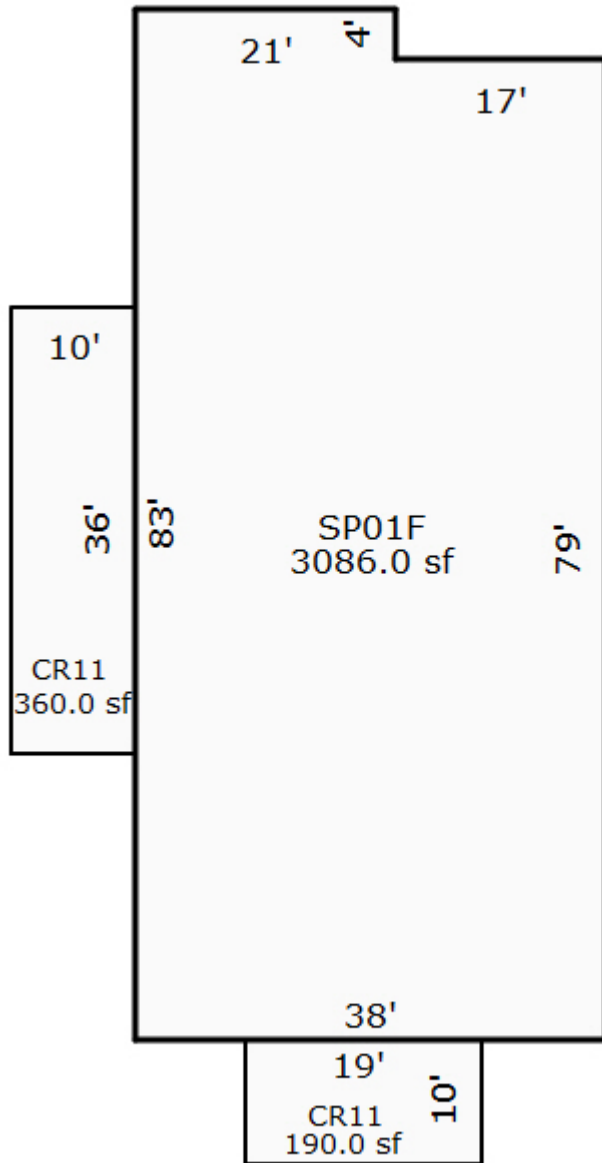
- Replace windows*
- Replace exterior door at the top of deck with commercial grade metal exterior door and commercial grade lock
- Install new commercial grade exterior door to crawl space with commercial lock. Replace wood above door for added security
- Install brick in place of existing wood at the compressor access panel and make weathertight

Building Footprint

South Side

East Side

West Side



North Side