



City of Lowell – Community Center Remodel Project

Project Scope

Created: April 12, 2021

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 Parks and Recreation administrative offices 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 and interior and improve the functionality of the interior space for the users of the property. Exterior aspects of the project include painting, mortar repair, porch roof/ceiling maintenance, updating light fixtures, exterior door replacements, ensuring proper seal from the weather on any utility or hvac line, and window replacements.

The interior aspect of the project will involve painting, updating light fixtures and improving electrical, ceiling and drywall/plaster repair and replacement, flooring, updating the kitchen with a functional kitchen, and two (2) bathroom remodels.

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.

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).

A Pre-Bid Conference will be held May 18th, 2021 at 10:00am at City Hall, 101W. First Street, Lowell NC 28098.

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 June 3, 2021 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:

Within the attached scope there are examples of lighting fixtures, appliances, paint, and other material examples to guide the contractor on the overall expectations. The Contractor may bid the project with those materials in mind, but are not required to use the exact type/brand outlined in this document. All light switches are required to be changed to occupancy sensor type switches. All light fixtures are required to be LED type lighting. All proposed equipment and materials will be approved by the City of Lowell prior to commencing the work.

Roof:

- Prepare and Paint both metal porch roofs located on North Side and East Side of building.

Exterior:

*Windows: Replace all windows including those that are sealed off (total of 55 windows) with a replica of the existing style of window. Windows must be approved by Gaston County Historic Preservation Commission.

1. North side of Building

- Prepare and Paint exterior brick; tuck-point mortar joints
- Remove and replace all rotten/damaged soffit, fascia, and trim
- Paint all trim, soffit, and fascia
- Replace windows*
- Replace porch ceiling with tongue and groove natural pine wood type
- Replace 2nd floor double doors with exterior French-style doors
- Replace 1st floor double doors with exterior craftsman style doors
- Install 1 outdoor ceiling fan in porch ceiling that is equivalent to Fanimation Studio Collection Blitz Black 60-in LED Indoor/Outdoor Ceiling Fan (7-Blade)

2. South side of Building

- Prepare and Paint exterior brick; tuck-point mortar joints
- Remove and replace all rotten/damaged soffit, fascia, and trim
- Paint all trim, soffit, and fascia
- Replace windows*
- Replace Exterior Crawl Space Door with new commercial grade exterior metal door and commercial grade lock

3. East side of Building

- Prepare and Paint exterior brick; tuck-point mortar joints
- Remove and replace all rotten/damaged soffit, fascia, and trim
- Paint all trim, soffit, and fascia
- Replace windows*

- Replace porch ceiling tongue and groove natural pine wood type
- Replace 1st floor double doors with exterior craftsman style doors
- Install 2 outdoor ceiling fans in porch roof that are equivalent to Fanimation Studio Collection Blitz Black 60-in LED Indoor/Outdoor Ceiling Fan (7-Blade)

4. West side of Building

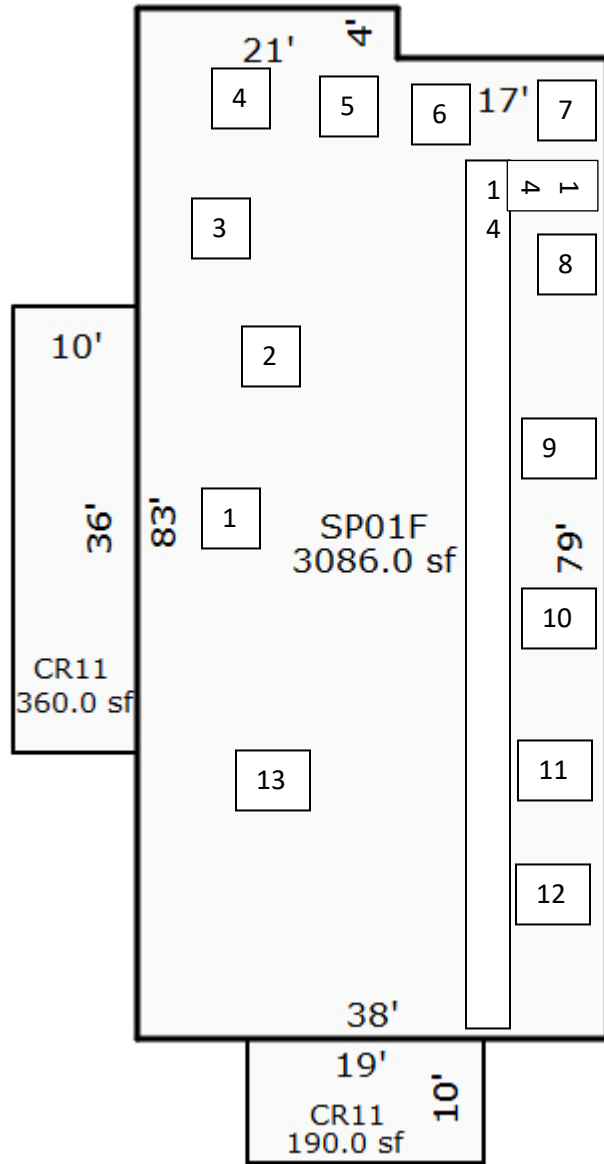
- Prepare and Paint exterior brick; tuck-point mortar joints
- Remove and replace all rotten/damaged soffit and trim
- Paint all trim, soffit, and fascia
- Replace windows*
- Replace exterior door at the top of deck with commercial grade metal exterior door and commercial grade lock
- Install new commercial 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

1st Floor

South Side

East Side

West Side



North Side

Interior:

*All hardwood floors are to be refinished to the character of the existing hardwood flooring

1. Foyer

- Remove existing ceiling tile; Install mold resistant drywall ceiling
- Restore/Install hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor
- Install Chandelier equivalent to Safavieh Fauna 8-Light Oil Rubbed Bronze (Black) Rustic Chandelier
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series, Satin sheen, Repose Gray Color (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint

2. Meeting Room Left

- Remove existing ceiling tile; Install mold resistant drywall ceiling
- Restore/Install hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor
- Remove existing lighting and Install 2 ceiling fans that are equivalent to Fanimation Studio Collection Blitz Black 60-in LED Indoor/Outdoor Ceiling Fan (7-Blade)
- Recess all receptacle outlets within the baseboard
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Paint Fireplace Brick with a semi gloss equivalent to Sherwin Williams Emerald series, high-hide white
- Remove existing thermostat control and install wi-fi enabled thermostat and replace tamper box
- Prepare and paint interior doors with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type

3. Coat Closet/Storage Area

- Scrape popcorn texture off ceiling to a smooth/clean finished appearance; If necessary, repair small areas with a mold resistant drywall ceiling
- Restore/Install hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor

- Install flush mount ceiling light
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Remove existing linoleum countertop and install granite countertop
- Install coat rack underneath countertop
- Install coat rack in recessed area near window

4. Kitchen (design attached)

- Scrape popcorn texture off ceiling to a smooth/clean finished appearance; If necessary, repair small areas with a mold resistant drywall ceiling
- Repair any damaged or weathered subfloor
- Install a 12x24 Gray Porcelain tile equivalent to Castille Nepal Gray Porcelain Tile
- Install new ceiling lighting over island equivalent to Quoizel Squire Rustic Black Transitional Kitchen Island Light
- Repair all cracks in plaster walls
- Install new shaker white kitchen cabinetry in place of existing and replace kitchen island with equivalent island. Top island and base cabinets with a white/gray granite countertop
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Install a commercial hood system for venting stove with appropriate fire suppression per NC Building Code (option#1)
- Install a custom wood hood for venting stove (option#2)
- Install backsplash above stove to the ceiling
- Install new refrigerator equivalent to Frigidaire Gallery 19 Cu. Ft. Single-Door Refrigerator
- Install new freezer equivalent to Frigidaire Gallery 19 Cu. Ft. Single-Door Freezer
- Install trim kit for fridge and freezer
- Install new sink equivalent to a Lyric Farmhouse Undermount Apron Front Stainless Steel 34 in. Single Bowl Kitchen Sink with disposal
- Install new kitchen sink faucet equivalent to Moen Edwyn Matte Black 1-Handle Deck-Mount Pull-Down Handle Kitchen Faucet
- Install range that is equivalent to Frigidaire 30" Electric Range Model# FGEF3036TD

5. Kitchen Pantry

- Repair ceiling; Install mold resistant drywall ceiling if necessary
- Repair any damaged or weathered subfloor

- Install a 12x24 Gray Porcelain tile equivalent to Castille Nepal Gray Porcelain Tile
- Install flush mount ceiling light
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Install new wood shelving
- Repair door

6. Existing Womens Restroom

- Delete Bathroom; Convert to janitor/storage room
- Remove bathroom fixtures
- Install commercial grade floor-mounted mop sink with faucet
- Install a 12x24 Gray Porcelain tile equivalent to Castille Nepal Gray Porcelain Tile
- Repair any damaged or weathered subfloor
- Install flush mount ceiling light fixture
- Repair all cracks in plaster walls and ceiling
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint

7. Table and Chair Storage Room

- Remove existing ceiling tile; Install mold resistant drywall ceiling
- Restore hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor
- Install Ceiling Fan that is equivalent to Fanimation Studio Collection Blitz Black 56-in LED Indoor/Outdoor Ceiling Fan (7-Blade)
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint

8. Storage Room to be New Womens Restroom

- Scrape popcorn texture off ceiling to a smooth/clean finished appearance; If necessary, repair small areas with a mold resistant drywall ceiling
- Repair any damaged or weathered subfloor
- Install a 12-in x 24-in Polished Natural Stone Marble Floor
- Install mosaic tile wall to 5 feet in height from floor
- Install motion activated light switches for lighting
- Install flush mount ceiling lighting
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Install new toilet, new lavatory, new mirror, new exhaust fan, and changing table

9. Rec Director Office

- Remove existing ceiling tile; Install mold resistant drywall ceiling
- Restore hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor
- Install Ceiling Fan that is equivalent to Fanimation Studio Collection Blitz Black 56-in LED Indoor/Outdoor Ceiling Fan (7-Blade)
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Add outlet

10. Rec Director Office

- Remove existing ceiling tile; Install mold resistant drywall ceiling
- Restore hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor
- Install Ceiling Fan that is equivalent to Fanimation Studio Collection Blitz Black 56-in LED Indoor/Outdoor Ceiling Fan (7-Blade)
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint

- Add outlet

11. Mens Restroom

- Remove existing ceiling tile; Install mold resistant drywall ceiling/ Scrape popcorn texture off ceiling to a smooth/clean finished appearance; If necessary, repair small areas with a mold resistant drywall ceiling
- Install a 12-in x 24-in Polished Natural Stone Marble Floor
- Install mosaic tile wall to 5 feet in height from floor
- Repair any damaged or weathered subfloor
- Install motion activated light switches for lighting
- Install flush mount ceiling lighting
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Install new toilet, new urinal, new exhaust fan, new lavatory, new mirror, and changing table

12. Athletics Supervisor Office

- Remove existing ceiling tile; Install mold resistant drywall ceiling
- Restore hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor
- Install Ceiling Fan that is equivalent to Fanimation Studio Collection Blitz Black 56-in LED Indoor/Outdoor Ceiling Fan (7-Blade)
- Repair all cracks in plaster walls
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint

13. Meeting Room Right

- Remove existing ceiling tile; Install mold resistant drywall ceiling
- Restore hardwood floor; sand down and replace weathered or deteriorated wood planks
- Repair any damaged or weathered subfloor
- Remove existing lighting and Install 2 ceiling fans that are equivalent to Fanimation Studio Collection Blitz Black 60-in LED Indoor/Outdoor Ceiling Fan (7-Blade)
- Recess all receptacle outlets within the baseboard
- Repair all cracks in plaster walls

- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint
- Paint Fireplace Brick with a semi gloss equivalent to Sherwin Williams Emerald series, high-hide white
- Prepare and paint interior doors with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type

14. Hallway from exterior double door on North side to exterior door on West side

- Scrape popcorn texture off ceiling to a smooth/clean finished appearance; If necessary, repair small areas with a mold resistant drywall ceiling
- Restore hardwood floor; sand down and replace weathered or deteriorated wood planks Repair any damaged or weathered subfloor
- Install flush mount ceiling lights in place of existing
- Remove existing thermostat control and install wi-fi enabled thermostat and replace tamper box
- Paint all trim with a gloss white that is equivalent to a Sherwin Williams Emerald series high-hide white paint type
- Paint all walls with a paint that is equivalent to a Sherwin Williams Emerald series Satin sheen Repose Gray (Paint Code #7015)
- Paint all ceilings with a paint that is equivalent to a Sherwin Williams Eminence High Performance Ceiling Paint