CENTRAL PINES
REGIONAL COUNCIL

4307 Emperor Blvd, Suite 110
Durham, NC 27703
919-549-0551
centralpinesnc.gov

Date: November 6, 2026

REQUEST FOR PROPOSAL: 119 S Driver Street, Durham, North Carolina 27703

PURPOSE OF BID

Central Pines Regional Council is accepting bids from qualified, licensed, and certified Lead Abatement Contractors to perform lead-based paint hazard control and reduction services. The project is funded by the US Department of Housing and Urban Development (HUD). All work must be performed in strict compliance with the HUD Lead Safe Housing Rule (24 CFR Part 35), HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, and the Environmental Protection Agency (EPA) regulations under 40 CFR Part 745. The primary objective is to eliminate lead-based paint hazards in eligible pre-1978 residential properties to ensure they are safe for occupants, particularly children under the age of six.

EVALUATION

The lowest responsive and responsible bidder will be accepted. Review the attached work write-up in Exhibit A. A site visit to the proposed project is the responsibility of the contractor.

DEADLINE

Deadline for bids is November 25, 2026 at 2:00 p.m. Bids must be emailed to Lindsay Whitson; lwhitson@centralpinesnc.gov with the subject line: LEAD ABATEMENT BID. Bids will be opened on Wednesday, November 25, 2026. ***This is not a public bid opening.***

GENERAL REQUIREMENTS

All work must be completed within 90 days of the Notice to Proceed.

Review all General Requirements listed with the work write-up prior to submitting bid.

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Submit a completed, itemized, estimate with bid package. Included in this packet is a Bid Memo, a Scope of Work, and a General Requirements Informational Sheet. Incomplete packages will not be accepted.

Email questions to Christine Westfall, Grant Program Manager; Christine Westfall chwestfall@gmail.com and Lindsay Whitson, Community and Economic Development Director, Central Pines Regional Council; lwhitson@centralpinesnc.gov. Questions must be received by November 18, 2026. An addendum with written responses will be posted here: CPRC RFPs. Questions will not be answered in written format.

PERMITTING REQUIREMENTS

Contractor is responsible for obtaining all necessary building, trade, and specialty permits required for the work performed on homes prior to the start of construction.

LEAD-BASED PAINT & SAFETY COMPLIANCE

This project is explicitly funded to address lead-based paint hazards. All work must be performed in strict compliance with HUD's Lead Safe Housing Rule (24 CFR Part35), EPA's Renovation, Repair, and Paint (RRP) Rule (40CFR Part 745), and all applicable North Carolina state lead hazard management regulations.

- **Certification: Certification:** The General Contractor and all relevant subcontractors must hold current Lead Paint Abatement and Lead Renovator (RRP) firm certifications from the State of North Carolina Health Hazards Control Unit under the North Carolina Department of Health and Human Services and have Lead Abatement Supervisor/Worker licenses.

- **Work Practices:** Safe Work Practices (SWP) and specialized containment methods must be utilized. Daily specialized cleanup and HEPA vacuuming are mandatory.

- **Clearance:** Final payment is strictly contingent upon the property successfully passing a post-remediation Lead Dust Clearance Examination conducted by an independent certified inspector.

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MINIMUM CRITERIA FOR CONTRACTORS

Contractor will be responsible for the following:

- Providing temporary facilities: including but not limited to portable chemical toilets.
- Providing a construction dumpster for debris removed from the project, ensuring all lead-contaminated waste is properly contained, wrapped in 6-mil plastic, and disposed of according to environmental regulations.
- Applying for and securing all required permits.
- Scheduling, supervising, and coordinating all subcontractors and their work.
- Coordinating daily work schedules and site access with the homeowner and the Program Rehabilitation Specialist.
- Purchasing and delivering all specified materials to the site.

INSURANCE REQUIREMENTS FOR CONTRACTORS

Contractor must carry workers' compensation insurance as required by state law and must carry the insurance coverages below in the following minimum amounts:

- Worker's compensation insurance as required by the State of North Carolina.
- General Liability at $1,000,000 per occurrence and $2,000,000 in aggregate
- Professional Liability at $1,000,000 per occurrence and $2,000,000 in aggregate
- Contractor's Pollution Liability at $1,000,000 per occurrence and $2,000,000 in aggregate
- Property Damage at $100,000 per occurrence and $300,000 in aggregate

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 contractor/subcontractor is responsible for executing the work in conformity with HUD/EPA guidelines and the highest professional standards for their trade.

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GENERAL CONSTRUCTION STANDARDS

A high standard of professional performance is expected. Work not measuring up to this standard, or work that fails to contain lead dust effectively, will be rejected and must be corrected prior to payment. All work governed by a code shall be complying, and all inspections must be passed in a timely manner.

Any changes in the Work Write-Up or Scope of Work must be pre-approved by the homeowner, contractor, and Central Pines Regional Council. Once all parties agree, the change order shall be reduced to writing and signed by all three parties before any altered work begins.

Contractors are to furnish the owner with the manufacturer's and/or supplier's written operating manuals and written warranty statements wherever applicable. Contractors must provide a **ONE-YEAR WARRANTY** on all workmanship and materials under their contract.

No hazardous or toxic materials may be used on this project. No lead-based paint or lead-containing materials may be introduced to the property. All new finishes shall match, as closely as possible, the original or adjacent finishes unless otherwise specified in the lead write-up.

EXHIBIT A: WORK WRITE UP

Case: Durham LBP

Address: 119 S Driver St

Date: 11-5-26

City: Durham

Prepared By: Michael Kepley

Phone: 919-519-7023

Year House Built: 1910

LEAD ABATEMENT – Provide estimated numbers on each blank line; lead abatement activities in bold.

/_____
All lead abatement activities shall be performed by a licensed lead abatement contractor and trained workers. A lead abatement permit must be obtained from NC DHHS. The Contractor will be responsible for scheduling the lead clearance test with EI Group. The agency will pay for one lead clearance test. If the lead clearance test fails, then the Contractor will be financially responsible for all subsequent lead clearance tests. The Lead Abatement contractor will be responsible for creating and adhering to an Occupant Protection Plan.

/_____
The Lead Abatement Contractor shall cover the ground with 6-mil poly sheeting a minimum of 10 ft beyond the perimeter of the surfaces undergoing renovation. Secure poly to the wall(s) and to the ground or floor to keep in place during work.

/_____
Once all lead abatement is completed the contractor shall perform a thorough cleaning of the house to remove lead dust. Cleaning areas to be included are but not limited to: windowsills and troughs, all floors, and horizontal surfaces throughout the house. No visible paint chips allowed.

/_____
Provide two (2) temporary lockable onsite storage units for the duration of the work. Size according to items in house. Contractor responsible for moving all furniture and boxes except for breakable items and electrical devices such as tv's, computers and stereos. Homeowner is responsible for boxing up valuables and clothing and moving the breakable items.

KITCHEN

/_____
Carefully remove the existing Kitchen base and upper cabinetry, and countertops for reuse after wall restoration is complete. Store in a dry area.
Once the wall restoration is complete, reinstall the cabinetry and countertop to its original location. Install any necessary filler pieces and / or trim for cabinetry.

/_____

A plumber shall disconnect the Kitchen sink and faucet prior to Kitchen cabinet disassembly AND install new cut-off valves at the Kitchen sink.
Once the Kitchen cabinets are reinstalled, the plumber shall make connections for the sink and faucet. Install new faucet supply lines and a new drain assembly.

/_____
Remove the existing LBP containing wall material and wrap in containment and dispose of same. Wrap LBP contaminated debris is plastic and dispose of same.
Remove any other door trim, upper trim, and baseboard in the Kitchen and dispose of same.
Location: Kitchen

/_____
Install R-15 unfaced batt insulation into the cavities of exterior walls in the Kitchen.

/_____
Install 1/2" gypsum wallboard: installed at right angles to studs. Apply joint compound per manufacturer's specifications. Finish surface to be free of defects. Install new crown molding and base trim.
Location(s): Kitchen

/_____
Prep - Scrape, fill, patch, and caulk as applicable: repair minor defects in all woodwork, repair all drywall/plaster to include re-taping, filling, and sanding filler as needed to obtain smooth surface.
-Protect all surfaces and structural contents during work.
-Apply stain block as necessary to prevent all bleeding.
-Prime all new wood.
Contractors must comply with 24 CFR 35.24 regarding Lead base Paint Hazards.

/_____
Apply one (1) coat of primer and two (2) coats of latex acrylic no VOC latex paint to all specified areas:
Kitchen walls and all new trim, new front door and trim, all new window and baseboard trim.
Primer+paint products will not be accepted.

INTERIOR

/_____
Remove the four (4) existing LBP contaminated fireplace mantels in the Living Room, Dining Room, Bedroom #1, and Bedroom #2. Wrap in plastic and dispose of same.

/_____
Install premanufactured or site-built mantels to replace existing mantels. If using premanufactured mantel, use Allegheny Wood fireplace mantel from Mantels Direct or approved equivalent with a price point of $600.00. If using site-built mantel, use preprimed solid wood material with a similar design of the Allegheny Wood fireplace mantel. Also, site-built mantel will require two (2) coats of semi-gloss paint.
New mantle shall cover entire area exposed, add filler pieces if necessary.

/_____

Remove the existing LBP contaminated interior window trim and dispose of same in the following areas:
Bedroom #1 windows, Bedroom #2 windows, Kitchen windows, Living Room windows
Wrap LBP contaminated trim in plastic and dispose of same.

/_____
Install new pre-primed pine flat stock window casing complete with sill at the following locations:
Bedroom #1 windows, Bedroom #2 windows, Kitchen windows, Living Room windows
The flat stock casing should cover the entire area where the original casing was removed.

EXTERIOR

/_____
Remove the front exit door unit containing LBP. Remove the exterior and interior trim, threshold, door, and jambs and dispose of same offsite. Retain the existing metal screen door unit for reinstallation.

/_____
Install a new Energy Star rated steel six panel steel door unit at the front exit. The interior trim shall be flat stock casing to cover the area of the original casing. Fill the void between the jamb and structural framing with window and door foam. Install shims between the jamb and framing at each hinge and latch keeper.
Note: Install new doorbell

/_____
Reinstall the metal screen security door at the front exit once all exterior painting is completed.

/_____
Carefully remove the existing guttering from the eaves and store until fascia restoration is complete. Reinstall the guttering once fascia restoration is complete using hidden screw fasteners. Ensure proper drainage is achieved.

/_____
Replace deteriorated LBP containing siding (~ 100 LF), soffit (~16 LF), fascia and crown molding (~20 LF), and all trim with matching material all around the structure. Dutchman repairs to deteriorated components are recommended.
Wrap removed LBP components in plastic and dispose of same.
Note that plastic ground covering to contain falling paint chips should be secured to the foundation wall and extend 10 ft away from the structure.

/_____
Wash with cleaning solution and Wet scrape all loose paint off exterior siding, all trim, and porch railing, porch posts, and gingerbread molding and apply Benjamin Moore INSL-X lead encapsulant paint to the entire house body, soffit, fascia, porch posts, gingerbread molding,

porch ceiling, window and door trim. Apply INSL-X lead block or approved equivalent in a one coat process at a thickness of 14 - 16 wet mils using the airless spray method.
Note that plastic ground covering to contain falling paint chips should be secured to the foundation wall and extend 10 ft away from the structure.

/_____
Replace all dog ear roofing material on the soffit returns with metal roofing. Install flashing as necessary. This will help prevent further deterioration of the soffit and fascia. Seal any exposed fastener with NP1 sealant.

/_____
Caulk all abutments with latex acrylic caulk.
Apply two (2) coats satin latex acrylic paint to all exterior siding and porch ceiling.
Apply two (2) coats of semi-gloss paint to all window and door trim, front door, porch posts railing, and ornamental trim.
Note: Install new house numbers on front of the house.

SITE WORK

/_____
Once all the exterior work is completed, apply landscape fabric and a minimum of 6-in of mulch around the perimeter of the foundation. The landscape fabric and mulch shall extend out 3 ft. from the foundation wall.

TOTAL BID _____

GENERAL CONDITIONS AND GENERAL SPECIFICATIONS

All work must comply with international residential building code
A plastic permit box mounted on a post must be located on site
Equivalent products can be used upon providing submittal and approval prior to installation.
NOTE: The purpose of the information listed is to generally highlight the work to be done and target items of concern. Items not shown in the specifications or any work obviously necessary to complete the project (as described by the specifications) are to be considered part of the contract.
The Occupant is responsible for boxing and protecting any breakable items. The Contractor shall be responsible for moving furniture, boxes, etc. to facilitate the work. Ensure that personal belongings are covered with painters' plastic such as furniture and clothing when working in specific areas.
A Job Site Work Write-Up shall be posted near the front door. This Work Write-Up shall be used by all code enforcement officials and other interested parties to review scope of work and work being performed on project.
NOTE: LEAD-BASED PAINT
Note that there are pre-1978 built homes within this bid package. Safe Work Practices (SWP) Repair, Renovate, Repair and Paint (RR&P) techniques must be used when performing work on pre-1978 built homes.
Appropriate measures should be taken to protect the environment, workers and residents.
Use 6 mil poly to cover all areas where paint disturbing tasks are being performed. This includes component removal, paint removal and demolition.

Personal hygiene should be closely adhered to while in and before leaving the work area. No food or drinks are to be stored or consumed in the work area.
NOTE: Contractor will be responsible for the following:
Providing temporary facilities: including but not limited to portable chemical toilets
Providing a construction dumpster for debris removed from the project
Applying for required permits
Scheduling and coordinating subcontractors and their work
Coordinating work with owner and rehab specialist
Purchase and deliver to site all material
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 subcontractor is responsible for executing the work in conformity with the highest professional standards for their trade.
GENERAL CONSTRUCTION STANDARDS:
CPRC looks for a high standard of professional performance. Work not measuring up to this standard will be rejected and asked to be corrected prior to payment. All materials and methods of construction related to work performed on this project must comply with locally adopted code requirements and must meet with the approval of local code enforcement officials. All work governed by a code shall be complying, and all inspections shall be passed in a timely manner.
Any changes in the Work Write-Up shall be pre-approved by the homeowner, contractor, and CPRC Staff and once all parties are in agreement, the agreement shall be put in writing and signed by all three parties.
The Contractor shall maintain such insurance as will protect their firm from claims for damages for personal injury, including death, which may arise from work performed on this project, whether such work be by their firm or by any subcontractor or anyone directly or indirectly employed by either of them. Contractor shall present Program Administrator with certificate of insurance evidencing comprehensive General Liability insurance coverage of not less than $1,000,000/$2,000,000 in the event of bodily injury including death, Professional Liability insurance coverage of not less than $1,000,000/$2,000,000, Contractor’s Pollution Insurance of not less than $1,000,000/$2,000,000 and Property Damage insurance coverage of not less than $100,000/$300,000. Contractor shall also carry Worker's Compensation insurance as required by State law.
At the preconstruction meeting, Contractors will be provided with a Release of Liens that will need to be signed by all subcontractors prior to final payment is made for work performed under this contract.
Subcontractors are to furnish owner with the manufacturer's and/or supplier's written operating manuals, and/or written warranty statements wherever applicable. Contractors must provide a ONE YEAR WARRANTY on all work under their contract.
All dirt and debris must be removed daily, and work areas must be clean and orderly.
When adjacent property might be affected by project work, the subcontractor is responsible for protecting the neighbor's property from their respective work. Any damage to adjacent surfaces caused by subcontractors shall be corrected by the subcontractor at fault before work is deemed 'complete'.
When work is complete, remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.
Contractors shall take steps to protect house and contents from damage during project. Contractors are advised to use drop cloths to protect furniture, appliances, entertainment systems and other house contents and components. Contractor shall move furniture and

appliances out of and back into work areas once work is complete. Contractors do not leave furniture, appliances, clothing or other house contents unprotected outside house during job.
Contractor provides clear and safe passageways in and around structure during project.
Contractor to remove debris and building materials from in and around structure being repaired to legal dump site regularly and at the end of the project. In progress and final clean-up to include--but is not limited to--damp wiping, sweeping, mopping and vacuuming.
Contractor responsible for professionally repairing or replacing building and site components damaged as a result of construction activity.
Contractors take steps necessary to reduce and contain airborne dust created during construction, demolition and removal of defective paint. Wet scrape if removing defective paint. Do NOT use electric sanders or torches if removing paint. Contractors and workers are encouraged to wear protective clothing and respirators and to follow hygiene procedures approved by OSHA.
Contractor to schedule work between 8:00am and 6:00pm Monday through Friday. Requests to work before or after these hours and on weekends must be approved by the Homeowner.
The Contractor is responsible for scheduling and coordinating subcontractor work.
All measurements, sizes and quantities in this Work Write-Up are APPROXIMATE. The Contractor is responsible for verifying exact measurements, sizes and quantities prior to submitting a quote.
When specifications in this Work Write-Up refer to a cost allowance, the Contractor is to permit the Homeowner to select the product to be installed, providing the pre-tax cost of the product does not exceed the allowance. The product selected must meet the quality standards specified in this Work Write-Up.
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 to the original or adjacent finishes.
Subcontractors must provide owners 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.
Contractor to perform work specified in Work Write- Up in a high-quality good-workmanlike manner using specified materials or approved equals. Materials must also 1) be high quality, 2) be installed in accordance with manufacturer's specs and 3) meet requirements of code enforcement inspectors.
The exposed face of all newly installed wood and all wood scraped down to bare wood must be primed with appropriate primer.
Caulking must occur only after primer has been applied to the area being caulked and prior to the installation of any paint.
NOTE: The rehab specialist will make final decisions regarding each work scope. Ensure each line item is bid individually, as some lines may be removed to accommodate budget limitations. Any changes in scope will be communicated in writing to the winning bidder at the start of the contracting process.
Contractors will perform rehabilitation work in such a manner as to minimize inconvenience to the occupants. Dwellings will not be vacated at the time of rehabilitation. Contractors will be responsible for moving and replacing personal property of the occupants as necessary to achieve the work specified. Any damages arising out of the completion of the contract must be rectified by the Contractor.
NOTE Contractor to clean up job sight daily.