



**CITY OF BEAUFORT**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT SERVICES**  
POST OFFICE DRAWER 1167  
BEAUFORT, SC 29901  
(843) 525-7011  
FAX (843) 525-7034

LIBBY ANDERSON  
Director of Planning  
and Development Services

JAMES F. "Mike" WILES  
Director of Codes Enforcement

June 26, 2006

**RE: Bid for Housing Repairs**

Dear Madame or Sir:

The City of Beaufort is accepting bids for housing repairs at 911 Greene Street, 1211 Greene Street, and 910 Wilmington Street Beaufort as part of its Project Repair program. A description of the work to be performed on each dwelling is outlined on the attached sheets.

A building permit will be required for all work to be performed; however, no building permit fee will be charged. The successful contractor must have a valid and current license from the State of South Carolina and provide evidence of General Liability Insurance and Workman's Compensation. Before a contract will be awarded, the contractor must obtain a City of Beaufort Business License. Contact the Business License Office at (843) 525-7025 with any questions on business license requirements.

Bids on the proposed work must be received by the City of Beaufort Planning Department, P.O. Drawer 1167, Beaufort, South Carolina, 29901 by **5:00 P.M. on Friday, July 28, 2006**. Our street address is 701 Craven Street, Zip Code 29902. If you would like to inspect the dwellings before making a bid, please contact the City of Beaufort Building Codes Office at (843) 525-7040.

The City reserves the right to accept or reject any, all, or any part of the offers received, to negotiate with all bidders, or to cancel in part of in its entirety this project, if it is in the best interest of the City to do so.

Please call me if you have any questions.

Sincerely,

Libby Anderson  
Planning Director

**REPAIRS REQUIRED AT 911 GREENE STREET**  
**City of Beaufort Department of Planning & Development Services**  
**P.O. Drawer 1167 (701 Craven Street)**  
**Beaufort, SC 29901**

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*Note: Price each item separately and list a total price for all proposed work.*

- Replace bottom wood sash in original window on right side of house near gas meter. Paint with an approved color.  
COST: \_\_\_\_\_
  
- Install new front hand rails per code with Historic District Review Board approval on design. Paint with an approved color.  
COST: \_\_\_\_\_
  
- Replace damaged girder, floor framing, deck boards, and all trim as needed on front porch area to secure deck for a solid walking area. Paint the entire deck with an approved color.  
COST: \_\_\_\_\_
  
- Replace front fascia board, roof sheathing board, and approximately eight inches of plywood cornice as needed, and realign bottom starter shingles to prevent further water damage after repairs. Paint all wood two coats of exterior paint to match existing house.  
COST: \_\_\_\_\_
  
- Replace bottom wood window sash left side of house at double windows. Paint with an approved color.  
COST: \_\_\_\_\_
  
- Install electric baseboard heating per square footage of house.  
COST: \_\_\_\_\_
  
- Install new front door to comply with Historic District Review Board guidelines, with all new hardware and paint with an approved color.  
COST: \_\_\_\_\_
  
- Install GFIC protected receptacles in bathroom per 2003 International Residential Code.  
COST: \_\_\_\_\_

TOTAL COST OF ALL WORK DESCRIBED ABOVE: \_\_\_\_\_

**Bids must be received by 5:00 P.M. on Friday, July 28, 2006**

**REPAIRS REQUIRED AT 1211 GREENE STREET**  
**City of Beaufort Department of Planning & Development Services**  
**P.O. Drawer 1167 (701 Craven Street)**  
**Beaufort, SC 29901**

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*Note: Price each item separately and list a total price for all proposed work.*

- Replace water damaged girder at front left and right side of house at concrete porch to house connection. Replace all trim and siding as needed complete with paint to match the existing color.  
COST: \_\_\_\_\_
- Replace front and rear doors to comply with Historic District Review Board (HRB) guidelines, complete with all new hardware, trim and paint. Replace any damaged wood under door framing.  
COST: \_\_\_\_\_
- Replace all water damaged floor joist/floor sheathing in bathroom, and install existing plumbing fixtures with new floor covering and trim as needed for a secure bathroom floor.  
COST: \_\_\_\_\_
- Install handrails and guard rails, per code, at the rear exit steps.  
COST: \_\_\_\_\_
- Install new steps, per code, at rear exit. Steps to comply with HRB guidelines.  
COST: \_\_\_\_\_
- Replace light fixture at rear exit.  
COST: \_\_\_\_\_
- Caulk and paint concrete underpinning around perimeter of house. Work must comply with HRB guidelines.  
COST: \_\_\_\_\_
- Replace water damaged exterior siding, and paint to match existing as needed in various locations.  
COST: \_\_\_\_\_
- Support gas piping per code at SCE&G meter location.  
COST: \_\_\_\_\_
- Seal vent pipe flashing above kitchen area in roof system.  
COST: \_\_\_\_\_
- Seal all penetrations and holes in siding-trim boards and paint to match existing as needed.  
COST: \_\_\_\_\_

**REPAIRS REQUIRED AT 1211 GREENE STREET (continued)**

- Level and secure exterior HVAC heat pump.  
COST: \_\_\_\_\_
- Level floors in all rooms of house.  
COST: \_\_\_\_\_
- Replace all water damaged floor joist-sheathing, and install new vinyl floor covering with all trim and paint. Replace existing plumbing fixtures in hall bathroom.  
COST: \_\_\_\_\_
- Install new vinyl floor covering on kitchen and washing room floors.  
COST: \_\_\_\_\_
- Install new carpet, with padding, on living room and bedroom floors.  
COST: \_\_\_\_\_
- Install new gas stove.  
COST: \_\_\_\_\_
- Remove and install new prefinished cabinets in kitchen.  
COST: \_\_\_\_\_
- Repair textured ceilings in master bedroom, and hallway. Complete with paint to match.  
COST: \_\_\_\_\_

TOTAL COST OF ALL WORK DESCRIBED ABOVE: \_\_\_\_\_

**Bids must be received by 5:00 P.M. on Friday, July 28, 2006**

**REPAIRS REQUIRED AT 910 WILMINGTON STREET**  
**City of Beaufort Department of Planning & Development Services**  
**P.O. Drawer 1167 (701 Craven Street)**  
**Beaufort, SC 29901**

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*Note: Price each item separately and list a total price for all proposed work.*

- Replace any damaged roof framing, as needed, to create a secure roof system;  
COST: \_\_\_\_\_
- Powerwash the complete metal roof system to remove all loose paint fragments;  
COST: \_\_\_\_\_
- Secure roof panels, as needed, to prevent any further leaking; and  
COST: \_\_\_\_\_
- Complete all necessary preparations per paint manufacturer's directions and specifications and paint entire roof area with an approved color.  
COST: \_\_\_\_\_

TOTAL COST OF ALL WORK DESCRIBED ABOVE: \_\_\_\_\_

**Bids must be received by 5:00 P.M. on Friday, July 28, 2006**