

INVITATION TO BID

1. PROJECT: Interior and Exterior Building Renovation
2. LOCATION: 2- 4 Walnut Place Montclair, New Jersey 07042
3. OWNER: Covenant House New Jersey
4. PROJECT MANAGER Tayden Judge
5. DESCRIPTION OF PROJECT

SCOPE OF SERVICE

SIDING:

- Repair siding
- Repair aluminum flashing around window on entire building
- Install new gutters and leaders
- Re-caulk windows around entire building
- Remove and install new soffit and aluminum on the lower roof in front of the building.
- Clean dryer vents, replace damaged vents
- Power wash entire building

KITCHENS:

- Renovating 4 existing kitchens
- Install new contractor grade kitchen cabinets, countertops, sinks, faucets, backsplash
- Replace dishwasher space with 24" cabinet
- Replace light fixtures in kitchens (4 fixtures)
- Purchase and install new range and range hoods, stackable washer and dryer, and refrigerators

BATHROOMS:

- Replace tub in one bathroom (first floor Side #2)
- Remove existing tile around tub wall area in one bathroom (first floor Side #2)
- Install new tile in tub area in one bathroom. (first floor Side #2) Allowance: \$4.00 sqft
- Remove and install all bathroom vanities, and faucet, contractors grade (If securely mounted, 4 wall mounted bathroom sinks will remain as is)
- Replace bathroom exhaust fans, contractors grade. (10 bathrooms)
- Replace all faucets and shower heads, contractors' grade, American Standard or similar. (10 bathrooms)

INTERIOR STAIRS:

- Remove all existing hallway/stairwell carpet
- Repair collapsed treads
- Install new vinyl flooring on both sets of interior stairs, contractors grade
- Repair interior railings to meet code standards

WALLS and CEILINGS:

- Repair all walls and ceilings from water damage, holes and cracking.
- Apply stain killer on deteriorating water damaged walls to eliminate wall stains

DOORS:

- Replace 3 doors frame, trim, and hardware
- Doors and trim will be white semigloss
- Update all apartment doors to have peep holes.
- Repair inoperable doorbells for all floors

PAINT:

- Prime and paint entire interior to include kitchens, living rooms, bedrooms, bathrooms and hallways. Ceilings will be flat white, and walls will be linen white, eggshell or similar

FLOORS:

- Power clean apartment tile flooring in bathroom, kitchens and hallways
- Properly clean existing hardwood floor

LIGHTING

- Repair existing egress lighting.

Additional Requirements:

1. TYPE OF BID: Bids shall be on a lump-sum basis.
2. TIME OF COMPLETION: The date for completion of this work shall be ninety (90) calendar days from the day the Notice to Proceed is given.
3. BID OPENING: Bids must be received no later than **12:00 Noon on May 9th, 2025**

*Completed Bid Packages May Be Emailed to:

Tayden Judge at **tjudge@covenanthouse.org**

Please be sure to add a "read receipt" to your email.

-Or-

*Completed bid packages may be hand delivered, emailed, or mailed to:

Attn: Tayden Judge
Covenant House New Jersey

330 Washington Street
Newark, New Jersey 07102

11. BIDDER'S QUALIFICATIONS: Bidding by the General Contractors shall be by invitation only.
12. OWNER'S RIGHT TO REJECT BIDS: The Owner reserves the right to reject any or all bids and to waive any irregularity therein.
13. **MANDATORY PRE-BID WALK-THROUGH:**
The property will be open for a Mandatory Pre-bid Walk through on 4/24/25, 4/25/25 and 4/28/25.

Contact Tayden Judge via email at **tjudge@covenanthouse.org** to register for the walk through.

14. QUESTIONS ON PROJECT SCOPE:

Contact: Tayden Judge **tjudge@covenanthouse.org**

BID FORM

1. TO:

RE:

The undersigned has inspected the building and site, is familiar with the conditions affecting the cost of the work and with the Plans and Addenda (if any there to) and proposes to provide the Work for the following sum:

_____ Dollars (\$)

We acknowledge the receipt of the following Addenda:

Addenda Number	Date:
_____	_____
_____	_____

1. In submitting this Bid, it is understood that the right is reserved by the Owner to accept or reject any or all Bids and to waive any informality in the bidding.

2. Certification:

I _____, certify that I am the, _____ of the Corporation
(Name)

named as Bidder herein, that _____ who signed this bid on behalf of the bidder
(Name)

was then _____ of said Corporation; that said bid was duly signed on behalf of
(Title)

Said Corporation by authority of its governing body; and is within the scope of its corporate powers.

Name of Bidder: _____

Address: _____

Date: _____