CHARLOTTE.

TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 18-57

Documents included in Package:

1) Instruction to Bidders
2) Specs by Location/Trade (Scope of Work)
3) Subcontractor Certifications (if applicable)
4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: **1919 Jennings St** **1801 Irma St** **Re-scheduled from HNS 18-50:** **2133 Camp Greene St**	**Targeted Rehabilitation - Lincoln Heights Neighborhood** **Camp Greene Neighborhood**
Bid Walk: **5/17/18 at 1:00 pm (THURSDAY) – Jennings** **5/17/18 at 2:00 pm (THURSDAY) – Irma** **5/17/18 at 3:00 pm (THURSDAY) – Camp Greene*** ***rehab scope of work to be distributed at bid walk. See this invitation for the lead scope for your information.**	
Bid Opening: **5/24/18 at 2:00 pm (THURSDAY)**	
Client Name: Mr. Gerry Parker - Jennings Rashad Phillips – Irma Tony Young, Jr - Camp Greene	Lead and Rehab
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:
Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid. The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

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Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 1919 Jennings St and 1801 Irma St be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

_____ Dollars ($ _____)

Written total

Specs Dated:	Number of Pages:
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:

Project Schedule: *Minimum Start Date - upon issuance of NTP*

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: Date:

Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

1) Is a licensed general contractor in the State of North Carolina;
2) Has an Renovate, Repair & Paint Certification (http://www2.epa.gov/lead/renovation-repair-and-painting-program);
3) Is not listed on a local, state or federal debarment list;
4) Carries an appropriate amounts of insurance;
5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

1) Submit all requested documentation on time;
2) Meet the above requirements for responsibility at the time of bid submittal;
3) Have the capacity to meet the required schedule for the project.
4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1919 Jennings St Charlotte, NC 28216	Owner:	Gerry Parker
		Owner Phone:	Home: (704) 236-8252
Structure Type:		Program(s):	Tested- HAS LEAD LeadSafe 2016 Healthy Homes LBP 2016 Targeted FY18 (CDBG Funds)
Square Feet:	1149		
Year Built:	1956		
Property Value:	72600		
Tax Parcel:	07504517		
Census Tract:			
Property Zone:	Council District 2		

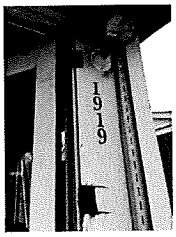
Tear Off & Reroof Shingles **EXTERIOR** **Exterior**

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories. (13.3)

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

House Number **EXTERIOR** **Exterior**

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Exterior Guard and Handrails - Left Stoop **EXTERIOR** **Exterior**

Remove existing handrails. Dispose of properly. Re-install handrails to current building code- specified metal or treated lumber. Size & dimensions to code.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Low Slope Roofing **EXTERIOR** **Exterior**

Specification calls for GAF Liberty SBS product or equivalent. Install GAF Liberty GAF SBS self-adhearing base sheet and Liberty SBS self- adhearing cap sheet in accordance with manufacturer's specifications. Include edge metal and flashing as required.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Repair Window Frame **EXTERIOR** **Exterior**

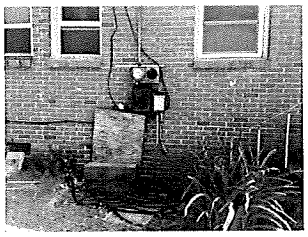
Remove existing REPLACEMENT window or window sashes if necessary to repair deteriorated or broken window frame. Reinstall sashes or replacement window to form an airtight seal and operate smoothly. Wrap exterior window components with metal. Paint interior components to match existing if necessary.
***Contractor responsible for determining condition of each window and its individual repair needs. The intent of this line item is to ensure all owner-installed windows are weathertight.
***This line item is for all windows NOT called out on the lead scope. Even though most windows have been replaced, some former elements that are hot, such as casings and headers, remain.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Crawl Space Access Door **EXTERIOR** **Exterior**

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

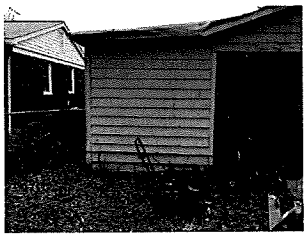
Vinyl Soffit & Aluminum Fascia **EXTERIOR** **Exterior**

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim with PVC coated aluminum coil stock.
***Wrap any remaining soffit and fascia that is not covered in the lead scope with vinyl and aluminum.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Vinyl Siding **EXTERIOR** **Exterior**

Replace all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier. Install vinyl clapboard siding including corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty.
***Cover the rear wall that is currently clad with pressboard with vinyl to match other vinyl siding installed already on the home.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Exterior Steps Replace - Front Entry **EXTERIOR** **Exterior**

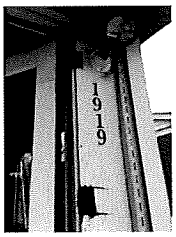
Replace existing wood steps and stringers to Code. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" 12" stringers. Wooden handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.
***Stairs are being replaced since there is no landing. Price should include cutting existing concrete slab to allow for extended length of stairs. Please re-seed disturbed area after completion.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Prep & Paint Exterior Surfaces - Front Entry **EXTERIOR** **Exterior**

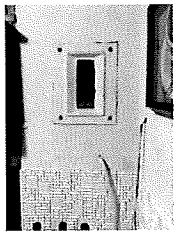
Prep and paint all exterior painted surfaces around front entry door ONLY. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Electric Service 200 AMP **GENERAL REQUIREMENTS**

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Combination CO / Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

Install a hard wired combination carbon monoxide and smoke detector with battery back up. (35.09)

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.
***There are (3) bedrooms listed on the tax record.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Portable Toilet **GENERAL REQUIREMENTS**

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Permits Required **GENERAL REQUIREMENTS**

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Dumpster **GENERAL REQUIREMENTS**

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Dryer Vent **GENERAL REQUIREMENTS**

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

See Attached Lead Scope **GENERAL REQUIREMENTS**

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

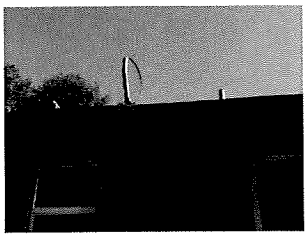
Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Mast /Weatherhead/ Service Connection Replace **GENERAL REQUIREMENTS**

An allowance to complete the scope of work, including all labor, materials, overhead, taxes, and subcontractor's general requirements.

Replace meter socket, weatherhead, mast, service cable, and ground rod to cable.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Replace/Install Duct Work System **GENERAL REQUIREMENTS**

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.) Ductwork shall be R-8 and mastic sealed.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

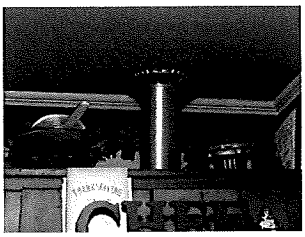
Heat Pump - New Installation **GENERAL REQUIREMENTS**

Install an Energy Star rated 14 SEER or higher heat pump compatible with the indoor unit. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Reinsulates bare areas of refrigerant piping. Properly dispose of existing unit.
***An electric split system is currently installed at this home.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Range Hood Exterior Vented **KITCHEN**

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color. Current range hood vents into the attic space.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Cabinets Wall **KITCHEN**

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Cabinets Base **KITCHEN**

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Double Bowl Sink Complete **KITCHEN**

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Counter Tops Replace **KITCHEN**

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Floor System Repair **KITCHEN**

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

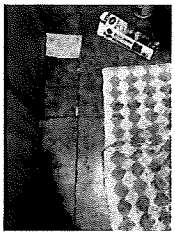
Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Resilient Flooring **KITCHEN**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Prep & Paint Room Semi Gloss **KITCHEN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.
***Price should also consider removal of wallpaper border.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

GFCI Receptacle 20 AMP **KITCHEN**

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.
***Price is for (2) outlets.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Oven Circuit **KITCHEN**

Install 220 volt, 40 amp, surface mounted receptacle on an individual circuit. Repair all wall tear out required.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Prep & Paint Ceiling - Kitchen and Dining **KITCHEN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Water Heater 40 Gallon Electric **LAUNDRY/UTILITY**

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Certification

Contractor Name: _____ **Total Cost:** _____

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 14-May-18
Address 1919 Jennings St
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - OLDER wood fascias, soffits and crown moldings	Cover with Tyvek and aluminum or vinyl.	1		
2	Side A and Side C - light brown wood walls and attic air vents and frames.	Cover with Tyvek and aluminum or vinyl.	1		
3	Window B2, B3, B4, C2, and D1 - light brown wood window casings, headers, sills, sashes*, wells and lintels	*Sashes have been replaced by homeowner for all windows except B4. Wrap any remaining elements in Tyvek and aluminum.	5		
4	Window B5 and C1 - light brown wood lintels	Cover with Tyvek and aluminum or vinyl.	2		
5	Window D3 and D4 - OLDER light brown wood window frames and sills	Cover with Tyvek and aluminum or vinyl.	2		
6	Room 1 - Mud Room - Side C - light brown wood walls, fascias, soffits and crown moldings (former exterior components)	Cover with Tyvek and aluminum or vinyl (unheated room).	1		
7	Room 2 - Living Room - Closet C2 - white wood door jambs and stops	Replace.	1		
8	Elevated Lead Dust Level on Room 1 Floor	Complete specialized cleaning on interior floor.	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES: Complete all interior work in a unit in a single day.
1 Allow for replacement of 50 board feet of rotted wood.
2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
3 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
4 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
5 Windows being placed in a bathroom need to be tempered glass.

Total Bid
Acknowledgement of Addenda (if any):

Addendum#		Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:
Address:

Phone:

ROY CONSULTING GROUP CORPORATION

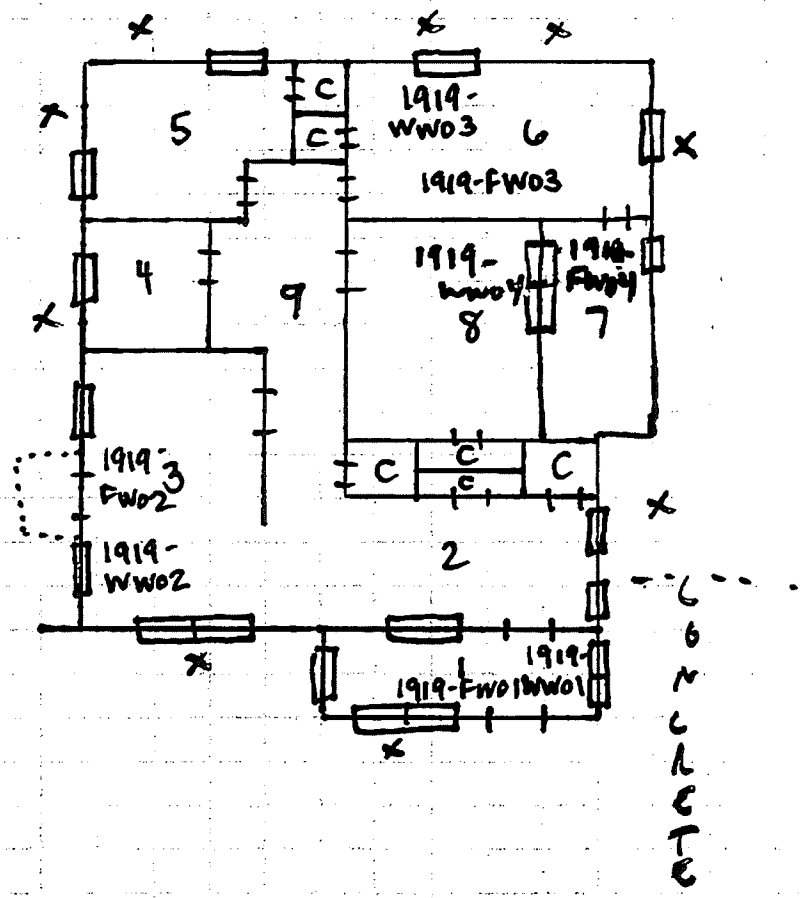
Providing integrated environmental and geotechnical solutions

1919 Jennings Street

Charlotte, NC 28216

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1801 Irma St Charlotte, NC 28216	Owner:	Rashad Phillips
		Owner Phone:	Owner: (704) 891-2302
Structure Type:	Single Unit	Program(s):	Healthy Homes LeadSafe 2016 Targeted FY18 (CDBG Funds)
Square Feet:	980		
Year Built:	1955		
Property Value:	58300		
Tax Parcel:	07505223		
Census Tract:			
Property Zone:	Council District 2		

Prep & Paint Room Semi Gloss **BATHROOM - MAIN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Bath Exhaust Fan - New Installation **BATHROOM - MAIN**

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Prep & Paint Ceiling **BATHROOM - MAIN**

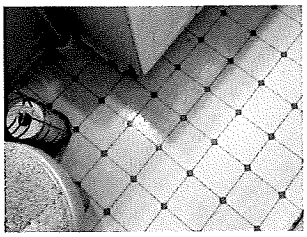
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Resilient Flooring **BATHROOM - MAIN**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Fiberglass Walk-In Shower - Pan ONLY **BATHROOM - MAIN**

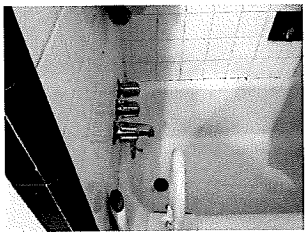
Install Mustee or equivalent fiberglass shower pan unit equivalent to existing tub size, complete with single lever shower diverter, shower rod and water saving shower head. Caulk all seams and penetrations.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Ceramic Wall Tile **BATHROOM - MAIN**

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Grab Bars **BATHROOM - MAIN**

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

GFCI Receptacle 20 AMP **BATHROOM - MAIN**

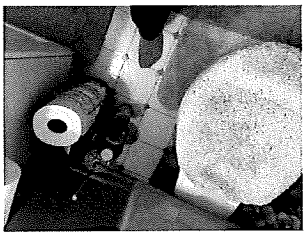
Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Subfloor Repair **BATHROOM - MAIN**

Remove damaged subflooring as needed. Replace with underlayment grade plywood to match level of existing flooring (CDX grade if new underlayment is required for entire room. 23/32" Advantech tongue and groove subflooring is also acceptable.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Prep & Paint Room Flat **BEDROOM**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

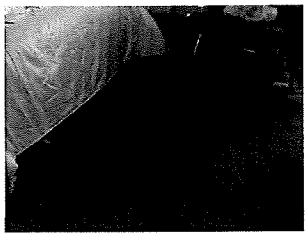
Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Resilient Flooring **BEDROOM**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

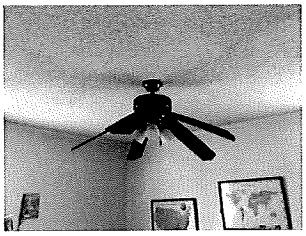


Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Ceiling Fan with Light Kit **BEDROOM**

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, LED light fixture with shade and lamps. Include ceiling fan mounting box.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Resilient Flooring **BEDROOM 2**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Resilient Flooring **DEN/OFFICE/STUDY**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

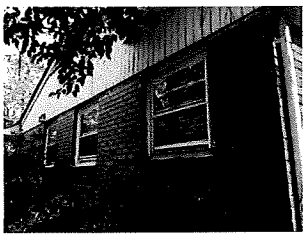
Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Vinyl Window **EXTERIOR** **Exterior**

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.
***Window count is (8) windows. The set of double triple-stacked windows in the living room (right side of front face of the home) are NOT to be replaced.
***Notes: Window #8 on the lead map - the exterior casing is on the lead scope.
*Window #10 on the lead map - the exterior sill is on the lead scope.
*Window #6 on the lead map - the interior of the sash is on the lead scope.
The count of (8) windows DOES NOT include the (3) above mentioned windows on the lead scope.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Prep & Paint Exterior Surfaces **EXTERIOR** **Exterior**

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.
***Surfaces to be repaired and painted include all wooden siding and trim, all soffit and fascia, the front porch ceiling, and bank of double triple-stacked windows that are not being replaced.
***Take note that this specification INCLUDES securing or replacing loose or rotted/otherwise damaged materials.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Aluminum Storm Door - Rear Entry **EXTERIOR** **Exterior**

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Aluminum Storm Door - Front Entry **EXTERIOR** **Exterior**

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Crawl Space Access Door **EXTERIOR** **Exterior**

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Light Fixture Exterior - Front Porch **EXTERIOR** **Exterior**

Replace or install a UL approved, LED light fixture.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Masonry Patch & Repoint **EXTERIOR** **Exterior**

Install bricks where missing. Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar. Reinstall any flashings, tool concave joints and clean brick face.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Exterior Porch Guards - Front Porch **EXTERIOR** **Exterior**

Remove existing wrought iron porch guards. Dispose of properly. Re-install handrails to current building Code- specified wrought iron or aluminum, similar to existing style, black in color. Existing decorative wrought iron columns are to remain.
***Work here includes repainting/refinishing existing wrought iron columns, black in color.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Exterior Handrails - Rear Stoop and Steps **EXTERIOR** **Exterior**

Install handrails to current building Code- specified metal or treated lumber. Size & dimensions to Code.
*Stoop is not high enough to require railings per Code, but adding them for resident's safety.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Portable Toilet **GENERAL REQUIREMENTS**

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Permits Required **GENERAL REQUIREMENTS**

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

See Attached Lead Scope **GENERAL REQUIREMENTS**

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Dumpster **GENERAL REQUIREMENTS**

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

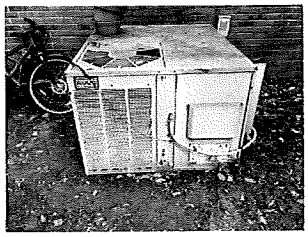
Exterminate Insects **GENERAL REQUIREMENTS**

Exterminate for roaches. Include a one year warranty. All extermination shall be performed by a licensed contractor.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Gas Pack **GENERAL REQUIREMENTS**

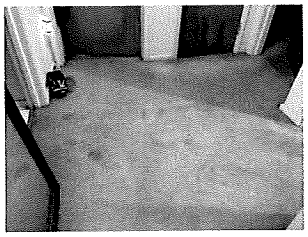
Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Resilient Flooring **HALL**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Prep & Paint Room Flat **HALL**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Prep & Paint Ceiling **HALL**

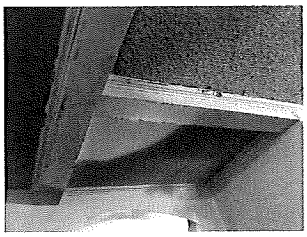
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Prep & Paint Ceiling **HALL (REAR)**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.
***Work here includes repair to trim dividing ceiling from smooth finish to popcorn finish.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Cabinets Base **KITCHEN**

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Double Bowl Sink Complete **KITCHEN**

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Counter Tops Replace **KITCHEN**

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Cabinets Wall **KITCHEN**

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Range Hood Exterior Vented **KITCHEN**

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

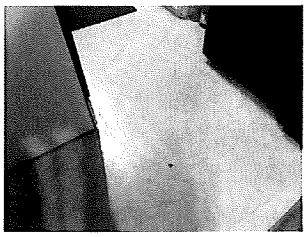
Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Resilient Flooring **KITCHEN**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Prep & Paint Room Semi Gloss **KITCHEN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

GFCI Receptacle 20 AMP **KITCHEN**

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Electric Oven **KITCHEN**

Dispose of existing oven. Install a white, 30" electric, self cleaning oven with bake and pass broil elements in same cabinet. Trim/ repair/ paint any opening from oven size differential.
***Select new oven with a smooth-surface cooktop.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Prep & Paint Room Semi Gloss **LAUNDRY / UTILITY**

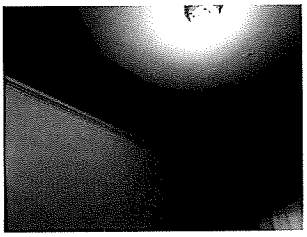
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Prep & Paint Ceiling **LAUNDRY / UTILITY**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Resilient Flooring **LAUNDRY / UTILITY**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Prep & Paint Ceiling **LIVING ROOM**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

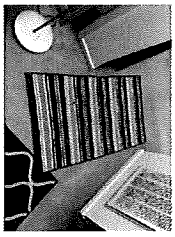
Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Work Specification

Resilient Flooring **LIVING ROOM**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____

Base **Quantity** **Total Cost**

Certification

Contractor Name: _____ **Total Cost:** _____

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 14-May-18
Address 1801 Irma St
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Exterior Rear Porch - Door and door casing	Remove and replace.	1		
2	Exterior - Window 8 - Casing	Remove and replace all window components with vinyl replacement window, wrap in Tyvek and aluminum.	1		
3	Exterior - Window 10 - Sill	Remove and replace all window components with vinyl replacement window, wrap in Tyvek and aluminum.	1		
4	Interior - Room 4 - Window 6 - Sash	Remove and replace all window components with vinyl replacement window, wrap in Tyvek and aluminum.	1		
5	Interior - Window sills throughout	Complete specialized cleaning.	10		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES: Complete all interior work in a unit in a single day.
1 Allow for replacement of 50 board feet of rotted wood.
2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
3 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
4 Contact EI to conduct inspections prior to repainting or other putback and after vinyl siding installation.
5 Windows being placed in a bathroom need to be tempered glass.

Total Bid
Acknowledgement of Addenda (if any):

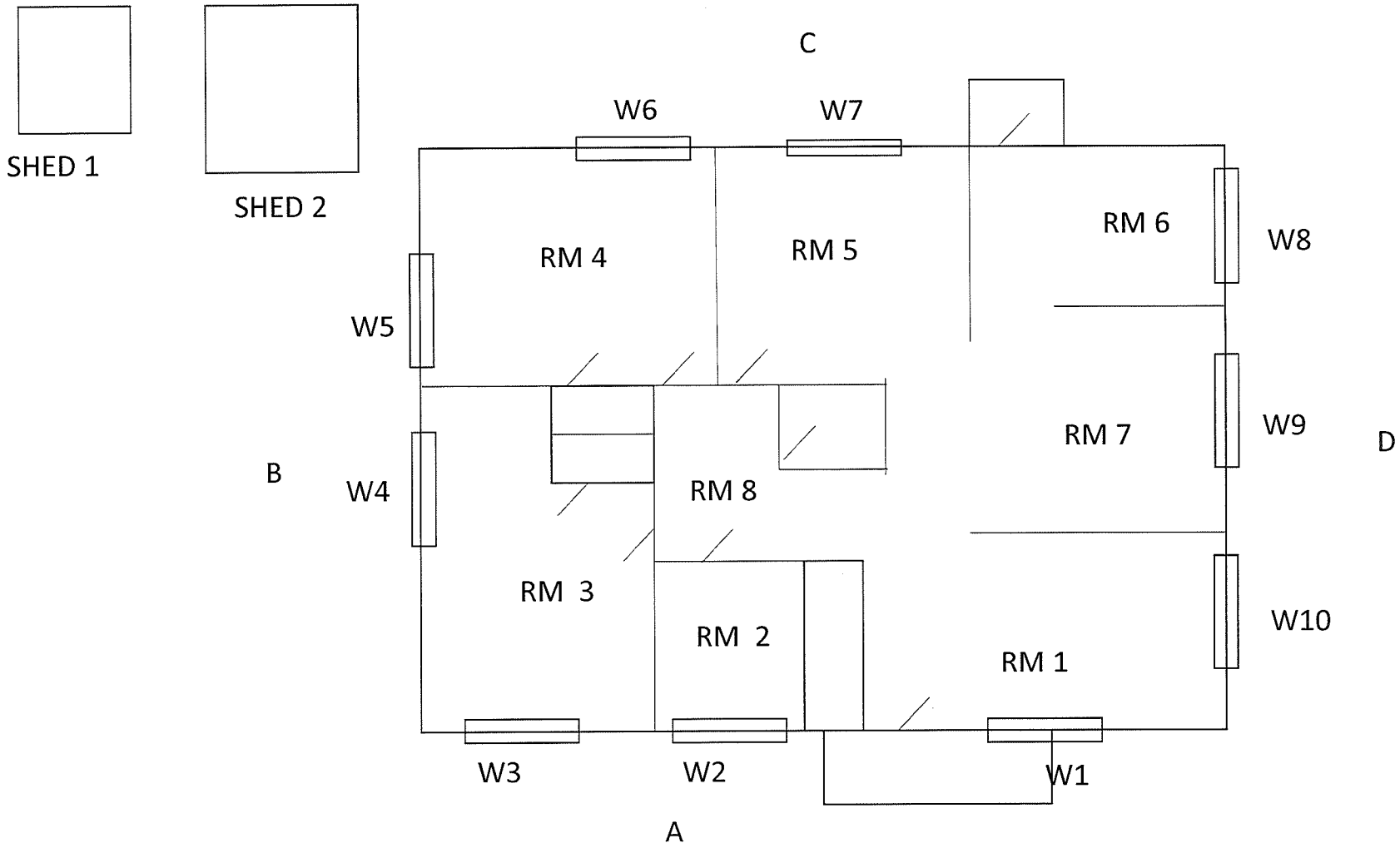
Addendum#		Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:
Address:

Phone:



1801 IRMA ST. CHARLOTTE, NC

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 3-May-18
Address 2133 Camp Greene St
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Exterior window sashes	Remove and replace windows (all components).	10		
2	Exterior door - Side A	Make smooth and operable, scrape loose paint and repaint. Paint both exterior and interior sides of all components.	1		
3	Front Porch Ceiling - Side A	Remove and replace.	1		
4	Right porch trim (supporting overhang) - Side D	Remove and replace.	1		
5	Exterior wooden trim and siding underneath asphalt siding	Cover in Tyvek and aluminum or vinyl.	1		
5B***		Provide SEPARATE price for removing existing asphalt siding, repair/replacing damaged wood siding and trim, and scraping and painting. DO NOT INCLUDE in your total lead price.	1		
6	Exterior dripline - soil	Remove 2"-4" of soil and anything additional below that to achieve lead level below 400 ppm. Once below 400 ppm, landscaping felt should be installed and covered with top soil in an area of 4'-6' extending out from the drop line, and 2"-4" deep. Top soil should then be covered with landscaping gravel or mulch, and other bare areas re-seeded and covered with hay or pine straw.	1		
7	Interior window casings, sills, and sashes	(Windows are to be replaced). Remove and replace interior sills.	10		
8	Room 1 - Door A - Casing and door	(see line item 2)	0		
9	Room 2 - Door casing and jamb	Remove and replace.	1		
10	Room 3 - Baseboards	Remove and replace.	1		
11	Room 3 - Door A - Casing	Remove and replace.	1		
12	Room 4 - Door A - Casing	Remove and replace.	1		
13	Room 5 - Door A - Casing	Remove and replace.	1		
14	Room 5 - Door D - Casing, jamb, and door	Remove door, casing and jamb and do not replace (this wall is to be removed).	1		
15	Interior floors - elevated dust levels	Complete specialized cleaning on all floors throughout home.	7		

***all work to scrape and paint exterior wooden materials includes repair of damaged/decayed wood.

***all interior components to be replaced must also be painted.

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES:

1 Complete all interior work in a unit in a single day.

2 Allow for replacement of 50 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.

4 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.

5 Contact EI Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.

6 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

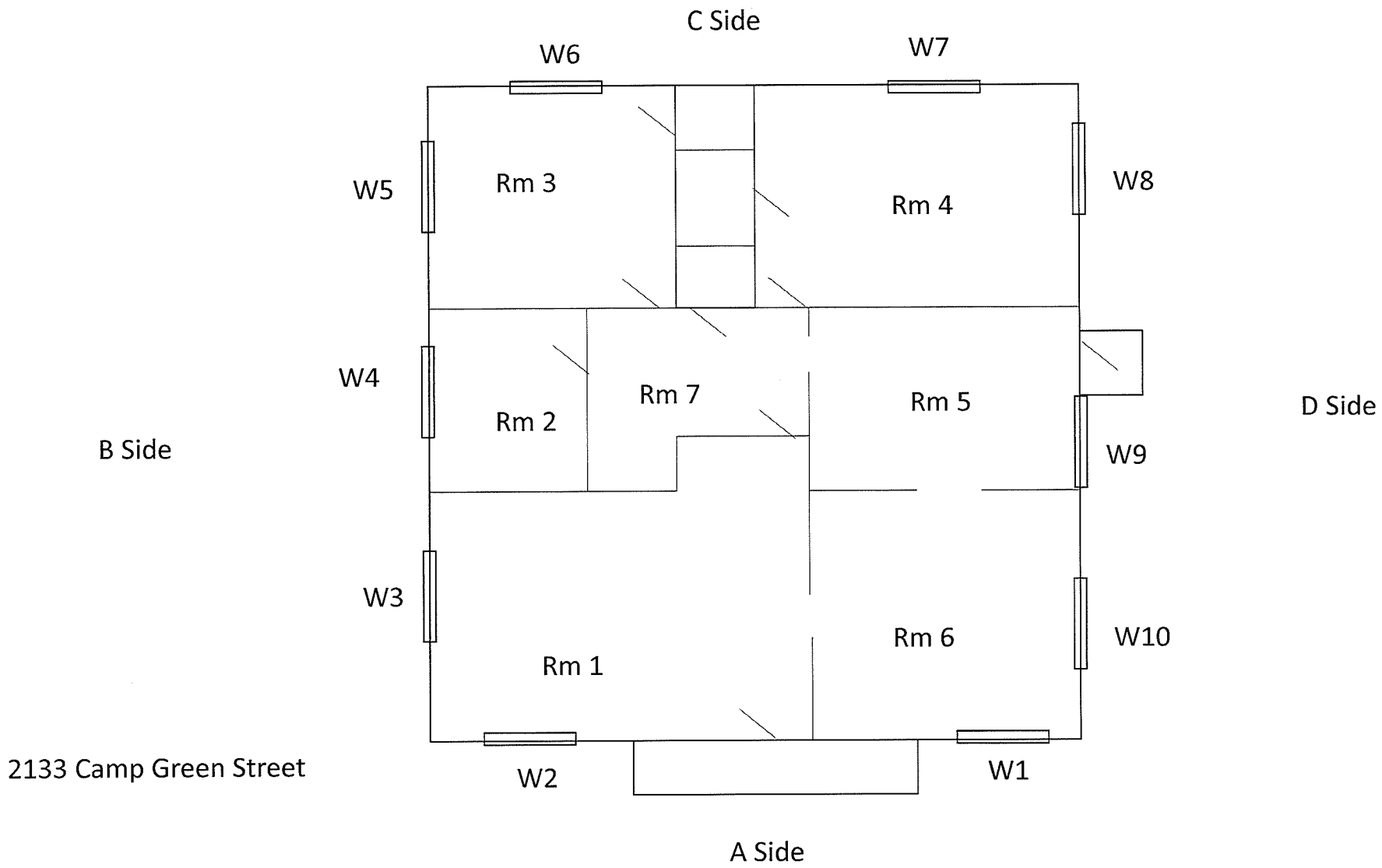
Addendum#		Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Phone:


C Side
W6
W7
W5
Rm 3
Rm 4
W8
W4
Rm 7
Rm 2
Rm 5
D Side
B Side
W9
W3
Rm 6
W10
Rm 1
2133 Camp Green Street
W2
W1
A Side