CHARLOTTE.

TARGETED REHAB
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 18-31

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: **2122 Augusta St** **2008 Erie St**	**Targeted Rehabilitation -** **Lincoln Heights Neighborhood**
Bid Walk: **2/20/18 at 3:00 pm (TUESDAY) – 2122 Augusta** **2/20/18 at 3:30 pm (TUESDAY) – 2008 Erie**	
Bid Opening: **2/27/18 at 2:00 pm (TUESDAY)**	
Client Name: Luvenia Gaston - Augusta Elizabeth Nicholas - Erie	Rehab only
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).

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.

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TARGETED REHAB

CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2122 Augusta St and 2008 Erie 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:

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TARGETED REHAB

CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

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

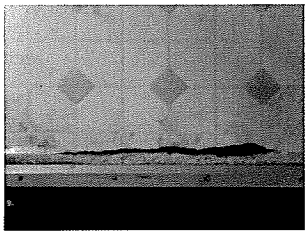
Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	2008 Erie St Charlotte, NC 28216	Owner:	Elizabeth Nicholas
		Owner Phone:	Cell: (704) 497-1280
Structure Type:		Program(s):	Targeted Rehab Program (C1)
Square Feet:	980		
Year Built:	1958		
Property Value:	60300		
Tax Parcel:	07504434		
Census Tract:			
Property Zone:			

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**

Floor System Repair **BATHROOM - MAIN**

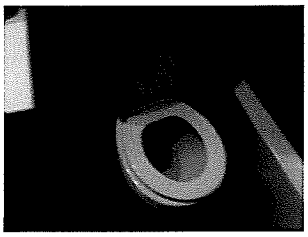
Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code.

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

Work Specification

17" Height Commode Replace **BATHROOM - MAIN**

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost: _____ X _____ = _____

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

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. (38.1)

Bid Cost: _____ X _____ = _____

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

Vanity/ Counter Top/ Sink **BATHROOM - MAIN**

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.

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**

Work Specification

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**

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**

Tempered Window Sash Conversion **BATHROOM - MAIN**

Replace sashes of window in shower to ensure glass is tempered to Code. Replace necessary window components. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E window sashes including half screens. Repair all areas disturbed by removal and installation.

Bid Cost: _____ X _____ = _____

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

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.

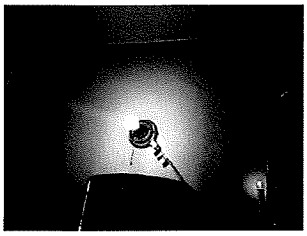
Bid Cost: _____ X _____ = _____

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

Work Specification

Light Fixture Replace **BATHROOM - MAIN**

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



Bid Cost: _____ X _____ = _____

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

Wall Finish Repair **BATHROOM - MAIN**

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. Area is behind the toilet.

Bid Cost: _____ X _____ = _____

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

Resilient Flooring **BEDROOM - MASTER**

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 **BEDROOM - MASTER**

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

Wall Finish Repair **BEDROOM - MASTER**

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth.
***Repair is for area that was cut out to access bathtub plumbing for previous repair.

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

Insulate Existing Ductwork **CRAWLSPACE**

Insulate existing exposed ductwork to at least R-8. Insulation is to be secured with outward-clinching heavy-duty staples or approved alternative fastening system. Seams to be sealed against moisture intrusion using pressure-sensitive metallic tape.

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

Prehung Metal Door - Laundry/Utility Room Entrance **EXTERIOR** **Exterior**

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. this installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

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

Masonry Patch & Repoint - Rear Steps **EXTERIOR** **Exterior**

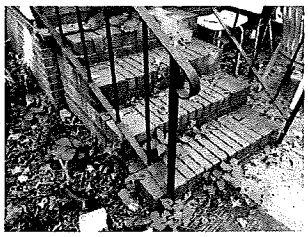
Install bricks where missing. Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar. Reinstall any flashings, tool concave joints and clean brick face.

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

Work Specification

Repaint/Refinish Wrought Iron Railing **EXTERIOR** **Exterior**

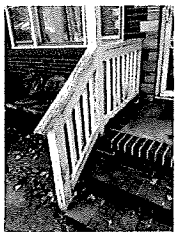
Remove rust and deteriorated paint, prime and repaint wrought iron railings.



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

Prep & Paint Exterior Wooden Railing and Posts **EXTERIOR** **Exterior**

Prep and paint all wooden railing, posts, and all associated wooded trim at the front entry 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**

Vinyl Soffit & Aluminum Fascia Repair - Various Locations **EXTERIOR** **Exterior**

Repair/reattach 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.
***Price includes properly wrapping/installing vinyl and aluminum along the overhang of the front entry door.

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

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 (12) windows. This number INCLUDES one large fixed window in between two double hung windows in the living room.

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

Work Specification

Prehung Metal Door Entrance - Front Entry **EXTERIOR** **Exterior**

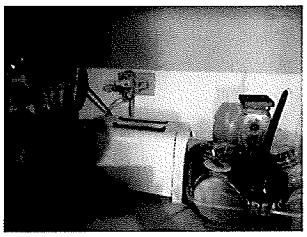
Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. this installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost: _____ X _____ = _____

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

Replace Receptacles, Switches, and Plates **GENERAL REQUIREMENTS**

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.

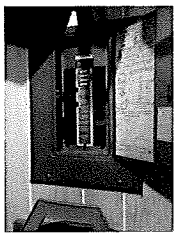


Bid Cost: _____ X _____ = _____

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**

Air Conditioner Replace **GENERAL REQUIREMENTS**

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Re-insulate bare areas of refrigerant piping. Properly dispose of existing unit.

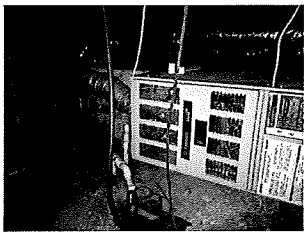
Bid Cost: _____ X _____ = _____

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

Work Specification

Gas Furnace Replacement **GENERAL REQUIREMENTS**

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut- off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately.



Bid Cost: _____ X _____ = _____

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

Power Wash Siding **GENERAL REQUIREMENTS**

Vinyl Siding & trim. Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to the wood grain.

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**

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**

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

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

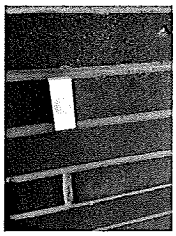
Bid Cost: _____ X _____ = _____

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

Work Specification

Doorbell System **GENERAL REQUIREMENTS**

Install a doorbell system containing a low voltage transformer, power connection, buzzer and front door button.



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.

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**

Double Bowl Sink Complete **KITCHEN**

Install a 18 gauge 33" x 22" x 9" 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**

Work Specification

Counter Tops Replace **KITCHEN**

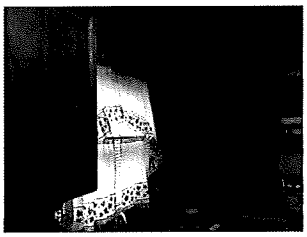
Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)

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**

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**

Work Specification

Prep & Paint Room Semi Gloss **KITCHEN**

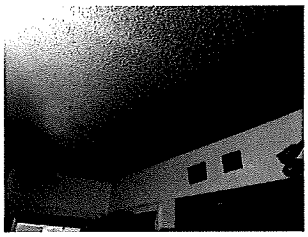
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic 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**

Ceiling Repair and Repaint **KITCHEN**

Repair ceiling finish to match existing following removal of existing wall cabinets. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mesh and mud over mesh with the appropriate material. ***Paint entire kitchen ceiling.

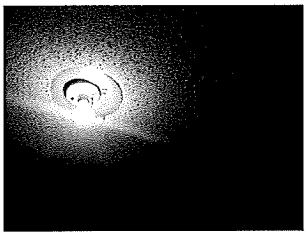


Bid Cost: _____ X _____ = _____

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

Light Fixture Replace **KITCHEN**

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.

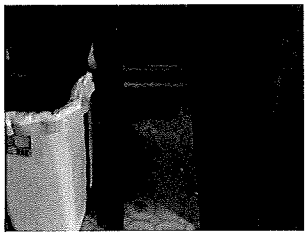


Bid Cost: _____ X _____ = _____

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

Register Cover Install **KITCHEN**

Install/replace appropriately sized baseboard return air diffuser with latch-controlled single damper.



Bid Cost: _____ X _____ = _____

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

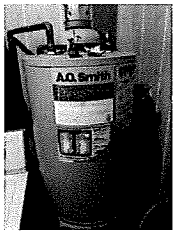
Work Specification

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

Remove existing water heater and all obsolete or deteriorated flue piping and gas line and dispose of properly.

Install an insulated 40 gallon, glass lined, high recovery gas water heater with a 10 year warranty and an Energy Factor of .61 or greater.

Installation includes PRV valve and extension, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof as necessary to meet the requirements of the Construction Specifications and Code.



Bid Cost: _____ X _____ = _____

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

Certification

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

Signature: _____ **Date:** _____

Work Specification

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

Property Details

Address:	2122 Augusta St Charlotte, NC 28216	Owner:	Luvenia Gaston
		Owner Phone:	Home: (704) 299-8046
Structure Type:		Program(s):	Targeted Rehab Program (C1)
Square Feet:			
Year Built:			
Property Value:			
Tax Parcel:			
Census Tract:			
Property Zone:			

Gas Furnace Replacement **ATTIC**

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut- off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately.

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

Resilient Flooring **BATHROOM - HALF**

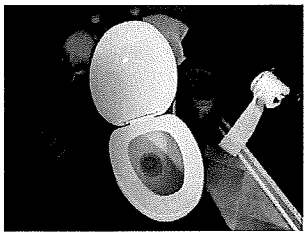
Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

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

Work Specification

17" Height Commode Replace **BATHROOM - HALF**

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost: _____ X _____ = _____

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

Grab Bars **BATHROOM - HALF**

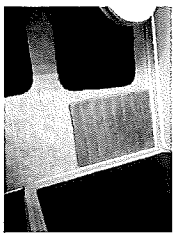
Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

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**

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.

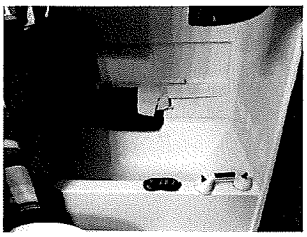
Bid Cost: _____ X _____ = _____

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

Work Specification

Fiberglass Walk-In Shower - Complete **BATHROOM - MAIN**

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



Bid Cost: _____ X _____ = _____

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

17" Height Commode Replace **BATHROOM - MAIN**

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

Bid Cost: _____ X _____ = _____

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

Grab Bars **BATHROOM - MAIN**

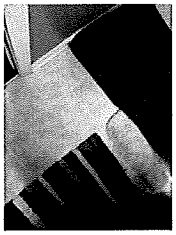
Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

Bid Cost: _____ X _____ = _____

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

Resilient Flooring **BATHROOM- MASTER**

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.

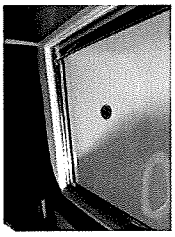


Bid Cost: _____ X _____ = _____

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

Shower Door Bottom Sweep and Drip Rail - Install **BATHROOM- MASTER**

Install properly sized vinyl shower door sweep on bottom of existing shower door. Sweep should have drip rail to prevent water leaking out of shower during use.



Bid Cost: _____ X _____ = _____

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

Work Specification

17" Height Commode Replace **BATHROOM- MASTER**

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

Bid Cost: _____ X _____ = _____

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

Grab Bars **BATHROOM- MASTER**

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. (38.1)

Bid Cost: _____ X _____ = _____

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

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. Ensure that shingle selection matches surrounding townhouses.

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.
***Price is for painting all white trim and components around front entry door, and bay window trim and components on the front of the home ONLY.

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**

House Number **GENERAL REQUIREMENTS**

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**

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**

Air Conditioner Replace **GENERAL REQUIREMENTS**

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Re-insulate bare areas of refrigerant piping. Properly dispose of existing unit.

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

40 Gallon Gas Water Heater **GENERAL REQUIREMENTS**

Remove existing water heater and all obsolete or deteriorated flue piping and gas line and dispose of properly.

Install an insulated 40 gallon, glass lined, high recovery gas water heater with a 10 year warranty and an Energy Factor of .61 or greater.

Installation includes PRV valve and extension, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof as necessary to meet the requirements of the Construction Specifications and Code.

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

Work Specification

Low Flow Faucet Aerator Installation **GENERAL REQUIREMENTS**

Install a low flow faucet aerator in existing lavatory faucet. For bathroom faucet, rating should be 1.5 gallons per minute or less; kitchens rated at 2.2 GPM or less. Contractor to field verify faucet count, but should at the least serve one kitchen and one bathroom unless otherwise specified by PM.
***Faucet count is (3) bathroom lavatories.

Kitchen sink faucet is being replaced in a separate line item.

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

Low Flow Showerhead **GENERAL REQUIREMENTS**

Replace existing showerhead with a low flow showerhead rated at 2.0 gallons per minute or less. Contractor to field verify number of showerheads needed.
***Showerhead count is (1) shower in master bathroom.

Bath in main bathroom is being replaced with new shower in separate line item.

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

LED Screw Base Bulb Installation **GENERAL REQUIREMENTS**

Replace all existing screw base (A-Type) lamps throughout the house with LED screw based omnidirectional (A-Type) lamps. Contractor to field verify quantity needed.

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

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**

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.
***Include flooring in pantry and laundry room.

Bid Cost: _____ X _____ = _____

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

Electric Oven **KITCHEN**

Dispose of wall oven. Install a white, 30" electric, self cleaning, single wall oven with bake and pass broil elements in same cabinet. trim/ repair/ paint any opening from oven size differential.
***Please select glass-top unit.

Bid Cost: _____ X _____ = _____

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

Range Hood Exterior Recirculating **KITCHEN**

Install a recirculating enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Owner's choice of color.

Bid Cost: _____ X _____ = _____

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

Work Specification

Kitchen Faucet **KITCHEN**

Replace kitchen faucet with new single lever faucet that complies with the Construction Standards. Installation includes replacement of drain lines to the horizontal branch line and shall comply with Plumbing Code.
***Existing garbage disposal to remain.

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

Prehung Metal Door Entrance - Rear Entry **KITCHEN**

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. this installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

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

Bi-Fold/Sliding Door **LAUNDRY / UTILITY**

Hang a hollow core, bi-fold or sliding door, including appropriate tracks, all hardware and casing, plumb and centered within the opening.
***Match existing style and finish of pantry bi-fold door.

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

Certification

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

Signature: _____ **Date:** _____