Addendum 1

CHARLOTTE.

SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Invitation to Bid NBS 17-14

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: **4532 Thornwood Dr** **2525 Midland Ave** **1900 Garibaldi Ave**	**SAFE HOME CHARLOTTE** **Leadsafe Charlotte**
Bid Walk: **2/28/17 at 9:00 am (TUESDAY) – Thornwood** **2/28/17 at 10:00 am (TUESDAY) – Midland** **2/28/17 at 11:00 am (TUESDAY) - Garibaldi**	
Bid Opening: **3/7/17 at 2:00 pm (TUESDAY)**	
Client Name: Dorothy Williams - Thornwood Elizabeth Heard - Midland Mark Smagner - Garibaldi	
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.

DMA

CHARLOTTE.

SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

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 4532 Thornwood Rd, 2525 Midland Ave, and 1900 Garibaldi Ave to be funded through the City of Charlotte Neighborhood & Business 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: 3/2/17	Number of Pages: 34
Addenda # 2 Dated:	Number of Pages:

Project Schedule: *Minimum Start Date - March 28, 2017*

Completion Deadline: May 29, 2017

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: Date:

DM

CHARLOTTE.

SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS 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
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

Addendum 1

Work Specification

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

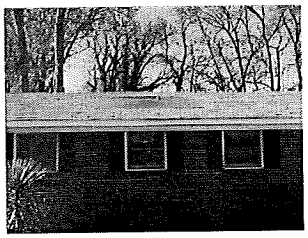
Property Details

Address:	4532 Thornwood Dr. Charlotte, NC 28213	Owner:	Dorothy Williams
		Owner Phone:	Home: (704) 488-3551
Structure Type:	Single Unit	Program(s):	Lead Safe Tested- HAS LEAD Safe Home FY 2017
Square Feet:	1788		
Year Built:	1962		
Property Value:	95300		
Tax Parcel:	08905718		
Census Tract:			
Property Zone:	Council District 4		

Repairs in Unit/Area: 1: 4532 Thornwood Dr.

Description	Floor	Room	Exterior
Tear Off & Reroof Shingles		**EXTERIOR**	**Exterior**

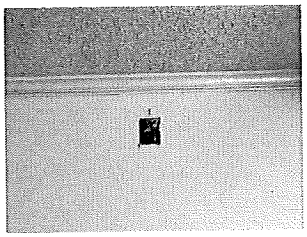
Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



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

Switch Plate **DEN/OFFICE/STUDY**

Cover abandoned outlet with white plastic plate cover.



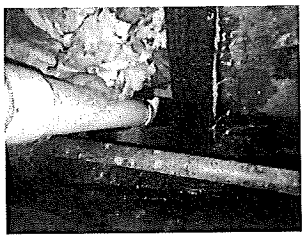
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Replumb Supply Lines **GENERAL REQUIREMENTS**

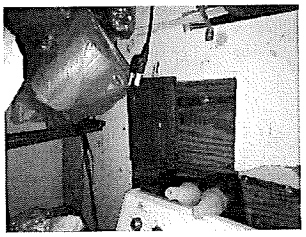
Remove all existing water supply lines. Install new PEX supply lines to code to service three 3-piece bath, kitchen and laundry area. Insulate exposed hot and cold water lines, installed to code. Repair any wall or ceiling tear out required to install system.



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

Electric Service 200 AMP **GENERAL REQUIREMENTS**

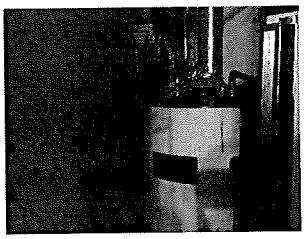
Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration. (35.2)



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

Water heater 40 Gallon Gas **GENERAL REQUIREMENTS**

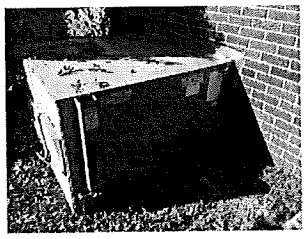
Install 40 gallon, glass lined, high recovery, insulated to R-7 gas water heater with a 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater appropriately.



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**

Add 1

Work Specification

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**

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**

Floor System Repair **KITCHEN**

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**

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**

Add 1

Work Specification

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. (4.0)

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

Exterminate Termites **GENERAL REQUIREMENTS**

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

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

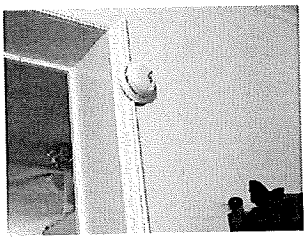
Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

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**

Carbon Monoxide Detector Hard Wired **GENERAL REQUIREMENTS**

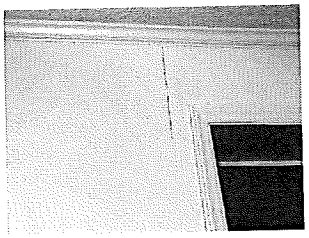
Install a hard wired carbon monoxide detector with battery backup.



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

Wall Finish Repair **DEN/OFFICE/STUDY**

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. Repaint entire wall face to match existing color.



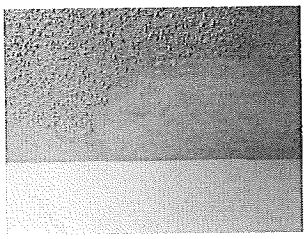
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Prep & Paint Ceiling **BEDROOM 2**

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**

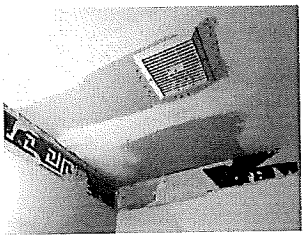
17" Height Commode Replace **BATHROOM - HALF**

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**

Wallpaper Removal **BATHROOM - HALF**

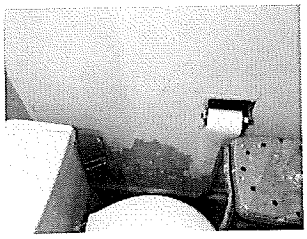
Remove existing wallpaper border to a clean wall surface ready for primer and paint. Include a thin skim coating of lightweight joint compound sanded and smoothed if needed.



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

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

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. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



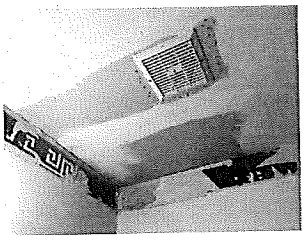
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Prep & Paint Ceiling **BATHROOM - HALF**

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 al new materials and spot prime existing withacrylic 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**

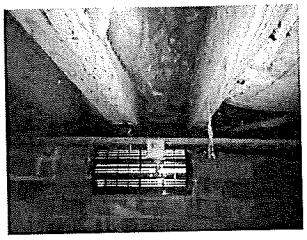
Grab Bars **BATHROOM - HALF**

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**

Exterminate Insects **GENERAL REQUIREMENTS**

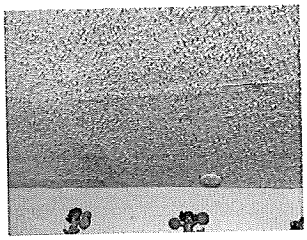
Inspect for active powderpost beetle or other wood destructive insect infestation. If current infestation, exterminate insects. Include a one year warranty. All extermination shall be performed by a licensed contractor.



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

Ceiling Repair **BEDROOM 3**

Repair ceiling finish. 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. Wet sand and smooth.



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

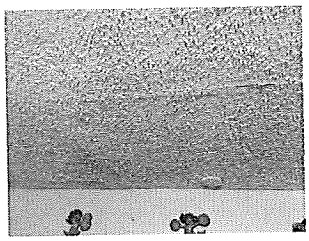
Add 1

Work Specification

BEDROOM 3

Prep & Paint Ceiling

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 al new materials and spot prime existing withacrylic 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**

BATHROOM - MAIN

17" Height Commode Replace

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**

BATHROOM - MAIN

Grab Bars

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)

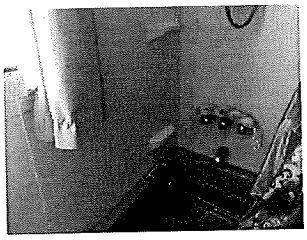
Bid Cost: _____ X _____ = _____

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

BATHROOM- MASTER

Ceramic Wall Tile

Remove existing tub surround material in bathroom with rose-colored steel bathtub. 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**

Add 1

Work Specification

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

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Grab Bars **BATHROOM- MASTER**

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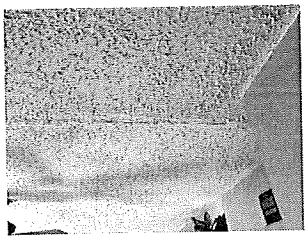
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Ceiling Repair **BEDROOM - MASTER**

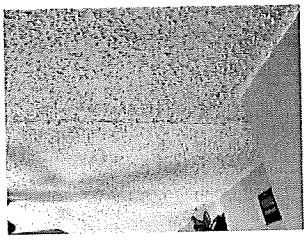
Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mess and mud over mesh with the appropriate material. Wet sand and smooth.



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

Prep & Paint Ceiling **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 al new materials and spot prime existing withacrylic 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.



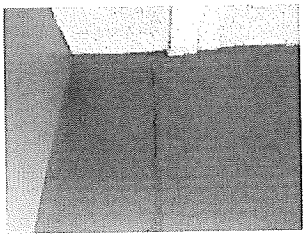
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Wall Finish Repair **BEDROOM - MASTER**

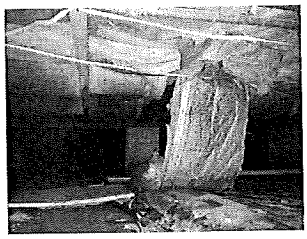
Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. Repaint entire wall face to match existing room color.



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

Vapor Barrier **FOUNDATION/CRAWL SPACE**

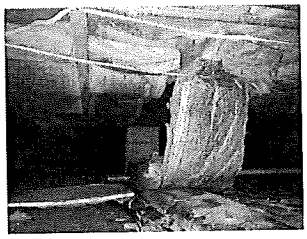
Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape. (6.6)



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

Insulate Floor R-19 **FOUNDATION/CRAWL SPACE**

Remove and properly dispose of existing insulation. Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place. (24.3)



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

Counter Tops Replace **KITCHEN**

Carefully remove existing base cabinets prior to floor system repair. After re-installing existing base cabinets, 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)

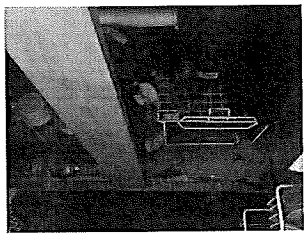
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Cabinets Base - Repair **KITCHEN**

Replace bottom of sink base cabinet to repair existing water-damaged piece with plywood and paint/stain to protect from wear and moisture.



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

Carpet & Pad **BEDROOM - MASTER**

Contractor to move furniture as required to complete carpet installation and return furniture. Remove existing carpet, pad, tack strips and metal edge strips to a code legal dump. Install 28oz or better low VOC carpet over 6 lb. rebond pad including new tack strips and metal edging. Owner's choice of color and style.

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**

Carpet & Pad **BEDROOM 3**

Contractor to move furniture as required to complete carpet installation and return furniture. Remove existing carpet in bedroom with green-colored carpet, pad, tack strips and metal edge strips to a code legal dump. Install 28oz or better low VOC carpet over 6 lb. rebond pad including new tack strips and metal edging. Owner's choice of color and style.

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

Add 1

Work Specification

Ceramic Tile Replace **KITCHEN**

Install ceramic tile removed for floor system replacement using ceramic tile that matches existing 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**

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**

Refrigerator--18 CF Frost Free **KITCHEN**

Dispose of old refrigerator. Install a 2 door, top freeze, white, frost free refrigerator with at least 17.5 cubic feet.

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

Resilient Flooring **DINING 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:** _____

Addl

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS
Address
Complete the following scope of work:

6-Feb-17
4532 Thornwood Dr

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - white wood window casings, headers, sills, wells and lintels and white metal lintels (window sashes are not original and are not coated with lead-based paint)	Cover with Tyvek and aluminum.	1		
2	Side A (middle) - exposed back of trim board/frieze board above window A2	Cover with Tyvek and aluminum.	1		
3	Side A (left) - exposed edge of trim board/frieze board	Cover with Tyvek and aluminum.	1		
4	Side B (right) - exposed back of fascia board/bottom tail	Cover with Tyvek and aluminum.	1		
5	Waste disposal		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
3 includes frame and trim on both sides.
4 In lieu of complete removal, window frames may be enclosed with vinyl on.
5 Exterior in accordance with all project manual requirements
6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
7 Windows being placed in a bathroom need to be tempered glass.

Total Bid
Acknowledgement of Addenda (if any):

Addendum#		

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

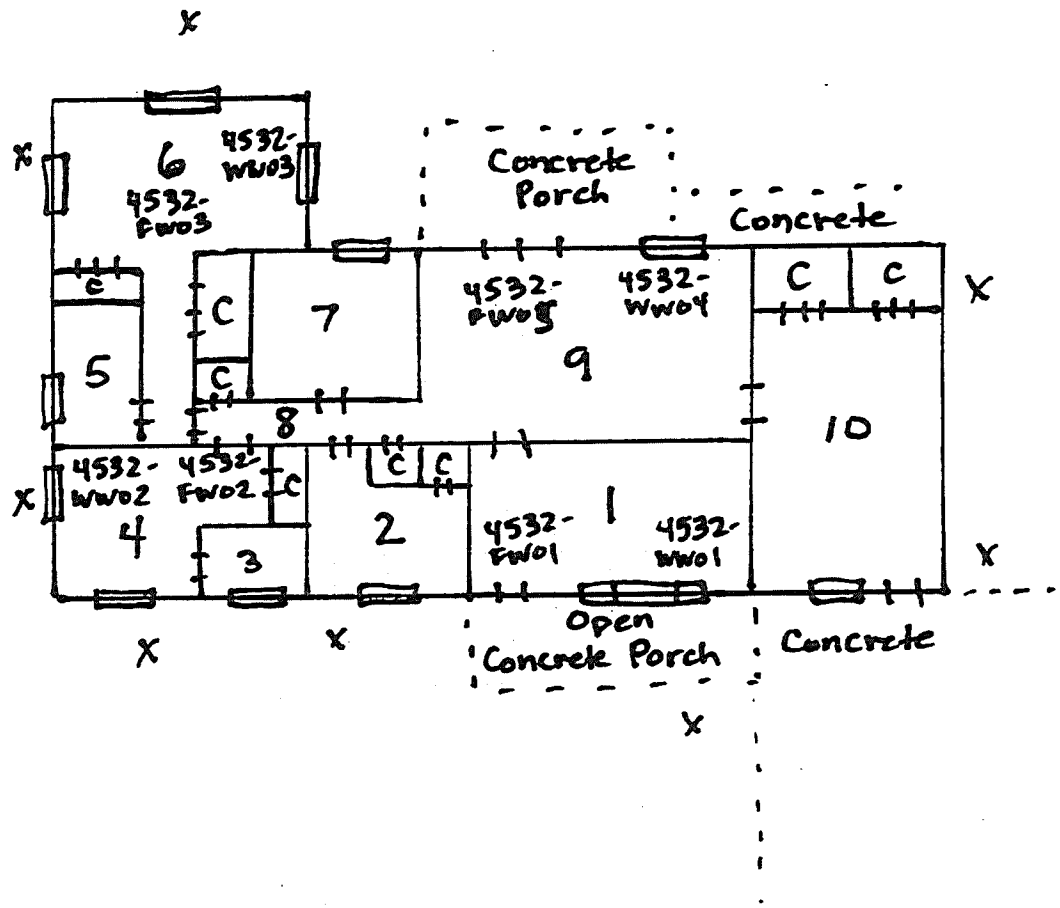
Providing integrated environmental and geotechnical solutions

4532 Thornwood Road

Charlotte, NC 28213

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

1 PPA

Add 1

Photo 5 – Exposed Tail/Bottom of Wood Fascia Board – Side B (right)

A001

Photo 6 – Exposed Edge of Wood Trim Board – Side A (left)

Add 1

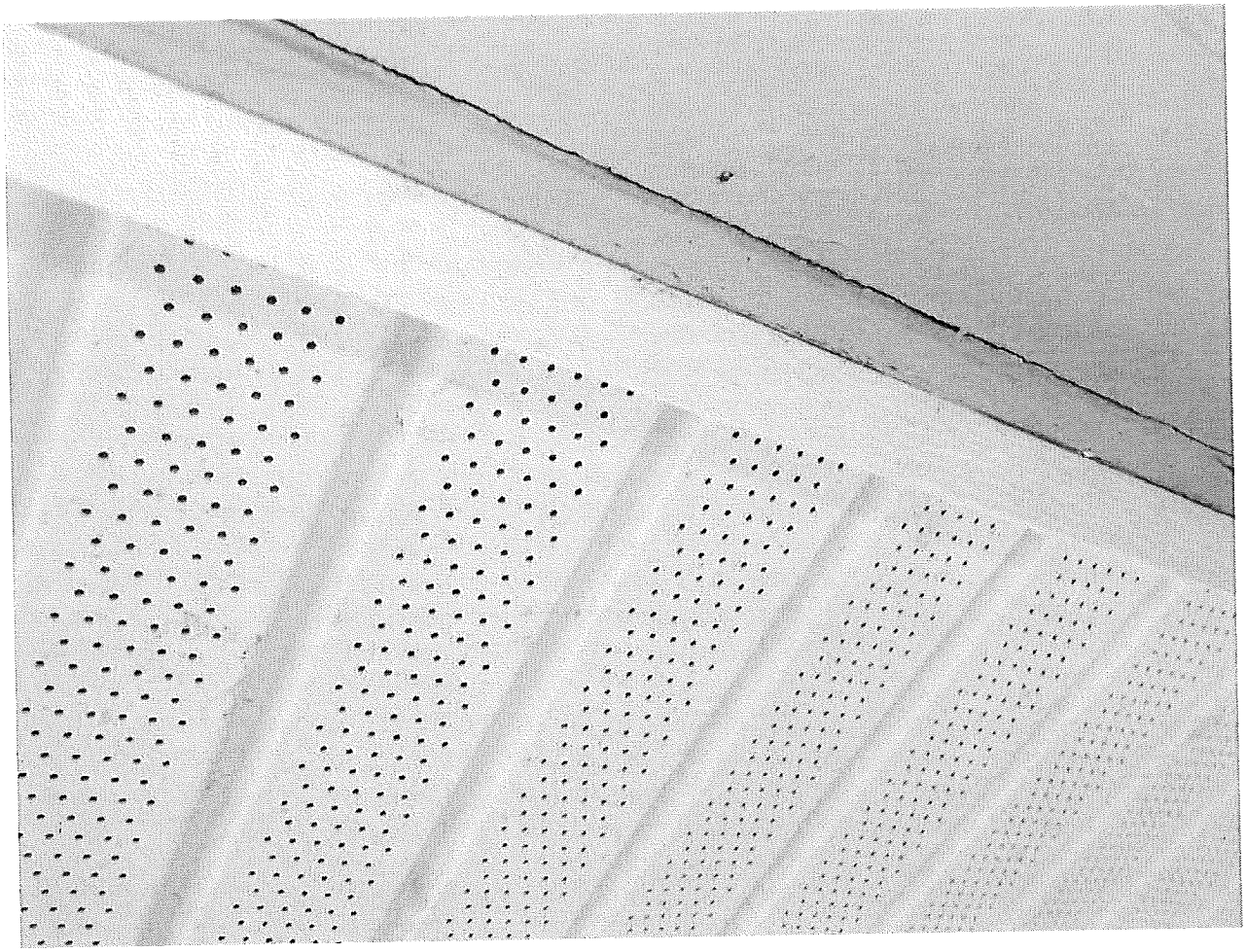


Photo 9 – White Wood Window Lintel and Exposed Back Side of Trim Board – Side A Above Window A2

Add 1

Work Specification

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

Property Details

Address:	2525 Midland Av Charlotte, NC 28208	Owner:	Elizabeth Heard
		Owner Phone:	(704) 998-9946
Structure Type:	Single Unit	Program(s):	Emergency Repair Lead Safe Healthy Homes Tested- HAS LEAD Safe Home FY 2017
Square Feet:	1470		
Year Built:	1933		
Property Value:	87000		
Tax Parcel:	06102908		
Census Tract:			
Property Zone:	Council District 3		

Repairs in Unit/Area: 1: 2525 Midland Av

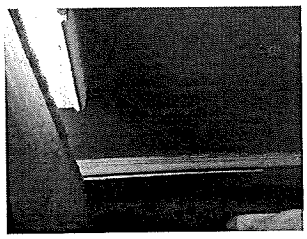
Description	Floor	Room	Exterior
Wood Floor Refinish		**DINING ROOM**	

Remove existing carpet and pad, and any tack strips, shoe or 1/4 round moldings. Replace any deteriorated planks. Drum and edge sand all floor surfaces. Fill all nail holes and minor voids. Vacuum and tack rag room. Apply a sealer for soft woods, apply owner's selection of stain and two coats of oil based polyurethane varnish. Include all moving of furniture. (30.12)

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

Wall Finish Repair **DINING ROOM**

Repair wall finish on right side of room near window. 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. Repaint wall to match existing color. (Also 26.0 - Plaster)



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

Add 1

Work Specification

KITCHEN

Floor System Repair

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.

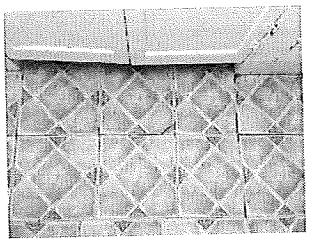
Bid Cost: _____ X _____ = _____

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

KITCHEN

Resilient Flooring

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**

KITCHEN

Range Hood Exterior Vented

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.

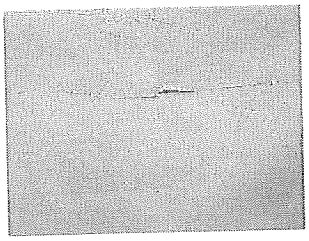
Bid Cost: _____ X _____ = _____

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

KITCHEN

Ceiling Replace

Remove existing ceiling covering, replace any deteriorated framing. Install 1/2 drywall to code. Tape. Add 3 coats of compound and sand smooth.



Bid Cost: _____ X _____ = _____

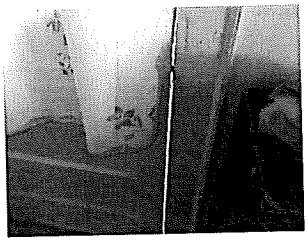
Base **Quantity** **Total Cost**

Add 1

Work Specification

Exterior Door Weatherstripping Install **KITCHEN**

Install rigid aluminum strip with neoprene-type weatherstripping securely fastened to sides and head jams.



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**

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**

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**

Lead Based Paint Scope **GENERAL REQUIREMENTS**

See attached scope. An allowance to complete the scope of work attached.

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

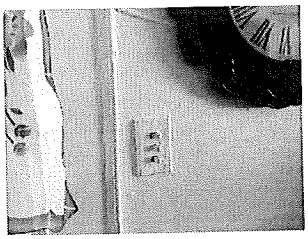
Add 1

Work Specification

GENERAL REQUIREMENTS

Replace Receptacles, Switches, and Plates

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**

GENERAL REQUIREMENTS

Electric Service 200 AMP

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. (35.2)

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

GENERAL REQUIREMENTS

Plumbing Scope

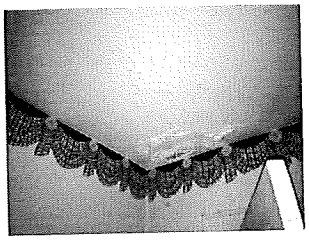
Completion of Emergency Repair involving sewer line break. Work will involve connecting repaired waste line to City sewer connection.

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

BEDROOM 3

Ceiling Repair

Repair ceiling finish in bedroom with dark green wallpaper border. 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. Wet sand and smooth.

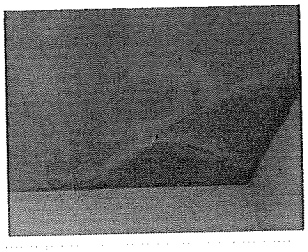


Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

DEN

Ceiling Repair

Repair ceiling finish. 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. Wet sand and smooth.



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

Add 1

Work Specification

Flashing Repair **EXTERIOR** **Exterior**

Install metal flashing where missing/repair is needed at all chimneys, junctions of roof with walls, and all changes in roof slope. Flashing shall be corrosion-resistant, solid horizontal metal or step flashing and blind-nailed.

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

Facia Boards **EXTERIOR** **Exterior**

Remove all wood required, including cutting rafter tails. Install 2x6 facia boards to all roof edges, attach to rake ladders and rafter tails. Include all necessary boxing to properly tie overhangs together.

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

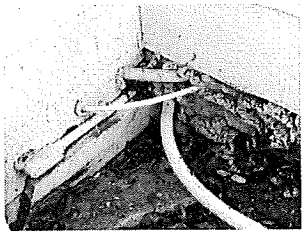
Prep & Paint Exterior Surfaces **EXTERIOR** **Exterior**

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.

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

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

Install bricks or blocks where missing in area filled with spray foam. 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. Paint white to match surrounding exterior.



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

Add 1

Work Specification

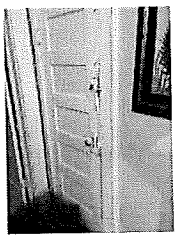
Wood Floor Refinish **DEN**

Remove existing carpet and any tack strips, shoe or 1/4 round moldings. Replace any deteriorated planks. Drum and edge sand all floor surfaces. Fill all nail holes and minor voids. Vacuum and tack rag room. Apply a sealer for soft woods, apply owner's selection of stain and two coats of oil based polyurethane varnish. Include all moving of furniture. (30.12)

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

Prehung Door Interior **ATTIC**

Install a 1- 3/8" prehung, door including casing both sides and lockset. Match existing style and finish.



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

Prehung Door Interior **BASEMENT**

Install a 1- 3/8" prehung, door including casing both sides and lockset. Match existing style and finish.

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

Combination CO2/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**

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**

Add 1

Work Specification

BASEMENT

Basement Disinfection

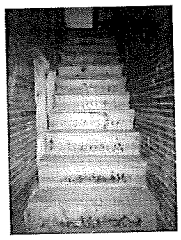
Clean and disinfect basement area that has been affected by sewage; including the removal of raw sewage, application of anti-microbial treatments, and adequately drying out the space.

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

ATTIC

Handrail Install

Install handrail for interior stairs on one side of the stairwell to Code.



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

BASEMENT

Handrail Install

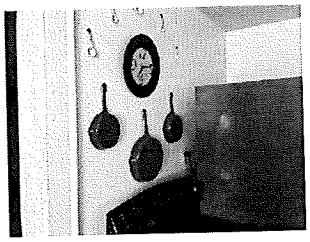
Install handrail for interior stairs on one side of the stairwell to Code.

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

KITCHEN

Cabinets Wall

Install wall cabinet sufficient for housing vented range hood ONLY. All other existing wall cabinets are to remain. 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**

Add 1

Work Specification

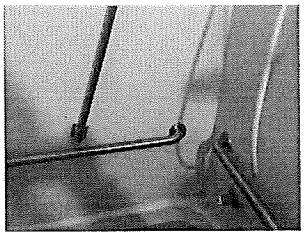
Steel Security Door **EXTERIOR** **Exterior**

Install a white powder finish steel security door with expanded metal screen at the front entry door. Complete with self closer and locking hardware.

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

Walk In Shower Complete **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.



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**

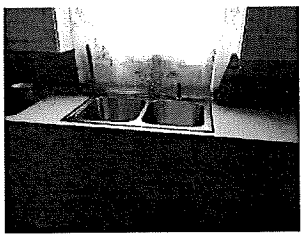
Exterior Door Weatherstripping Install **LIVING ROOM**

Install rigid aluminum strip with neoprene-type weatherstripping securely fastened to sides and head jams.

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.



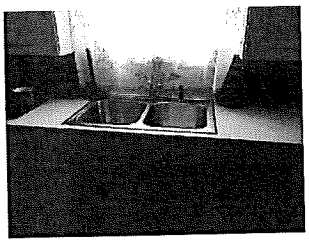
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Counter Tops Replace **KITCHEN**

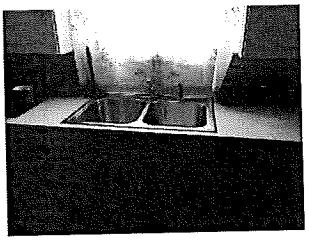
Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)



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

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**

Asbestos Siding - Repair **EXTERIOR** **Exterior**

Replace missing or deteriorated asbestos siding with fiber cement equivalent. Use best practices to ensure safety of occupants and workers.

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

Certification

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

Signature: _____ **Date:** _____

Add 1

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 3-Feb-17
Address 2525 Midland Ave
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side B through Side D - white wood fascias, soffits, rafter tails and crown moldings, EXCEPT replaced parts on right of Side C and left of Side D	Scrape loose paint and re-paint	1		
2	Side A through Side D - white wood window casings, headers, and sills EXCEPT windows outisde of Room 8	Replace windows (all components)	16		
3	Side A Entry - white wood entry ceiling, crown moldings, ceiling support beams, trim boards and siding	Scrape loose paint and re-paint	1		
4	Side A - white wood attic window frame and sash	(window will be replaced - see item 2). Scrape loose paint and re-paint non-movable frame.	1		
5	Side B - EXPOSED white wood siding adjacent to electric panel (under cement-board)	Scrape loose paint and re-paint	1		
6	Side C - white wood attic air vent and frame	Replace vent and frame.	1		
7	Windows 2A1 (attic), B2, B3, C1, C2, C6, C7, D3, D7, D8 - white wood window sashes and wells	(windows will be replaced - see item 2). Scrape loose paint and re-paint.	9		
8	Side B through Side D - white wood ceiling support beams and trim boards (outside Room 8)	Scrape loose paint and re-paint.	1		
9	Door A1 - OLDER and OUTER white wood casings and header	Scrape loose paint and re-paint.	1		
10	Side A through Side D - paint chips along drip line	Remove.	1		
11	Room 1 - Door A1 - white wood door casings and header	Replace (due to wheelchair impact)	1		
12	Room 1 - Window A1 - white wood window casings, header, apron and sill	(window will be replaced - see item 2). Scrape loose paint and re-paint.	1		
13	Room 1 - Windows D1 and D2 - white wood window casings, headers, aprons and sills and sashes	(windows will be replaced - see item 2). Scrape loose paint and re-paint.	2		
14	Room 1 - Doors B1 and C1 - white wood door casings, header, jambs and stops (no door)	Replace (due to wheelchair impact)	2		
15	Room 3 - Closet C1 and Room 5 - Bedroom 2 - Closet A2 white/beige wood shelves and shelf supports	Replace.	1		
16	Room 4 - Door C1 - white wood door casings, header, jambs and stops	Scrape loose paint and re-paint.	1		
17	Room 5 - Door A1 - white wood door casings, header, jambs and stops	Scrape loose paint and re-paint.	1		
18	Room 6 - Door C1 - white wood door, jambs and stops	Scrape loose paint and re-paint.	1		
19	Room 7 - Door A1 - white wood door, casings, header, jambs and stops	Replace (due to wheelchair impact)	1		
20	Room 8 - Side B, Side D and Ceiling - white wood sidewalls and 2"x4" frame boards and white wood ceiling and rafters	Scrape loose paint and re-paint.	1		
21	Room 8 - Side B through Side D - white wood ceiling support beams, ceiling support columns incuding Door C1 door frame and 2"x4" window frames	Scrape loose paint and re-paint.	1		
22	Room 8 - Window A1 - white wood window casings, header, sill and sashes (window is covered over on the inside of Room 7 - Bath by shower)	Scrape loose paint and re-paint.	1		
23	Room 8 - Door A1 - white wood door, casings, header, jambs and stops	Replace (due to wheelchair impact)	1		
24	Room 9 - Door C1 - white wood door jambs and stops	Replace (due to wheelchair impact)	1		
25	Room 10 - Door A1 and Door C1 - white wood door casings, headers and jambs (no doors or stops)	Replace (due to wheelchair impact)	2		
26	Room 10 - Windows D1, D2, and D3 - white wood window casings, header, aprons and sills	(windows will be replaced - see item 2). Scrape loose paint and re-paint.	3		
27	Waste disposal		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
3 includes frame and trim on both sides.
4 In lieu of complete removal, window frames may be enclosed with vinyl on.
5 Exterior in accordance with all project manual requirements
6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
7 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:

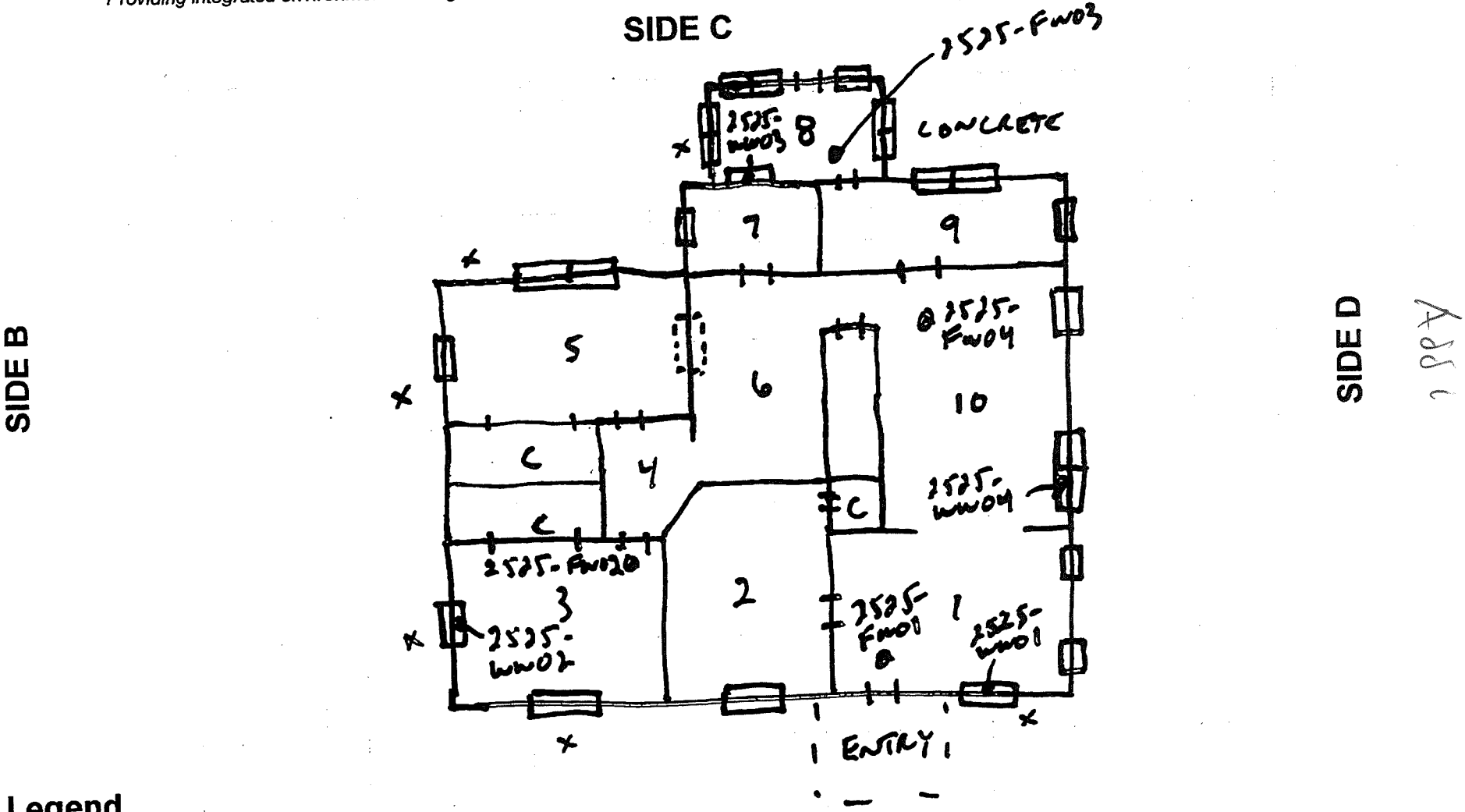
Phone:

ROY CONSULTING GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

2525 Midland Avenue

Charlotte, NC 28208



Legend

= Window

= Door

X = Soil Sample Location

NOT TO SCALE

Add 1

Work Specification

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

Property Details

Address:	1900 Garibaldi Ave Charlotte, NC 28208	Owner:	Mark Smagner
		Owner Phone:	Home: (919) 607-6770
Structure Type:	Single Unit	Program(s):	Lead Safe Tested- HAS LEAD Safe Home FY 2017
Square Feet:	1046		
Year Built:	1940		
Property Value:	75600		
Tax Parcel:	06707128		
Census Tract:			
Property Zone:	Council District 3		

Repairs

Description	Floor	Room	Exterior
Portable Toilet		**GENERAL REQUIREMENTS**	

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

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**

Lead Based Paint Scope — **GENERAL REQUIREMENTS**

See attached scope. An allowance to complete the scope of work attached.

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

Add 1

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**

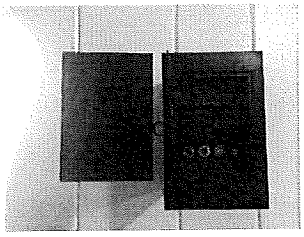
Exterminate Termites **GENERAL REQUIREMENTS**

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner. (07.01)

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

Electric Service 200 AMP **EXTERIOR** **Exterior**

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. (35.2)



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

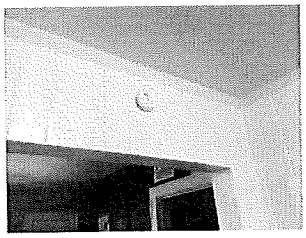
Water Heater 40 Gallon Electric **KITCHEN**

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**

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.



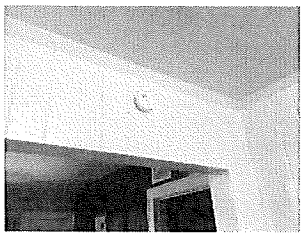
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

Carbon Monoxide Detector Hard Wired **GENERAL REQUIREMENTS**

Install a hard wired carbon monoxide detector with battery backup.

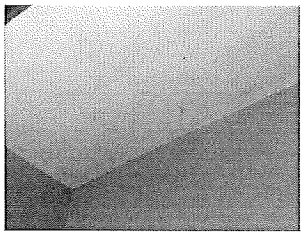


Bid Cost: _____ X _____ = _____

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

Prep & Paint Ceiling **BATHROOM**

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 al new materials and spot prime existing withacrylic 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**

Crawl Space Access Door **CRAWL SPACE**

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp. (6.1)

Bid Cost: _____ X _____ = _____

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

Ceiling Repair **LIVING ROOM**

Repair ceiling finish. 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. Wet sand and smooth.

Bid Cost: _____ X _____ = _____

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

Add 1

Work Specification

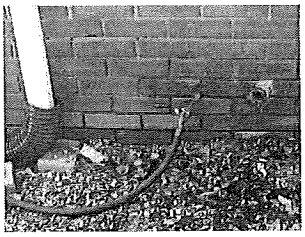
Vapor Barrier **CRAWL SPACE**

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape. (6.6)

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

Hose Bibb **EXTERIOR** **Exterior**

Install a bronze hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk. (34.21)



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

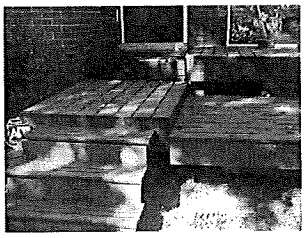
Foundation Vent Screen **EXTERIOR** **Exterior**

Replace foundation vent housing with heavy duty galvanized steel screening. (3.2)

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

Exterior Handrails **EXTERIOR** **Exterior**

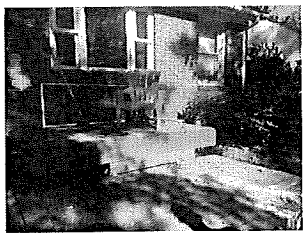
Install handrails to current building code- treated lumber, painted/stained to match existing steps. Size & dimensions to code.



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

Install Porch Guards/Rails **EXTERIOR** **Exterior**

Install code approved railings on upper level of front porch that is more than 36" above ground level. Railings should be treated lumber and painted/stained to match existing porch.



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

Adj 1

Work Specification

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

Make necessary repair to failing mortar. 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**

Insulate Floor R-19 **CRAWL SPACE**

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place. (24.3)

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**

Certification

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

Signature: _____ **Date:** _____

Add 1

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

6-Feb-17

Address

1900 Garibaldi Ave

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - OLDER white wood window casings, headers, sills and lintels and white metal lintels	Scrape loose paint and re-paint.	14		
2	Door CI (to Room 6) - beige and black wood storm door as well as door casings, header, james and stops	Make smooth and operable, scrape loose paint and re-paint.	1		
3	Room 7 - Door B1 - beige and white wood door, jambs and stops	Make smooth and operable, scrape loose paint and re-paint.	1		
4	Waste disposal		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
3 includes frame and trim on both sides.
4 In lieu of complete removal, window frames may be enclosed with vinyl on.
5 Exterior in accordance with all project manual requirements
6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
7 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#		

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

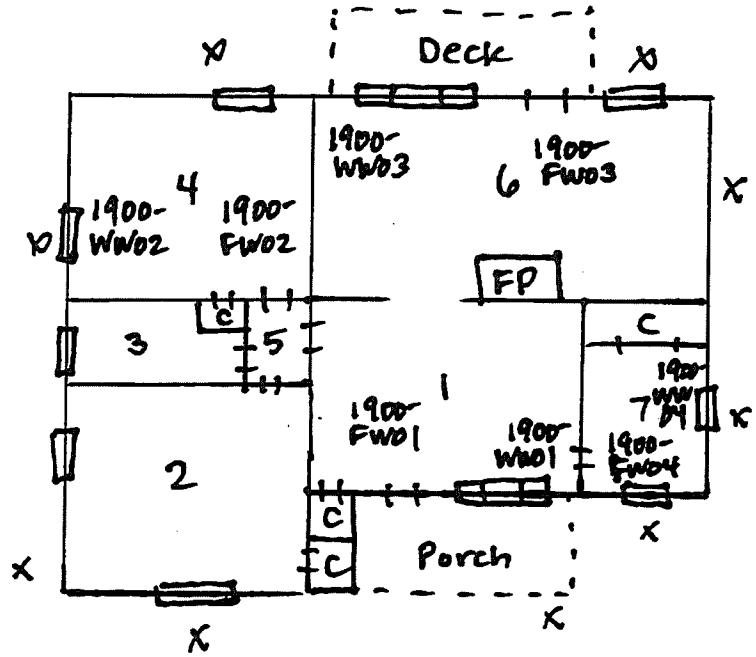
Providing integrated environmental and geotechnical solutions

1900 Garibaldi Avenue

Charlotte, NC 28208

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

1884