CHARLOTTE.

TARGETED REHAB
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Invitation to Bid NBS 17-16

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: **2008 Camp Greene St** **1928 Camp Greene St** **2109 Millerton Ave** **2316-18 Marlowe Ave** (duplex converted to single-family)	**Targeted Rehabilitation – Camp Greene Neighborhood**
Bid Walk:	**3/14/17 at 8:00 am (TUESDAY) – 1928 Camp Greene** **3/14/17 at 9:00 am (TUESDAY) – 2008 Camp Greene** **3/14/17 at 10:00 am (TUESDAY) – 2109 Millerton** **3/14/17 at 11:00 am (TUESDAY) – 2316 Marlowe**
Bid Opening:	**3/21/17 at 2:00 pm (TUESDAY)**
Client Name: Hoyt Stroud – 1928 Camp Greene Augustus and Ethel Goodson – 2008 Camp Greene Elousie Pettice - Millerton Andrew Richardson – Marlowe	
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.

CHARLOTTE.

TARGETED REHAB

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 1928 Camp Greene St, 2008 Camp Greene St, 2109 Millerton Ave and 2316 Marlowe 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:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:

Project Schedule: *Minimum Start Date - April 11, 2017*

Completion Deadline: June 9, 2017

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: Date:

CHARLOTTE.

TARGETED REHAB

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

Work Specification

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

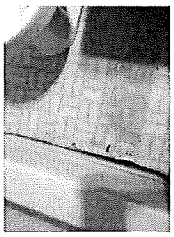
Property Details

Address:	1928 Camp Greene St Charlotte, NC 28208	Owner:	Hoyt Stroud
		Owner Phone:	Home: (704) 507-4100
Structure Type:		Program(s):	Tested- HAS LEAD Targeted Rehab Program (C1)
Square Feet:	1316		
Year Built:	1951		
Property Value:	85500		
Tax Parcel:	06708305		
Census Tract:			
Property Zone:	Council District 3		

Repairs in Unit/Area: 1: 1928 Camp Greene St

Description	Floor	Room	Exterior
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**

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

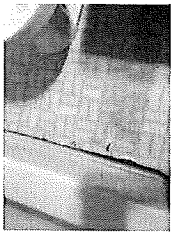
Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

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

Work Specification

Resilient Flooring **BATHROOM - MAIN**

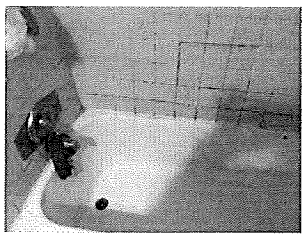
Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



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

Bathtub and Shower Surround 5' Fiberglass **BATHROOM - MAIN**

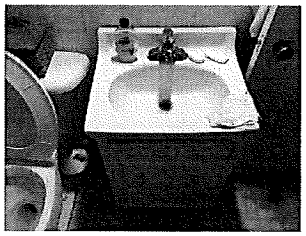
Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain.



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

Vanity/ Counter Top/ Sink/ Mirror Replace Complete **BATHROOM - MAIN**

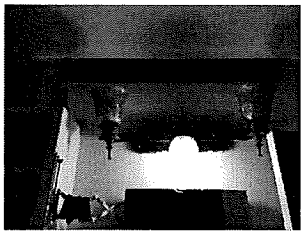
Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.



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

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**

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**

Work Specification

Electric Oven **KITCHEN**

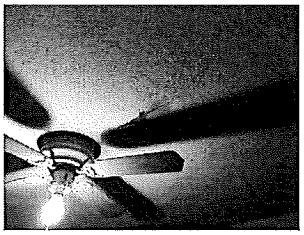
Dispose of wall oven. Install a white, 30" electric, self cleaning, single wall oven with bake and pass broil elements in same cabinet. trim/ repair/ paint any opening from oven size differential.

Bid Cost: _____ X _____ = _____

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

Ceiling Fan with Light Kit **KITCHEN**

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)

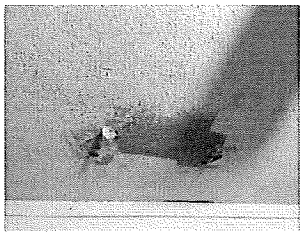


Bid Cost: _____ X _____ = _____

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

Prep & Paint Ceiling **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 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.

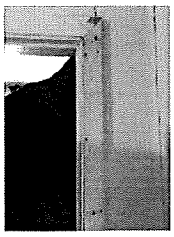


Bid Cost: _____ X _____ = _____

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

Door/Framed Opening Trim Repair **LIVING ROOM**

Repair or replace damaged trim surrounding interior door frame or interior cased opening. Paint to match surroundings. Wood trim should be used and should be free from surface defects.



Bid Cost: _____ X _____ = _____

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

Work Specification

Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

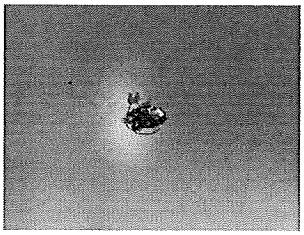
Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: _____ X _____ = _____

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

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**

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**

Vinyl Siding (includes item 2 in Lead Scope) **EXTERIOR** **Exterior**

Replace all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier. Install vinyl clapboard siding including corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty. Siding is to be applied to gable ends and areas with existing lap siding, and the attached shed addition.

Bid Cost: _____ X _____ = _____

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

Work Specification

Vinyl Soffit & Aluminum Facia (item 1 in Lead Scope) **EXTERIOR** **Exterior**

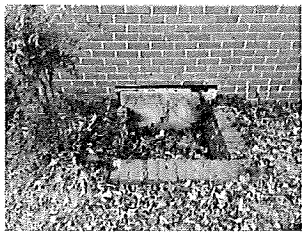
Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all facia and wood trim with PVC coated aluminum coil stock. (11.4)

Bid Cost: _____ X _____ = _____

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

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

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



Bid Cost: _____ X _____ = _____

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

Vinyl Window (item 3 in Lead Scope) **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. (17)

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**

Work Specification

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

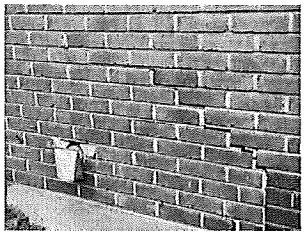
Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories. (13.3)

Bid Cost: _____ X _____ = _____

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

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

Install bricks where missing. Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar. Reinstall any flashings, tool concave joints and clean brick face. Also close up opening left behind after removing "window" air conditioning unit installed directly into wall.

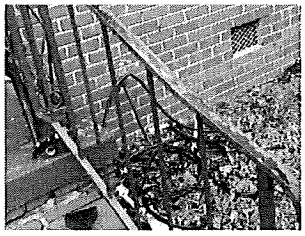


Bid Cost: _____ X _____ = _____

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

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**

Repoint Masonry Bricks **EXTERIOR** **Exterior**

Rake out existing mortar joints to a minimum depth of 1/2" and wetted. Completely fill mortar joints to match existing. Repoint brick steps at front and back stoops.

Bid Cost: _____ X _____ = _____

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

Work Specification

Prep & Paint Exterior Surfaces (includes item 4 in Lead Scope) **EXTERIOR** **Exterior**

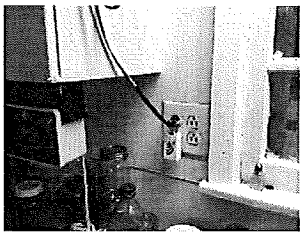
Prep and paint front porch concrete slab and wood material/siding around front entry door, and entry door and casing ONLY. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials, particularly pay attention to entry door threshold. Caulk and fill all 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**

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.

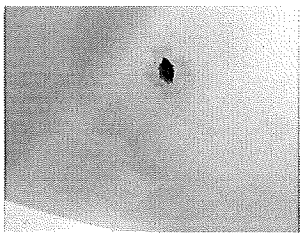


Bid Cost: _____ X _____ = _____

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

Wall Finish Repair **BEDROOM - MASTER**

Repair small holes in wall and ceiling 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. Paint to match.



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**

Work Specification

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**

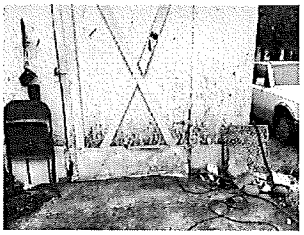
Dumpster **GENERAL REQUIREMENTS**

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**

Repair/Replace Exterior Wall Framing **UTILITY**

Vinyl siding is to be placed over OSB-sheathed attached shed. Replace deteriorated sheathing, and add any additional wall framing necessary/shore up deteriorated framing - for shed to support cladding materials. Price is for sheathing and framing. Repair includes replacing shed door with door similar to existing, complete with hasp/latch mechanism. Paint door to coordinate siding color.



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

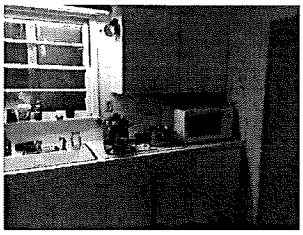
Low Slope Roofing **UTILITY** **Exterior**

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

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

Cabinet Repair **KITCHEN**

Replace all cabinet hardware in kitchen.



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

Work Specification

Water heater 40 Gallon Gas **GENERAL REQUIREMENTS**

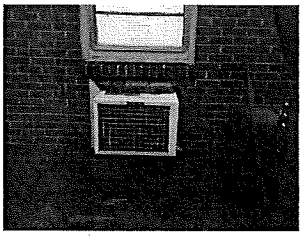
Install 40 gallon, glass lined, high recovery, insulated to R-7 gas water heater with a 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose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

Bid Cost: _____ X _____ = _____

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

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. Reinsulate bare areas of refrigerant piping. Properly dispose of existing unit. (36.4)



Bid Cost: _____ X _____ = _____

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

Counter Tops Replace **KITCHEN**

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

Bid Cost: _____ X _____ = _____

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

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

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 3-Mar-17
Address 1928 Camp Greene St
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - light brown wood fascias, soffits and crown moldings EXCEPT the Side C Storage Room	Cover with Tyvek and aluminum or vinyl.	0		
2	Side B (Upper Two Peaks) and Side D - light brown upper walls, attic air vents and frames and trim/drip boards	Cover with Tyvek and aluminum or vinyl.	0		
3	Windows C1, C2, C3, D1 and D2 - light brown wood window casings, headers, sills, sashes and wells	Replace windows (including all components).	0		
4	Door A1 (to Room 1) - white wood door, jambs, stops and threshold	Replace.	0		
5	Room 7 - Bedroom 3/Storage - white wood door frame, jambs and stops and white metal lintel (former exterior door components)	Make smooth and operable, scrape loose and re-paint.	1		
6	Elevated Lead Dust Level on Room 4 Windowsills	Complete specialized cleaning on interior windows.	1		
7	Elevated Lead Dust Level on Room 7 Floor	Complete specialized cleaning on interior floor.	1		
8	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

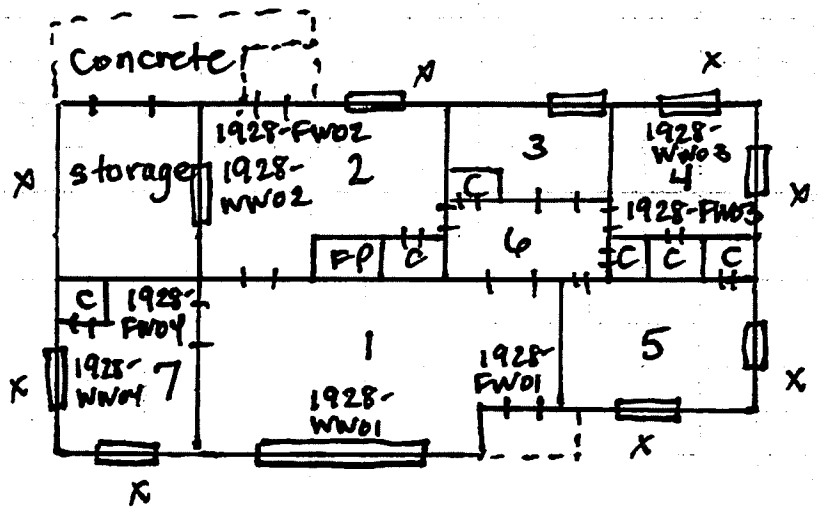
Providing integrated environmental and geotechnical solutions

1928 Camp Greene Street

Charlotte, NC 28208

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

Work Specification

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

Property Details

Address:	2008 Camp Greene St Charlotte, NC 28208	Owner:	Augustus Goodson
		Owner Phone:	Home: (704) 398-2280
Structure Type:	Single Unit	Program(s):	Tested- HAS LEAD Targeted Rehab Program (C1)
Square Feet:	1019		
Year Built:	1952		
Property Value:	73400		
Tax Parcel:	06708220		
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**

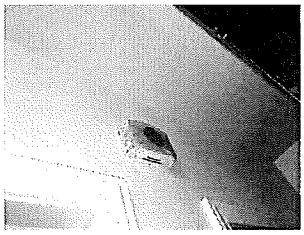
Permits Required		**GENERAL REQUIREMENTS**	

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**

Doorbell System		**EXTERIOR**	**Exterior**

Remove existing doorbell mechanism in hallway and install a doorbell system containing a low voltage transformer, power connection, buzzer and front door and back door button. (35.11)



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

Work Specification

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**

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**

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**

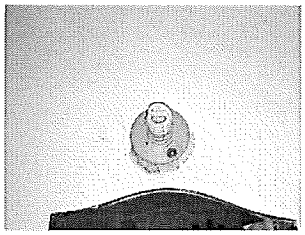
Carbon Monoxide Detector Hard Wired **GENERAL REQUIREMENTS**

Install a hard wired carbon monoxide detector with battery backup.

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

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.

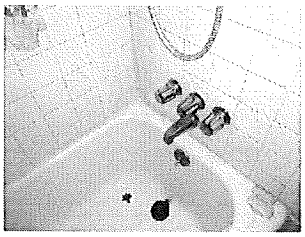


Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Work Specification

Bathtub --- 5' Steel Complete **BATHROOM - MAIN**

Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever tub/shower diverter with water saving shower head.



Bid Cost: _____ X _____ = _____

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

Ceramic Wall Tile **BATHROOM - MAIN**

Replace tile damaged in removal and replacement of tub and window with tile to match existing, including cement fiberboard with troweled adhesive. Take care to preserve existing decorative trim tiles and black colored border tiles. Also include preformed base, cap, stop, return and trimmer pieces where necessary 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**

Resilient Flooring **BATHROOM - MAIN**

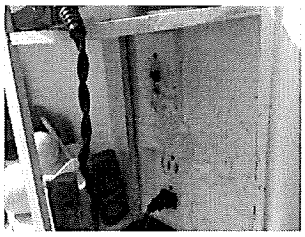
Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____

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

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.



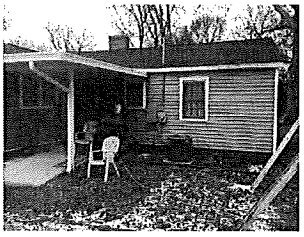
Bid Cost: _____ X _____ = _____

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

Work Specification

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**

Cabinets Base **KITCHEN**

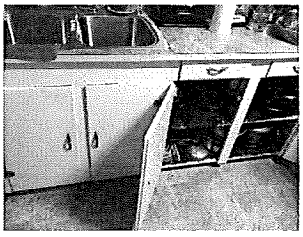
Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: _____ X _____ = _____

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

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**

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**

Prep & Paint Room Semi Gloss **KITCHEN**

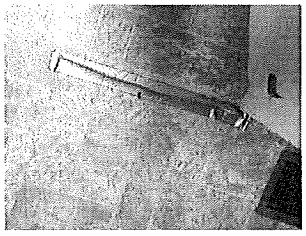
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

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.

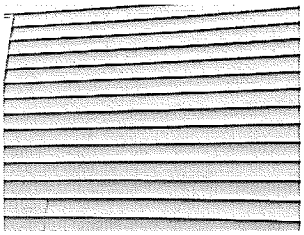


Bid Cost: _____ X _____ = _____

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

Power Wash Siding **EXTERIOR** **Exterior**

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**

Work Specification

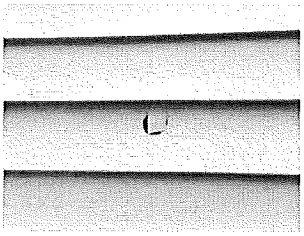
Dryer Vent **EXTERIOR** **Exterior**

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

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

Siding--Vinyl Repair **EXTERIOR** **Exterior**

Repair/ patch/ replace section of siding of hole in siding on right side of home.



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

Insulate Floor R-19 **CRAWLSPACE**

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**

Vapor Barrier **CRAWLSPACE**

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**

Work Specification

Replumb Supply Lines **GENERAL REQUIREMENTS**

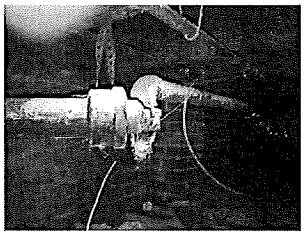
Remove all existing water supply lines. Install new PEX supply lines to code to service one 3-piece bath, kitchen and laundry area. Insulate exposed hot and cold water lines, installed to code. Repair any wall or ceiling tear out required to install system.

Bid Cost: _____ X _____ = _____

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

Replumb Waste Lines & Vents **GENERAL REQUIREMENTS**

Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC to service one 3-piece bath, kitchen and laundry area from the roof vent pipe/pipes thru the foundation wall to include a main clean out outside of house and any interior clean outs required, installed to code. Repair any wall or ceiling tear out required to install system.



Bid Cost: _____ X _____ = _____

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

Crawl Space Access Door - Lead Scope Item 2 **EXTERIOR** **Exterior**

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

Bid Cost: _____ X _____ = _____

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

Vinyl Window - includes item 1 on Lead Scope **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. (17)

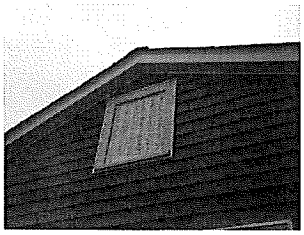
Bid Cost: _____ X _____ = _____

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

Work Specification

Gable Vent Replace **EXTERIOR** **Exterior**

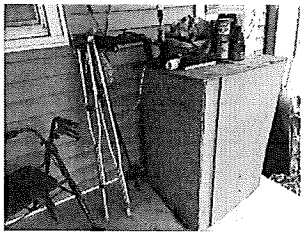
Remove existing gable vent and replace with new vinyl vent; apply J channel and new siding around vents to provide a watertight seal.



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

Water heater 40 Gallon Gas **GENERAL REQUIREMENTS**

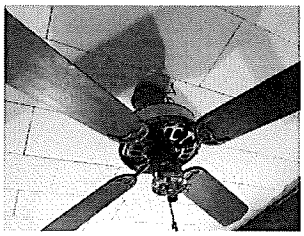
Install 40 gallon, glass lined, high recovery, insulated to R-7 gas water heater with a 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose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



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

Ceiling Fan with Light Kit **OFFICE**

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)



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

Aluminum Storm Door **EXTERIOR** **Exterior**

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

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

Work Specification

Mailbox **EXTERIOR** **Exterior**

Remove and Replace

Bid Cost: _____ X _____ = _____

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

See Attached Lead Scope **GENERAL REQUIREMENTS**

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts. (4.0)

Bid Cost: _____ X _____ = _____

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

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 3-Mar-17
Address 2008 Camp Greene St
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Window B1, B2, C1, C2, C3, D4 and D5 - white and gray wood window sashes, wells, exposed wood casings and headers inside storm windows	(windows are to be replaced). Make smooth and operable, scrape and re-paint any additional components.	7		
2	Side D - white wood crawlspace door frame	Replace	0		
3	Room 6 - Door C1 - white wood door jambs (no stops)	Make smooth and operable, scrape loose paint and re-paint.	1		
4	Room 7 - Door A1 - light brown and white wood door casings, header and hambs (no stops and louver doors)	Make smooth and operable, scrape loose paint and re-paint.	1		
5	Elevated Lead Dust Level on Room 2, Room 6, and Room 7 Windowsills	Complete specialized cleaning on interior windows.	11		
6	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

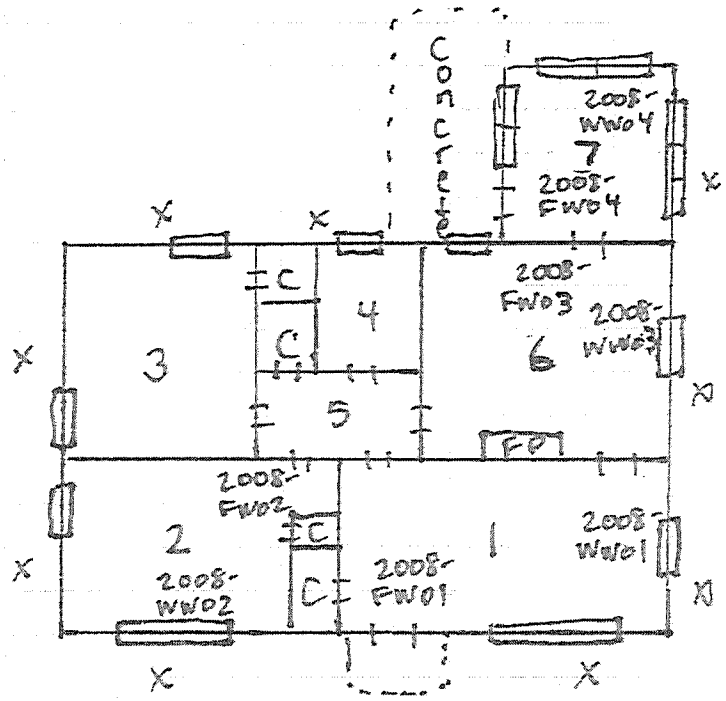
Providing integrated environmental and geotechnical solutions

2008 Camp Greene Street

Charlotte, NC 28208

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

Work Specification

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

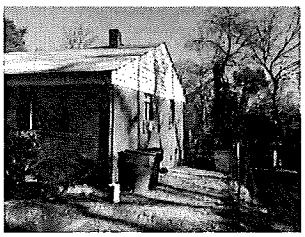
Property Details

Address:	2316 Marlowe Ave Charlotte, NC 28208	Owner:	Andrew Richardson
		Owner Phone:	Home: (704) 726-9541
Structure Type:		Program(s):	Tested- HAS LEAD Targeted Rehab Program (C1)
Square Feet:	1450		
Year Built:	1953		
Property Value:	74300		
Tax Parcel:	06704203		
Census Tract:			
Property Zone:	Council District 3		

Repairs

Description	Floor	Room	Exterior
Vinyl Soffit & Aluminum Facia		**EXTERIOR**	**Exterior**

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all facia and wood trim with PVC coated aluminum coil stock. (11.4)



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

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

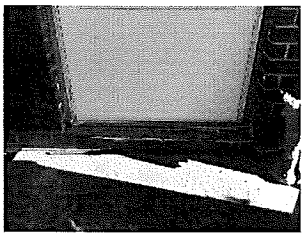
Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated 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. (17)

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

Work Specification

Prep & Paint Exterior Surfaces (includes items 1 and 2 in Lead Scope) **EXTERIOR** **Exterior**

Prep and paint all exterior door frames/casings 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**

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

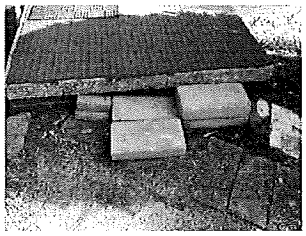
Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.

Bid Cost: _____ X _____ = _____

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

Concrete Step Install **EXTERIOR** **Exterior**

Install concrete step off of patio/stoop, poured over wire mesh reinforcing. Step should be troweled and broom-finished to provide a non-slip surface. Dimensions of step must be constructed to Code.



Bid Cost: _____ X _____ = _____

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

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

Replace all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier. Install vinyl clapboard siding including corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty. (11.4)

Bid Cost: _____ X _____ = _____

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

Work Specification

Gable Vent Replace **EXTERIOR** **Exterior**

Remove existing gable vent and replace with new vinyl vent; apply J channel and new siding around vents to provide a watertight seal.

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

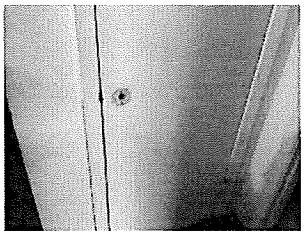
Light Fixture Replace **BEDROOM**

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**

Prehung Door Interior **GENERAL REQUIREMENTS**

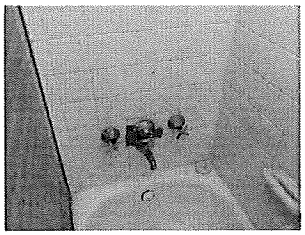
Install a 1- 3/8" prehung, door including casing both sides and lockset. Match existing style and finish. Replace all doors throughout home.



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

Bathtub and Shower Surround 5' Fiberglass **BATHROOM - MAIN**

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain.

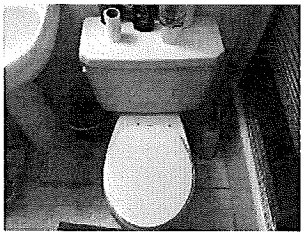


Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

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.

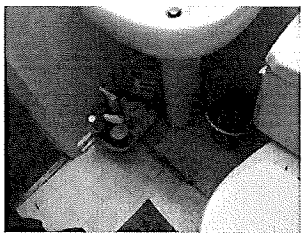


Bid Cost: _____ X _____ = _____

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

Vanity/ Counter Top/ Sink/ Mirror Replace Complete **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.

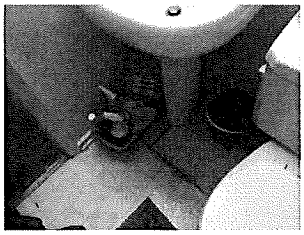


Bid Cost: _____ X _____ = _____

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.

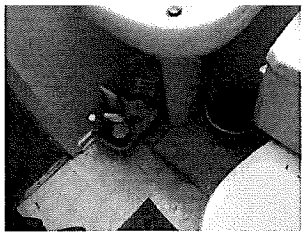


Bid Cost: _____ X _____ = _____

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

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.



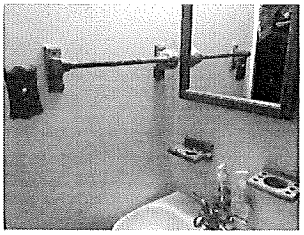
Bid Cost: _____ X _____ = _____

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

Work Specification

Accessory Set - 3 Piece Chrome **BATHROOM - MAIN**

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.



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

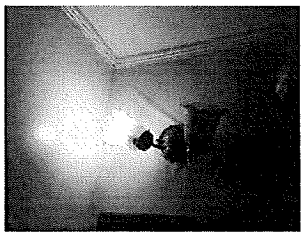
Light Fixture Replace **BATHROOM - MAIN**

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**

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



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**

Work Specification

Cabinets Base **KITCHEN**

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

Bid Cost: _____ X _____ = _____

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

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**

Cabinets Wall **KITCHEN**

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

Bid Cost: _____ X _____ = _____

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

Work Specification

Range Hood Exterior Vented **KITCHEN**

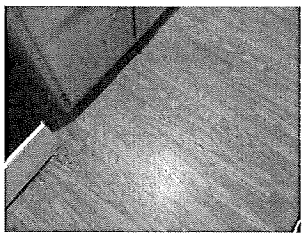
Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

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.

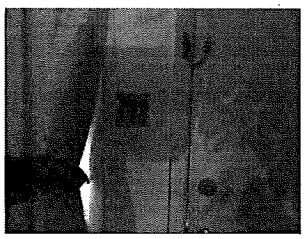


Bid Cost: _____ X _____ = _____

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

Switch Plate **LIVING ROOM**

Install a double pole switch with metal cover plate.

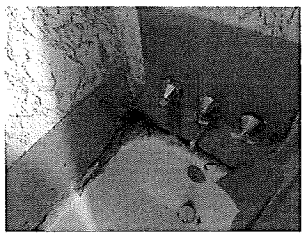


Bid Cost: _____ X _____ = _____

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

Bathtub and Shower Surround 5' Fiberglass **BATHROOM 2**

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain.



Bid Cost: _____ X _____ = _____

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

Work Specification

17" Height Commode Replace **BATHROOM 2**

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**

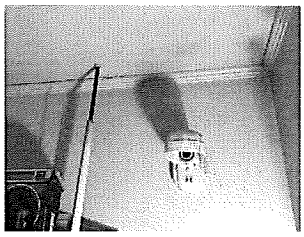
Vanity/ Counter Top/ Sink/ Mirror Replace Complete **BATHROOM 2**

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.

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

Light Fixture Replace **BATHROOM 2**

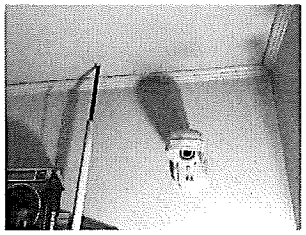
Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



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

Prep & Paint Room Semi Gloss **BATHROOM 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 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**

Work Specification

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

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

Bid Cost: _____ X _____ = _____

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

Smoke Detector Hard Wired **GENERAL REQUIREMENTS**

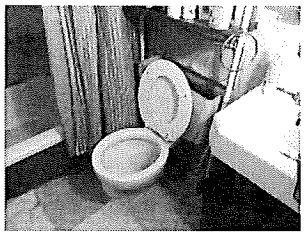
Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: _____ X _____ = _____

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

Resilient Flooring **BATHROOM 2**

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



Bid Cost: _____ X _____ = _____

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

Floor System Repair **BATHROOM 2**

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

Carpet & Pad **LIVING ROOM**

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**

Carpet & Pad **HALL**

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**

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. (36.1)

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.

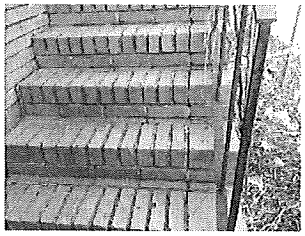
Bid Cost: _____ X _____ = _____

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

Work Specification

Repoint Masonry Bricks **EXTERIOR** **Exterior**

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.



Bid Cost: _____ X _____ = _____

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

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

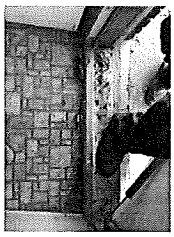
Install code approved handrails.

Bid Cost: _____ X _____ = _____

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

Transition Plate Installation **UTILITY**

Install transition plate at change in floor finish materials or room boundaries. Install appropriate trim piece to repair where floor finish is separating from exterior plate.

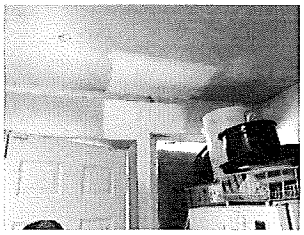


Bid Cost: _____ X _____ = _____

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

Window Opening Trim Repair **UTILITY**

Repair or replace damaged trim surrounding interior door frame or interior cased opening. Paint to match surroundings. Wood trim should be used and should be free from surface defects.



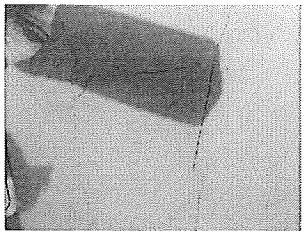
Bid Cost: _____ X _____ = _____

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

Work Specification

Prep & Paint Ceiling **LIVING ROOM**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime 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**

Dryer Vent **UTILITY**

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

Bid Cost: _____ X _____ = _____

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

See Attached Lead Scope **GENERAL REQUIREMENTS**

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts. (4.0)

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**

Work Specification

Dumpster **GENERAL REQUIREMENTS**

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

Bid Cost: _____ X _____ = _____

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

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 3-Mar-17
Address 2316 Marlowe Ave
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Door A1 (to Room 1) - blue wood door, casings, header, jambs, stops and threshold	Make smooth and operable, scrape loose paint and re-paint	0		
2	Door A2 (to Room 2) - blue wood door, casings, header, jambs, stops and threshold	Make smooth and operable, scrape loose paint and re-paint	0		
3	Elevated Lead Dust Level on Floor and Window Sills throughout house	Complete specialized cleaning on interior floors and windows.	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

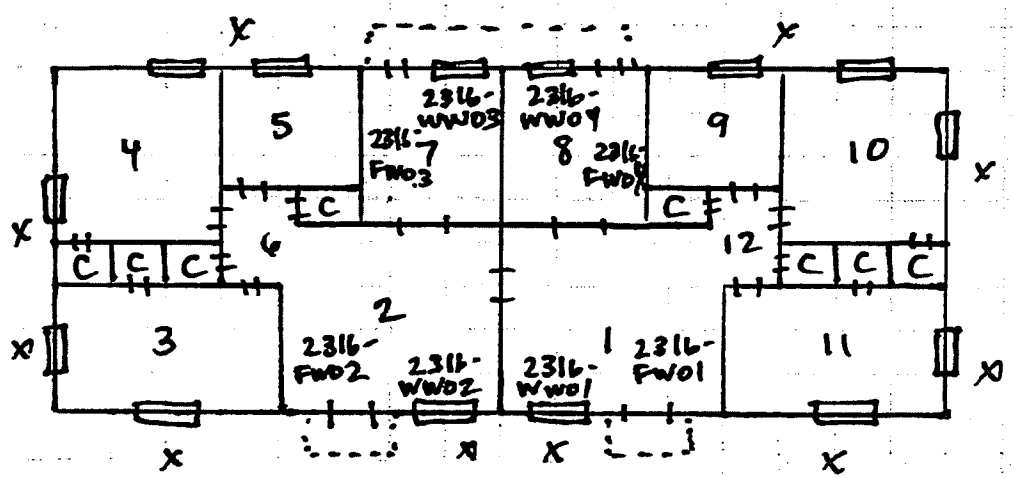
Providing integrated environmental and geotechnical solutions

2316 Marlowe Avenue

Charlotte, NC 28208

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

Work Specification

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

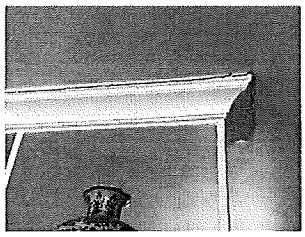
Property Details

Address:	2109 Millerton Ave. Charlotte, NC 28208	Owner:	Elouise Pettice
		Owner Phone:	Home: (704) 372-3056
Structure Type:	Single Unit	Program(s):	Tested- HAS LEAD Targeted Rehab Program (C1)
Square Feet:	1461		
Year Built:	1950		
Property Value:	89400		
Tax Parcel:	06704504		
Census Tract:			
Property Zone:			

Repairs

Description	Floor	Room	Exterior
Wall Finish Repair		**LIVING ROOM**	

Repair wall finish. Also repair crown molding above built-in shelving in living room.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. (Also 26.0 - Plaster)



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

Dryer Vent **LAUNDRY / UTILITY**

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

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

Work Specification

Prep & Paint Door - Exterior **LAUNDRY / UTILITY**

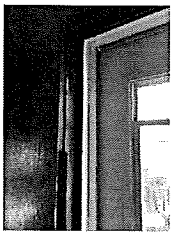
Cover ground with drop cloth. Scrape loose, cracked, peeling, and blistered paint from exterior side of door, jamb, casing and trim. Feather edges and dull gloss with sandpaper. Tack rag all surfaces. Spot prime and topcoat with owner's choices of premixed acrylic latex semi-gloss.

Bid Cost: _____ X _____ = _____

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

Door/Framed Opening Trim Repair **LAUNDRY / UTILITY**

Repair or replace damaged trim surrounding interior door frame or interior cased opening. Paint to match surroundings. Wood trim should be used and should be free from surface defects.

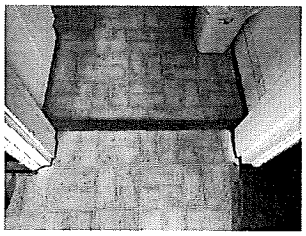


Bid Cost: _____ X _____ = _____

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

Resilient Flooring **LAUNDRY / UTILITY**

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

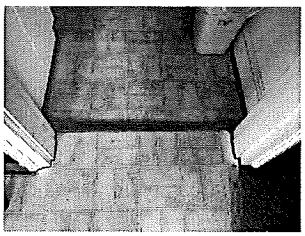


Bid Cost: _____ X _____ = _____

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

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

Counter Tops Replace **KITCHEN**

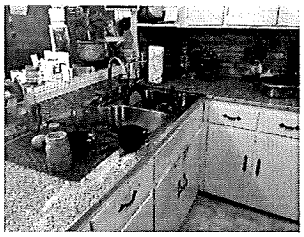
Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)

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.

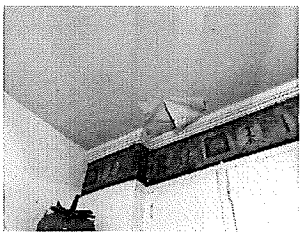


Bid Cost: _____ X _____ = _____

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

Ceiling Repair **KITCHEN**

Repair ceiling finish. Also pay attention to damaged ceiling inside wall cabinet. 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**

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**

Work Specification

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

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

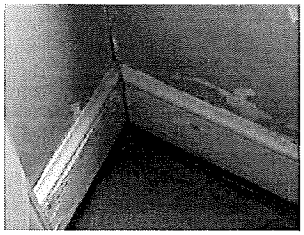
Replace meter socket, weatherhead, mast, service cable, and ground rod to cable.

Bid Cost: _____ X _____ = _____

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

Prep & Paint Room Flat **BEDROOM**

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

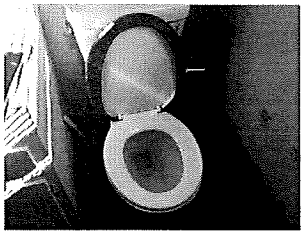


Bid Cost: _____ X _____ = _____

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

17" Height Commode Replace **BATHROOM - 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.

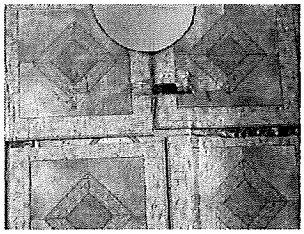


Bid Cost: _____ X _____ = _____

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

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.



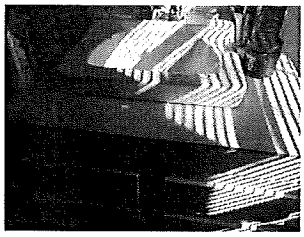
Bid Cost: _____ X _____ = _____

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

Work Specification

Vanity/ Counter Top/ Sink/ Mirror Replace Complete **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.



Bid Cost: _____ X _____ = _____

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

Grab Bars **BATHROOM - MAIN**

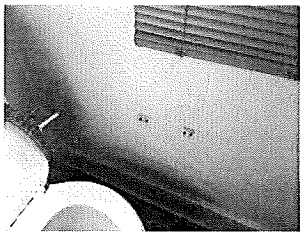
Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

Bid Cost: _____ X _____ = _____

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

Accessory Set - 3 Piece Chrome **BATHROOM - MAIN**

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.

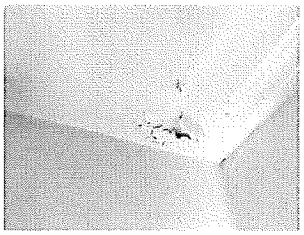


Bid Cost: _____ X _____ = _____

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



Bid Cost: _____ X _____ = _____

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

Work Specification

Wall Finish Repair **BATHROOM - MAIN**

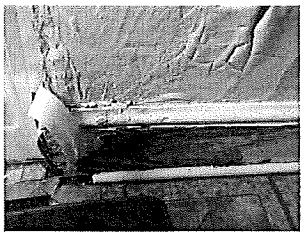
Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. (Also 26.0 - Plaster)

Bid Cost: _____ X _____ = _____

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

Baseboard Install **BATHROOM - MAIN**

Install wooden baseboards free of surface defects, fastened with finished nails, properly set and puttied. Repair work should match existing.

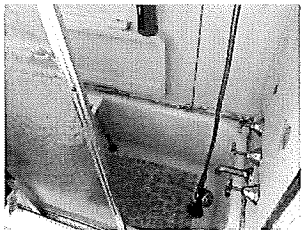


Bid Cost: _____ X _____ = _____

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.

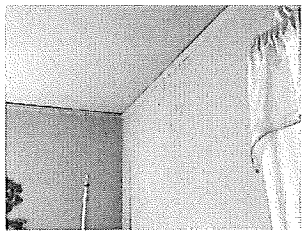


Bid Cost: _____ X _____ = _____

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

Prep & Paint Room Flat **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. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



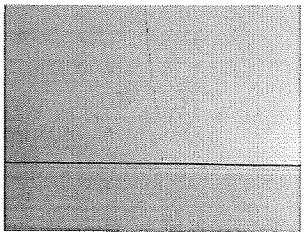
Bid Cost: _____ X _____ = _____

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

Work Specification

Prep & Paint Room Flat **BEDROOM 3**

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

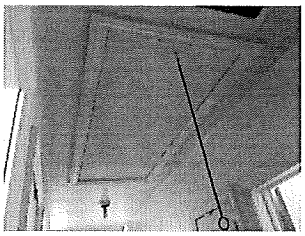


Bid Cost: _____ X _____ = _____

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

Folding Attic Stairs **HALL**

Replace utility folding stairway, after doubling framing at ceiling. Install casing to match trim in room.

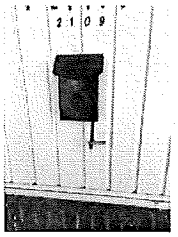


Bid Cost: _____ X _____ = _____

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

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

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

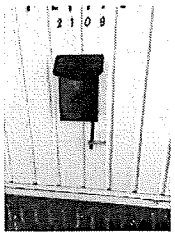


Bid Cost: _____ X _____ = _____

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

Mailbox **EXTERIOR** **Exterior**

Remove and Replace



Bid Cost: _____ X _____ = _____

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

Work Specification

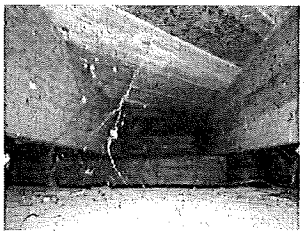
Exterminate Termites **GENERAL REQUIREMENTS**

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**

Band Joist and Sill Replacement **FOUNDATION/CRAWL SPACE**

Remove and replace decayed/damaged band joist and sill to Code. Remove all deteriorated wood framing members prior to replacement, and reattach or replace affected floor joists as necessary.



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

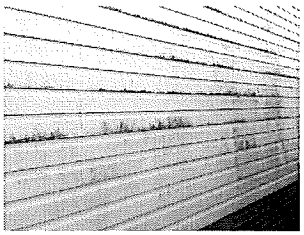
Crawl Space Access Door **EXTERIOR** **Exterior**

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

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

Power Wash Siding **EXTERIOR** **Exterior**

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**

Downspouts & Gutter Repair **EXTERIOR** **Exterior**

Repair downspouts and gutters as needed.

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

Work Specification

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**

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**

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**

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**

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**

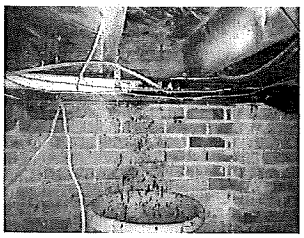
Work Specification

Plumbing Scope **GENERAL REQUIREMENTS**

See attached scope. Please complete both recommended and required repairs.

Repair section of leaking waste line that has been previously repaired by Owner, close to underneath the kitchen.

Also repair any leaks found in the supply lines for the bathtub.

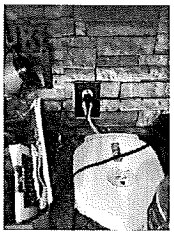


Bid Cost: _____ X _____ = _____

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

GFCI Receptacle 20 AMP **KITCHEN**

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



Bid Cost: _____ X _____ = _____

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

Water Heater 40 Gallon Electric **GENERAL REQUIREMENTS**

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**

Vinyl Window **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. (17)

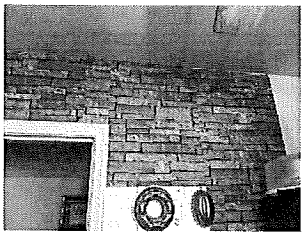
Bid Cost: _____ X _____ = _____

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

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.

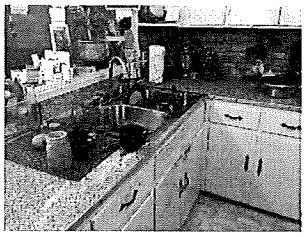


Bid Cost: _____ X _____ = _____

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

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.

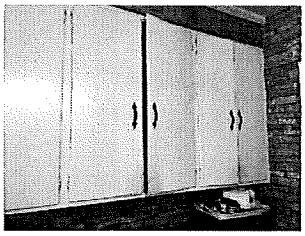


Bid Cost: _____ X _____ = _____

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

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.

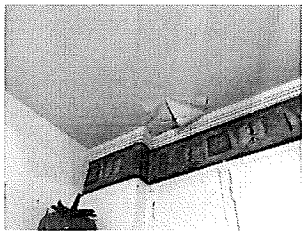


Bid Cost: _____ X _____ = _____

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

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



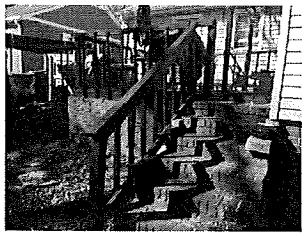
Bid Cost: _____ X _____ = _____

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

Work Specification

Refinish Exterior Deck **EXTERIOR** **Exterior**

Prep and re-paint or stain existing exterior deck to match existing finish. Repair and replace any damaged or deteriorated wood decking or railing as necessary. Also add additional vertical members to deck and stair railing to bring them up to current code.



Bid Cost: _____ X _____ = _____

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

Certification

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

Signature: _____ **Date:** _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 3-Mar-17
Address 2019 Millerton Ave
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - white wood window sashes and wells and partially exposed white wood window casings and headers inside storm windows (Note: Windows C1, C2, and C3 are newer vinyl)	(windows are to be replaced). Make smooth and operable, scrape loose paint and re-paint any additional components.	13		
2	Door D1 (to Room 4) - white wood door, jambs and stops and brown wood threshold	Make smooth and operable, scrape loose paint and re-paint.	1		
3	Elevated Lead Dust Level on Room 4 Floor	Complete specialized cleaning on interior floor.	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

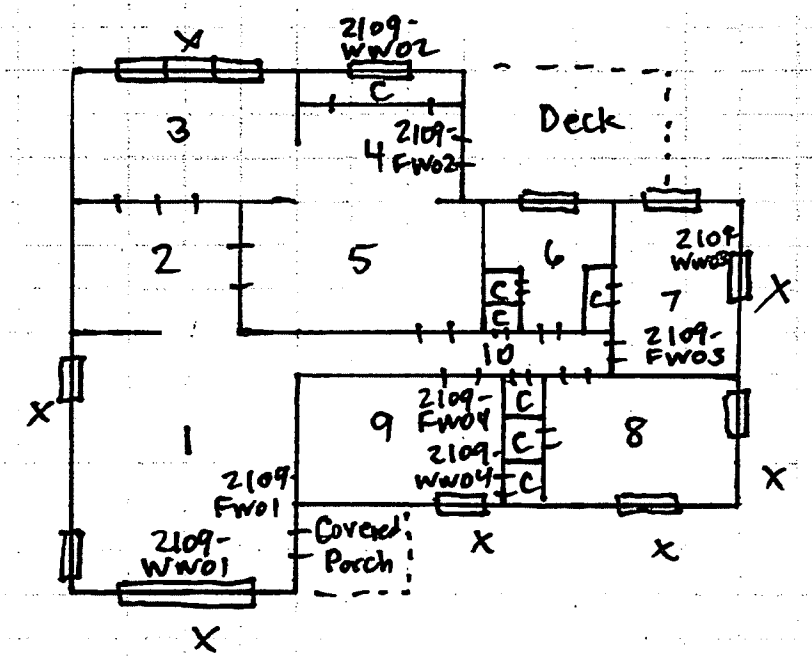
Providing integrated environmental and geotechnical solutions

2109 Millerton Avenue

Charlotte, NC 28208

SIDE C

SIDE B



SIDE D

Legend

= Window

= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE