



Invitation to Bid

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

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: (1.) 3617 Fagan Way (2.) 1011 Brett Ct (3.) 224 State Street SAFE HOME CHARLOTTE LEADSAFE CHARLOTTE Call project manager for full address	
Bid Walk: 11/4/2016 from 8:00am- 10:00 am One hour appointments	
Bid Opening: 11/11/2016 at 2:00 pm	
Client Name: Mauney / Bryant/Watkins	Contact Number:
Project Manager: Chuck Hitsman	Contact Number: 704-336 3495

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 Charles Hitsman (cell # 704-622 1685).

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

The Bids will be opened at 600 East Trade St. immediately following the



above due date and time.

Company Acknowledgement:	
The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at <u>3617 Fagan Way, 1011 Brett Ct, 224 State Street</u> 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: <i>All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:</i>	
	Dollars (\$ _____)
<i>Written total</i>	
Specs Dated: (See Scope)	Number of Pages: 5
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:
Project Schedule: <i>Minimum Start Date - October 15, 2015</i>	
Completion Deadline: December 15, 2015	

Please Print and Sign:	
Company Name/Firm:	
Authorized Representative Name:	
Signature:	Date:



Requirements For Bidders

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

- 1) Is a licensed general contractor in the State of North Carolina, if Applicable.
- 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.

Charles Hitsman
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336 3495
Fax: (704) 336-3489



Instructions to Bidders

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Wall Finish Repair (MASTER BATH)

BATHROOM- Master

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

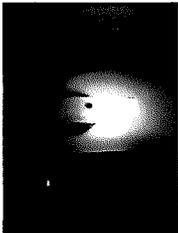


$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Light Fixture Replace (MASTER BATH)

BATHROOM- Master

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



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

GFCI Receptacle 20AMP (MASTER BATH)

BATHROOM- Master

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



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

17" Height Commode Replace (MASTER BATH)

BATHROOM- Master

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



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Work Specification

Bathtub and Shower Surround 5' Fiberglass (MASTER

BATHROOM- Master

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. (34.29)

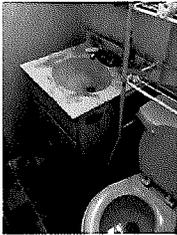


$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Vanity/ Counter Top/ Sink/ Mirror Replace Complete

BATHROOM- Master

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.



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Bath Exhaust Fan Replace (MASTER BATH)

BATHROOM- Master

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out. (36.25)

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Resilient Flooring (MASTER BATH)

BATHROOM- Master

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Resilient Flooring (UTILITY)

UTILITY

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



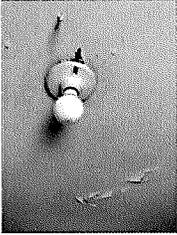
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Work Specification

Light Fixture Replace (UTILITY)

UTILITY

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.

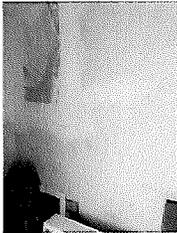


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

GFCI Receptacle 20 AMP (UTILITY)

UTILITY

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Dryer Circuit (UTILITY)

UTILITY

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit. Repair all wall tear out required. (35.01)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Laundry Washer Connection Box (UTILITY)

UTILITY

Install PVC vent pipe through the roof, flush mounted laundry connection box with hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. (34.19)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Portable Toilet

GENERAL REQUIREMENTS

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

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Exterminate Roaches

GENERAL REQUIREMENTS

Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor. (7.3)

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Exterminate Termites

GENERAL REQUIREMENTS

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

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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. Bedrooms, (hall- combination SD/CO2), dining room



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Combination CO2/Smoke Detector Hard Wired

GENERAL REQUIREMENTS

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Attic Insulation Increase to R-38

GENERAL REQUIREMENTS

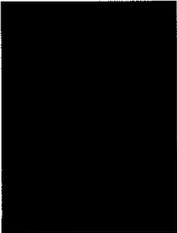
Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)



$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

Replace Receptacles & Switches with 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.

$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

Lead Based Paint Scope

GENERAL REQUIREMENTS

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

$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

GFCI Device Exterior

EXTERIOR Exterior

Replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle in a weather proof cover to code.

$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

Exterior Deck (REAR WOODEN STEPS)

EXTERIOR Exterior

Remove and dispose of existing Steps. Replace exterior steps with new as per attached link. Include railing.



$$\text{Bid Cost: } \frac{\quad \quad \quad \times \quad \quad \quad}{\text{Base} \quad \quad \quad \text{Quantity}} = \frac{\quad \quad \quad}{\text{Total Cost}}$$

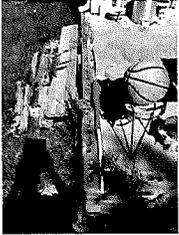
Work Specification

Masonry Patch & Repoint - REAR PORCH

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. Acid wash finished work to remove any excess mortar from brick face.



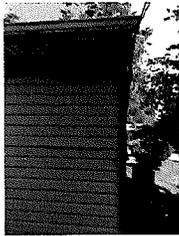
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

gutters & Downspouts (REAR)

EXTERIOR

Exterior

After rear addition removal, install gutters and down spouts at entire rear length of building plus splash pans on downspouts graded away from foundation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wall Finish Repair (KITCHEN)

KITCHEN

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Room Semi Gloss (KITCHEN)

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Counter Tops Replace (KITCHEN)

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Double Bowl Sink Complete (KITCHEN)

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. (34.23)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

GFCI Receptacle 20 AMP (KITCHEN)

KITCHEN

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Range Hood Exterior Vented (KITCHEN)

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.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Prehung Metal Entrance Door (UTILITY ROOM)

UTILITY

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



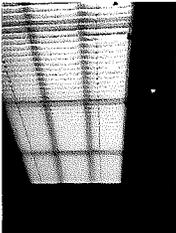
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prehung Metal Entrance Door (DINING ROOM)

DINING ROOM

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

Water proofing the thrshold area is very inportant. A tight, silicone seal must be made under the threshold extending to the new bottom plate to withstand water penetration.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Interior Prehung Door (DINING ROOM)

DINING ROOM

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

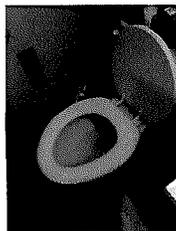


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

17" Height Commode Replace (HALF BATH)

BATHROOM - Hall

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.



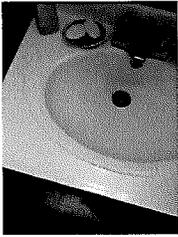
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Work Specification

Vanity/ Counter Top/ Sink/ Mirror Replace Complete

BATHROOM - Hall

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.



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Resilient Flooring (HALF-BATH)

BATHROOM - Hall

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Bath Exhaust Fan Replace (HALF-BATH)

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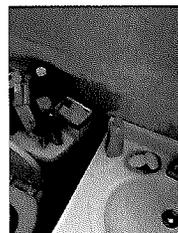


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Prep & Paint Room Semi Gloss (HALH-BATH)

BATHROOM - Hall

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



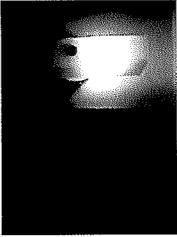
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Work Specification

Light Fixture Replace (HALF-BATH)

BATHROOM - Hall

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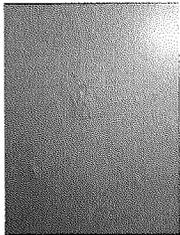


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Room Flat (UTILITY ROOM)

Bedroom - Master

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

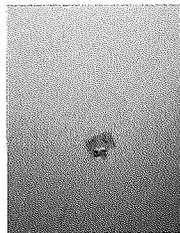


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Wall Finish Repair (UTILITY ROOM)

Bedroom - Master

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Replace Scuttle-Hole (FRONT-LEFT BEDROOM)

Floor GENERAL REQUIREMENTS

Replace scuttle hole lid and trim in front -left bedroom , after doubling framing at ceiling if needed. (23.2) Paint low VOC semi-gloss.



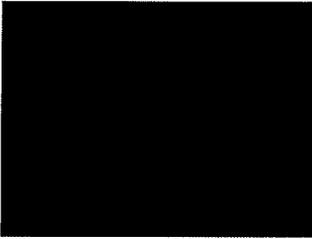
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Ceiling Repair (HALL CLOSET CEILING)

Floor GENERAL REQUIREMENTS

Repair ceiling finish. Install 7/16" drywall and tape & mud into place. 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. Paint entire interior of closet.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Hose Bibb (FRONT & BACK)

EXTERIOR

Exterior

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Aluminum Storm Door (Front)

EXTERIOR

Exterior

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Floor System Repair (DEN)

DINING ROOM

Remove bottom plate at dining room exterior wall (both sides of door). Replace plate with treated 2x4 plates and use ample amount of silicon caulk on bottom of plate at slab to seal out any water penetration. Repair wall to original state , replacing shoe molding if needed and paint wall if needed.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Fascia Boards (REAR)

DINING ROOM

After rear addition removal, Install new fascia board where addition was removed, install to match to all roof edges, attach to rake ladders and rafter tails. Include all necessary boxing/soffit to properly tie overhangs together. Entire rear fascia, wrap new fascia and old fascia in new coil metal stock.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Ceiling Fan with Light Kit

GENERAL REQUIREMENTS

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)

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Accessory Set - 3 Piece Chrome (FULL BATH)

BATHROOM- Master

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

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Bath Mirror (FULL BATH)

BATHROOM - Hall

Install mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Accessory Set - 3 Piece Chrome (HALF BATH)

BATHROOM - Hall

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

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Grab Bars (FULL BATH)

BATHROOM - Hall

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)

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Grab Bars (HALF-BATH)

BATHROOM- Master

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

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Waste-Line Snake

UTILITY

Power snake 2 baths, laundry & kitchen drains to clear lines for fixtures to main street sewer. Laundry room waste line does not drain.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Work Specification

Demolition & Disposal: REAR ADDITION

EXTERIOR

Exterior

DEMOLISH REAR ADDITION.INCLUDING WALLS, CEILING, ROOF , DOOR AND CARPETING Remove debris from property to code legal dump. Include proper disconnecting of plumbing & electric.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Rear Siding Repair/Replacement (EXTERIOR)

Repair missing / damaged siding/ trim at and around rear porch addition and rear Den/ Utility room walls.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Carpet & Pad

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.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

SPECS BY LOCATION/TRADE

10/25/2016

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1011 Brett Court **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

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

8305	EXTERMINATE TERMITES		SF		
-------------	-----------------------------	--	----	--	--

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.

8721	COMBINATION CO2/SMOKE DETECTOR HARD WIRED		EA		
-------------	--	--	----	--	--

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

95	PORTABLE TOILET		AL		
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Provide temporary toilet facilities from job start until approval of permanent facilities.

Trade: 5 Demolition & Disposal

800	DUMPSTER/DEBRIS REMOVAL		EA		
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After procuring all required permits, place AS MANY roll-off dumpsters without damaging the site as needed. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpsters use. Or contractor may haul debris away using dump trailers.

Trade: 20 HVAC

6037	GAS FURNACE REPLACE		EA		
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Dispose of furnace in legal dump. 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 set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis.

6160	AIR CONDITIONER REPLACE		EA		
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Install new 14 SEER 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.

Trade: 21 Plumbing

7070	WATER HEATER 40 GALLON GAS		EA		
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Install a 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 in code legal dump.

Trade: 22 Electric

7475	ELECTRIC SERVICE 200 AMP		EA		
-------------	---------------------------------	--	----	--	--

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

7560	RECEPTACLES AND SWITCHES WITH PLATES REPLACE		SQ		
-------------	---	--	----	--	--

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes GFCI's in kitchen, bathrooms, laundry and exterior.

Address: 1011 Brett Court

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Electric

7810 SMOKE DETECTOR HARD WIRED

EA

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

Bidder: _____

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 7 Foundation

1230 MASONRY--REPOINT

SF

Rear- Utility Room steps (Replace Missing Brick)
Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in missing brick using portland cement mortar. Tool concave joints and clean brick face.

Trade: 10 Carpentry

3185 PREHUNG METAL ENTRANCE DOOR

EA

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

3522 HANDRAILS INSTALL

LF

Install code approved handrails. Include styles. Remove current concrete anchors.

Trade: 22 Electric

7583 GFCI DEVICE EXTERIOR

EA

Install or replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle in a weather proof cover to code.

Bidder: _____

Location Total: _____

Location: 3 - Den

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 23 Floor Covering

5955 RESILIENT FLOORING

SF

Install 25 year warrantied resilient floor covering per manufactures specifications. Include transitions and painted or stained wood 1/4 round at all perimeter's to complete installation.

Bidder: _____

Location Total: _____

Location: 4 - 1/2 Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

5490 PREP & PAINT ROOM SEMI-GLOSS

RM

Remove/cover hardware, fixtures, accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean

Address: 1011 Brett Court

Unit: Unit 01

Location: 4 - 1/2 Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex primer. 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.

Trade: 20 HVAC

6330	REGISTER--REPLACE		EA	_____	_____
------	-------------------	--	----	-------	-------

Replace missing or damaged register with a white adjustable metal register.

(See RS 36 of Contractors handbook AND North Carolina State Residential Building Code)

Trade: 21 Plumbing

6900	VANITY/COUNTER/SINK REPLACE COMPLETE		EA	_____	_____
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Install new vanity cabinet complete with counter top of laminate with vitrious china sink or marble-lite top with sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.

7012	17" HEIGHT COMMODE REPLACE		EA	_____	_____
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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.

Trade: 22 Electric

7600	GFCI RECEPTACLE 20 AMP		EA	_____	_____
------	------------------------	--	----	-------	-------

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate using copper romex, controlled by a 20 amp circuit breaker. Ensure all counter top recepticals are GFCI protected. Fish wire and repair all tear out as needed.

Trade: 23 Floor Covering

5955	RESILIENT FLOORING		SF	_____	_____
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Install 25 year warrantied resilient floor covering per manufactures specifications. Include transitions and painted or stained wood 1/4 round at all perimeter's to complete installation.

Bidder: _____

Location Total: _____

Location: 5 - Full Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

3835	ACCESSORY SET 3 PIECE CHROME		EA	_____	_____
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Install a chrome plated steel bathroom accessory set consisting a 24" towel bar, hand towel ring and toilet paper holder.

Trade: 14 Accessibility / Universal Design

3938	GRAB BARS		AL	_____	_____
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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)

Trade: 19 Paint & Wallpaper

5490	PREP & PAINT ROOM SEMI-GLOSS		RM	_____	_____
------	------------------------------	--	----	-------	-------

Remove/cover hardware, fixtures, 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 primer. 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.

Trade: 20 HVAC

Location: 5 - Full Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
6330	REGISTER--REPLACE Replace missing or damaged register with a white adjustable metal register.		EA	_____	_____

(See RS 36 of Contractors handbook AND North Carolina State Residential Building Code)

Trade: 21 Plumbing

6900	VANITY/COUNTER/SINK REPLACE COMPLETE Install new vanity cabinet complete with counter top of laminate with vitrious china sink or marble-lite top with sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.		EA	_____	_____
6962	BATHTUB AND SHOWER SURROUND 5' FIBERGLASS Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Includes new single handled tub/shower diverter valve and drain.		EA	_____	_____
7012	17" HEIGHT COMMODE REPLACE Install a 17" height, 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.		EA	_____	_____

Trade: 22 Electric

7600	GFCI RECEPTACLE 20 AMP Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate using copper romex, controlled by a 20 amp circuit breaker. Ensure all counter top recepticals are GFCI protected. Fish wire and repair all tear out as needed.		EA	_____	_____
7820	BATH EXHAUST FAN REPLACE Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.		EA	_____	_____

Trade: 23 Floor Covering

5955	RESILIENT FLOORING Install 25 year warrantied resilient floor covering per manufactures specifications. Include transitions and painted or stained wood 1/4 round at all perimeter's to complete installation.		SF	_____	_____
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Bidder: _____

Location Total: _____

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

3715	CABINETS BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of in-stock designs.		LF	_____	_____
3725	CABINETS WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides, metal or plastic corner bracing. Finished 1/4 round trim at bases to mask transition to tile. INCLUDE- Replacing Wall Cabinet above Laundry appliance.		LF	_____	_____
3747	COUNTER TOP REPLACE Dispose of existing counter top. Field measure for sizing. Seal all bare wood and wood composite surfaces including the underside of the countertop with a low VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.		LF	_____	_____

Address: 1011 Brett Court

Unit: Unit 01

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

Trade: 17 Drywall & Plaster

5208 CEILING REPAIR AL _____
 Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mess and mud over mesh with the apropriet material. Wet sand smooth.

5225 WALL REPAIR AL _____
 Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over mesh with the appropriate material. Wet sand smooth.

Trade: 19 Paint & Wallpaper

5490 PREP & PAINT ROOM SEMI-GLOSS RM _____
 Remove/cover hardware, fixtures, 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 primer. 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.

Trade: 21 Plumbing

6835 DOUBLE BOWL SINK COMPLETE EA _____
 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.

Trade: 22 Electric

7600 GFCI RECEPTACLE 20 AMP EA _____
 Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate using copper romex, controlled by a 20 amp circuit breaker. Ensure all counter top recepticals are GFCI protected. Fish wire and repair all tear out as needed.

7730 LIGHT FIXTURE REPLACE EA _____
 Centered over sink. 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.

7835 RANGE HOOD EXTERIOR VENTED EA _____
 Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 somes. 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.

Bidder: _____

Location Total: _____

Location: 7 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				

4902 INSULATION-CUSTOM (Utility Room Wooden Laundry Box) EA _____
 (See RS 24 Contractors handbook AND North Carolina State Residential Building Code)
 Insulate plywood laundry box in laundry room with at least R-7 insulation board with sealed seams.

Bidder: _____

Location Total: _____

Unit Total for 1011 Brett Court, Unit Unit 01: _____

Address Grand Total for 1011 Brett Court: _____

Work Specification

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

Property Details

Address:	224 State Street Charlotte, NC 28208	Owner:	Rosa Watkins
Structure Type:	Single Unit	Owner Phone:	(704) 377-2343
Square Feet:	940	Program(s):	Lead Safe Safe Home FY2016 Tested- HAS LEAD
Year Built:	1949		
Property Value:	75200		
Tax Parcel:	07110521		
Census Tract:			
Property Zone:	Council District 2		

Repairs

Description

Floor Room Exterior

Vinyl Window (see 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.

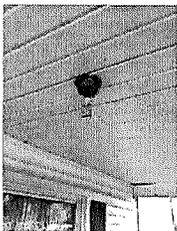


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Light Fixture Exterior

EXTERIOR Exterior

Replace or install a UL approved, LED light fixture.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Exterior Handrails

EXTERIOR

Exterior

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Portable Toilet

GENERAL REQUIREMENTS

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

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Exterminate Roaches

GENERAL REQUIREMENTS

Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor. (7.3)

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Exterminate Termites

GENERAL REQUIREMENTS

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

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Carbon Monoxide Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired carbon monoxide detector with battery backup.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Attic Insulation Increase to R-38

GENERAL REQUIREMENTS

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

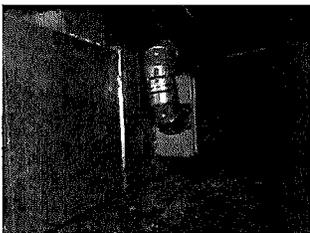


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)

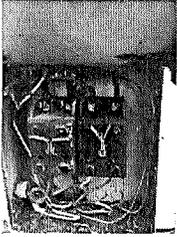
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Replace Receptacles & Switches with 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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Lead Based Paint Scope

GENERAL REQUIREMENTS

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

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Dryer Vent -

GENERAL REQUIREMENTS

Install 4" rigid aluminum vent tubing from the specified dryer location (KITCHEN) 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. (34.20)

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Insulate Floor R-19

FOUNDATION/CRAWL SPACE

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

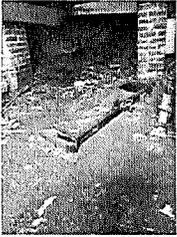
$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Work Specification

Vapor Barrier

FOUNDATION/CRAWL SPACE

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Crawl Space Access Door

FOUNDATION/CRAWL SPACE

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Obnoxious vines on dwelling

EXTERIOR

Exterior

Remove obnoxious vines from dwelling to ground level.

Remove all clinging vines and attachments from house; including but limited to- brick/siding/trim/windows/fascia, cornice, soffitt, roof shingles, gutters and foundation & foundation vent screens. Power wash brick if necessary to remove all vine attachments.



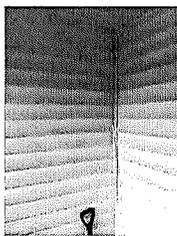
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.



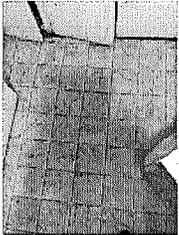
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Floor System Repair -KITCHEN

KITCHEN

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

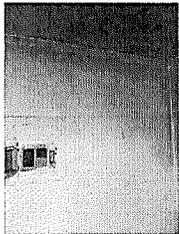


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wall Finish Repair - KITCHEN

KITCHEN

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Ceiling Repair - KITCHEN

KITCHEN

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Room Semi Gloss - KITCHEN

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Cabinets Wall - KITCHEN

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. Additional 30" cabinet required for hood vent mounting, ducting. With drywall, box-in top of cabinet to allow vent pipe to be hidden to penetrate ceiling.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Cabinets Base -KITCHEN

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.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Counter Tops Replace - KITCHEN

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)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Double Bowl Sink Complete - KITCHEN

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. (34.23)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

GFCI Receptacle 20 AMP - KITCHEN

KITCHEN

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

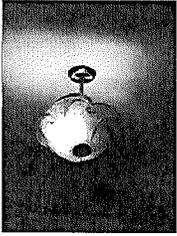


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Light Fixture Replace - KITCHEN

KITCHEN

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Range Hood Exterior Vented - KITCHEN

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.

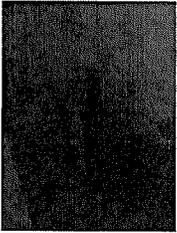


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Replace Receptacles & Switches with Plates - KITCHEN

KITCHEN

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.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Resilient Flooring - KITCHEN

KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



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

Dryer Circuit - KITCHEN

KITCHEN

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit. Repair all wall tear out required. (35.01)



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

Laundry Washer Connection Box - KITCHEN

KITCHEN

Install PVC vent pipe through the roof, laundry connection box with hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. (34.19) Plumbing & waste pipes to be installed within wall cavity with flush mounted box.



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

Prep & Paint Room Semi Gloss - KITCHEN

UTILITY

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



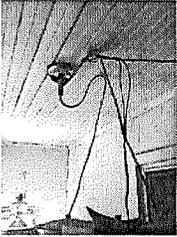
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Light Fixture Replace - KITCHEN

UTILITY

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.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Aluminum Storm Door - KITCHEN

UTILITY

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

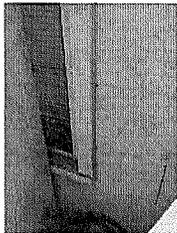


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

GFCI Receptacle 20 AMP - INTERIOR REAR PORCH

UTILITY

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Exterior Surfaces - REAR PORCH FLOOR

UTILITY

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



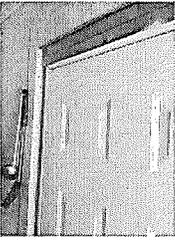
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Prehung Metal Entrance Door - REAR PORCH

UTILITY

Interior side of existing door was not trimmed- out. Properly shim/plum/level door if needed. Trim out door flush to drywall with trim/casing. Prime & paint all bare wood low VOC white.

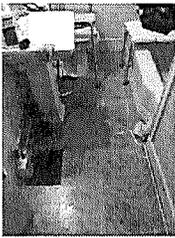


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Floor System Repair - BATH

BATHROOM- Master

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.

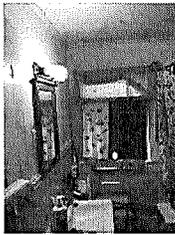


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Room Semi Gloss - BATH

BATHROOM- Master

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wall Finish Repair - BATH

BATHROOM- Master

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



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Light Fixture Replace - BATH

BATHROOM- Master

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

GFCI Receptacle 20 AMP - BATH

BATHROOM- Master

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

17" Height Commode Replace -BATH

BATHROOM- Master

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



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

Bathtub and Shower Surround 5' Fiberglass - BATH

BATHROOM- Master

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. (34.29)



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

Work Specification

Ceiling Fan with Light Kit - FRONT LEFT BEDROOM

Bedroom - Master

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)

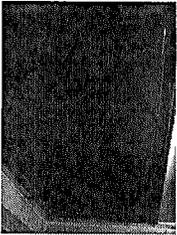


$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Folding Attic Stairs - HALL

GENERAL REQUIREMENTS

Replace utility folding stairway, after doubling framing at ceiling. Install casing to match trim in room. Paint low VOC white (23.2)



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Outdoor Carpet - FRONT PORCH

EXTERIOR

Exterior

Contractor to move furniture as required to complete carpet installation and return furniture. Remove existing carpet, pad, tack strips, glue and metal edge strips to a code legal dump. Install outdoor carpeting and seam edges from lifting or fraying. Install metal edging at step. Owner's choice of color and style.

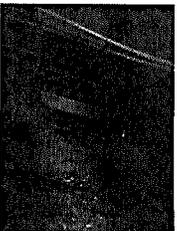


$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Replumb Supply Lines

FOUNDATION/CRAWL SPACE

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. (34.10)



$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$$

Work Specification

Wallpaper Removal - HALL

HALL

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

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

Prep & Paint Room Flat - FRONT LEFT BEDROOM

HALL

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

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

Wheelchair Ramp

Exterior

Design and construct a pressure treated wood wheelchair ramp complete with 2" x 4" safety handrails, post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0" run.

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address **224 STATE STREET**

Complete the following scope of work:

Item #	Feature	Method	Number	Cost	P	COST
1	Replace Window 9H, L-R 4	Remove & replace Window 9H, L-R 4 and frame with vinyl replacement wndow. Enclose exterior trim in vinyl.	1			
2	Interior Floors	Clean, all interior floors	8			
3		0				
4		0				
5		0				
6		0				
7		0				
8		0				
9	Waste Disposal					
10		0				
			total			

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

1 Contact Mike Cashio if an additional form is needed. Phone 704-523-4726 Ext. 11685.

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

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

3 Unless otherwise noted any window or door removal and replacement

4 includes frame and trim on both sides.

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.

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:

**LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS
224 State Street**

Complete the following scope of work:

Item

- 1 Remove Window 9H, L-R 4
- 2 Clean all Interior floors
- 3 Waste Disposal

S&ME Checklist:

Prejob Submittals Received	_____
Postjob Submittals Received	_____
All Scope Items Cleared	_____
Soil Collected	_____
Exterior Vinyl Cleared	_____
Failed Clearance	_____
<i>Revisit Clearance</i>	_____
Failed Clearance	_____
<i>Revisit Clearance</i>	_____
Misc.	_____
Invoice Approved	_____

Selective Rehab Team/forms/Bid Forms/lead bid scope template- SME Mike Cashio Jobs.xls



JOB NO. 1954-13-044

SHEET NO. 1

DATE 1/29/16

JOB NAME City of Charlotte

COMPUTED BY TG

SUBJECT 224 State St

CHECKED BY

State St.
↔
Exterior = Room 9

