



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.)1908 Union Street (2.)615 Tilden Rd (3.) 3315 Barfield Dr. SAFE HOME CHARLOTTE Call project manager for full address	
Bid Walk: 11/4/2016 from 10:00am- 1:00 pm One hour appointments	
Bid Opening: 11/11/2016 at 2:00 pm	
Client Name: Connelly/ Stevenson/Jackson	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>1908 Union Street, 615 Tilden Rd, 3315 Barfield Dr.</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	

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



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES



Requirements For Bidders

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

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

Portable Toilet

GENERAL REQUIREMENTS

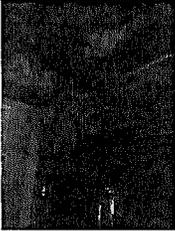
Provide temporary toilet facilities from job start until approval of permanent facilities.

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

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)

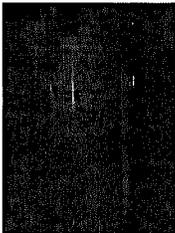


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.



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

SPECIAL ELECTRIC

GENERAL REQUIREMENTS

Investigate operational capacity of electrical system. Recently installed 200 AMP Service. Customer complains of breakers tripping during normal use.



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

Lead Based Paint - Exterior

Per Lead Report from Roy Consulting Group
 \$5000 used towards Healthy Homes
 \$12,501 used towards Lead Grant

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

Work Specification

Emergency Roof Replacement & Interior Drywall Repair

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address

1908 Union Street

Complete the following scope of work:

Item #	Feature (EXTERIOR)	Method	Number	Cost Per	COST
1	Side A thru Side D- white wood walls and corner boards	Scrape and re-paint	1		
2	Side A thru Side D- white wood soffits,crown moldings and trim (it appears most of the fascia boards have been replaced)	Scrape and re-paint	1		
3	Side A Entry- white wood ceiling, crown moldings, ceiling support beams and roof brackets	Scrape and re-paint	1		
4	Door A1- black wood door casings, header, jambs and stops	Replace door jambs and stops and scrape and re-paint door casings and headers	1		
5	Door C1- white wood door casings and header	Scrape and re-paint	1		
6	Side A thru Side D- paint chips along drip line	Remove paint chips	1		
7	Waste Disposal		1		
8					
9					
10					
			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):

0

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:

Internal COST ESTIMATE

Address 1908 Union Street
 Date

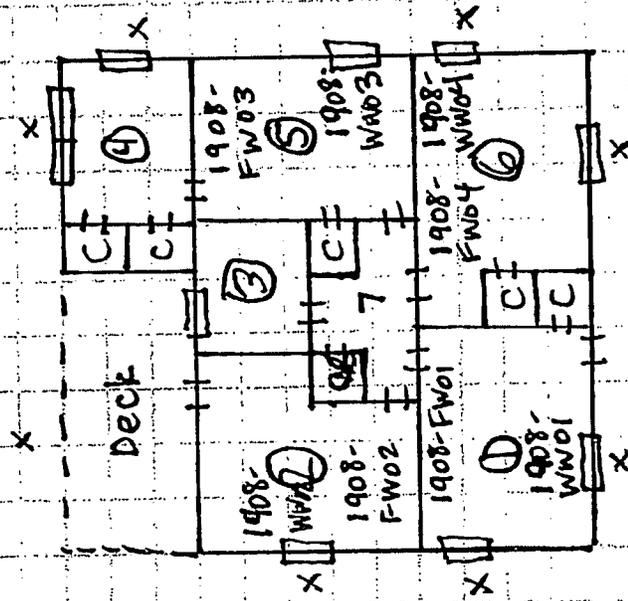
23-Aug-16

Cost Per COST

Item #	Feature (EXTERIOR)	Method	Number	Unit	COST
1	Side A thru Side D- white wood walls and corner boards	Scrape and re-paint	1		
2	Side A thru Side D- white wood soffits, crown moldings and trim (it appears most of the fascia boards have been replaced)	Scrape and re-paint	1		
3	Side A Entry- white wood ceiling, crown moldings, ceiling support beams and roof brackets	Scrape and re-paint	1		
4	Door A1- black wood door casings, header, jambs and stops	Replace door jambs and stops and scrape and re-paint door casings and headers	1		
5	Door C-1- white wood door casings and header	Scrape and re-paint	1		
6	Side A thru Side D- paint chips along drip line	Remove paint chips	1		
7	Waste Disposal		1		
8					
9					
10					

Total Cost Estimate

SIDE C



SIDE D

SIDE B

Legend

- = Window
- = Door
- X** = Soil Sample Location

SIDE A

NOT TO SCALE

SPECS BY LOCATION/TRADE

10/18/2016

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

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 615 Tilden Road **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 _____ _____

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 _____ _____

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.

8315 EXTERMINATE ROACHES _____ _____

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

8721 COMBINATION CO2/SMOKE DETECTOR HARD WIRED _____ _____

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

95 PORTABLE TOILET _____ _____

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

Trade: 5 Demolition & Disposal

800 DUMPSTER/DEBRIS REMOVAL _____ _____

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 _____ _____

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 to INCLUDE rear addition (including new insulated duct work supply to addition) per heat loss analysis.

6160 AIR CONDITIONER REPLACE _____ _____

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 _____ _____

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, exhaust pipe, 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 _____ _____

Replace electrical service with new 200 amp, main disconnect, 1-10/220 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.

7810 SMOKE DETECTOR HARD WIRED _____ _____

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: 22 Electric

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: 1 General Requirements**1230 MASONRY--REPOINT (Rear Side-Steps)**

Repoint loose/missing bricks at front/rear steps.

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 flashing, tool concave joints and clean brick face.

3190 CRAWL SPACE ACCESS DOOR

Remove broken access door. Install a 3/4" CDX plywood access door in a 2"x 4" preservative treated frame. Provide galvanized iron hinges and hasp. Paint all low VOC white.

Trade: 10 Carpentry**3185 PREHUNG METAL ENTRANCE DOOR**

Front Living room door and rear Utility room door.

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 is to include repairing any damaged header, door framing to include studs, sub-floor, floor joists, band joists and sill.

3463 EXTERIOR DECK

Remove existing rear yard raised wooden deck and steps and dispose of. Grade level, loosen soil, seed with 3 lbs fescue and cover with 2 bales of wheat straw. Replace egress at the exterior french doors a 4 foot upper landing, steps and handrails. <http://charmec.org/mecklenburg/county/CodeEnforcement/Publications/Documents/deckbroc.pdf>

3522 HANDRAILS INSTALL

Install code approved handrail at driveway side entrance (4 brick steps) egress.

Trade: 15 Roofing**4580 TEAR OFF AND REROOF SHINGLES**

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.

Trade: 19 Paint & Wallpaper**5679 PREP & PAINT EXTERIOR SURFACES**

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

Trade: 22 Electric**7795 LIGHT FIXTURE EXTERIOR**

Replace or install a UL approved, LED light fixture. Remove ALL exterior lighting at soffit, wire legally and replace with new light fixtures matching house detail.

Bidder: _____

Location Total: _____

Address: 615 Tilden Road

Unit: Unit 0

Location: 3 - 1/2 Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2305 SUBFLOOR

(See RS 10 of contractors handbook AND North Carolina State Residential Code)

Replace subfloor in 1/2 bath and adjoining Utility Room. Include allowance for any decayed/ replaceable joists(s).

2410 BASEBOARD--1"X4" & SHOE

Install painted, 1"x4", #2 grade pine base with finish nails or tee headed brads.

Trade: 19	Paint & Wallpaper
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5490 PREP & PAINT 1/2 Bath & Utility Room SEMI-GLOSS

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
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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.

Trade: 22	Electric
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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.

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.

Trade: 23	Floor Covering
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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.

Bidder: _____

Location Total: _____

Location: 4 - Full Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2305 SUBFLOOR

(See RS 10 of contractors handbook AND North Carolina State Residential Code)

Remove and replace any decayed subfloor allowing for any subfloor, joist, plate or stud replacement.

2410 BASEBOARD--1"X4" & SHOE

Install painted 1"x4", #2 grade pine base with finish nails or tee headed brads.

Trade: 14	Accessibility / Universal Design
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3938 GRAB BARS

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

Trade: 19	Paint & Wallpaper
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Address: 615 Tilden Road

Unit: Unit 0

Location: 4 - Full Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

5490 PREP & PAINT ROOM SEMI-GLOSS

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

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.

7012 17" HEIGHT COMMODOE 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.

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.

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.

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.

Bidder: _____

Location Total: _____

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2305 SUBFLOOR

(See RS 10 of contractors handbook AND North Carolina State Residential Code) Repair any decayed subfloor, allowing for any joist, plate or stud replacement in kitchen and laundry room.

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.

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.

Bidder: _____

Location Total: _____

Unit Total for 615 Tilden Road, Unit Unit 01: _____

Address Grand Total for 615 Tilden Road: _____

Work Specification

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

Property Details

Address:	3315 Barfield Drive Charlotte, NC 28217	Owner:	Fred Jackson
Structure Type:	Single Unit	Owner Phone:	(704) 957-2073
Square Feet:	1025	Program(s):	Emergency Repair Safe Home FY 2015 Tested- NO LEAD
Year Built:	1959		
Property Value:	66100		
Tax Parcel:	14507414		
Census Tract:			
Property Zone:	Council District 3		

Repairs

<u>Description</u>	<u>Floor</u>	<u>Room</u>	<u>Exterior</u>
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Roof Repair

Bid Cost:	X	=	
	Base	Quantity	Total Cost

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 and insulating floor to code.



Bid Cost:	X	=	
	Base	Quantity	Total Cost

Work Specification

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 mess 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)

Walls painted owners choice. Ceiling painted white.

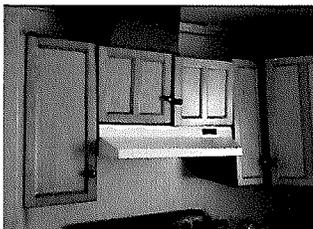


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.



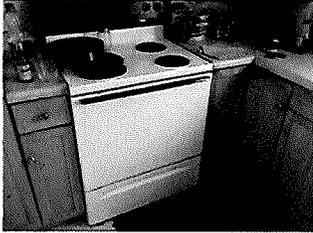
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

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.
Stacked 24" cabinets on left side of stove to be flush mount-installed in closet space and trimmed out.



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

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)

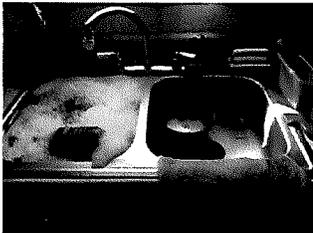


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)



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

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.



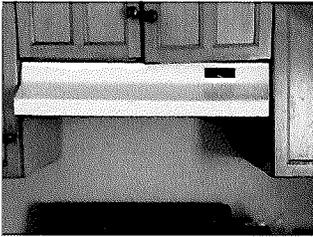
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

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.

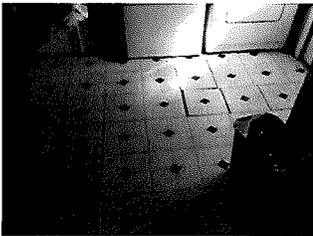


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.



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

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. Written copy of chemical used. Include a one year warranty. All extermination shall be performed by a licensed contractor. (7.3)

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

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. (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.

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

Carbon Monoxide Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired carbon monoxide detector with battery backup.

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

Air Handler Replacement

GENERAL REQUIREMENTS

Remove existing gas furnace. Install an ESR air handler with electric emergency heat strips sized appropriately. Properly dispose of existing unit. (36.4)

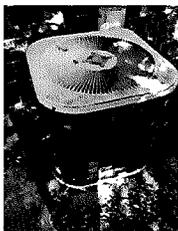


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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

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.

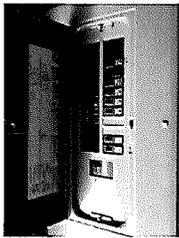


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)



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

SPECIAL ELECTRIC

GENERAL REQUIREMENTS

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

Replace any electrical component which is not working or has the capacity to fail. Repair/Replace to Code with equal or greater product.

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

Vinyl Siding

EXTERIOR Exterior

Refasten loose siding on gable end of dwelling(11.4)



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

Work Specification

Gutters & Downspouts

EXTERIOR

Exterior

Clean out gutters of debris and wash tray out with hose.



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

Prehung Metal Entrance Door - REAR UTILITY ROOM

EXTERIOR

Exterior

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



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

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.



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

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)



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

Work Specification

Foundation Vent Screen

EXTERIOR

Exterior

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



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

Refasten Front Handrail - FRONT ENTRANCE

EXTERIOR

Exterior

Refasten to code approved handrails.



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

Power Wash Siding

EXTERIOR

Exterior

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

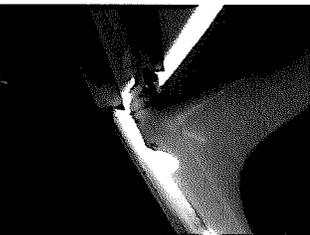


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.



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

Work Specification

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)

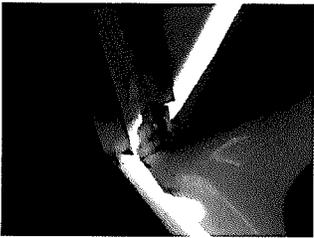


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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)

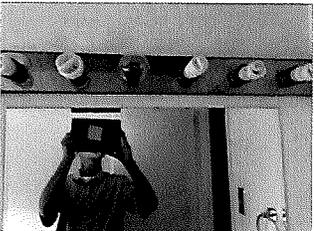


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.

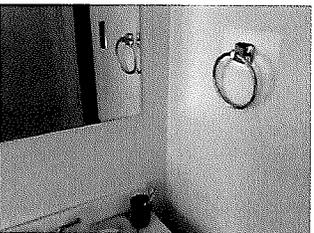


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

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.



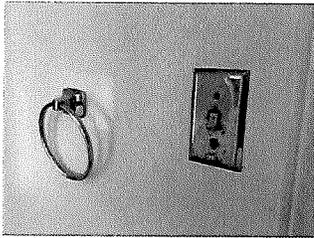
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Replace Receptacles & Switches with Plates - BATH

BATHROOM- Master

Replace switch and cover plate (white)



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

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.



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

Ceramic Wall Tile - BATH

BATHROOM- Master

Repair/replace any damaged wall studs/plates/sills at and around bathtub. Install cement backer board per instructions to 6 feet above bottom of tub and extending one tile width beyond front tub edge, vertically.. Ends should be bull-nosed. Window sill and sides finished as same as wall.

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

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 handed metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.

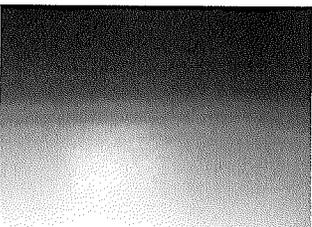


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Bath exhaust fan - Energy Star - E - Bathroom

BATHROOM- Master

Install a Energy Star E rated bath exhaust fan on it's own switch.



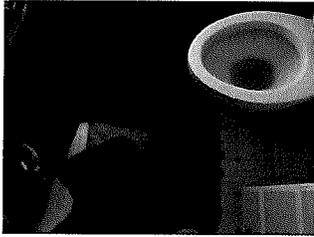
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Resilient Flooring - BATH

BATHROOM- Master

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.

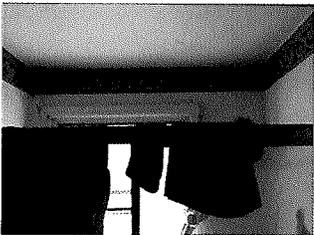


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wallpaper Removal - BATH

BATHROOM- Master

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.



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

Vapor Barrier - CRAWLSPACE

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)

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

Grab Bars - BATH

BATHROOM- Master

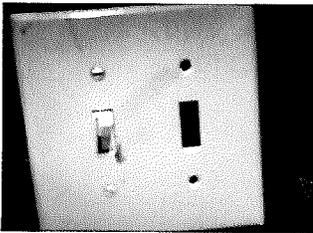
Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

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

Switch Plate - Attic Light ATTIC

GENERAL REQUIREMENTS

Install a single pole switch with metal cover plate.



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

Work Specification

Light Fixture Replace - LIVINGROOM

Replace or install a ceiling flush mounted or suspended 4 or 6 bulb , UL approved, CFL or LED light fixture with shade and lamps. Light to ' brightly' light living room.

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

Bathtub --- 5' Steel Complete BATH

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. (34.29)

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

Accessory Set - 3 Piece Chrome BATH

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

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

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____