CHARLOTTE.

TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Addendum 1

Invitation to Bid HNS 18-61

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: **1927 Camp Greene St**	**Targeted Rehabilitation - Camp Greene Neighborhood**
Bid Walk: **6/7/18 at 1:00 pm (THURSDAY)**	
Bid Opening: **6/14/18 at 2:00 pm (THURSDAY)**	
Client Name: Bobby Pifer	Lead and Rehab
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:
Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.
The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).
Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

This project is using Lead Grant funding, and will require a whole house clearance after ALL rehab work is completed. Please plan accordingly.

This is a rental property using a rehab budget of $25,000. All additional rehab work over this amount will be either completed by the property owner, or the Owner will enter into a separate contract with the contractor. Items from the scope of work are subject to being removed/revised. Work over $25,000 must be completed by the Owner BEFORE City-funded work begins

Add 1

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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 1927 Camp Greene St to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

_____ Dollars ($ _____)

Written total

Specs Dated:		Number of Pages:	
Addenda # 1 Dated:	6/7/18	Number of Pages:	17 EB
Addenda # 2 Dated:		Number of Pages:	

Project Schedule: *Minimum Start Date - upon issuance of NTP*

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature: Date:

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HOUSING & NEIGHBORHOOD SERVICES

Requirements For Bidders

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

1) Is a licensed general contractor in the State of North Carolina;
2) Has an Renovate, Repair & Paint Certification (http://www2.epa.gov/lead/renovation-repair-and-painting-program);
3) Is not listed on a local, state or federal debarment list;
4) Carries an appropriate amounts of insurance;
5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

1) Submit all requested documentation on time;
2) Meet the above requirements for responsibility at the time of bid submittal;
3) Have the capacity to meet the required schedule for the project.
4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

Add 1

Work Specification

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

Property Details

Address:	1927 Camp Greene St Charlotte, NC 28208	Owner:	RBP Investments 25k
		Owner Phone:	Cell: (704) 641-6756 xOwner
Structure Type:	Single Unit	Program(s):	LeadSafe 2016 Healthy Homes LBP 2016 Targeted FY18 (CDBG Funds)
Square Feet:	1095		
Year Built:	1951		
Property Value:	74400		
Tax Parcel:	06707114		
Census Tract:			
Property Zone:			

Attic Insulation Increase to R-38 **ATTIC**

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

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

Prep & Paint Ceiling **BATHROOM - MAIN**

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

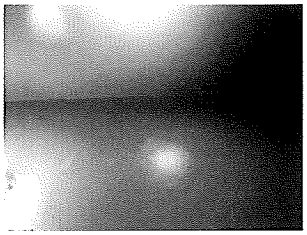
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

Work Specification

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

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

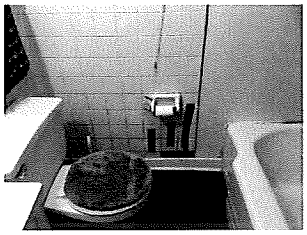


Bid Cost: _____ X _____ = _____

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

Drywall Entire Room **BATHROOM - MAIN**

Remove all gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint.



Bid Cost: _____ X _____ = _____

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

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

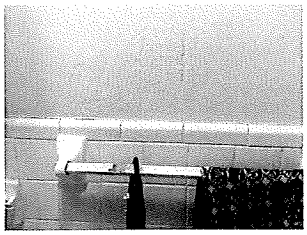
Install a 5' white Swan or equivalent 3-piece, fiberglass bathtub and surround. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.

Bid Cost: _____ X _____ = _____

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

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

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



Bid Cost: _____ X _____ = _____

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

Add 1

Work Specification

Baseboard Install **BATHROOM - MAIN**

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

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

Pedestal Sink - Complete **BATHROOM - MAIN**

Install a vitreous china pedestal lavatory complete with single handled metal faucet with drain and pop-up , p-trap, supply lines, full port ball type shut-off valves & escutcheon plates. All materials and work shall comply with the Construction Standards and the Plumbing Code.

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

Commode Replace 1.6 GPF **BATHROOM - MAIN**

Install a new commode shall be complete with seat, seal, supply line with valve and all other fittings. Commode to be of the siphon jet type, free-standing close-coupled closet combination, vitreous china complying with U.S. Commercial Standard CS20-63, and shall be a 1.6 gallon water-saver as required by the North Carolina State Plumbing Code. Commode shall be American Standard, Eljer, Mansfield, or Kohler brands. Color shall be white.

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

GFCI Receptacle 20 AMP **BATHROOM - MAIN**

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**

Resilient Flooring **BATHROOM - MAIN**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.
***Please provide a price for vinyl PLANK flooring for this room.

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

Add 1

Work Specification

Medicine Cabinet **BATHROOM - MAIN**

Provide and install a surface mounted medicine cabinet with mirror over the bathroom sink.

All materials and work to comply with the Construction Standards.

Cabinet to be approved by home owner and rehab specialist before installation.

Bid Cost: _____ X _____ = _____

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

Water Heater 40 Gallon Electric **CRAWL SPACE**

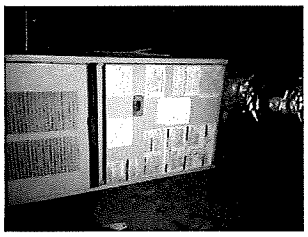
Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost: _____ X _____ = _____

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

Gas Furnace Replacement **CRAWL SPACE**

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

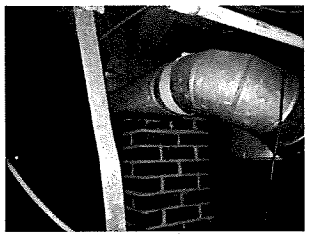


Bid Cost: _____ X _____ = _____

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

Insulate Existing Ductwork **CRAWL SPACE**

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



Bid Cost: _____ X _____ = _____

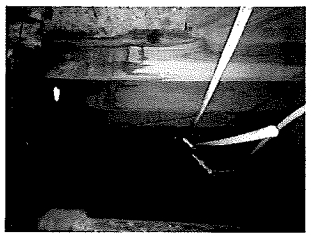
Base **Quantity** **Total Cost**

Add 1

Work Specification

Miscellaneous Plumbing Scope **CRAWL SPACE**

Repair leaking supply lines located underneath the bathroom.



Bid Cost: _____ X _____ = _____

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

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

Replace all deteriorated exterior building components in select locations ONLY - as listed below. Wrap home with Tyvek vapor/ infiltration barrier if needed. Install vinyl clapboard siding including corners, door and window trim to complete installation. Siding should match existing vinyl siding.

***Work here is to repair/replace damaged and loose siding and trim on the right side of the home. Also add whatever trim necessary to properly trim out the front entry door. Finally, install siding to properly close in area under kitchen window in the rear of the home after the removal of wall-mounted air conditioning unit.

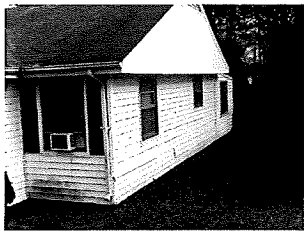
***All work necessary for repairing area where air conditioning unit has been removed - including the removal and proper disposal (confirm with Owner before disposing of unit) - should also be included in this price.

Bid Cost: _____ X _____ = _____

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

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

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



Bid Cost: _____ X _____ = _____

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

Add 1

Work Specification

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

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

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

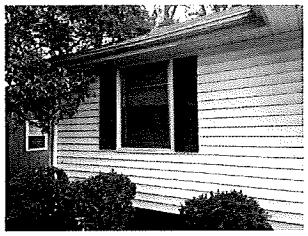
Install Handrails **EXTERIOR** **Exterior**

Install Code approved handrails.
***Handrail is not necessary here per Code, but replace existing with treated lumber.

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

Exterior Shutters Replace **EXTERIOR** **Exterior**

Remove existing shutters and replace with vinyl shutters of similar style and appropriately sized for the window. Owner choice of color.
***Price is for (2) pairs of shutters on the front face of the home.



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

Add 1

Work Specification

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

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.
***Window count is for (4) windows. We are NOT replacing the large sliding window in the rear of the home.

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

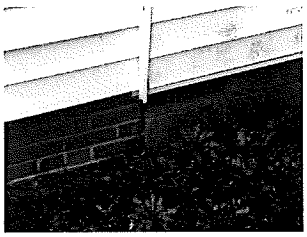
Crawl Space Access Door **EXTERIOR** **Exterior**

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

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

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

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



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

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

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

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

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.
***Price is for (2) detectors.

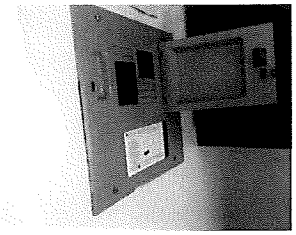
Bid Cost: _____ X _____ = _____
Base **Quantity** **Total Cost**

Add 1

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.



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

Portable Toilet **GENERAL REQUIREMENTS**

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

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

Permits Required **GENERAL REQUIREMENTS**

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

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

See Attached Lead Scope **GENERAL REQUIREMENTS**

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

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

Dumpster **GENERAL REQUIREMENTS**

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

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

Exterminate Termites **GENERAL REQUIREMENTS**

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

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

Add 1

Work Specification

Prep & Paint Room Semi Gloss **KITCHEN**

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.
***Also include in your price - any necessary trim repair/replacement.

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

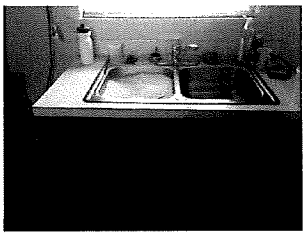
Prep & Paint Ceiling **KITCHEN**

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

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

Cabinets Base **KITCHEN**

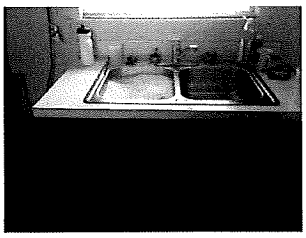
Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



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

Counter Tops Replace **KITCHEN**

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



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

Add 1

Work Specification

Cabinets Wall **KITCHEN**

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

Bid Cost: _____ X _____ = _____

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

Range Hood Exterior Vented **KITCHEN**

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

Bid Cost: _____ X _____ = _____

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

GFCI Receptacle 20 AMP **KITCHEN**

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

Bid Cost: _____ X _____ = _____

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

Double Bowl Sink Complete **KITCHEN**

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

Bid Cost: _____ X _____ = _____

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

Add 1

Work Specification

Resilient Flooring **KITCHEN AND DINING ROOM**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.
***Provide a price for kitchen AND dining room, since these are one connected space. New flooring is to be vinyl PLANK flooring.

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

Resilient Flooring **LAUNDRY**

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.
***New resilient flooring is to be installed ON TOP of existing floor tile. DO NOT remove existing floor tile.

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

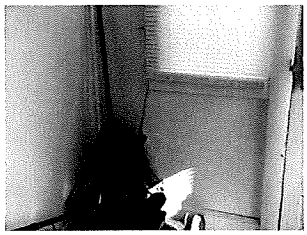
Prehung Door Interior - Kitchen to Laundry Room **LAUNDRY**

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

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

Prep & Paint Room Semi Gloss **LAUNDRY**

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



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

Add 1

Work Specification

Light Fixture Replace **LIVING ROOM**

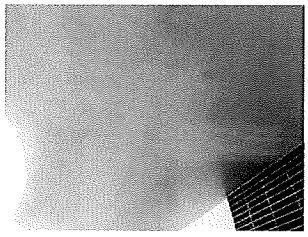
Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

Bid Cost: _____ X _____ = _____

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

Prep & Paint Ceiling **LIVING ROOM**

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



Bid Cost: _____ X _____ = _____

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

Certification

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

Signature: _____ **Date:** _____

Add 1

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS 16-Apr-18
Address 1927 Camp Greene St
Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Room 1, Side A and D - Wooden window sashes (Exterior)	Entire window and its components are to be replaced.	2		
2	Room 2, Side A and B - Wooden window sashes (Exterior)	Entire window and its components are to be replaced.	2		
3	Room 3, Side B and C - Wooden window sashes (Exterior)	Entire window and its components are to be replaced.	2		
4	Room 4, Side C - Wooden window sash (Exterior)	Entire window and its components are to be replaced.	1		
5	Room 6, Side D - Wooden window sash (Exterior)	Entire window and its components are to be replaced.	1		
6	Room 7, Side D - Wooden window sash (Exterior)	Entire window and its components are to be replaced.	1		
7	Room 7, Side A - Door (Exterior)	Remove door and door frame (all associated components), and replace with new prehung exterior metal door. New door is to be primed and painted on both sides.	1		
8	All interior rooms - Window sills	Complete specialized cleaning using wet wipes and HEPA vacuum.	14		

Total

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

NOTES: Complete all interior work in a unit in a single day.
1 Allow for replacement of 50 board feet of rotted wood.
2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
3 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
4 Contact EI Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.
5 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.

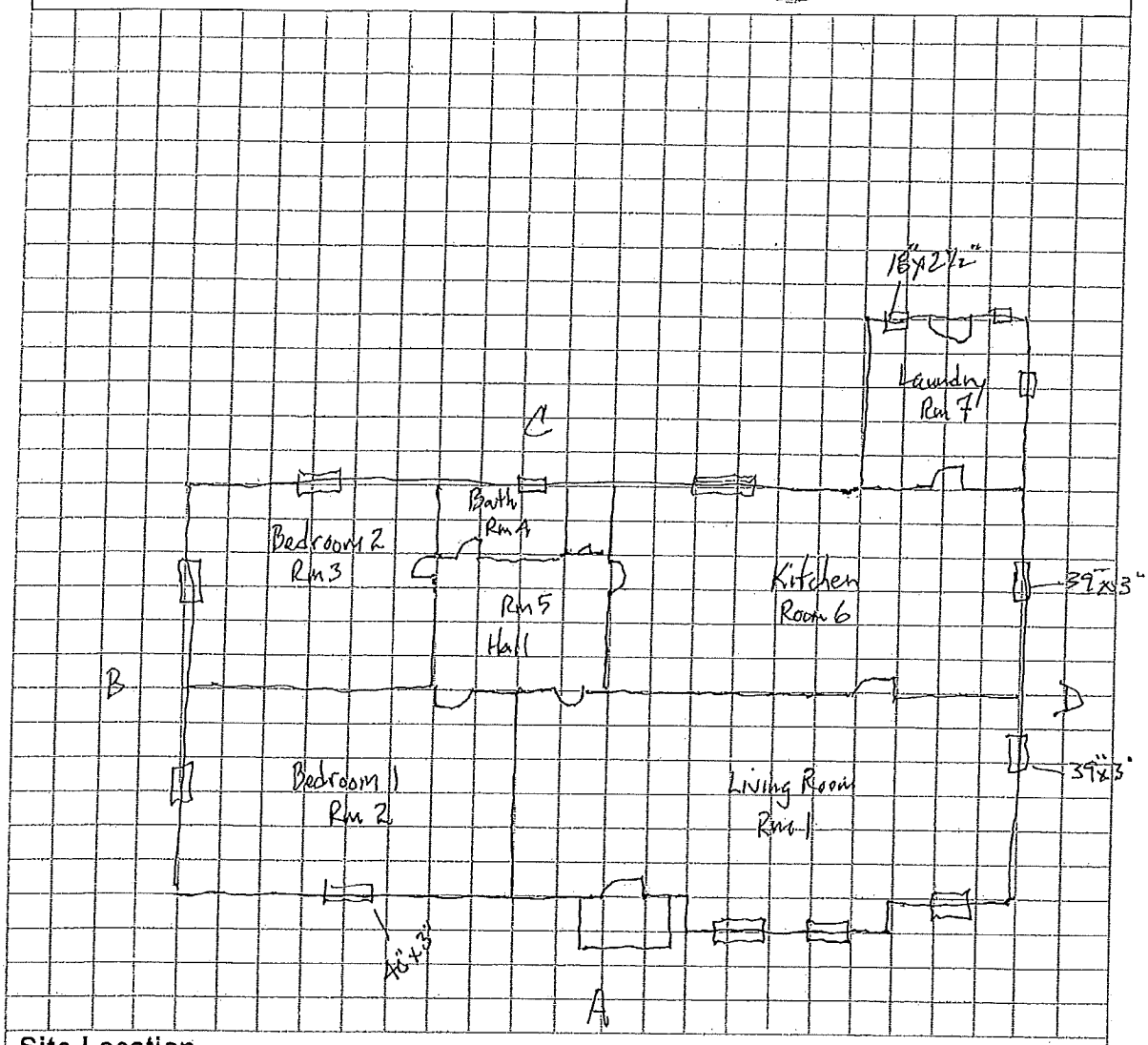
Signature of authorized contractor representative

Contractor Submitting Bid:
Address:

Phone:

Add 1

Field Notes



Site Location

← 1927 Camp Greene St. →