Invitation to Bid HNS 21-11

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:

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>Revolution Park Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>2640 Beech Nut Rd</td>
<td></td>
</tr>
<tr>
<td>2721 Beech Nut Rd</td>
<td></td>
</tr>
</tbody>
</table>

Bid Walk: 2640 Beech Nut: 9/3/2020 at 10:00 am (THURSDAY)
           2721 Beech Nut: 9/3/2020 at 11:00 am (THURSDAY)

Bid Opening: 9/14/2020 at 5:00 pm (MONDAY)

<table>
<thead>
<tr>
<th>Client Name:</th>
<th>Client Name:</th>
<th>Project Manager:</th>
<th>Contact Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2640 Beech Nut: James Miller</td>
<td>2721 Beech Nut: Irving Moore</td>
<td>Elizabeth Lamy</td>
<td>704-620-9090</td>
</tr>
</tbody>
</table>

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 704-620-9090.

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

The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening 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 **2640 and 2721 Beech Nut Rd** 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:**

<table>
<thead>
<tr>
<th>Written total</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dollars ($</td>
<td>)</td>
</tr>
</tbody>
</table>

**Specs Dated:** Number of Pages:

**Addenda # 1 Dated:** Number of Pages:

**Addenda # 2 Dated:** Number of Pages:

**Project Schedule:** (A DATE must be included here or the bid will be nonresponsive)

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

---

**Please Print and Sign:**

<table>
<thead>
<tr>
<th>Company Name/Firm:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorized Representative Name:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>
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 & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH:  (704) 336-3333 desk
    (704) 620-9090 cell
elamy@charlottenc.gov

http://housing.charlottenc.gov | 600 E. Trade Street | Charlotte, NC
# Work Specification

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

## Property Details

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2640 Beech Nut Rd</td>
</tr>
<tr>
<td></td>
<td>Charlotte, NC 28208</td>
</tr>
<tr>
<td>Structure Type:</td>
<td>Single Unit</td>
</tr>
<tr>
<td>Square Feet:</td>
<td>1292</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1950</td>
</tr>
<tr>
<td>Property Value:</td>
<td>113200</td>
</tr>
<tr>
<td>Tax Parcel:</td>
<td>14510308</td>
</tr>
<tr>
<td>Census Tract:</td>
<td>Council District 3</td>
</tr>
</tbody>
</table>

**Owner:** James Miller  
**Owner Phone:** Home: (704) 332-4300  
**Program(s):**  
- Healthy Homes  
- Tested- HAS LEAD  
- Targeted RP

### Vanity/ Counter Top/ Sink

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. Vanity medicine cabinet/mirror to remain.

<table>
<thead>
<tr>
<th>Bid Cost:</th>
<th>X</th>
<th>=</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quantity</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 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.

<table>
<thead>
<tr>
<th>Bid Cost:</th>
<th>X</th>
<th>=</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Base</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Quantity</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Work Specification

Fiberglass Walk-In Shower - Complete
Install Mustee or equivalent fiberglass shower pan unit equivalent to existing tub size, complete with fiberglass surround, and single lever shower diverter, shower rod and water saving shower head. Caulk all seams and penetrations.

Bid Cost: _____________ X _____________ = ______________
Base Quantity Total Cost

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

Bid Cost: _____________ X _____________ = ______________
Base Quantity Total Cost

Resilient Flooring
Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____________ X _____________ = ______________
Base Quantity Total Cost

Wallpaper Removal
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
Work Specification

Prep & Paint Ceiling

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

Prep & Paint Room Semi Gloss

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: _____________  _____________  ___________________

GFCI Receptacle 20 AMP

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

Bid Cost: _____________  _____________  ___________________

Light Fixture Replace

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: _____________  _____________  ___________________

Bath Exhaust Fan - New Installation

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.

Bid Cost: _____________  _____________  ___________________
Work Specification

Prep & Paint Ceiling

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

Prep & Paint Ceiling

DINING 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

Install Guardrails & Handrails - Rear Stoop

EXTERIOR

Remove and replace guardrails and handrails around the rear stoop and serving the rear stairs. New railings shall be built to current Building Code and constructed of treated lumber.

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

Tear Off & Reroof Shingles

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.

***Price includes installing ice and water membrane over the entire low-sloped area over the front porch.

Bid Cost: _____________ X _____________ = _____________
Base Quantity Total Cost
Install K-type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

<table>
<thead>
<tr>
<th>Sealed Aluminum Gutter &amp; Downspouts - Install</th>
<th>EXTERIOR</th>
<th>Exterior</th>
</tr>
</thead>
</table>

Bid Cost: _____________  _____________  ___________________

Base  X  Quantity  =  Total Cost

---

**Gas Pack**

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.

<table>
<thead>
<tr>
<th>Gas Pack</th>
<th>GENERAL REQUIREMENTS</th>
</tr>
</thead>
</table>

Bid Cost: _____________  _____________  ___________________

Base  X  Quantity  =  Total Cost

---

**Smoke Detector Hard Wired**

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.

***Count is for (2) detectors.

<table>
<thead>
<tr>
<th>Smoke Detector Hard Wired</th>
<th>GENERAL REQUIREMENTS</th>
</tr>
</thead>
</table>

Bid Cost: _____________  _____________  ___________________

Base  X  Quantity  =  Total Cost

---

**Combination CO / Smoke Detector Hard Wired**

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

<table>
<thead>
<tr>
<th>Combination CO / Smoke Detector Hard Wired</th>
<th>GENERAL REQUIREMENTS</th>
</tr>
</thead>
</table>

Bid Cost: _____________  _____________  ___________________

Base  X  Quantity  =  Total Cost
Work Specification

All Contractor’s Project Requirements
The contractor is responsible for project requirements, including but limited to:

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide 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.

<table>
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<tr>
<th>Bid Cost:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Base</td>
<td>Quantity</td>
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<td></td>
</tr>
</tbody>
</table>

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

<table>
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</thead>
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</tbody>
</table>

See Attached Lead Scope
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.

<table>
<thead>
<tr>
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<th>=</th>
<th>Total Cost</th>
</tr>
</thead>
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<tr>
<td>Base</td>
<td>Quantity</td>
<td>Total Cost</td>
<td></td>
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</tbody>
</table>

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

***Work includes painting attic access door and associated trim.

<table>
<thead>
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<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base</td>
<td>Quantity</td>
<td>Total Cost</td>
<td></td>
</tr>
</tbody>
</table>
**Prep & Paint Room Flat**

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. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

**Bid Cost:** _____________  _____________  ___________________

<table>
<thead>
<tr>
<th>Base</th>
<th>Quantity</th>
<th>Total Cost</th>
</tr>
</thead>
</table>

**Resilient Flooring**

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

**Bid Cost:** _____________  _____________  ___________________

<table>
<thead>
<tr>
<th>Base</th>
<th>Quantity</th>
<th>Total Cost</th>
</tr>
</thead>
</table>

**Kitchen 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.

**Bid Cost:** _____________  _____________  ___________________

<table>
<thead>
<tr>
<th>Base</th>
<th>Quantity</th>
<th>Total Cost</th>
</tr>
</thead>
</table>

**Prep & Paint Room Semi Gloss**

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:** _____________  _____________  ___________________

<table>
<thead>
<tr>
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Prep & Paint Ceiling

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

Light Fixture Replace

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

Cabinets Wall

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

Cabinets Base

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
Work Specification

Counter Tops Replace
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: \[\text{Base} \times \text{Quantity} = \text{Total Cost}\]

Double Bowl Sink Complete
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: \[\text{Base} \times \text{Quantity} = \text{Total Cost}\]

GFCI Receptacle 20 AMP
Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed. ***Outlet count is for (4) receptacles, (3) new outlets and one change-out.

Bid Cost: \[\text{Base} \times \text{Quantity} = \text{Total Cost}\]

Prep & Paint Ceiling
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime 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: \[\text{Base} \times \text{Quantity} = \text{Total Cost}\]
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: _____________  _____________  ________________

Base          X          Quantity          Total Cost

Certification

Contractor Name: __________________________________________________

Total Cost: ______________

Signature: _______________________________________________________

Date: ______________
LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS
2640 Beech Nut Rd

Complete the following scope of work:

<table>
<thead>
<tr>
<th>Item #</th>
<th>Feature</th>
<th>Method</th>
<th>Quantity</th>
<th>Each</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Side A through Side D - white wood fascias, soffits, crown moldings and trim boards including Side A porch and Side C entry ceiling</td>
<td>Replace rotted wood, scrape loose paint and re-paint</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Side A Porch - white wood ceiling, crown moldings, ceiling support beams and trim boards</td>
<td>Scrape loose paint and re-paint</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Side C Entry - white wood ceiling, crown moldings, ceiling support beams, trim boards and sidewalls</td>
<td>Scrape loose paint and re-paint</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Side C - white wood crawlspace door frame and door</td>
<td>Replace</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Basement Window D1 - red metal and wood window casings, header, sill and sash</td>
<td>Remove and close window opening with brick, concrete block or something similar. Paint to match existing as close as possible</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Door C1 (to Room 3) - white wood casings, header and threshold</td>
<td>Replace door threshold and cover door casings and header with Tyvek and aluminum</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**

1 Contractors may submit an occupant protection plan on the form provided. Contact Jim Roy if an additional form is needed.
2 Complete all interior work in a unit in a single day. Any newly installed materials shall be primed and painted.
3 Allow for replacement of 50 board feet of rotted wood.
4 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
5 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
7 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

<table>
<thead>
<tr>
<th>Addendum#</th>
<th>Date</th>
</tr>
</thead>
</table>

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:
Work Specification

Work Specification - City of Charlotte Housing & Neighborhood Services
8/24/2020  1

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

Property Details

<table>
<thead>
<tr>
<th>Address</th>
<th>2721 Beech Nut Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Irving Moore</td>
</tr>
<tr>
<td>Owner Phone</td>
<td>Cell: (704) 890-3932</td>
</tr>
<tr>
<td>Program(s)</td>
<td>Tested- HAS LEAD, Targeted RP, LeadSafe 2019, Healthy Homes LBP 2019</td>
</tr>
<tr>
<td>Structure Type</td>
<td>1056</td>
</tr>
<tr>
<td>Square Feet</td>
<td>1056</td>
</tr>
<tr>
<td>Year Built</td>
<td>1950</td>
</tr>
<tr>
<td>Property Value</td>
<td>112900</td>
</tr>
<tr>
<td>Tax Parcel</td>
<td>14504106</td>
</tr>
<tr>
<td>Census Tract</td>
<td>Council District 3</td>
</tr>
<tr>
<td>Property Zone</td>
<td></td>
</tr>
</tbody>
</table>

Attic Insulation Increase to R-38

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

<table>
<thead>
<tr>
<th>Bid Cost:</th>
<th>X</th>
<th>=</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quantity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cost</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Seal and Paint Tile Ceiling

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint per painting specifications.

<table>
<thead>
<tr>
<th>Bid Cost:</th>
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<tbody>
<tr>
<td>Base</td>
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<td>Quantity</td>
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<tr>
<td>Total Cost</td>
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</tbody>
</table>
Work Specification

Prep & Paint Room Flat

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. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work here shall include painting both sides of the closet door, and the inside of the closet as well.

Bid Cost: _____________ X _____________ = ______________

Base   Quantity   Total Cost

Seal and Paint Tile Ceiling

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint per painting specifications.

Bid Cost: _____________ X _____________ = ______________

Base   Quantity   Total Cost

Prep & Paint Room Flat

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. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____________ X _____________ = ______________

Base   Quantity   Total Cost

Handrail Install - Cellar Stairs

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

Bid Cost: _____________ X _____________ = ______________

Base   Quantity   Total Cost
Work Specification

Insulate Floor R-19
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.

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

Vapor Barrier
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.

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

Door Hardware Exterior - Front Deck
Replace entry hardware. Install mortised dead bolt and lever handled door, keyed alike.

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

Refinish Exterior Deck
Prep and re-paint or stain existing exterior deck to match existing finish. Repair and replace any damaged or deteriorated wood decking or stair components as necessary.
***Existing decking is dimensional lumber and not traditional deck boards.
***Work shall include repairing loose vinyl railing at the top of stairs.
***Work shall also include staining lattice.

Bid Cost: ___________ X ___________ = ___________
Base    Quantity      Total Cost
Work Specification

Tear Off & 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.

***Work shall include installing a new ridge vent. Existing roof does not have one.

Vinyl Deck Railing - Install Missing Section

Install missing section of deck railing to match existing deck railing with 36" railing made of white poly-composite and/or vinyl.

Prehung Metal Door Entrance - Laundry 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.

Exterior Landing and Steps - Rear Entry

Install new landing pad (36" x 36"), steps and stringers to Code outside of the laundry room door. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" x 12" stringers. Wooden guardrails and handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.

Bid Cost: \[ \text{Base} \times \text{Quantity} = \text{Total Cost} \]
**Work Specification**

**Seamless Aluminum Gutter & Downspouts - Install**  
Install K-type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

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**Prehung Metal Door - Cellar**  
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.

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**Vinyl Soffit & Aluminum Fascia - Select Area ONLY**  
Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim with PVC coated aluminum coil stock.  
***New soffit and fascia is to be installed on the rear face of the house that currently has blue wood lap siding and white wooden soffit and fascia.

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**Light Fixture Exterior - Rear Door**  
Replace or install a UL approved, LED light fixture.

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</table>
Work Specification

Gas Pack

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.

<table>
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<th>Bid Cost: Base</th>
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</table>

Smoke Detector Hard Wired

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.

***Count is for (3) detectors.

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Combination CO / Smoke Detector Hard Wired

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

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Electric Service 200 AMP

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

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Work Specification

All Contractor's Project Requirements

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

<table>
<thead>
<tr>
<th>Name</th>
<th>Bid Cost</th>
<th>Base</th>
<th>Quantity</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replumb Waste Lines &amp; Vents</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterminate Termites</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See Attached Lead Scope</td>
<td></td>
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</table>
Work Specification

LED Screw Base Bulb Installation

Replace all existing screw base (A-Type) lamps throughout the house with LED screw based omnidirectional (A-Type) lamps. Contractor to field verify quantity needed.

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40 Gallon Gas Water Heater

Remove existing water heater and all obsolete or deteriorated flue piping and gas line and dispose of properly.

Install an insulated 40 gallon, glass lined, high recovery gas water heater with a 6 year warranty and an Energy Factor of .61 or greater.

Installation includes PRV valve and extension, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof as necessary to meet the requirements of the Construction Specifications and Code.

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Certification

Contractor Name: ________________________________

Signature: ________________________________

Total Cost: ________________

Date: ________________
LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS
2721 Beech Nut Rd
Complete the following scope of work:

<table>
<thead>
<tr>
<th>Item #</th>
<th>Feature</th>
<th>Method</th>
<th>Quantity</th>
<th>Each</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Side B Wall - Room 7</td>
<td>Cover with Tyvek and vinyl or wallboard</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Exterior - Sides B &amp; C Wall Siding</td>
<td>Cover with Tyvek and vinyl (match other existing vinyl siding style and color as close as possible). ***Side B wood siding was not sampled but is the same material and condition as Side C</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Exterior - Side B Wood Fascia and Soffit</td>
<td>Cover with Tyvek and vinyl or aluminum</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Exterior - Side B - Window 4 Casing</td>
<td>Cover with Tyvek and aluminum</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL

1 Contractors may submit an occupant protection plan on the form provided.
   Contact EI if an additional form is needed.
2 Complete all interior work in a unit in a single day.
3 Allow for replacement of 50 board feet of rotted wood.
4 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
5 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
6 Contact EI to conduct inspections prior to repainting or other putback and after vinyl siding installation.
7 Windows being placed in a bathroom need to be tempered glass.

Total Bid
Acknowledgement of Addenda (if any):

<table>
<thead>
<tr>
<th>Addendum#</th>
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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:
2721 Beech Nut Rd

9/5/19

Notes:  
Rm 6 Bookcase shelf is Baseboard
Rm 7 Window has no Case
Rm 7 Wood B wall (positive) is deteriorated