



Invitation to Bid HNS 21-49

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: 1125 Fordham Rd.		REHAB W/LEAD
Bid Walk: 6/3/21 at 11:00 am		
Bid Opening: 6/10 at 2:00 pm (bids to be emailed to Rehab Specialist)		
Client Name:	Contact Number:	
Project Manager: Mike Taylor	Contact Number: 704-336-4115	

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 Mike Taylor (cell # 980-215-1156).

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 **1125 Fordham Rd.** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

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

Dollars (\$ _____)

Written total

Specs Dated: 4/23/21 Number of Pages: 14 pages plus laundry floor plan and 1 page lead scope with floor plan

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: *Minimum Start Date -*

Completion Deadline:

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

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

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

Mikel Taylor
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-4115
Fax: (704) 632-8575



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

<G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN>



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

Response Due: 4/23/2021 9:30

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

Property Details

Address:	1125 Fordham Rd Charlotte, NC 28208	Owner:	Shirley Houston
Structure Type:	Single Unit	Owner Phone:	Home: (704) 333-1975
Square Feet:	994	Program(s):	Tested- HAS LEAD SH 21 Rehab
Year Built:	1946		
Property Value:	66800		
Tax Parcel:	11903218		
Census Tract:			
Property Zone:	Council District 3		

Additional Comments

Scope of Work for Bidding

Repairs

<u>Description</u>	<u>Floor</u>	<u>Room</u>	<u>Exterior</u>
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All Contractor's Project Requirements

General 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.

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

Work Specification

Exterminate Termites

General Requirements

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

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

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.

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

Removal of Asbestos Containing Materials

General Requirements

The joint compound on the walls and ceilings is an asbestos containing material (ACM).

Work that may disturb asbestos containing materials include but may not be limited to:

- *cutting of wall board or ceiling board for any reason
- *adding electrical outlets, lights, and smoke detectors
- *installing washer box
- *installing dryer vent
- *paint prep that removes existing paint

The contractor is responsible for the proper removal and disposal of all ACM disturbed in the course of working on this project.

If all disturbed ACM materials will fit into one asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standard Asbestos Regulations 29 CFR 1926.1101 may remove and dispose of the ACM using safe work practices.

If all disturbed ACM materials will not fit into one asbestos waste or glove bag, or if workers are not properly trained, the contractor shall hire a state certified asbestos abatement firm to remove and dispose of the disturbed ACM materials.

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

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.

Install full coverage ice and water shield on the low slope front porch roof.

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

Work Specification

Heating and Air Conditioning Equipment

Building Systems

Remove all existing HVAC equipment and dispose of properly.

Perform Manual J calculations for the house room by room that account for all changes included in the scope of work.

Use Manual S to select the proper equipment for the house. Provide Manual J and S calculations and design specifications for the selected equipment to the rehab specialist for review and approval.

Install the approved gas furnace, air handling unit, and air conditioning unit at the existing locations.

Gas fired equipment shall have minimum AFUE of 90. Installation includes inspection and replacement as necessary of gas lines and connections and exhaust venting.

Heat pumps and air conditioning equipment shall have a minimum SEER of 14. Installation includes new linesets.

Install the equipment complete with all devices, connections, refrigerant, and accessories necessary to produce a fully functioning HVAC system meeting all the requirements of the NC Mechanical and Electrical Codes as well as the Construction Specifications.

Install a new digital programmable thermostat.

Scope of work includes all repairs to the structure and finish surfaces that are necessary due to the removal of the old system and the installation of the new system.

Scope of work includes start up and testing of the new system, including demonstrating to the customer how to operate the thermostat and change the return air filter.

Provide rehab specialist with all installation manuals, user manuals, and warranty documentation.

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

Smoke and Carbon Monoxide Detectors

General Requirements

Install UL approved ceiling mounted smoke and heat detectors permanently hard wired into outlet boxes with battery backups in all bedrooms and outside of all sleeping areas.

Detector in the hall way shall be a combination CO/smoke detector.

All detectors shall be interconnected so that when any one detector goes off, all other detectors also go off.

Installation shall comply with all requirements of the Electrical Code.

PULL THE NEW CIRCUIT DIRECTLY TO THE MAIN EXTERIOR PANEL.

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

Work Specification

Add Receptacle Circuit

General Requirements

Add a receptacle circuit with two additional receptacles in each bedroom and the living room. All work to comply with the Electrical Code.

Repair all tear out.

PULL THE NEW CIRCUIT DIRECTLY TO THE MAIN EXTERIOR PANEL.

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

Replace Receptacles, Switches, and Cover Plates

General Requirements

Replace all existing receptacles, switches, and cover plates throughout the entire house.

Replace all two prong receptacles with three prong receptacles.

Install GFCI breakers on all two wire receptacle circuits. Install GFCI/AFCI breakers on all bedroom receptacle circuits. Label outlets per Code requirements.

Receptacles in Code defined wet or damp locations shall be GFCI protected.

Scope includes repair of any wall or ceiling damage.

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

Kitchen Counter Top GFCIs per Code

Kitchen

Upgrade existing outlets above kitchen counter tops and install additional outlets as necessary to meet all requirements of the current Electrical Code for counter top outlets.

All outlets shall be flush mounted ground fault circuit interrupted duplex receptacles with cover plates.

Fish wire as necessary and repair all damage to finished surfaces caused by installation.

IF A NEW CIRCUIT IS REQUIRED, PULL IT TO THE EXTERIOR MAIN PANEL.

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

Dedicated Circuit

Kitchen

Install a circuit with a dedicated outlet for the refrigerator at the new refrigerator location.

Pull the circuit to the exterior main panel.

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

Work Specification

Dedicated Circuit

Laundry Room

Install a circuit with a dedicated outlet for the washing machine at the new location.

Pull the circuit to the exterior main panel.

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

Dedicated Circuit

Laundry Room

Install a circuit with a dedicated outlet for the freezer at the new location.

Pull the circuit to the exterior main panel.

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

Dryer Circuit

Laundry Room

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit at the new dryer location.

Repair all wall tear out required.

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

Florescent Light

Laundry Room

Replace existing ceiling mounted fixture with 2' square florescent fixture with cover.

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

Add Overhead Light

Kitchen

Add a ceiling mounted switched light over the kitchen sink.

Switch is to be flush mounted.

Repair all tear out.

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

Florescent Light

Kitchen

Replace existing ceiling mounted fixture with a 2' x 2' florescent fixture with a cover.

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

Work Specification

GFCI Receptacle 20 AMP

Bathroom

Replace the existing receptacle with a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate on a three wire circuit. Fish wire and repair all tear out as needed.

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

Ceiling Fan with Light Kit

Bedroom back

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, LED light fixture with shade and lamps. Include ceiling fan mounting box. New fan is to be Energy Star rated.

Replace existing switch.

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

Weather Proof Cover

Exterior

Replace the existing exterior outlet near the panel with an outlet with a weather proof cover.

All work to comply with the Electrical Code.

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

Water Heater 40 Gallon Electric

Building Systems

NOTE: THE LOCATION AND TYPE OF WATER HEATER IS CHANGED.

Disconnect, drain, remove, and properly dispose of existing gas water heater in the attic. Cap off gas and water lines.

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with a 6 year warranty AT THE NEW DESIGNATED LOCATION.

Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of catch pan drained to the exterior, shut-off valve and electric supply.

RE-PLUMB WATER SUPPLY LINES AS NECESSARY FOR THE NEW WATER HEATER LOCATION.

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

Replace Water Line to Meter

Building Systems

Replace water line from meter to PEX connection inside crawl space. Install a main shut off valve in a box outside the foundation.

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

Work Specification

Washer Box

Laundry Room

Install a flush mounted washer box with all plumbing supply and drain line connections.

Venting may be supplied by Stud-i-Vent or equal.

Scope includes installation of new hot and cold water supply lines within the wall cavity and connection to existing water lines under the house.

Scope includes installation of new drain line within the wall and under the house as far as necessary to comply with Plumbing Code requirements.

Plumbing inspection is required.

Installation includes wall repair.

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

Floor System Repair

Hall

Remove all fixtures and furnishings not built in.

Remove and dispose of damaged or unsafe components of the floor assembly.

Scope includes all materials and work necessary to produce a structurally sound, Code compliant floor system. This may include but is not limited to :

- * replacement of deteriorated girders
- * installation of new joists of the proper size and spacing for the spans and loads involved
- * installation of piers and dropped girders under over spanned existing joists
- * jacking and shimming as necessary to level floor system
- * replacement of deteriorated subflooring with Code approved materials
- * insulation of new or repaired floor system to meet Code requirements.

Install interlocking vinyl plank flooring per the manufacturer's specifications. This includes leveling the floor system and installing underlayment as necessary to meet the manufacturer's specifications and requirements for warranty.

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

Work Specification

Paint Entire Room

Hall

Remove or cover hardware, fixtures, furniture, accessories, and other room contents that are not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks.

Skimcoat and repair any remaining defects in surfaces as necessary to produce smooth paint ready surfaces.

Prime all materials with a stain killing primer.

NOTE: Very old paint or other site conditions may require the use of a bonding primer to achieve a durable finished product. The contractor is responsible for choosing products and processes that insure a durable finished product.

Top coat with two coats of low VOC acrylic flat latex paint.

Surfaces to be painted include all walls, ceiling, trim, and doors. Interiors of closet are not included. Ceiling shall be painted the owner's choice of ceiling white or the selected wall color.

Replace or uncover hardware, fixtures, furniture, accessories, and other room contents.

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

Rehang Closet Door

Hall

Rehang closet door on existing hinges.

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

Interlocking Vinyl Plank Flooring

Laundry Room

Level floor to meet manufacturer's tolerances for the installation of interlocking vinyl plank flooring.

Install 1/2" plywood underlayment.

Install waterproof interlocking vinyl plank flooring. Flooring shall have a minimum 25 year manufacturer's warranty and shall be installed strictly according to manufacturer's specifications.

Install suitable matching transition pieces where flooring meets other flooring materials.

Install painted or stained wood quarter-round at all perimeters to complete installation.

Provide home owner choice of three to five pattern selections from program approved manufacturers

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

Work Specification

Paint Entire Room

Laundry Room

Remove or cover hardware, fixtures, furniture, accessories, and other room contents that are not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks.

Skim coat and repair any remaining defects in surfaces as necessary to produce smooth paint ready surfaces.

Prime all materials with a stain killing primer.

NOTE: Very old paint or other site conditions may require the use of a bonding primer to achieve a durable finished product. The contractor is responsible for choosing products and processes that insure a durable finished product.

Top coat with two coats of low VOC acrylic semigloss latex paint.

Surfaces to be painted include all walls, ceiling, trim, and doors. Ceiling shall be painted the owner's choice of ceiling white or the selected wall color.

Replace or uncover hardware, fixtures, furniture, accessories, and other room contents.

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

Slab Door Interior

Laundry Room

Install a hollow core door slab to the existing jamb. Mortise in hinges and latch.

Paint to match existing.

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

Dryer Vent

Laundry Room

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening.

Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

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

Work Specification

Cabinet Repairs

Kitchen

Rehang all cabinet doors using owner's choice of new hinges and knobs/pulls. Doors shall be properly aligned.

Replace missing cabinet door to match existing as close as possible in style and color.

Replace the floor of the sink base with cabinet grade plywood and prime and paint with semigloss paint.

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

Paint Ceiling

Living Room

Remove or cover hardware, fixtures, furniture, accessories, and other room contents that are not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks.

Skimcoat and repair all remaining defects in surface as necessary to produce smooth paint ready surfaces.

Prime all materials with a stain killing primer.

NOTE: Very old paint or other site conditions may require the use of a bonding primer to achieve a durable finished product. The contractor is responsible for choosing products and processes that insure a durable finished product.

Top coat with two coats of low VOC acrylic flat latex paint.

Surface to be painted is the ceiling. Owner's choice of ceiling white or existing wall color.

Replace or uncover hardware, fixtures, furniture, accessories, and other room contents.

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

Wood Laminate Floating Floor System

Bedroom corner

Remove and properly dispose of existing carpet, padding, tack strip, etc.

Repair and prepare the subfloor as necessary to meet the manufacturer's warranty requirements for the installation of the selected engineered wood floor system.

Install a laminate floating floor system complete with underlayment and trim per manufacturer's instructions and Construction Specifications. Wear rating shall be AC3.

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

Work Specification

Paint Ceiling

Bedroom corner

Remove or cover hardware, fixtures, furniture, accessories, and other room contents that are not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks.

Skimcoat and repair all remaining defects in surface as necessary to produce smooth paint ready surfaces.

Prime all materials with a stain killing primer.

NOTE: Very old paint or other site conditions may require the use of a bonding primer to achieve a durable finished product. The contractor is responsible for choosing products and processes that insure a durable finished product.

Top coat with two coats of low VOC acrylic flat latex paint.

Surface to be painted is the ceiling. Owner's choice of ceiling white or existing wall color.

Replace or uncover hardware, fixtures, furniture, accessories, and other room contents.

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

Paint Entire Room

Bedroom back

Repair hole in wall.

Remove or cover hardware, fixtures, furniture, accessories, and other room contents that are not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks.

Skimcoat and repair all remaining defects in surfaces as necessary to produce smooth paint ready surfaces.

Prime all materials with a stain killing primer.

NOTE: Very old paint or other site conditions may require the use of a bonding primer to achieve a durable finished product. The contractor is responsible for choosing products and processes that insure a durable finished product.

Top coat with two coats of low VOC acrylic flat latex paint.

Surfaces to be painted include all walls, ceiling, trim, and doors.

Interior of closet is not included.. Ceiling shall be painted the owner's choice of ceiling white or the selected wall color.

Replace or uncover hardware, fixtures, furniture, accessories, and other room contents.

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

Work Specification

Prehung Door Interior

Bedroom back

Install a 1- 3/8" prehung, door including casing both sides and lever handle privacy set.

Match existing style and finish.

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

Interior Door Leversets

General Requirements

Replace interior door knob sets with lever handle sets. Install privacy sets at bedrooms and bathrooms. Install passage sets at all other doors.

Match existing hardware finish unless home owner chooses otherwise.

ADJUST CORNER BEDROOM DOOR TO ELIMINATE SCRUBBING

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

Exterior Door Tune Up

General Requirements

AT ALL THREE EXTERIOR DOORS

Replace entry hardware with lever handle entry set and single keyed deadbolt.

NOTE: Double keyed deadbolts are not permitted.

All new locksets shall be keyed alike.

Deadbolt keepers shall be installed with long screws that attach securely to framing

The finish of new hardware shall match existing hardware unless home owner selects otherwise.

Tighten hinges and adjust doors as necessary to operate smoothly.

Install new weatherstripping and doorsweeps to insure an air tight seal.

Install peepholes.

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

Work Specification

Clean Crawl Space and Install Vapor Barrier

General Requirements

Remove all debris and home owner possessions from the crawl space and dispose of properly.

Install a 6 mil poly vapor barrier on ground in crawl space to cover 100% of the ground.

Poly shall be cut tightly and neatly around piers and against the perimeter walls.

Overlap seams by 2'. Secure all edges and joints with landscape staples every 3'.

NOTE: The installation will be inspected by the rehab specialist!

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

Replace Missing and/or Damaged Insulation

General Requirements

Replace missing and/or damaged insulation in the floor system.

A CHANGE ORDER WILL BE NEEDED FOR ANY AMOUNT OVER 250 SQUARE FEET.

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

Repair Vinyl Siding

Exterior

Take down vinyl siding on the right side gable above the loose pieces and reinstall siding correctly.

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

Renail Loose Fascia Wrap

Exterior

Renail the loose fascia wrap at two locations on the front and back of the house.

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

Repair Downspouts and Add Extensions

Exterior

Repair downspouts as needed and install black corrugated pipe leaders so that water is carried away from the foundation.

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

Replace Step

Exterior

Remove properly dispose of the existing step at the porch on the right side of the house.

Install a pressure treated step or steps between the existing handrails that meet all requirements of the Building Code.

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

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____



Freezer

Laundry Room

Not to scale. For location purposes only.

Dryer

Washer

Water Heater

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address 1125 Fordham Rd.

12/8/2020

Complete the following scope of work:

Item #	Feature	Method	Number	Cost P.	COST
1	Side A through D--green concrete foundation	Scrape loose paint and repaint using a bonding primer and masonry paint.			
2	Side C--green and white metal electrical conduit and gas line	Scrape loose paint and repaint using a bonding primer and paint suitable for metals			
3	Side D--green wood crawlspace door and frame	Remove and dispose of properly. Install new pressure treated wood frame with plywood door with galvanized hinges and hasp.			
4	Room 4--Closet D1, Room 5--Closet B1, and Room 7--Closet C2--beige wood closet shelves and shelf supports	Remove and dispose of properly. Install new supports and shelves in the same configuration. Prime and paint to match existing.			

Total Bid: \$ _____

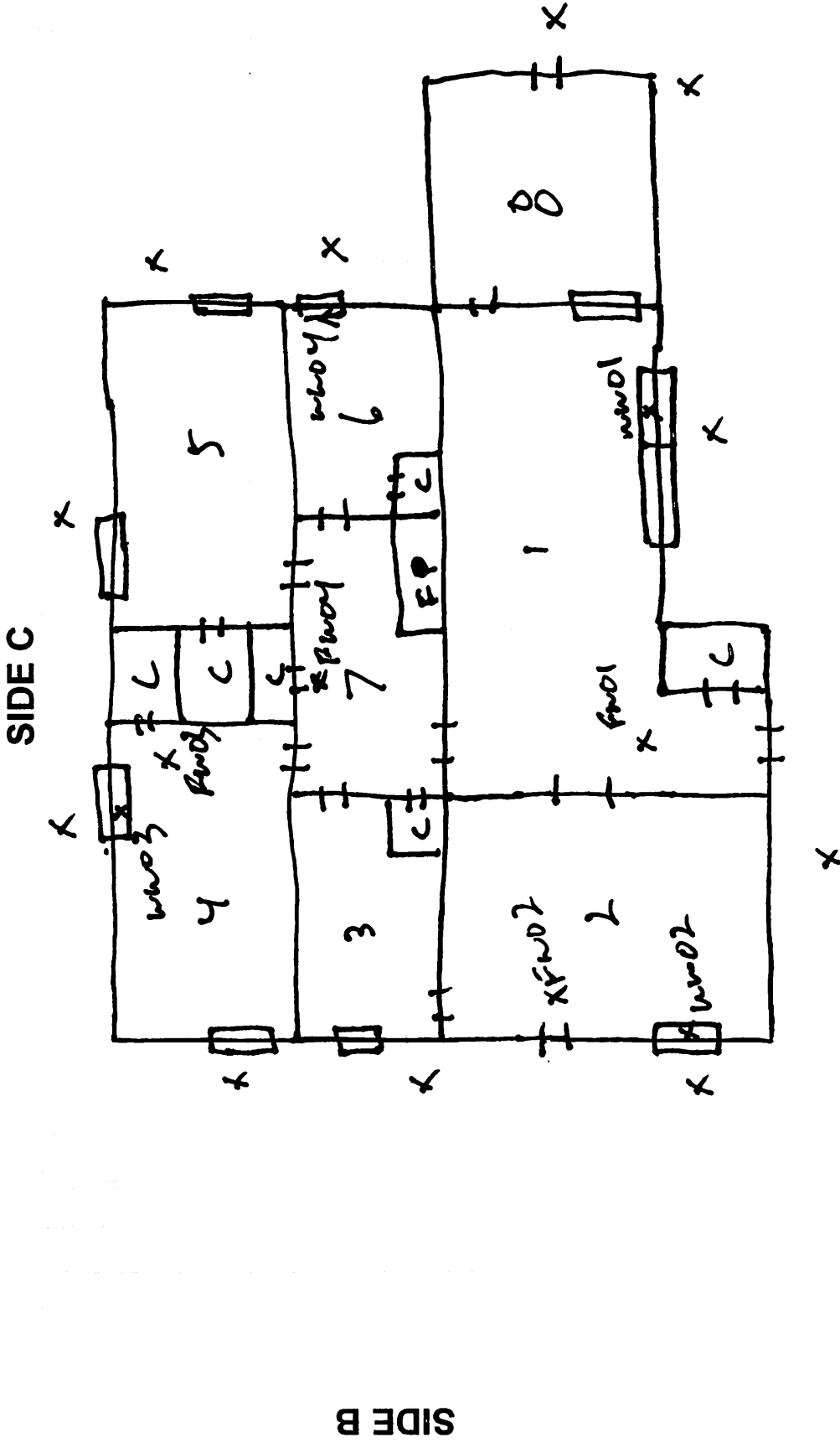
The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within _____ days of award.

Signature of authorized contractor representative _____

Contractor Submitting Bid: _____

Address: _____

Phone: _____



Legend

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

SIDE A

NOT TO SCALE