



CHARLOTTE.

SAFE HOME  
LEADS SAFE CHARLOTTE

CITY OF CHARLOTTE  
HOUSING & NEIGHBORHOOD SERVICES

BID OPENING CERTIFICATION RECORD

Date of Bid Walk: 5/25/21 Bid Due Date: 5/25/21 HNS: 48

Public Body Estimate

Address	PBE	PBE -15%	PBE +15%
5936 EASTBROOK	\$42,825	36,401	49,249

Bid Results

Bidder	Contractor	Amount	Projected Start Date	Projected Finish Date
1.				
2.	GTB	\$ 45,100 ✓	6/5/21	7/31/21
3.	SJC	\$ 79,100	-	-
4.	JASPER	\$ 50,550	6/14/21	7/23/21
5.	AVM	\$ 50,200	7/12/21	8/16/21
6.				

 5/25/21

Bids Opened By: \_\_\_\_\_ Bids Recorded By: \_\_\_\_\_  
Witness: \_\_\_\_\_ Date: \_\_\_\_\_



G T B

SAFE HOME  
CITY OF CHARLOTTE  
NEIGHBORHOOD & BUSINESS SERVICES

Invitation to Bid HNS 21-48

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)

5/18/21  
Approved

Bid Walk & Bid Opening:

Project Address:		5936 EASTBROOK RD.	
Bid Walk:	5/18/21	@	11:30 AM
Bid Opening:	5/25/21	@	2:00 PM via Email
Client Name:	Myrtle Lewis	Contact Number:	704 756-1403
Project Manager:	C. HITSMAN	Contact Number:	704 622-1685

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 \_\_\_\_\_ (cell # 704 622 1685).

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

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at <sup>SS26</sup> ~~EASTBROOK~~ 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 (\$ 45,100)

Written total

Specs Dated: 4/15/21 Number of Pages: 10

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date - 06/15/21

Completion Deadline: 07/31/21

**Please Print and Sign:**

Company Name/Firm: G T B Construction

Authorized Representative Name: Milton Brown

Signature: [Handwritten Signature] Date: 05-24-21



# Work Specification

## 2 Prep & Paint Exterior Surfaces - FRONT DOOR COMPONENTS ONLY COMPONENTS ONLY

### FRONT DOOR COMPONENTS ONLY

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

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 450  
Base Quantity Total Cost

## 3 Foundation Vent Screen

Replace foundation vent housing screens with heavy duty galvanized steel screening. Do Not replace whole units, just the screens ATTACHED from the inside

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 400  
Base Quantity Total Cost

## 4 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.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 2,300  
Base Quantity Total Cost

## 5 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 \_\_\_\_\_ = 500  
Base Quantity Total Cost

## 6 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 \_\_\_\_\_ = 2,200  
Base Quantity Total Cost

## 7 Prehung Metal Door Entrance - FRONT

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.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 900  
Base Quantity Total Cost

# Work Specification

## 8 Remove Noxious Vegetation - TREES / VEGETATION

Remove any noxious vegetation growing along the exterior 36" of the home or any branches which touch the dwelling.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 200  
Base Quantity Total Cost

## 9 Replace Exterior Water Tank Box Roof

Remove & replace roof to Water Tank Box with a permanent roof and secure existing box to square. Refasten any loose wood products with proper fasteners.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 200  
Base Quantity Total Cost

## 10 Gas Pack

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

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 6800  
Base Quantity Total Cost

## 11 Remove Rear-Metal Shed Roof

Remove Rear-Metal Shed Roof from building  
Refasten any loose wood siding /fascia/ soffit products with proper fasteners.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 2800  
Base Quantity Total Cost

## 12 Gable Vent Replace Screening

Remove existing gable vent screens and replace with new screens; Fasten any loose lumber and paint gable vent components

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 600  
Base Quantity Total Cost

## 13 Vinyl Siding : Exterior Rear - Un-bricked siding

Replace all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier. Install vinyl clapboard siding including corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 800  
Base Quantity Total Cost

## 14 Resilient Flooring - Livingroom

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: \_\_\_\_\_ X \_\_\_\_\_ = 1300  
Base Quantity Total Cost

12 x 15

# Work Specification

## 15 Floor System Repair - Livingroom

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists, plates and insulating floor to code.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 1950  
 Base Quantity Total Cost

## 16 Prep & Paint Room Flat - Livingroom

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. Ceiling flat white Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 975  
 Base Quantity Total Cost

## 17 Folding Attic Stairs

Replace utility folding stairway, after doubling framing at ceiling. Install casing to match trim in room.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 525  
 Base Quantity Total Cost

## 18 Prep & Paint Ceiling - Front Right Bedroom

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 \_\_\_\_\_ = 375  
 Base Quantity Total Cost

## 19 Pedestal Sink - Complete: MASTER BATH

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 \_\_\_\_\_ = 600  
 Base Quantity Total Cost

## 20 Grab Bars - Both Baths

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.

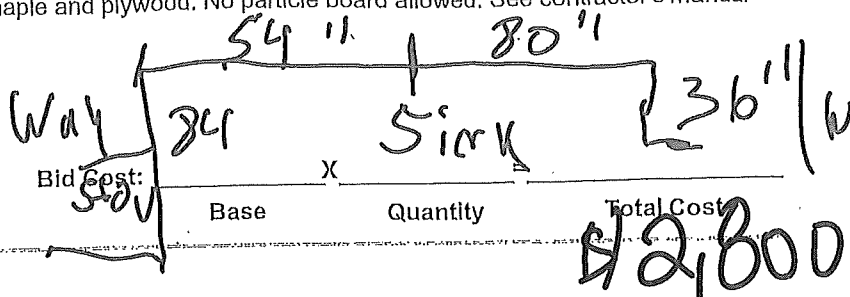
Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 580  
 Base Quantity Total Cost

# Work Specification

21 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.

1 Las & X 12"  
36" base  
18" 8-Walls



22 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.

42 124 36"

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 1,400  
Base Quantity Total Cost

23 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.

121

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 2,800  
Base Quantity Total Cost

24 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: \_\_\_\_\_ X \_\_\_\_\_ = 575  
Base Quantity Total Cost

Resilient Flooring- Kitchen / Dining Room

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.

23 x 11

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 1,700  
Base Quantity Total Cost

GFCI Device Exterior - Kitchen

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

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 150  
Base Quantity Total Cost



# 27 Work Specification

## Carbon Monoxide Detector Hard Wired

Install a hard wired carbon monoxide detector with battery backup.

Bid Cost: \_\_\_\_\_ X 1 = 280  
Base Quantity Total Cost

## 28 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.

Bid Cost: \_\_\_\_\_ X 3 = 840  
Base Quantity Total Cost

## 29 Prep & Paint Room Semi Gloss - Kitchen / Dining

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. Include Flat white ceilings. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 850  
Base Quantity Total Cost

## 30 Floor System Repair - Kitchen

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists, plates and insulating floor to code.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 2,200  
Base Quantity Total Cost

## 31 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.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 2,800  
Base Quantity Total Cost

## 32 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.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = 600  
Base Quantity Total Cost

33

# Work Specification

## Asbestos Abatement Scope

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

Bid Cost:		X		=	1200
	Base		Quantity		Total Cost

34

### Wallpaper Removal - KITCHEN & DEN

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.

Any areas contractor chooses to remove and replace drywall is at the expense of the contractor.

Paint -Kitchen / Den walls

Paint- Kitchen / Den ceiling to end of hallway

Bid Cost:		X		=	750
	Base		Quantity		Total Cost

35

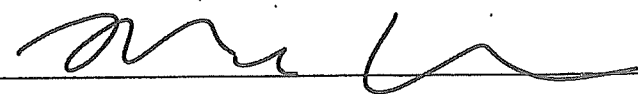
### Light Fixture Replace KITCHEN & DINING ROOM

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:	2	X	100	=	200
	Base		Quantity		Total Cost

## Certification

Contractor Name: Milton Brown

Signature: 

Total Cost: \$45,100

Date: 05/25/21

ASBESTOS ABATEMENT SCOPE OF WORK  
& INSTRUCTIONS TO BIDDERS

Address 5936 Eastbrook Rd

4-May

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	INTERIOR- Light Brown Flooring ( Layer 2 ) Kitchen & Dining Room	ABATE: Asbestos has been identified in the flooring layer 2 in kitchen & dining Room. Any of this flooring materials that will be disturbed during the renovation will need to be removed by a Licensed NC Abatement Contractor or if the amount to be disturbed can fit in one Glove Bag, a Class III trained individual may complete the removal. Regardless of the amount, the City will hire a contractor to provide clearance upon completion of the work.			
2	Clearance	Contractor to receive Asbestos Clearance from JRoy Consulting Group. Service paid by the City of Charlotte.			
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL

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

1 Contact Jim Roy if an additional form is needed. Phone 704-968-4111.

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

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

3 Unless otherwise noted any window or door removal and replacement

4 includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on

5 exterior in accordance with all project manual requirements

6 Contact Jim Roy to conduct inspections prior to repainting or other putback and

after vinyl siding installation.

Windows being placed in a bathroom need to be tempered glass.

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

CONTRACTOR SUBMITTING BID

START DATE

COMPLETION DATE

LEAD BASED PAINT ABATEMENT SCOPE OF WORK

& INSTRUCTIONS TO BIDDERS

Address

Complete the following scope of work:

Work to be performed by RRP Certified personnel

5936 EAST BROOK RD

11-Nov

Work to be performed by a Licensed N. Carolina LEAD Abatement Contractor

Item #	Feature	Method	Number	Cost Per unit	COST
1	INTERIOR - Room 1 : Window Sill elevated dust level	Complete specialized cleaning throughout Room 1			
2	Clearance	Contractor to receive Lead Based Paint Clearance from Roy Consulting Group			
3					
4					
5					
6					
7					
8					
9					
10					
			total		

- Contractors may submit an occupant protection plan on the form provided.
- Contact Roy Consulting Group if an additional form is needed. Phone 704-968 4111  
Complete all interior work in a unit in a single day.
  - Allow for replacement of 50 board feet of rotted wood.
  - Unless otherwise noted any window or door removal and replacement
  - Includes frame and trim on both sides.  
In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
  - Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.  
Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

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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.

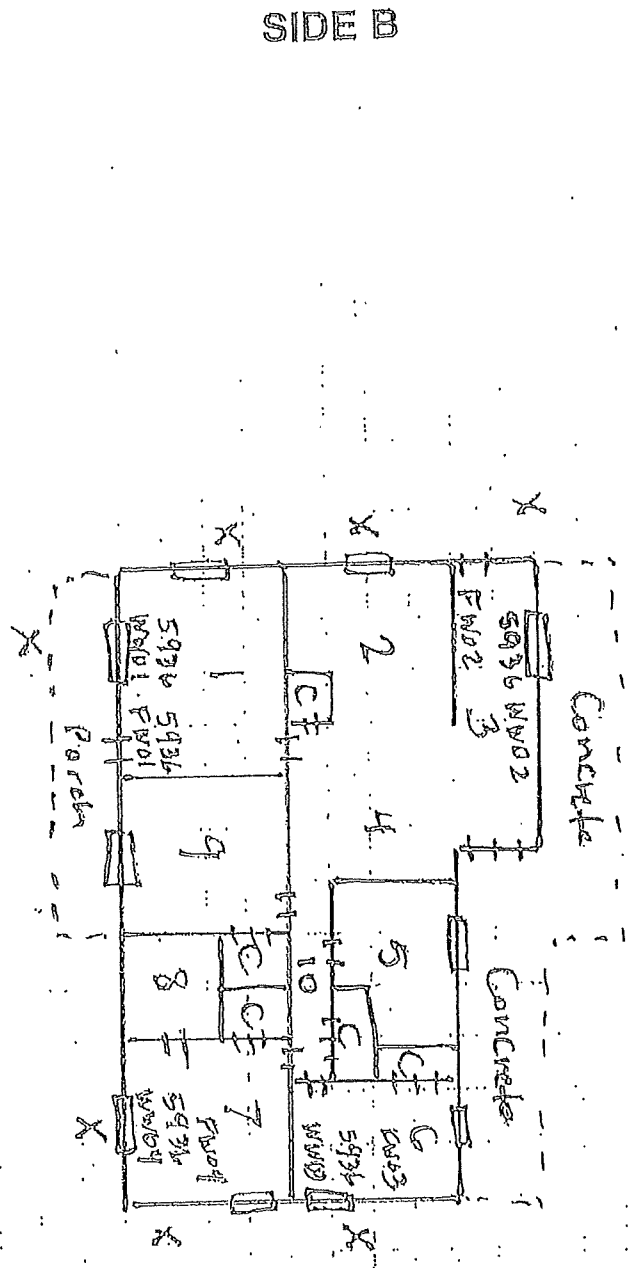
Signature of authorized contractor representative

Contractor Submitting Bid:

START DATE

COMPLETION DATE



SIDE C



SIDE B

SIDE D

Legend

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

SIDE A

NOT TO SCALE