



BID OPENING CERTIFICATION RECORD

Date of Bid Walk: 8/29/2024 Bid Due Date: 9/5/2024 HNS: 25-1

Public Body Estimate

Address	PBE	PBE -15%	PBE +15%
4322 Argyle Dr West	\$24,500	\$20,825	\$28,175

Bid Results

Bidder	Contractor	Amount	Projected Start Date	Projected Finish Date
1.	Elite Construction	\$26,200	11/25/2024	12/13/2024
2.	Jasper Environmental	\$25,650	11/04/2024	11/22/2024
3.				
4.				
5.				
6.				

Bids Opened By: Devin Smith

Bids Recorded By: Devin Smith

Witness: _____

Date: 9/5/2024



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 4322 Argyle Drive West 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:

Twenty five thousand, six hundred and fifty _____ Dollars (\$ 25,650 _____)

Written total

Specs Dated: 7.25.2024 Number of Pages: 9 total
(2-page work write-up/4-page lead scope/2-page asbestos scope/1-page floor plan)

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date - 11/04/2024

Completion Deadline: 11/22/2024

Please Print and Sign:

Company Name/Firm: Jasper Environmental Services, Inc

Authorized Representative Name: Thaddeus Kuzniar

Signature:  Date: 09/05/2024

Work Specification

Response Due: 7/25/2024

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

Property Details

Address:	4322 Argyle Dr West Charlotte , NC 28213	Owner:	Annie Black
Structure Type:	Single Unit	Owner Phone:	
Square Feet:	1182	Program(s):	Tested- HAS LEAD LeadSafe 2023 Healthy Homes LBP 2023
Year Built:	1960		
Property Value:	81200		
Tax Parcel:	08904314		
Census Tract:			
Property Zone:	Council District 4		

Additional Comments

Contractors are responsible for all County permits and inspections per the City of Charlotte requirements.

Repairs

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

The contractor is responsible for all project requirements, including but not 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 dumpsters and repair any evidence of the dumpster use.

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

Bid Cost:	_____	X	_____	=	_____	2,000
	Base		Quantity		Total Cost	

Asbestos Abatement Scope

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

Bid Cost:	_____	X	_____	=	_____	1,500
	Base		Quantity		Total Cost	

Work Specification

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.

$$\text{Bid Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{22,150}$$

Base Quantity Total Cost

Certification

Contractor Name: Jasper Environmental Services, Inc

Total Cost: 25,650

Signature: 

Date: 09/05/2024

Scope of Work for Lead Hazard Control

Address: 4322 Argyle Drive West

Date: 7/24/2024

All work described must be performed by a North Carolina state-certified lead firm, and a state lead permit is required. All work must comply with all applicable federal, state, and local regulations. Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the lead scope total to the lead control line item in the main scope of work.

Lead Hazard (from LIRA)	Method of Control and Scope of Work	Number	Unit Cost	Line-Item Cost
EXTERIOR				
Side A through Side D – yellow wood walls, drip boards, and trim boards	Remove and properly dispose of all rotted or damaged wood. Replace any rotting or decayed wood with similar materials. Remove house numbers, mailbox, signs, windchimes, and doorbell; save to reinstall. Cover with Tyvek and vinyl; owner's choice of color. Reinstall all removed items and ensure doorbell is functioning correctly.			8,250

<p>Side A through Side D – yellow wood fascia, soffits, crown moldings, trim boards, and attic air vents and frames</p>	<p>Remove and properly dispose of all attic vents, frames, and crown molding. Replace any rotting or decayed wood with similar materials. Cover fascia with Tyvek and aluminum or vinyl. Cover soffits and trim boards with Tyvek and vinyl. Replace attic vents and frames with a louvered vinyl product. Ensure all gaps are closed and flashed properly around new attic vents. Install framing as required to ensure a proper fit. Ensure all light fixture wiring and junction boxes are up to code and reinstall existing light fixtures with. Replace all bulbs.</p>			<p>5,500</p>
<p>Window A1 – yellow wood window casings, header, and sill</p>	<p>Remove and properly dispose of all rotted or damaged wood. Replace any rotting or decayed wood with similar materials. Cover with Tyvek and aluminum or vinyl.</p>			<p>400</p>
<p>Window A2 Set and Window A3 Set – yellow wood window casings, headers, sill, frames, sashes, and wells</p>	<p>Remove and properly dispose of entire existing window and casing. Replace any rotted or damaged components (including window framing), patch holes and repair any sheetrock damage; prep and paint as required. Install new Energy Star-rated vinyl, double-glazed LOW-E windows, including header, wells, frames, sills, and casings. Owners’ choice of window style.</p>			<p>2,500</p>

<p>Window A4 Set, Window A5 Set and Windows on Side B through Side D – beige and yellow wood window lintels</p>	<p>Replace any rotted or damaged components and properly dispose. Cover with Tyvek and aluminum.</p>			<p>1,000</p>
<p>Window A4 through Window A7 – black and yellow wood shutters</p>	<p>Remove and properly dispose of all existing shutters. Install new vinyl shutters. Owner’s choice of style and color.</p>			<p>800</p>
<p>Door A2 (to Room 1) – yellow and white wood door casings, header, jambs and stops</p>	<p>Remove the entire existing door assembly; dispose of it properly. Save the existing security storm door. Verify that the doorbell is functioning before the demo and preserve the hardware. Install new Energy Star-rated pre-hung metal exterior door—owner’s door style and color choice. Insulate cavity. Install single-cylinder deadbolt and lever-handled entry set door hardware keyed alike. New casing and shoe molding will match the existing. Apply primer and topcoat. This installation will repair any damages, including header, door framing, wall framing, sub-floor, floor joists, band joists, threshold, and sill (inspect and price repairs of visible damage via crawl space during bid walk). Reinstall the security storm door. Reinstall the doorbell and ensure it still functions correctly; do not make any splices in the wall or door frame.</p>			<p>1,600</p>

Door C1 (to Room 8) – beige wood door casings, header, and lintel	Replace any rotted or damaged components and properly dispose. Cleanout track to ensure door slides smoothly. Cover with Tyvek and aluminum.			600
INTERIOR				
Room 1 – elevated lead dust	Complete specialized cleaning throughout the house.			1,500

Total Bid for Lead Scope \$ 22,150

Scope of Work for Asbestos Hazard Control

Address: 4322 Argyle Drive West

Date: 7/23/2024

All work disturbing asbestos containing materials (ACM) must be performed in compliance with all applicable federal, state, and local regulations. Work in the rehab scope that reasonably can be anticipated to disturb ACM is listed below. **The contractor is responsible for identifying all activities that disturb ACM and for the proper removal and disposal of all ACM disturbed while 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.

Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the asbestos scope total to the asbestos control line item in the main scope of work.

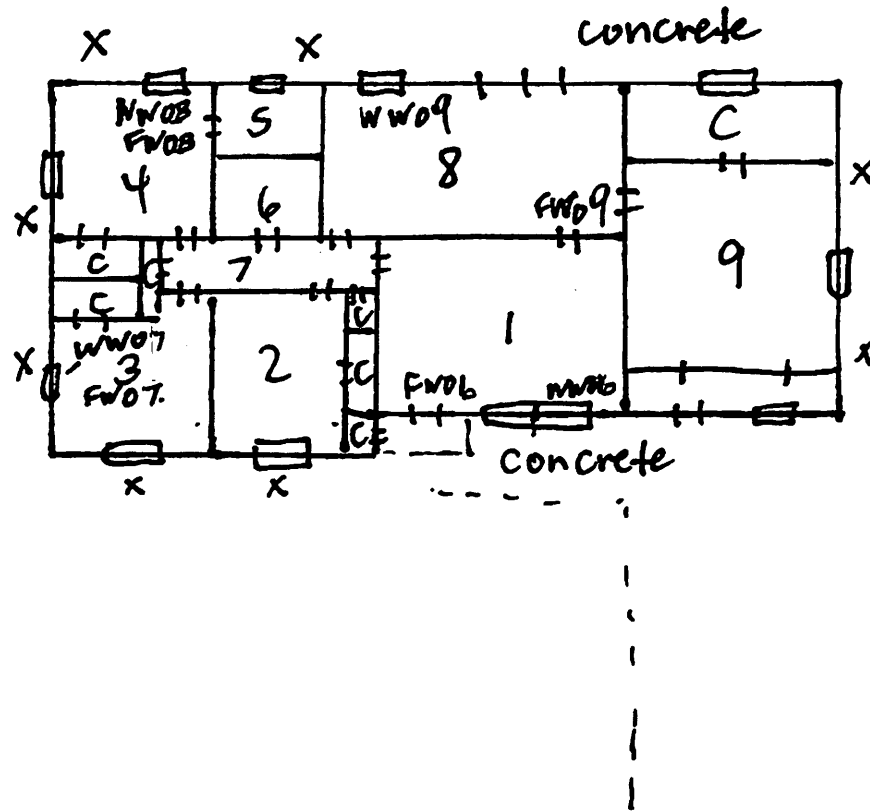
Asbestos Hazard (from asbestos report)	Work activities that will or may disturb identified Asbestos Containing Material (ACM)	Line Item Cost
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<p>Light Brown Vinyl Flooring</p> <ul style="list-style-type: none"> • Approximately 25 square feet of Light Brown Vinyl Flooring on the Master Bath floor. <p>Beige Joint Compound</p> <ul style="list-style-type: none"> • Approximately 500 square feet of Beige Joint Compound on the wallboard joints, seams, and connection points throughout the house. 		
		1,500

Total Bid for Asbestos Scope \$ 1,500




SIDE C

SIDE B



SIDE D

Legend

-  = Window
-  = Door
-  = Soil Sample Location

SIDE A

NOT TO SCALE