

### BID OPENING CERTIFICATION RECORD

Date of Bid Walk:

Bid Due Date: 10/10/2023

HNS: 24-6

Public Body Estimate

Address	PBE	PBE -15%	PBE +15%
2600 Abelwood Rd.	57024	48,470	65,578

Bid Results

Bidder	Contractor	Amount	Projected Start Date	Projected Finish Date
1.	Jasper	<del>67795</del> 50900	January 15, 2024	February 23, 2024
2.	Reeves	74290	December 1, 2023	February 25, 2024
3.	Stahmm (Not Qualified)	30035.44	Not Provided	Not Provided
4.				
5.		Removed HVAC from Bid		
6.				

Bids Opened By: Chris Lominick

Bids Recorded By: Chris Lominick

Date: 10/17/2023



***SAFE HOME  
LEADSAFE CHARLOTTE***  
CITY OF CHARLOTTE  
HOUSING & NEIGHBORHOOD SERVICES



**CHARLOTTE.**

**SAFE HOME**

**CITY OF CHARLOTTE**

**NEIGHBORHOOD & BUSINESS SERVICES**

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2600 Abelwood Rd. Charlotte, NC 28216 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:**

*SIXTY-SEVEN THOUSAND SEVEN HUNDRED* Dollars (\$ *67,795.00*)  
Written total *NINETY-FIVE 00/100*

Specs Dated: 9/22/2023

Number of Pages: 18

Addenda # 1 Dated:

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

**Project Schedule: Minimum Start Date -**

*JANUARY 15, 2024*

**Completion Deadline:**

*FEBRUARY 23, 2024*

**Please Print and Sign:**

Company Name/Firm:

*JASPER ENVIRONMENTAL SERVICES*

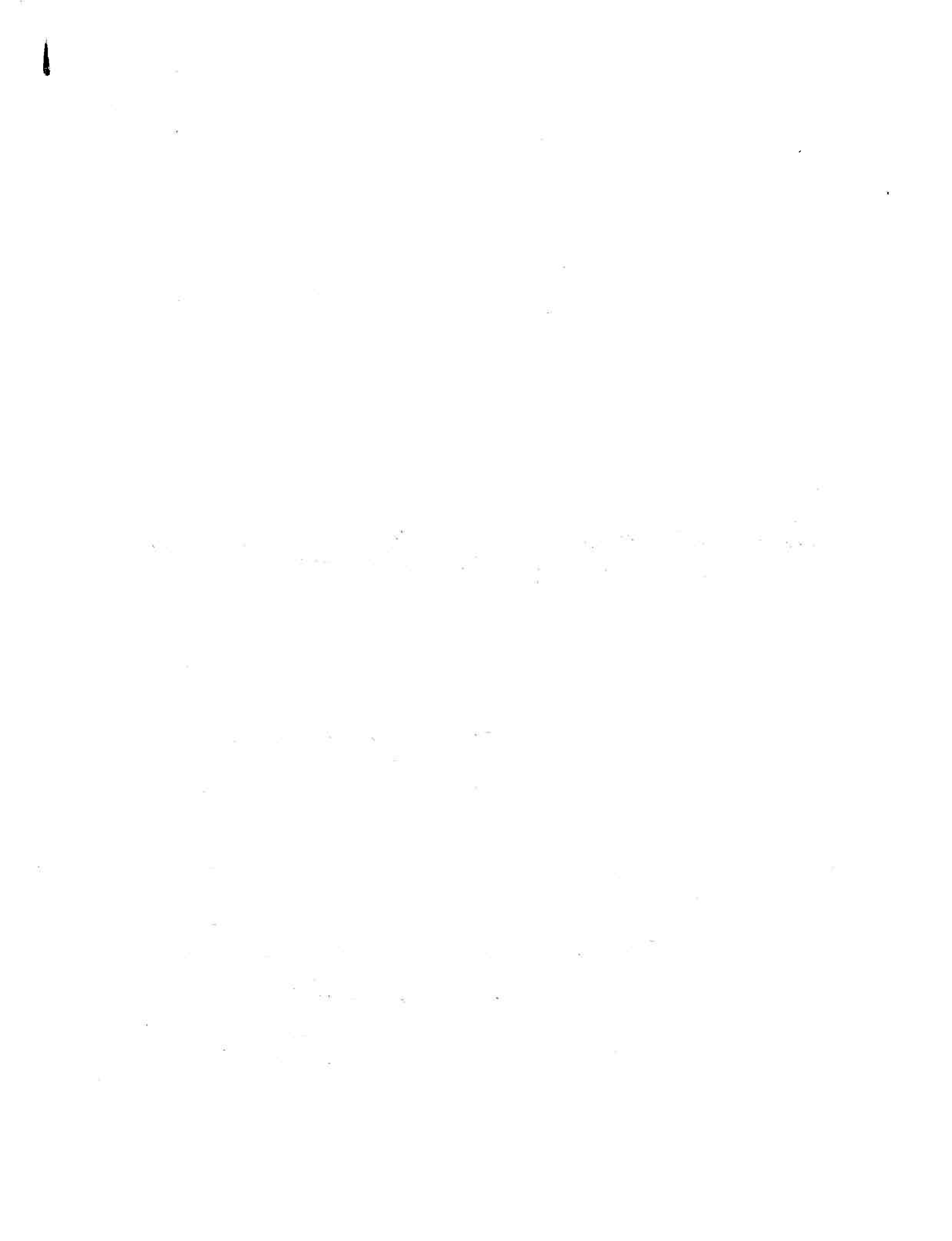
Authorized Representative Name:

*THADDEUS KORNIAK*

Signature:

Date:

*10/17/2023*



# Work Specification

Prepared By:

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

## Property Details

Address:	2600 Abelwood Rd Charlotte, NC 28216	Owner:	Robert Lee Degree III
		Owner Phone:	(704) 930-1271
Structure Type:		Program(s):	LeadSafe 2019 Healthy Homes LBP 2019 HPP FY22 (Beatties Ford)
Square Feet:	980		
Year Built:	1963		
Property Value:	37100		
Tax Parcel:	06916412		
Census Tract:			
Property Zone:	Council District 2		

## Repairs

### Description

Floor

Room

Exterior

### 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.

$$\text{Bid Cost: } \frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}} = \$8,800$$

### Tear Off & Reroof Shingles

Exterior

HPP

Permit Required-

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid)

Repair decayed roof rafters to Meck County Standards. 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.

$$\text{Bid Cost: } \frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}} = \$5,800$$

# Work Specification

## Floor System Repair

## Bathroom

Healthy Homes

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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$2,000.00}{\text{Total Cost}}$$

## Resilient Flooring

## Bathroom

Healthy Homes

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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$750.00}{\text{Total Cost}}$$

## Floor System Repair

## Laundry Room

Healthy Homes

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 and insulating floor to code.

\*\*\*See attached asbestos scope\*\*\*

Floor covering and associated mastic is asbestos containing material

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$3,500.00}{\text{Total Cost}}$$

## Resilient Flooring

## Laundry Room

Healthy Homes

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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$1,000.00}{\text{Total Cost}}$$

## Floor System Repair

## Kitchen

Healthy Homes

\*\*Do not remove cabinets\*\* 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 and insulating floor to code.

\*\*\*See attached asbestos scope\*\*\*

Floor covering and associated mastic is asbestos containing material

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$3,850.00}{\text{Total Cost}}$$

# Work Specification

## Resilient Flooring

Kitchen

Healthy Homes

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.

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$1,500.00}{\text{Total Cost}}$$

## 200 AMP ELECTRICAL SERVICE

HPP

Replace electrical service with new 110/220 volt, 200 amp panel with main disconnect and 24 circuit panel board; ( meter socket; weather head; service cable;- currently detached from dwelling ) and ground rods and cable. Caulk exterior service penetrations. Label circuits legibly.

Replacement of all sub-panels is included.

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

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$4,000.00}{\text{Total Cost}}$$

## Dryer Circuit

Laundry Room

HPP

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit. Repair all wall tear out required.

\*\*\*See asbestos scope\*\*\*

Joint compound in wall should be considered asbestos-containing material.

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$600.00}{\text{Total Cost}}$$

## SMOKE AND CARBON MONOXIDE DETECTORS

Interior

HPP

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.

\*\*\*See asbestos scope\*\*\*

Joint compound in wall should be considered asbestos-containing material.

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$1,500.00}{\text{Total Cost}}$$

# Work Specification

Complete System Replacement-Gas Furnace, Air Conditioner

HVAC

HPP

Completely remove existing HVAC system components, install a new complete, fully functioning HVAC system with a gas furnace, air conditioner, with all the necessary equipment and accessories to meet the requirements of the NC Codes and the Construction Specifications.

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.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \$16,895.<sup>00</sup>  
Base Quantity Total Cost

## BATH FAN

Bathroom

Install a switched ceiling mounted Energy Star rated exhaust fan in the ceiling. Fan shall be quieter than 2 sones and shall move air at 100 cfm.

Proper installation of metal vent and roof or wall cap/damper assembly is included.

Installation of all necessary wiring for fan and switch is included. Switch shall be flush mounted near the door.

All materials and work shall comply with the Electrical and Mechanical Codes.

Repair all ceiling and wall damage caused by the installation.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \$900.<sup>00</sup>  
Base Quantity Total Cost

## Miscellaneous Plumbing Scope

Crawlspace

Healthy Homes

Repair small section of damaged copper plumbing under bathroom.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \$300.<sup>00</sup>  
Base Quantity Total Cost

## Replumb Waste Lines

Crawlspace

Healthy Homes

Remove and replumb existing waste lines under bathroom and laundry room with SCH 40 PVC and tie into existing main cast iron waste line.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \$1500.<sup>00</sup>  
Base Quantity Total Cost



# Work Specification

## WASHER BOX

Laundry Room

Healthy Homes

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 and painting to blend with surrounding surface as close as possible.

\*\*\*See asbestos scope\*\*\*

Joint compound in wall should be considered asbestos-containing material.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \$1500.<sup>00</sup>  
Base Quantity Total Cost

## 17" Height Commode Replace

Bathroom

Healthy Homes

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.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \$800.<sup>00</sup>  
Base Quantity Total Cost

## Gas Water Heater

HPP

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.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \$2,000.<sup>00</sup>  
Base Quantity Total Cost

# Work Specification

## Fiberglass Bathtub and Shower Surround

Bathroom

HPP  
Remove existing bathtub and tile surround including abandoning window by painting glass black and insulating between window and new bathtub surround. Install a 5' white Swan or equivalent 3-piece, fiberglass bathtub and surround. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain. This is to include any drywall work associated with installation of new tub and surround.

\*\*\*See asbestos scope\*\*\*

Joint compound in wall should be considered asbestos-containing material.

$$\text{Bid Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{\$3850.00}$$

Base	Quantity	Total Cost
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## VANITY WITH CULTURED MARBLE TOP

Bathroom

Healthy Homes  
Remove old vanity and dispose of properly.

Install a new vanity cabinet with same or similar dimensions as existing, Including a marble-lite top with preformed sink.

Install single handle metal faucet with P- trap and drain lines to the wall, pop-up drain plug, supply lines, full port ball type shut-off valves & escutcheon plates.

All materials and workmanship shall meet the requirements of the NC Plumbing Code and the Construction Specifications.

$$\text{Bid Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{\$1500.00}$$

Base	Quantity	Total Cost
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### Certification

Contractor Name: JASPER LAWRENCE MERRILL

Total Cost: \$67,795.00

Signature: 

Date: 10/17/2023



# ROY CONSULTING

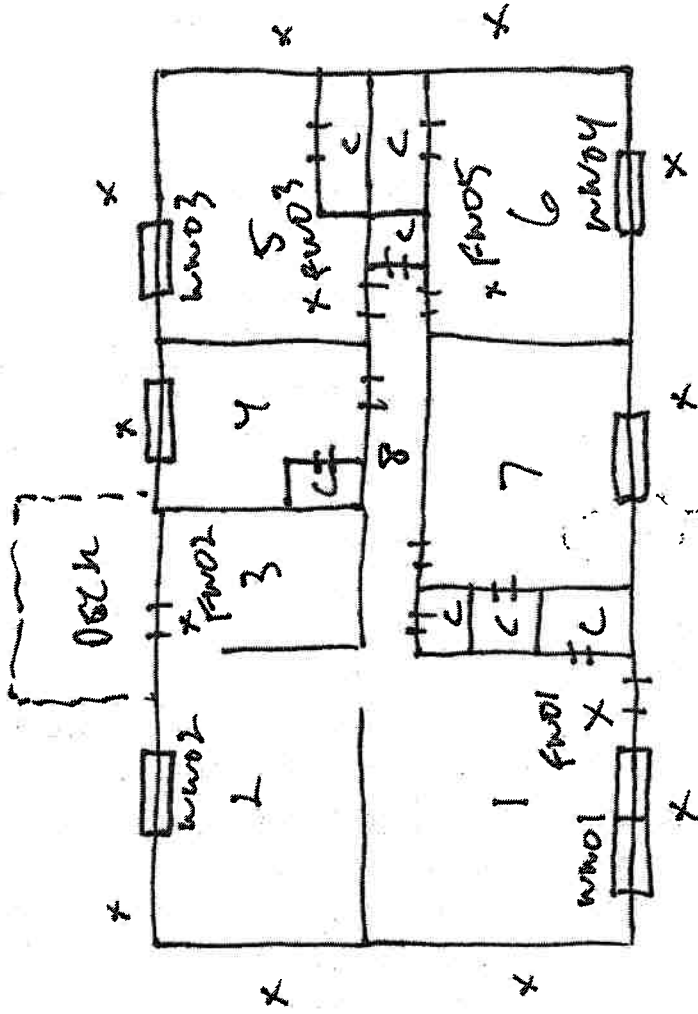
# GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

2600 Ablewood Road

Charlotte, NC 28216

**SIDE C**



**SIDE B**

**SIDE D**

### Legend

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

**SIDE A**

**NOT TO SCALE**

## Scope of Work for Lead Hazard Control

Address : 2600 Abelwood Rd.

Date 6/1/23

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	Line Item Cost
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 dumpster and repair any evidence of the dumpster use. Contractor may haul debris away daily using dump trailers or trucks.	\$2500.00

Side C - Exposed, pink wood fascia and soffits (aluminum and vinyl coverings detached)	Replace damaged wood and cover with Tyvek and aluminum and vinyl to match existing coverings.	\$2500.00
Door A1 (to Room 1) - white wood door jambs and stops	Replace with prehung exterior door, complete with hardware, including deadbolt, paint, removal and re-installation of existing storm door.	\$1400.00
Door C1 (to Room 3) - white wood door jambs and stops	Replace with prehung exterior door, complete with hardware, including deadbolt, paint, removal and re-installation of existing storm door.	\$1400.00
Room 1 - elevated lead dust level on floor	Complete specialized cleaning	\$1000
<b>Total Bid For Lead Scope</b>		\$8,800.00

## Scope of Work for Asbestos Hazard Control

Address 2600 Abelwood Rd.

Date 8/17/23

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

**Removal and disposal of Asbestos Containing Flooring Materials in Kitchen and Laundry Room**

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

**Removal of existing flooring in kitchen and laundry room**

\$4,250.<sup>00</sup>

**Removal and Disposal of Asbestos Containing Materials (Wallboard and Joint Compound**

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

Work that may disturb ACM includes but may not be limited to:

- \*cutting of wall board or ceiling board for any reason
- \*removal and installation of showers and tubs
- \*adding electrical outlets, lights, or smoke detectors
- \*installing washer boxes or dryer vents
- \*installing new air returns
- \*paint prep that removes existing paint

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

- \*Installing dryer circuit and outlet
- \*Installing smoke and co detectors
- \*Replacing tub/shower
- \*Installing washer box



<p>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.</p> <p>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.</p>		\$1000.00
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SUBTOTAL \$5,250.00

