



BID OPENING CERTIFICATION RECORD

Date of Bid Walk: 04/20/2023 Bid Due Date: 04/27/2023 HNS: 23-21

Public Body Estimate

Address	PBE	PBE -15%	PBE +15%
724 Glasgow Rd	\$35,374	\$30,068	\$40,680

Bid Results

Bidder	Contractor	Amount	Projected Start Date	Projected Finish Date
1.	Jasper Environmental Services	\$32,800	06/05/2023	06/30/2023
2.				
3.				
4.				
5.				
6.				

Bids Opened By: Devin Smith

Bids Recorded By: Devin Smith

Witness: _____

Date: _____



Company Acknowledgement:	
The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at <u>724 Glasgow Rd</u> 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:	
<i>THIRTY-TWO THOUSAND EIGHT HUNDRED</i> ^{00/100} Dollars (\$ <i>32800.00</i>)	
<i>Written total</i>	
Specs Dated: 3.15.2023	Number of Pages: 11 total (7 page work write-up/1 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: <i>Minimum Start Date - April 24, 2023</i>	
	<i>JUNE 5, 2023</i>
Completion Deadline:	<i>JUNE 30, 2023</i>

Please Print and Sign:	
Company Name/Firm:	<i>JASPER ENVIRONMENTAL SERVICES</i>
Authorized Representative Name:	<i>THADDEUS KUZNIAR</i>
Signature:	Date: <i>4/27/2023</i>

Work Specification

Response Due: 3/14/2023

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

Property Details

Address:	724 Glasgow Rd Charlotte, NC 28214	Owner:	Janet Patterson
Structure Type:	Single Unit	Owner Phone:	
Square Feet:	1375	Program(s):	Tested- NO LEAD SHFY 22 Rehab ERP FY23
Year Built:	1968		
Property Value:	143600		
Tax Parcel:	05513117		
Census Tract:			
Property Zone:			

Additional Comments

Contractors are required to permit all work and include County inspections per the City of Charlotte requirements.

Repairs

Description

Floor

Room

Exterior

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.

Bid Cost: _____ X _____ = \$2000⁰⁰
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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$1000.00}{\text{Total Cost}}$$

See Attached Asbestos Scope

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

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$2500.00}{\text{Total Cost}}$$

Exterminate Termites

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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$1300.00}{\text{Total Cost}}$$

PEST CONTROL

Provide owner with a one year service contract with a properly licensed exterminator.

Service shall include initial treatment for all observed insect infestations with quarterly follow up treatments over the course of the contract.

Contract shall also provide for callback treatments between scheduled treatments if an infestation re-appears.

NOTE: Contractor shall inform exterminator that automatic contract renewals are not permitted. Contracts may only be renewed with the express, informed consent of the home owner.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$900.00}{\text{Total Cost}}$$

200 AMP ELECTRICAL SERVICE

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; 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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$3500.00}{\text{Total Cost}}$$

Work Specification

Light Fixture Replace - KITCHEN

Kitchen

1. Install a ceiling mounted 2 bulb, UL approved, LED light fixture with shade and lamps.
2. Replace ceiling light / fan combo

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$550.00}{\text{Total Cost}}$$

SMOKE AND CARBON MONOXIDE DETECTORS

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 hallway 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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$1300.00}{\text{Total Cost}}$$

SENIOR EASY ACCESS SHOWER PACKAGE

Hallway Bathroom

* See Asbestos scope

Remove existing tub and surround, including valve and drain and dispose of properly.

Insulate open exterior wall cavity with R-13.

Install blocking for three grab bars at locations determined by rehab specialist and home owner.

Install a 30" x 60" fiberglass shower pan. Pan must be pre-approved by City rehab specialist.

Install cement tile backer board and a ceramic tile surround. Owner's choice of tile.

Install new drain and mixing valve with all associated plumbing lines. Mixing valve shall be located in the center of the long wall of the shower to be accessible from a seated position. Install a diverter valve with a handheld sprayer beside the mixing valve. Shower head shall be located as normal. Install grab bars at designated locations.

Install tempered glass sliding shower doors.

Provide an approved seat manufactured for use in showers.

All materials and work shall comply with the Construction Specifications and the Plumbing Code.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$6250.00}{\text{Total Cost}}$$

Work Specification

Vanity/ Counter Top/ Sink

Hallway Bathroom

Install new 3' 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.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \$1200.00$$

PAINT ENTIRE ROOM

Bathroom

Remove or cover hardware, fixtures, 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. Repair any remaining defects in surfaces as necessary to produce smooth paint ready surfaces.

Prime all materials with a stain killing primer.

Top coat with two coats of low VOC acrylic latex paint. Use semi-gloss paint. (owner's choice of color).

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

Use drop cloths to protect unpainted surfaces. Clean up all drips, spills, and overspray.

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

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

REMOVE CARPET

All carpeted areas EXCEPT DEN

Remove carpet, padding and staples, and tack strips and dispose of properly.

Leave floor in broom clean and damp mop condition.

Scope includes moving contents of room as necessary to complete the work.

Hardwood floor condition unknow; no refinishing.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \$1800.00$$

Demolition of rear porch carpet

Rear porch

1. Completely remove and dispose of rear porch carpeting.
2. Scrap off glue if necessary. Power-wash concrete slab

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \$450.00$$

Work Specification

INTERLOCKING VINYL PLANK FLOORING

Kitchen

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.

Contractor is responsible for preparing sub floor as necessary to satisfy manufacturer's installation 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.

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$1750.00}{\text{Total Cost}}$$

INTERLOCKING VINYL PLANK FLOORING

Hallway Bathroom

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.

Contractor is responsible for preparing sub floor as necessary to satisfy manufacturer's installation 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 homeowner choice of three to five pattern selections from program approved manufacturers.

Remove and reset toilet as required. Include new toilet wax seal.

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$800.00}{\text{Total Cost}}$$

Grab Bars

Den

Install 1 1/2" diameter S/S Grab Bars on turn post on each side of den step. (2 bars total)

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$300.00}{\text{Total Cost}}$$

Grab Bars - Utility Rm

Utility Room

Install 1 1/2" diameter S/S Grab Bar on door frame inside utility room.

$$\text{Bid Cost: } \frac{\quad \times \quad}{\text{Base} \quad \text{Quantity}} = \frac{\$150.00}{\text{Total Cost}}$$

Work Specification

Utility Rm Door

Utility Rm

Replace rear exterior utility room door hinges. Adjust door to open and close smoothly.

Re-fasten coil metal stock door trim.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$250.00}{\text{Total Cost}}$$

Sliding Glass Patio Door

Den

Straighten bent screen and glass sliding door tracks. Replace screen door latch.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$250.00}{\text{Total Cost}}$$

Slab Door Interior

Bedrooms and Bathroom

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Match existing style and finish.

3 BRs
1 BATH
2 BR CLOSETS

$$\text{Bid Cost: } \frac{\$450}{\text{Base}} \times \frac{6}{\text{Quantity}} = \frac{\$2700.00}{\text{Total Cost}}$$

INTERIOR DOOR LEVERSETS

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.

$$\text{Bid Cost: } \frac{\$80.00}{\text{Base}} \times \frac{10}{\text{Quantity}} = \frac{\$800.00}{\text{Total Cost}}$$

Prehung Metal Door Entrance

1 flr Living Room

Remove existing storm door and save for re-installation. 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.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$950.00}{\text{Total Cost}}$$

Repoint Masonry Bricks

Front and side porch

Front, Side Steps, and Rowlock.

Re-set loose bricks.

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing, including where rowlock meets the slab.

$$\text{Bid Cost: } \frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\$1250.00}{\text{Total Cost}}$$

Work Specification

Vinyl Soffit & Aluminum Fascia

Back Porch

Repair exterior right rear wall vinyl and re-fasten loose soffit material

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \underline{\$300.00} \\ \text{Total Cost}$$

Certification

Contractor Name: JASPER ENVIRONMENTAL SERVICES

Total Cost: \$32,800.00

Signature: 

Date: 4/27/2023

Scope of Work for Lead Hazard Control

Address 724 Glasgow Rd

Date 3/14/2023

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
Room 7 - Window A1	Remove and properly dispose of miniblinds. Complete specialized cleaning throughout room 7.	—	—	\$1000.

Total Bid for Lead Scope \$ \$1000.00

Scope of Work for Asbestos Hazard Control

Address 724 Glasgow Rd

Date 3/14/2023

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.

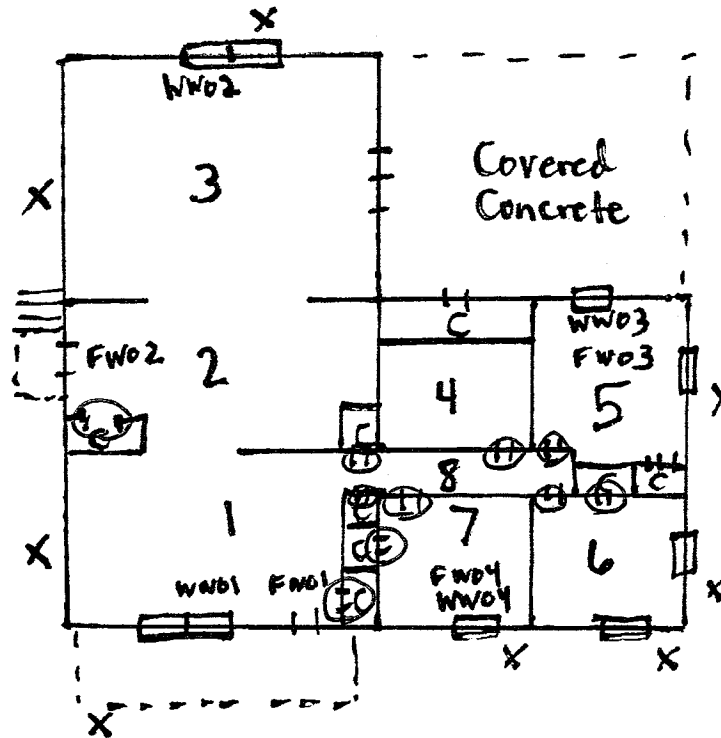
Asbestos Hazard (from asbestos report)	Work activities that will or may disturb identified Asbestos Containing Material (ACM)	Line Item Cost
---	---	-------------------------------

<p>The joint compound on the walls and ceilings is an asbestos containing material (ACM). Cutting or drilling into wall board or ceiling board for any reason. Removal and installation of showers and tubs. Adding electrical outlets, interior panels, lights, or smoke/CO detectors. Installing washer boxes or dryer vents. Installing new air returns. Paint prep that removes existing paint</p>	<p>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. If all disturbed ACM materials will fit into one asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standards 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.</p>	

Total Bid for Asbestos Scope \$ 2,500.⁰⁰




SIDE C

SIDE B



SIDE D

Legend

-  = Window
-  = Door
-  = Soil Sample Location

SIDE A

NOT TO SCALE