

COMMUNITY DEVELOPMENT OFFICE
ANSON COUNTY CDBG-NR
“BID PACKAGE”

TO WHOM IT MAY CONCERN:

Enclosed you will find the bid package for the Anson County CDBG-NR project for 2025.

The owners of the enclosed properties have authorized us to assist in accomplishing the rehabilitation/reconstruction necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit bids for the rehabilitation/reconstruction, labor, and materials described in each of the work write-ups submitted herewith. You may submit for as few or as many of the projects as desired. The work write-ups will become part of the contract between the Owner, Anson County, and the Contractor for any properties on which you are a successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralia, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line item costs. **The enclosed Contractor Application must also be completed in order to be considered.** Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org; .

Sincerely,

Matthew Rea

Project Construction Manager

CONTRACTOR APPLICATION

FIRM NAME: _____

BUSINESS ADDRESS: _____

CONTACT PERSON: _____

PHONE: _____ **EMAIL:** _____

Company Website address: _____

IRS ID#: _____ **GC ID#:** _____

IS YOUR BUSINESS (Check one):

_____ A Sole Proprietorship _____ A Legal Partnership _____ A Corporation

Names and addresses of all owners, partners, and if a corporation the name or major stock holders and officers:

(Name) (Address) (Phone Number)

1. _____
2. _____
3. _____

Names and addresses of all subcontractors that you work with:

(Company Name and Contact) (Address) (Phone Number)

1. _____
2. _____
3. _____

Name, address and phone number of at least three suppliers with whom you regularly do business and have credit:

- 1) _____
- 2) _____
- 3) _____

Name, address and phone number of the three customers for whom you have performed major home improvement work within the prior 12 to 18 months:

- 1. _____
- 2. _____
- 3. _____

The undersigned contractor certifies that all information herein is correct and further agrees that:

- 1. All licenses permits as required by the County and or City will be obtained prior to the start of a rehabilitation contract.
- 2. The Contractor confirms that they are not included on the State Debarment list of companies which is required for receiving a contract for this work.
- 3. The work will be performed in accordance with all codes, standards zoning regulations, and specifications, subject to a final inspection by the City and or County.
- 4. The Contractor agrees to attend regular in person and/ virtual check in meetings between the County, Centralina, and the Contractor to provide updates and feedback.
- 5. The Contractor agrees to allow for weekly virtual inspections with Centralina and or Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure the work is being done in accordance with the work write up and to organize any necessary changes to the work.
- 6. The Contractor shall maintain such insurance as will protect him from claims under Workmen's Compensation Acts and other employee benefits acts, from claims for damages because of bodily injury, including death, and from claims for damages to

property which may arise both out of and during operations under this Contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either of them.

7. The Contractor shall maintain general liability insurance in an amount of not less than \$100,000.00/\$200,000.00, one occurrence for injury to persons and not less than \$100,000.00 for damages due to property. The Contractor shall also maintain comprehensive coverage protecting the owner in the event of bodily injury including death, \$300,000 each person; and in the event of property damage arising out of the work performed by said Contractor, \$100,000 each accident. Certificates of Proof of such insurance shall be filed with Anson County prior to or at the time the Bid and Proposal are submitted. The Contractor shall defend, indemnify and hold harmless the Owner, Anson County its officers and employees, and Centralina Council of Governments, its officers and employees from liability and claim for damages because of bodily injury, death, property damage, sickness, disease, or loss and expense arising from Contractor's operations under this Contract.
8. Contractor will abide by HUD CDBG Regulations in accordance with federal and state regulations pertaining to Equal Employment Opportunity.

Contractors Signature

Date

CONTRACTORS RELEASE STATEMENT

I, _____, do hereby authorize County or City its designated agents to obtain and receive all records and information pertaining to eligibility information from all persons, companies, or firms holding or having access to such information that we can or could obtain from any persons, company or firm on any matter referred to above. I / we agree to have no claim for defamation, violation of privacy, or otherwise against any person, firm or corporation by reason of any statement or information released by them to the County for purposes of this program. The term of this shall commence on the date of signature and be in force for a period of three years from contract execution.

Signature _____

Date _____

**COMMUNITY DEVELOPMENT OFFICE
ANSON COUNTY CDBG-NR
“BID PACKAGE”**

PROPERTY IDENTIFICATION:

OWNER: AC#1
ADDRESS: 86 Frontier Rd., Polkton, NC 28135
BIDS WILL BE OPENED AT: 10:00 AM
ON: September 29, 2025
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NO. Stanley_25_005. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org;

Sincerely,

Matthew Rea

Project Construction Manager

WORK WRITE-UP

Owner: AC#1

Date: June 13, 2025

Address: 86 Frontier Rd., Polkton, NC

Case No: AC – 00XX

Telephone: (704) 294-8887 or 704-826-8659



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meets or exceeds the local building code.

Permits and inspections for building, electrical and plumbing work herein described must be obtained from Anson County Construction Standards/Building Inspection Department. All work must meet the Anson County Construction standards. A certificate of occupancy is required for final payment. Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of yard and grounds to general condition existing prior to commencement of this work. Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

Attached please find Exhibit 1- “Existing Floorplan” This exhibit is not to scale, but it’s a close approximation of the dimensions of the existing floorplan. The exhibits are provided to assist with the bidding process, as well as construction planning assistance. Detailed descriptions of this renovation project are outlined in the following work plan and specifications.

PHASE I: LEAD / ASBESTOS & RADON ABATEMENT

Note: It is the intent of this write-up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting for this residence. Listed below are activities recommended in the report for abatement of lead found in/on this residence and premises.

LEAD: INTERIOR/ EXTERIOR

Bider is responsible for reading and understanding the Risk Assessment Report by Roy Consulting that identifies lead paint and glazing to be abated using the recommendations in the report for lead paint removal and all cost associated with the abatement and cost associated with the final clearance report by Roy Consulting Group. Contractor shall be responsible for dust removal, cleaning and safe-lead removal practices as outlined in the report.

- A. _____ Side A through Side D
 - a. White aluminum covered window casing and sills replace components that are affected by replacement of windows in other section of the bid, Section III, and cover with aluminum coverings to match.
 - b. Partially exposed white wood facias and soffits Scrape Loose Paint prime and re-paint with white latex paint that is compatible to cover oil-based lead paints also in other places of the bid, Section I.
- B. _____ Side A Porch
 - c. Ceiling, support beams, trim boards, and exposed wood siding Scrape Loose Paint, prime and re-paint with white latex paint compatible to cover oil-based lead paint also in other places of bid.
- C. _____ Window D2: shows to be replaced in other sections of the bid, Section III.
- D. _____ Door A1: Brown wood door jambs and stops. Make smooth and operable, scrape loose paint, prime and repaint with latex paint compatible to cover oil-based lead paint.
- E. _____ Room 10 Floor and Windows: Complete specialized cleaning.

PRICE: _____

ASBESTOS: / INTERIOR: N/A

No asbestos found in the report

RADON: / INTERIOR: RADON LEVELS IN THE REPORT DO NOT REQUIRE ABATEMENT

_____ **TOTAL**

REMOVE, REPLACE OR ENCAPSULATE ALL ELEMENTS ABOVE AND ANY OTHER IDENTIFIED IN THE RISK ASSESSEMENT in accordance with Lead Abatement Guidelines. Note that activities contained in the Phase II, General Rehab require removal and replacement of some elements of this building (ie. windows, interior and exterior door units).

Properly clean all surfaces as specified in the lead abatement regulations; clean-up the yard and rake the ground around the house; remove all debris and call for lead clearance inspection (house must be found clear of lead prior to commencement of rehab/repair work specified below.

Contractor must notify Roy Consulting Group Corporation, (704) 968-4111 for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

Lead activities in PHASE I MUST be performed on this house prior the Phase II Rehab. A written clearance inspection must be obtained before proceeding with remaining repairs (Phase II, Rehab). The clearance report must be submitted to the Rehab Officer before commencing Phase II.

**I. EXTERIOR/
PRICE**

- _____ A. Install house numbers at front (5" height) (Owners choice of location).
- _____ B. Pressure wash total exterior of house.
- _____ C. Paint front porch and steps with two coats of approved premium exterior latex paint.
- _____ D. Install ne Lattice skirting at front porch and ramp
- _____ E. Install vinyl handrails at side porch and steps

II. FOUNDATION AND FLOOR SUPPORT SYSTEM

- _____ A. Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- _____ B. Install new 8" x 16" automatic temperature-controlled foundation vents with screens and shutters.
- _____ C. Install a new foundation access door(s) of 3/4" exterior grade material with 2" x 4" treated frame and masonry sill 3" above grade. Use heavy-duty strap hinges and padlock hasp. (Ensure door and frame have proper fit.)
- _____ D. Replace all defective floor joists with new treated floor joist(s) (Pay particular attention to entire left side of structure (Kitchen, Living, Bedrooms and Bathroom). Each joist shall be firmly supported at both ends by notching onto a sill, by a girder ledger, by resting on a solid foundation, or by a joist hanger, and shall be nailed into a sill or girder.
- _____ E. Replace all defective sills with 2" x 8" double-treated lumber. Pay particular attention to kitchen, living room and rear bedroom floors.
- _____ F. Install drop girders to level, support and strengthen floor system at kitchen, living room and bedroom areas. Drop girder shall be 2" x 10's supported by steel jack posts resting on 16" x 16" x 4" concrete footing.
- _____ G. Cover foundation wall with stucco (include side porch and steps). Paint with two coats of approved exterior paint. Owners choice of color

\$ _____ TOTAL of Page

III. DOORS & WINDOWS

_____ A. Replace all interior door units with ReliaBilt (or equal) mid-quality 6-Panel Textured Hollow-Core Molded door units. Closet doors shall be Paneled Manufactured Wood Hollow Primed Textured 6-Panel Bi-fold door Masonite.

_____ B. Install Schlage / Kwikset or equal lever style interior door hardware on all new interior doors

_____ C. Replace existing windows with double-hung, insulated, tilt-in mid-quality Pella, Reliabilt (or equal) mid-quality Vinyl Replacement windows

\$ _____ TOTAL of Page

IV. ELECTRICAL

- _____ A. Install an overhead fixture with wall switch in each room. Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220 volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights (2-bulbs) in living room and bedrooms. Fans and lights shall be controlled by separate switches; (\$). Owners choice of style. Install 2 exterior convenience outlets at front and rear.
- _____ B. Install new LED light fixture at kitchen ceiling and a LED light fixture above kitchen sink;
- _____ C. Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.
- _____ D. Install new exterior lights at front and carport entry. (Owners choice of style and color).
- _____ E. Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater combination unit in both bathrooms. Fan and light shall be on separate switches.
- _____ F. Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.
- _____ G. Install Hard wired doorbell at front entrance.

\$ _____ TOTAL of Page

V. PLUMBING

- _____ A. Install a new walk-in shower unit with Delta or equal fixtures in bathroom. Include handheld shower nozzles. Where practical, install plumbing access panel.
- _____ B. Install porcelain commode with water-saver tank in both bathrooms
- _____ C. Install a new vanity base with integral bowl top and backsplash in bathrooms. Use Delta or equal fixture in both bathrooms.
- _____ D. Install shut-off valves on plumbing fixtures.
- _____ E. Install exterior spigots at front and rear
- _____ F. Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.
- _____ G. Install a stainless-steel double sink unit, standard size. Install Delta or equal fixtures.
- _____ H. Install new washer connection center.
- _____ I. Install new 50 Gallon insulated Aqua Hut Gas water heater at exterior

- _____ \$ TOTAL of Page

VI. INTERIOR

- _____ A. Remove existing ceiling tiles and sheetrock. Replace all damaged paneling on walls and ceilings. Install new sheetrock throughout. Walls and ceilings shall be properly filled, taped, and sanded.
- _____ B. Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- _____ C. Install 15 ft. of base and 15' of pre-finished wall cabinets. Owners choice of style and color. Cabinets to be wooden and medium quality, complete with all hardware. Base cabinets to be complete with 5/8" plywood cabinet top and formica, properly glued and edge finished, owner's choice of color and pattern.
- _____ D. Install new crown mold properly painted.
- _____ E. Install backsplash on wall behind range and above all base cabinets. Backsplach to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.
- _____ F. Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar in both bathrooms.
- _____ G. Install a large L-shaped, heavy-duty, handicapped grab-bar at shower. Ensure that bar is securely fastened to wall studs. (Both bathrooms).
- _____ H. Install shower curtain rod at shower in both bathrooms.
- _____ I. Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms
- _____ J. Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- _____ K. Install 3-1/4" base mold properly stained and varnished.

\$ _____ TOTAL of Page

VII. HEATING:

PRICE

_____A. Install a new central electric forced air furnace HVAC system. Size new system per Manuel J of the NC Mechanical Code. Install new registers. Connect all ducts securely to registers. Seal all joints with Mastic and support ducts to prevent sagging. Provide sizing worksheet to Rehab Officer. Run insulated wrapped ducts with at least one outlet (vent) in each room. Install furnace and ductwork according to manufacturer's recommendations. Install a wall thermostat at proper location.

VIII. STORAGE ON SITE & INSULATION

_____A. Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.

_____B. Remove and dispose of existing floor insulation under house. Insulate floors to R-19 kraft faced fiberglass batts. Support new insulation with wire hangers

_____C. Blow insulation into attic to a value of R-38 after the electrical rough-in inspection has been completed.

_____D. Insulate all waterlines under the house with pipe insulation.

_____E. Insulate all opened walls with 3 1/2" fiberglass batts.

IX. LANDSCAPING:

_____ A. Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas. Pay particular attention to left side of structure.

_____ Total of Page

Total of All Pages (Total Bid Price) \$ _____

NOTE:

Please be sure that all Pages of the Work Write-up are attached before submitting your bid.

"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

Contractor: _____

Date: _____

Homeowner: _____

Date: _____

**COMMUNITY DEVELOPMENT OFFICE
ANSON COUNTY CDBG-NR
“BID PACKAGE”**

PROPERTY IDENTIFICATION:

OWNER: AC#2
ADDRESS: 61 Stardust Rd., Polkton, NC 28135
BIDS WILL BE OPENED AT: 10:00 AM
ON: September 29, 2025
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NO. Stanley_25_004. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org; .

Sincerely,

Matthew Rea

Project Construction Manager

WORK WRITE-UP

Owner: AC#2
Address: 61 Stardust Rd., Polkton, NC
Telephone: (704) 690-2052 or 704-690-0152

Date: May 29, 2025
Case No: AC – 00XX



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meets or exceeds the local building code.

Permits and inspections for building, electrical and plumbing work herein described must be obtained from Anson County Construction Standards/Building Inspection Department. All work must meet the Anson County Construction standards. A certificate of occupancy is required for final payment. Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of yard and grounds to general condition existing prior to commencement of this work. Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

Attached please find Exhibits (Exhibit 1-“Existing Floorplan” and Exhibit 2 - “Proposed Floorplan”). These exhibits are not to scale, but they are a close approximation of the dimensions of the existing floorplan and the proposed floorplan. The exhibits are provided to assist with the bidding process, as well as construction planning assistance. Detailed descriptions of this renovation project are outlined in the following work plan and specifications.

PHASE I: LEAD / ASBESTOS & RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting for this residence. Listed below are activities recommended in the report for abatement of lead asbestos and radon found in/on this residence and premises.

LEAD/RADON: INTERIOR/ EXTERIOR

No Lead abatement is included in this building.
No Radon abatement is included in this building.

PRICE: N/A

ASBESTOS: / INTERIOR

Bider is responsible for reading and understanding the Risk Assessment Report by Roy Consulting that identifies vinyl flooring in the hall bathroom to be abated using the recommendations in the report for asbestos removal and all cost associated with the abatement and cost associated with the final clearance report by Roy Consulting Group. Flooring in this room once abated and cleared by the report shall be replaced by a slip resistant ceramic tile or approved non-slip flooring that matches the color scheme of the bathroom and as selected by the owner. Carpet is not allowed to be used.

Removal and abatement shall be done by a licensed North Carolina Asbestos Abatement Contractor under direct supervision of the General Contractor.

_____ **TOTAL**

REMOVE, REPLACE OR ENCAPSULATE ALL ELEMENTS ABOVE AND ANY OTHER IDENTIFIED IN THE RISK ASSESSEMENT in accordance with Lead Abatement Guidelines. Note that activities contained in the Phase II, General Rehab require removal and replacement of some elements of this building (ie. windows, interior and exterior door units).

Properly clean all surfaces as specified in the lead abatement regulations; clean-up the yard and rake the ground around the house; remove all debris and call for lead clearance inspection (house must be found clear of lead prior to commencement of rehab/repair work specified below).

Anson County (Burnsville)
CDBG-NR Work Write-Up
– 61 Stardust Rd., Polkton, NC

Contractor must notify Roy Consulting Group Corporation (phone: 704-968-4111); for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

Lead activities in PHASE I MUST be performed on this house prior the Phase II Rehab. A written clearance inspection must be obtained before proceeding with remaining repairs (Phase II, Rehab). The clearance report must be submitted to the Rehab Officer before commencing Phase II.

I. ROOF (includes all porch or shed-style roof(s)/chimney(s) and carport area;

PRICE

- _____ A. Remove roofing down to sheathing. Replace all deteriorated sheathing with new sheathing (O.S.B.), include new ply-chips. Cover roof with new 15 lb. Felt (install 30lb. Felt and metal flashing in valleys. Install “20 year 3-tab “Architectural Style” 225 lb. fiberglass shingles, owner's choice of color. Install a metal drip-edge around perimeter roof. Leave entire roof watertight.
- _____ B. Wrap fascia with break metal.
- _____ C. Properly flash vent pipes with rubber sleeve-type flashing. Properly flash all roofs.
- _____ D. Install screened and louvered aluminum gable vents in all gables.
- _____ E. Install seamless gutters and downspouts with baked enamel finish. Include “Gutter Guards” or similar gutter covers for full perimeter
- _____ F. Install vinyl splash-blocks at all downspouts.
- _____ G. Install a 4" corrugated plastic underground drain line from downspout(s) Provide for sufficient fall to allow proper drainage from left side to a point 6 ft. from house.
- _____ H. Replace all deteriorated fascia and soffits. Box in all overhang with 3/8" AC exterior grade plywood soffits and fascia. Caulk all seams.
- \$ _____ TOTAL of Page

**II. EXTERIOR/
PRICE**

- _____ A. Remove existing rear deck and construct a new 6' x 10' deck at rear entry: Use all pressure treated materials, 2" x 8" joists and band, joists at 16" o.c.; Support joists with galvanized joist hangers, 4" x 4" deck posts spaced at 4' o.c, on deck blocks; Three 2" x 12" step stringers, Install composite / Vinyl post sleeves, with composite railing system, pickets, 4" o.c.; Composite (TREX or equal) decking and step treads; Include installation of new composite or vinyl gate with hasps and latch.
- _____ B. Cover all widow and door frames with aluminum. Caulk all openings around windows, doors and joints. Use silicon caulking.
- _____ C. Install house numbers at front (5" height) on porch column.
- _____ D. Drainage issues on left side of structure. Re-grade to provide swell for proper slope allowing water to drain away from foundation. Fill eroded areas along foundation wall.

III. FOUNDATION AND FLOOR SUPPORT SYSTEM

PRICE

- _____ A. Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- _____ B. Install new 8" x 16" automatic temperature controlled foundation vents with screens and shutters.
- _____ C. Install a new foundation access door(s) of 3/4" exterior grade material with 2" x 4" treated frame and masonry sill 3" above grade. Use heavy-duty strap hinges and padlock hasp. (Ensure door and frame have proper fit.)
- _____ D. Fill in all openings, holes, cracks in foundation with brick / block and mortar. Pay particular attention to front of house

\$ _____ TOTAL of Page

III. FOUNDATION AND FLOOR SUPPORT SYSTEM

PRICE

- _____ A. Replace all defective floor joists with new treated floor joist(s) (Pay particular attention to lefts side of structure (Bedroom #1, #2 #3 and hallway). Each joist shall be firmly supported at both ends by notching onto a sill, by a girder ledger, by resting on a solid foundation, or by a joist hanger, and shall be nailed into a sill or girder.

- _____ B. Replace all defective sills with 2" x 8" double-treated lumber. Pay attention to entire left side of structure and rear wall adjacent to rear deck.

- _____ C. Install new ½ " flooring throughout.

IV. DOORS & WINDOWS

- _____ A. Remove and replace all window(s) with vinyl covered aluminum tilt-in double-hung, insulated units. All new windows are to be cleaned. See Exhibit #2 for new window locations.

- _____ B. Install new shutters at front and side windows. Owners choice of color

\$ _____ TOTAL of Page

V. ELECTRICAL

- _____ A. Install an overhead fixture with wall switch in each room. Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220 volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights (2-bulbs) in living room and bedrooms. Fans and lights shall be controlled by separate switches; (\$). Owners choice of style. Install 2 exterior convenience outlets at front and rear.

- _____ B. Install new LED light fixture at kitchen ceiling and a LED light fixture above kitchen sink;

- _____ C. Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.

- _____ D. Install new exterior lights at front, rear porch entry. (Owners choice of style and color).

- _____ E. Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater combination unit in bathrooms. Fan and light shall be on separate switches.

- _____ F. Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.

- _____ G. Install Hard wired doorbell at front entrance.

\$ _____ TOTAL of Page

VI. PLUMBING

- _____ A. Install new septic system to the N.C. Plumbing Code.
- _____ B. Remove all existing plumbing and re-plumb entire house to N.C. Plumbing Code.
- _____ C. Install a new walk-in shower unit with Delta or equal fixtures in main bathroom. Include handheld shower nozzles. Where practical, install plumbing access panel.
- _____ D. Install a porcelain commodes with water-saver tank in both bathrooms
- _____ E. Install a 25" vanity base with integral bowl top and backsplash in both main bathroom and ½ bath. Use Delta or equal fixture in both bathrooms.
- _____ G. Install shut-off valves on plumbing fixtures.
- _____ H. Install exterior spigots at front and rear
- _____ I. Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.
- _____ J. Install a stainless steel double sink unit, standard size. Install Delta or equal fixtures.
- _____ K. Install new washer connection center.
- _____ L. Install new 40 Gallon Gas water heater.

- \$ _____ TOTAL of Page

VII. INTERIOR

- _____ A. Replace all damaged drywall on walls and ceilings. Walls and ceilings shall be properly filled, taped, and sanded.
- _____ B. Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- _____ C. Install new crown mold properly painted.
- _____ D. Install backsplash on wall behind range and above all base cabinets. Backsplach to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.
- _____ E. Install recessed bathroom cabinet with mirror.
- _____ F. Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar.
- _____ G. Install a large L-shaped, heavy-duty, handicapped grab-bar at shower. Insure that bar is securely fastened to wall studs.
- _____ H. Install shower curtain rod at shower.
- _____ I. Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms
- _____ J. Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- _____ K. Install 3-1/4" base mold properly stained and varnished.
- _____ L. Install 3/4" shoe mold properly painted.

\$ _____

TOTAL of Page

VIII. HEATING:

PRICE

_____ A. Install a new central electric forced air furnace HVAC system. Size new system per Manuel J of the NC Mechanical Code. Connect all ducts securely to registers. Seal all joints with Mastic and support ducts to prevent sagging. Provide sizing worksheet to Rehab Officer. Run insulated wrapped ducts with at least one outlet (vent) in each room. Install furnace and ductwork according to manufacturer's recommendations. Install a wall thermostat at proper location.

IX. STORAGE ON SITE & INSULATION

_____ A. Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.

_____ B. Remove and dispose of existing floor insulation under house. Insulate floors to R-19 kraft faced fiberglass batts. Support new insulation with wire hangers

_____ C. Blow insulation into attic to a value of R-38 after the electrical rough-in inspection has been completed.

_____ D. Insulate all waterlines under the house with pipe insulation.

_____ E. Insulate all opened walls with 3 1/2" fiberglass batts.

_____ \$Total of Page

X. LANDSCAPING:

_____ A. Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas. Pay particular attention to left side of structure.

_____ Total of Page

Total of All Pages (Total Bid Price) \$ _____

NOTE:

Please be sure that all 10 Pages of the Work Write-up are attached before submitting your bid.

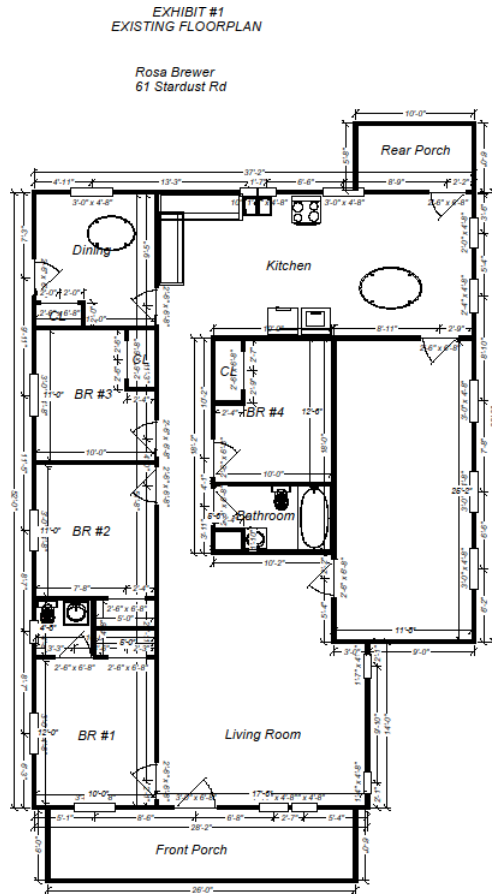
"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

Contractor: _____

Date: _____

Homeowner: _____

Date: _____



**COMMUNITY DEVELOPMENT OFFICE
ANSON COUNTY CDBG-NR
“BID PACKAGE”**

PROPERTY IDENTIFICATION:

OWNER: AC#3
ADDRESS: 3498 Cappadocia Church Rd., Polkton, NC 28135
BIDS WILL BE OPENED AT: 10:00 AM
ON: September 29, 2025
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NO. Stanley_25_003. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org;

Sincerely,

Matthew Rea

Project Construction Manager

WORK WRITE-UP

Owner: AC#3

Date: May 29, 2025

Address: 3498 Cappadocia Church Rd., Polkton, NC

Case No: AC – 00XX

Telephone: (704) 315-0097 or 980-315-9717



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meets or exceeds the local building code.

Permits and inspections for building, electrical and plumbing work herein described must be obtained from Anson County Construction Standards/Building Inspection Department. All work must meet the Anson County Construction standards. A certificate of occupancy is required for final payment. Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of yard and grounds to general condition existing prior to commencement of this work. Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

Attached please find Exhibits (Exhibit 1-“Existing Floorplan” and Exhibit 2 - “Proposed Floorplan”). These exhibits are not to scale, but they are a close approximation of the dimensions of the existing floorplan and the proposed floorplan. The exhibits are provided to assist with the bidding process, as well as construction planning assistance. Detailed descriptions of this renovation project are outlined in the following work plan and specifications.

PHASE I: LEAD / ASBESTOS & RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting for this residence. Listed below are activities recommended in the report for abatement of lead, asbestos and radon found in/on this residence and premises.

LEAD: INTERIOR/ EXTERIOR

Bider is responsible for reading and understanding the Risk Assessment Report by Roy Consulting that identifies lead paint and glazing to be abated using the recommendations in the report for lead paint removal and all cost associated with the abatement and cost associated with the final clearance report by Roy Consulting Group. Contractor shall be responsible for dust removal, cleaning and safe lead removal practices as outlined in the report.

- A. _____ Side A through Side D No work required at this time.
- B. _____ Room 9 Door A-1 option 2 Make smooth and operable, scrape loose paint and re-paint with latex paint to match existing and the is recommended for covering of lead based paints. Contractor has the option to replace the door, casing, header, jambs, stops and threshold at his cost in lieu of option 2.
- C. _____ Room 4 Side B Tub that has lead in the glazing is to be replaced with a walk in shower in other parts of bid. Refer to section VI Plumbing (A) shall be removed in one piece without breaking or cutting.
- D. _____ Room 10 Window A1 and D1 vinyl mini blinds Remove and replace with specialized cleaning as described in the report. Replace with blinds that do not contain lead to match existing in size and color as selected by the owner.

PRICE: _____

ASBESTOS: / INTERIOR: N/A

No asbestos found in the report

RADON: / INTERIOR: RADON LEVELS IN THE REPORT DO NOT REQUIRE ABATEMENT

_____ **TOTAL**

REMOVE, REPLACE OR ENCAPSULATE ALL ELEMENTS ABOVE AND ANY OTHER IDENTIFIED IN THE RISK ASSESSEMENT in accordance with Lead Abatement Guidelines. Note that activities contained in the Phase II, General Rehab require removal and replacement of some elements of this building (ie. windows, interior and exterior door units).

Properly clean all surfaces as specified in the lead abatement regulations; clean-up the yard and rake the ground around the house; remove all debris and call for lead clearance inspection (house must be found clear of lead prior to commencement of rehab/repair work specified below).

Contractor must notify Roy Consulting Group Corporation, (704) 968-4111 for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

Lead activities in PHASE I MUST be performed on this house prior the Phase II Rehab. A written clearance inspection must be obtained before proceeding with remaining repairs (Phase II, Rehab). The clearance report must be submitted to the Rehab Officer before commencing Phase II.

I. EXTERIOR/PRICE

- _____ A. Replace all deteriorated fascia and soffits. Pay particular attention to front porch ceiling at iron column supports. Box in all overhang with 3/8" AC exterior grade plywood soffits and fascia. Caulk all seams.
- _____ B. Wrap fascia with break metal.
- _____ C. Install house numbers at front (5" height) on porch column.
- _____ D. Drainage issues. Re-grade to provide swell for proper slope allowing water to drain away from foundation.

II. FOUNDATION AND FLOOR SUPPORT SYSTEM

PRICE

- _____ A. Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- _____ B. Install new 8" x 16" automatic temperature controlled foundation vents with screens and shutters.
- _____ C. Install a new foundation access door(s) of 3/4" exterior grade material with 2" x 4" treated frame and masonry sill 3" above grade. Use heavy-duty strap hinges and padlock hasp. (Ensure door and frame have proper fit.)
- _____ E. Replace all defective floor joists with new treated floor joist(s) (Pay particular attention to Living Room, Dining Room, Hallway, Bedroom #2 and Bathroom. Each joist shall be firmly supported at both ends by notching onto a sill, by a girder ledger, by resting on a solid foundation, or by a joist hanger, and shall be nailed into a sill or girder.
- _____ F. Replace all defective sills with 2" x 8" double-treated lumber. Pay attention to Living Room, dining room, hallway, bedroom #2 and bathroom. **Install new girder(s) under house** to stiffen and level floors (all rooms). New girder to be P.T. double 2" x 8" supported by metal jack posts spaced per Code and supported on approved deck blocks or poured concrete footings.:

\$ _____

TOTAL of Page

V. ELECTRICAL

_____ A. Install an overhead fixture with wall switch in each room. Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220 volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights (2-bulbs) in living room and bedrooms. Fans and lights shall be controlled by separate switches; (\$) Owners choice of style. Install 2 exterior convenience outlets at front and rear.

_____ B. Replace all defective electrical outlets. Replace defective wiring.

_____ C. Install new LED light fixture at kitchen ceiling and a LED light fixture above kitchen sink;

_____ D. Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.

_____ E. Install new exterior lights at front, rear porch entry. (Owners choice of style and color).

_____ F. Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater combination unit in bathrooms. Fan and light shall be on separate switches.

_____ G. Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.

_____ H. Install Hard wired doorbell at front entrance.

\$ _____ TOTAL of Page

VI. PLUMBING

_____ A. Install a new walk-in shower unit with Delta or equal fixtures in main bathroom. Include handheld shower nozzles. Where practical, install plumbing access panel.

_____ B. Install a porcelain commodes with water-saver tank in both bathrooms

_____ C. Install a 25" vanity base with integral bowl top and backsplash in both main bathroom and ½ bath. Use Delta or equal fixture in both bathrooms.

_____ D. Install shut-off valves on plumbing fixtures.

_____ E. Install exterior spigots at front and rear

_____ F. Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.

_____ G. Install a stainless steel double sink unit, standard size. Install Delta or equal fixtures.

_____ H. Install new washer connection center.

_____ I. Install new 50 Gallon Gas water heater.

\$ _____ TOTAL of Page

VII.

INTERIOR

_____ A. Replace all damaged drywall on walls and ceilings. Walls and ceilings shall be properly filled, taped, and sanded.

_____ B. Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.

_____ C. Install new crown mold properly painted.

_____ D. Install backsplash on wall behind range and above all base cabinets. Backsplash to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.

_____ E. Install recessed bathroom cabinet with mirror.

_____ F. Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar.

_____ G. Install a large L-shaped, heavy-duty, handicapped grab-bar at shower. Ensure that bar is securely fastened to wall studs.

_____ H. Install shower curtain rod at shower.

_____ I. Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms

_____ J. Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish

_____ K. Install 3-1/4" base mold properly stained and varnished.

_____ L. Install 3/4" shoe mold properly painted.

\$ _____ TOTAL of Page

VIII. HEATING:

PRICE

- _____ A. Install a new central electric forced air furnace HVAC system. Size new system per Manuel J of the NC Mechanical Code. Connect all ducts securely to registers. Seal all joints with Mastic and support ducts to prevent sagging. Provide sizing worksheet to Rehab Officer. Run insulated wrapped ducts with at least one outlet (vent) in each room. Install furnace and ductwork according to manufacturer's recommendations. Install a wall thermostat at proper location.

IX. STORAGE ON SITE & INSULATION

- _____ A. Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.
- _____ B. Remove and dispose of existing floor insulation under house. Insulate floors to R-19 kraft faced fiberglass batts. Support new insulation with wire hangers
- _____ C. Blow insulation into attic to a value of R-38 after the electrical rough-in inspection has been completed.
- _____ D. Insulate all waterlines under the house with pipe insulation.
- _____ E. Insulate all opened walls with 3 1/2" fiberglass batts.

X. LANDSCAPING:

- _____ A. Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas.

_____ Total of Page

Total of All Pages (Total Bid Price) \$ _____

NOTE:

Please be sure that all 7 Pages of the Work Write-up are attached before submitting your bid.

"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

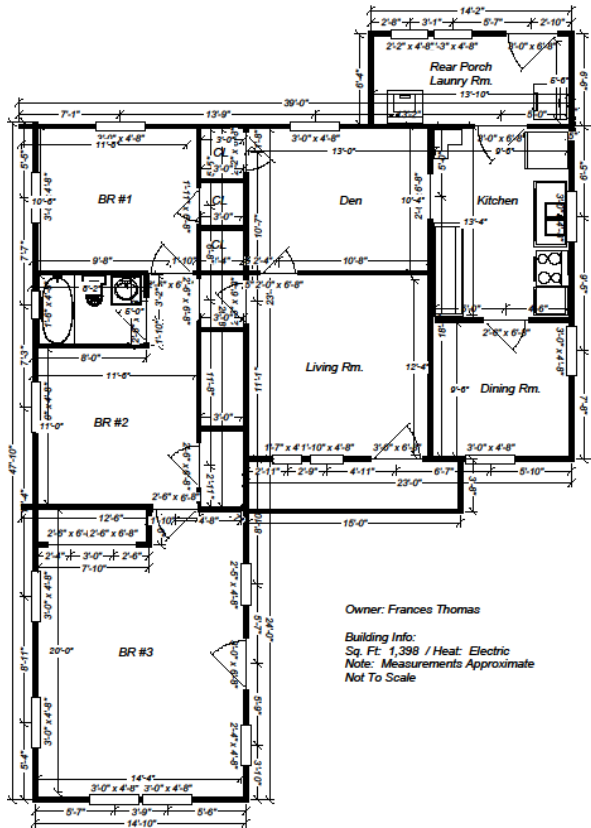
Contractor: _____

Date: _____

Homeowner: _____

Date: _____

EXISTING FLOORPLAN
 3498 Cappadocia Church Rd



**COMMUNITY DEVELOPMENT OFFICE
ANSON COUNTY CDBG-NR
“BID PACKAGE”**

PROPERTY IDENTIFICATION:

OWNER: AC#4
ADDRESS: 27 Brief Rd., Polkton, NC 28135
BIDS WILL BE OPENED AT: 10:00 AM
ON: September 29, 2025
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NO. Stanley 25 002. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org; .

Sincerely,

Matthew Rea

Project Construction Manager

WORK WRITE-UP

Owner: AC#4

Date: June 12, 2025

Address: 27 Brief Rd., Polkton, NC

Case No: AC – 00XX

Telephone: Girtha – 704-807-4798 / Jadyn Dickens 336-520-0172



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meets or exceeds the local building code.

Permits and inspections for building, electrical and plumbing work herein described must be obtained from Anson County Construction Standards/Building Inspection Department. All work must meet the Anson County Construction standards. A certificate of occupancy is required for final payment. Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of yard and grounds to general condition existing prior to commencement of this work. Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

Attached please find Exhibits (Exhibit 1-“Existing Floorplan” and Exhibit 2 - “Proposed Floorplan”). These exhibits are not to scale, but they are a close approximation of the dimensions of the existing floorplan and the proposed floorplan. The exhibits are provided to assist with the bidding process, as well as construction planning assistance. Detailed descriptions of this renovation project are outlined in the following work plan and specifications.

PHASE I: LEAD / ASBESTOS & RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting for this residence. Listed below are activities recommended in the report for abatement of lead found in/on this residence and premises.

LEAD: INTERIOR/ EXTERIOR

Bider is responsible for reading and understanding the Risk Assessment Report by Roy Consulting that identifies lead paint and glazing to be abated using the recommendations in the report for lead paint removal and all cost associated with the abatement and cost associated with the final clearance report by Roy Consulting Group. Contractor shall be responsible for dust removal, cleaning and safe-lead removal practices as outlined in the report.

_____A. Room 1 Window A1, A2 and D1 vinyl mini blinds Remove and replace with specialized cleaning as described in the report. Replace with blinds that do not contain lead to match existing in size and color as selected by the owner.

PRICE: _____

RADON: / INTERIOR: RADON LEVELS IN THE REPORT DO NOT REQUIRE ABATEMENT

ASBESTOS: / INTERIOR

Bider is responsible for reading and understanding the Risk Assessment Report by Roy Consulting that identifies 135 s.f. of light brown vinyl flooring in the front left bedroom Room 2 to be abated using the recommendations in the report for asbestos removal and all costs associated with the abatement and cost associated with the final clearance report by Roy Consulting Group. Flooring in this room once abated and cleared by the report shall have ½ plywood underlayment installed. Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4” round molding for complete finish as required in Section VI Interior in other sections of the bid.

Removal and abatement shall be done by a licensed North Carolina Asbestos Abatement Contractor under direct supervision of the General Contractor.

_____ **TOTAL**

REMOVE, REPLACE OR ENCAPSULATE ALL ELEMENTS ABOVE AND ANY OTHER IDENTIFIED IN THE RISK ASSESSEMENT in accordance with Lead Abatement Guidelines. Note that activities contained in the Phase II, General Rehab, require removal and replacement of some elements of this building (ie. windows, interior and exterior door units).

Properly clean all surfaces as specified in the lead abatement regulations; clean-up the yard and rake the ground around the house; remove all debris and call for lead clearance inspection (house must be found clear of lead prior to commencement of rehab/repair work specified below.

Contractor must notify Roy Consulting Group Corporation at 704.968.4111 for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

Lead activities in PHASE I MUST be performed on this house prior the Phase II Rehab. A written clearance inspection must be obtained before proceeding with remaining repairs (Phase II, Rehab). The clearance report must be submitted to the Rehab Officer before commencing Phase II.

I. **EXTERIOR/**
PRICE

_____ A. Install premium vinyl siding (Georgia-Pacific Vision Pro Double 5-inch Dutch Lap Siding (or equal) on all non-brick areas. Include all trim, corner pieces, undersill, vinyl soffit, J-Channels for professional finish. Owners choice of style and color.

_____ B. Install house numbers at front (5” height) (Owners choice of location).

_____ C. Pressure wash total exterior of house

_____ D. Construct a new 8’ x 8’ deck at rear entry: Use all pressure treated materials for structural support, 2” x 8” joists and band, joists at 16” o.c.; Support joists with galvanized joist hangers; Three 2” x 12” step stringers. **Install composite decking (TREX or equal), including composite railing system with composite step treads and risers;**

Construct a wheelchair ramp w/turning platform, to connect to rear porch Use all p.t. materials for structural support, 2” x 8” joists and band, 4” x 4” posts on deck blocks, three 2” x 12” step stringers; Connect joists to band w/ galvanized joist hangers; **Install composite ramp decking and guard rails and hand rails each side of ramp and steps ;**

_____ E. Construct a new 8’ x 8’ deck at front entry: Use all pressure treated materials for structural support, 2” x 8” joists and band, joists at 16” o.c.; Support joists with galvanized joist hangers; Three 2” x 12” step stringers. **Install composite decking (TREX or equal), including composite railing system with composite step treads and risers;**

\$ _____ TOTAL of Page

II. FOUNDATION AND FLOOR SUPPORT SYSTEM

PRICE

- _____ A. Replace all defective floor joists with new treated floor joist(s) (Pay particular attention to living room bedrooms and kitchen). Each joist shall be firmly supported at both ends by notching onto a sill, by a girder ledger, by resting on a solid foundation, or by a joist hanger, and shall be nailed into a sill or girder.
- _____ B. Replace all defective sills with 2" x 8" double-treated lumber.
- _____ C. Install new ½ " flooring throughout.
- _____ D. Completely cover the foundation with stucco and paint with two (2) coats of water proof masonry paint. Owner's choice of color. Use only approved masonry paint. (Include carport area).
- _____ E. Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- _____ F. Install new 8" x 16" automatic temperature-controlled foundation vents with screens and shutters.
- _____ G. Install a new foundation access door(s) of 3/4" exterior grade material with 2" x 4" treated frame and masonry sill 3" above grade. Use heavy-duty strap hinges and padlock hasp. (Ensure door and frame have proper fit.)
- _____ \$ TOTAL of Page

III. DOORS & WINDOWS

- _____ A. Replace all interior door units with ReliaBilt (or equal) 6-Panel Textured Hollow-Core Molded door units. Closet doors shall be Paneled Manufactured Wood Hollow Primed Textured 6-Panel Bi-fold door Masonite.

 - _____ B. Install Schlage / Kwikset or equal lever style interior door hardware on all new interior doors

 - _____ C. Remove and replace all window(s) with vinyl covered aluminum tilt-in double-hung, insulated units. All new windows are to be cleaned. See Exhibit #2 for new window locations.

 - _____ D. Install new metal 6-Panel insulated exterior door units at front and rear. Include Schlage or equal deadbolt lock sets.

 - _____ E. Install new shutters at front and side windows. Owners choice of color
- \$ _____ TOTAL of Page

IV. ELECTRICAL

- _____ A. Install an overhead fixture with wall switch in each room. Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220 volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights (2-bulbs) in living room and bedrooms. Fans and lights shall be controlled by separate switches; (\$). Owners choice of style. Install 2 exterior convenience outlets at front and rear.
- _____ B. Install new LED light fixture at kitchen ceiling and a LED light fixture above kitchen sink;
- _____ C. Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.
- _____ D. Install new exterior lights at front and carport entry. (Owners choice of style and color).
- _____ E. Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater combination unit in bathroom. Fan and light shall be on separate switches.
- _____ F. Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.
- _____ G. Install Hard wired doorbell at front entrance.

\$ _____ TOTAL of Page

V. PLUMBING

- _____ A. Install a porcelain commode with water-saver tank in bathroom
 - _____ B. Install a new vanity base with integral bowl top and backsplash in bathrooms. Use Delta or equal fixture in both bathrooms.
 - _____ C. Install shut-off valves on plumbing fixtures.
 - _____ D. Install exterior spigots at front and rear
 - _____ E. Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.
 - _____ F. Install a stainless-steel double sink unit, standard size. Install Delta or equal fixtures.
 - _____ G. Install new washer connection center in new laundry closet
 - _____ H. Install new 50 Gallon Aqua Hut Gas water heater at exterior
 - _____ I. Auger all drain lines to fully unclog pipes and ensure proper drainage and water flow from all plumbing fixtures.
- \$ _____ TOTAL of Page

VI. INTERIOR

- _____ A. Install 15’ of base and 15’ of wall pre-finished cabinets in kitchen. Install formica countertops on all cabinets Sand and refinish all ceilings. Replace all damaged paneling on walls and ceilings. Walls and ceilings shall be properly filled, taped, and sanded.
- _____ B. Remove existing ceiling tiles throughout. Install new sheetrock on all walls and ceilings
- _____ C. Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- _____ D. Install new crown mold properly painted.
- _____ E. Install backsplash on wall behind range and above all base cabinets. Backsplash to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.
- _____ F. Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms
- _____ G. Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- _____ H. Install 3-1/4" base mold properly stained and varnished.
- _____ I. Remove existing heater in living room. Permanently close

\$ _____ TOTAL of Page

VII. HEATING:

PRICE

_____A. Install a new central electric forced air furnace HVAC system. Size new system per Manuel J of the NC Mechanical Code. Install new registers. Connect all ducts securely to registers. Seal all joints with Mastic and support ducts to prevent sagging. Provide sizing worksheet to Rehab Officer. Run insulated wrapped ducts with at least one outlet (vent) in each room. Install furnace and ductwork according to manufacturer's recommendations. Install a wall thermostat at proper location.

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_____A. Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.

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_____C. Blow insulation into attic to a value of R-38 after the electrical rough-in inspection has been completed.

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_____F. Insulate all opened walls with 3 1/2" fiberglass batts.

IX. LANDSCAPING:

_____ A. Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas. Pay particular attention to left side of structure.

_____ Total of Page

Total of All Pages (Total Bid Price) \$ _____

NOTE:

Please be sure that all Pages of the Work Write-up are attached before submitting your bid.

"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

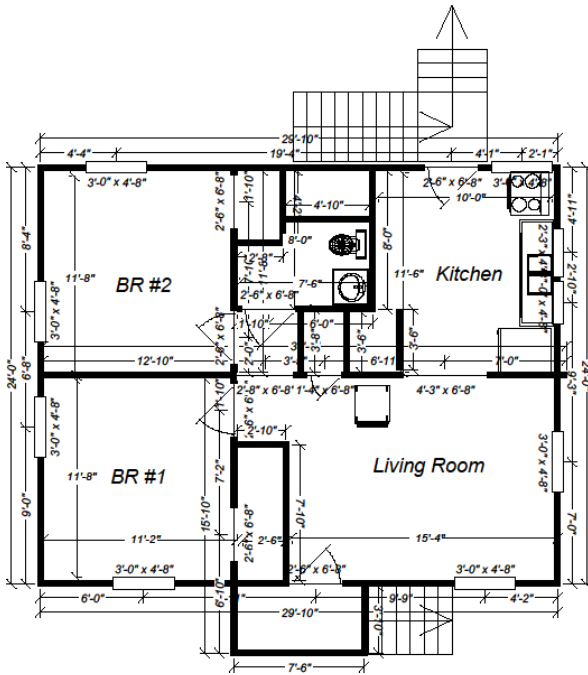
Contractor: _____

Date: _____

Homeowner: _____

Date: _____

**EXHIBIT #1
EXISTING FLOORPLAN
27 Brief Rd., Polkton**



**COMMUNITY DEVELOPMENT OFFICE
ANSON COUNTY CDBG-NR
“BID PACKAGE”**

PROPERTY IDENTIFICATION:

OWNER: AC#5
ADDRESS: 181 Olive Branch Rd
BIDS WILL BE OPENED AT: 10:00 AM
ON: September 29, 2025
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NO. Stanley 25_001. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org; .

Sincerely,

Matthew Rea

Project Construction Manager

Anson County (Burnsville)
CDBG-NR Work Write-Up
– 181 Olive Branch Rd., Polkton, NC

WORK WRITE-UP

Owner: AC#5
Address: 181 Olive Branch Rd., Polkton, NC
Telephone: (704) 826-8771

Date: June 10, 2025
Case No: AC – 00XX



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meets or exceeds the local building code.

Permits and inspections for building, electrical and plumbing work herein described must be obtained from Anson County Construction Standards/Building Inspection Department. All work must meet the Anson County Construction standards. A certificate of occupancy is required for final payment. Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of yard and grounds to general condition existing prior to commencement of this work. Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

Attached please find Exhibits (Exhibit 1-“Existing Floorplan” and Exhibit 2 - “Proposed Floorplan”). These exhibits are not to scale, but they are a close approximation of the dimensions of the existing floorplan and the proposed floorplan. The exhibits are provided to assist with the bidding process, as well as construction planning assistance. Detailed descriptions of this renovation project are outlined in the following work plan and specifications.

PHASE I: LEAD / ASBESTOS & RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting for this residence. Listed below are activities recommended in the report for abatement of lead found in/on this residence and premises.

LEAD: / EXTERIOR

PRICE:

No Lead abatement is included in this building.

ASBESTOS: / INTERIOR

No asbestos abatement is included in this building.

TOTAL

REMOVE, REPLACE OR ENCAPSULATE ALL ELEMENTS ABOVE AND ANY OTHER IDENTIFIED IN THE RISK ASSESSEMENT in accordance with Lead Abatement Guidelines. Note that activities contained in the Phase II, General Rehab require removal and replacement of some elements of this building (ie. windows, interior and exterior door units).

Properly clean all surfaces as specified in the lead abatement regulations; clean-up the yard and rake the ground around the house; remove all debris and call for lead clearance inspection (house must be found clear of lead prior to commencement of rehab/repair work specified below.

Contractor must notify Roy Consulting Group Corporation (phone 704-968-4111) for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

Lead activities in PHASE I MUST be performed on this house prior the Phase II Rehab. A written clearance inspection must be obtained before proceeding with remaining repairs (Phase II, Rehab). The clearance report must be submitted to the Rehab Officer before commencing Phase II.

**I. EXTERIOR/
PRICE**

- _____ A. Install house numbers at front (5” height) (Owners choice of location).
- _____ B. Pressure wash total exterior of house
- _____ C. Replace ceiling above carport.

**II. FOUNDATION AND FLOOR SUPPORT SYSTEM
PRICE**

- _____ A. Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- _____ B. Install new 8" x 16" automatic temperature controlled foundation vents with screens and shutters.
- _____ C. Install a new foundation access door(s) of 3/4" exterior grade material with 2" x 4" treated frame and masonry sill 3" above grade. Use heavy-duty strap hinges and padlock hasp. (Ensure door and frame have proper fit.)

\$ _____ TOTAL of Page

III. DOORS & WINDOWS

- _____ A. Replace all interior door units with ReliaBilt (or equal) 6-Panel Textured Hollow-Core Molded door units. Closet doors shall be Paneled Manufactured Wood Hollow Primed Textured 6-Panel Bi-fold door Masonite.

 - _____ B. Install Schlage / Kwikset or equal lever style interior door hardware on all new interior doors

 - _____ C. Replace Side and Rear Exterior Doors with Therma-Tru (or equal) Entry Door 36-in x 80-in x 4-9/16-in Fiberglass Half lite Ready to paint Unfinished Prehung Front Door with Brickmould Insulating core with Grilles

 - _____ D. Install Kwikset (or equal) Cove Satin Nickel SmartKey Exterior Single-Cylinder Keyed Entry Door Knob exterior door hardware on all new exterior doors
- _____ \$ TOTAL of Page

IV. ELECTRICAL

- _____ A. Upgrade electric service to NEC. There are currently two separate electric service panels. Install all electric service in one panel box. Upgrade electric service to accommodate new HVAC unit

- _____ B. Install an overhead fixture with wall switch in each room. Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220 volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights in living room and bedrooms. Fans and lights shall be controlled by separate switches; Owners choice of style. Install 2 exterior convenience outlets at front and rear.

- _____ C. Install new LED light fixture at kitchen ceiling and a LED light fixture above kitchen sink;

- _____ D. Repair / upgrade wiring to BR #1 closet ceiling light. Install lighting per NEC. Remove existing wiring.

- _____ E. Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.

- _____ F. Install new exterior lights at front, carport and rear entry. (Owners choice of style and color).

- _____ G. Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater combination unit in bathrooms. Fan and light shall be on separate switches.

- _____ H. Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.

- _____ I. Install Hard wired doorbell at front entrance.

- _____ J. Remove and replace existing attic fan with new ventilator attic fan with adjustable thermost.

\$ _____ TOTAL of Page

V. PLUMBING

_____ A. Install a new no-step walk-in shower unit with Delta or equal fixtures in both bathrooms. Include handheld shower nozzles. Where practical, install plumbing access panel.

_____ B. Install ADA Compliant (between 17”and 19” height from floor to seat) porcelain commodes with water-saver tank in both bathrooms

_____ C. Install a new vanity base with integral bowl top and backsplash in both bathrooms. Use Delta or equal fixture in both bathrooms.

_____ D. Install shut-off valves on plumbing fixtures.

_____ E. Install exterior spigots at front and rear

_____ F. Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.

_____ G. Install a stainless steel farmhouse sink. Install Delta or equal fixtures.

_____ H. Install new washer connection center.

_____ I. Install new 50 Gallon Electric water heater.

\$ _____ TOTAL of Page

VI. INTERIOR

- _____ A. Replace all damaged paneling on walls. Walls shall be properly filled, taped, and sanded.
- _____ B. Paint walls in Den and Kitchen and all ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- _____ C. Paint base and wall kitchen cabinets with 2 coats of semi-gloss latex paint. Owners choice of color.
- _____ D. Install new crown mold properly painted.
- _____ E. Install beadboard to all ceilings.
- _____ F. Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar.
- _____ G. Install a large L-shaped, heavy-duty, handicapped grab-bar at shower. Insure that bar is securely fastened to wall studs.
- _____ H. Install shower curtain rod at shower.
- _____ I. Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms
- _____ J. Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- _____ K. Install 3-1/4" base mold properly stained and varnished.
- _____ L. Install 3/4" shoe mold properly painted.
- _____ M. Install pull out double trash cans in kitchen cabinet where trash compactor was.

\$ _____ TOTAL of Page

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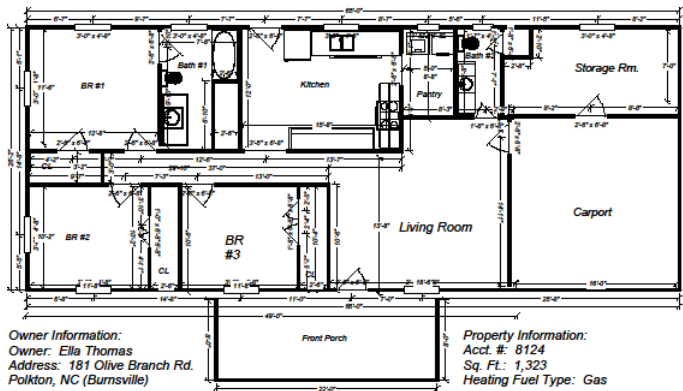
Contractor: _____

Date: _____

Homeowner: _____

Date: _____

Exhibit #1
Existing Floorplan



Owner Information:
Owner: Ella Thomas
Address: 181 Olive Branch Rd.
Polkton, NC (Burnsville)

Property Information:
Acct. #: 8124
Sq. Ft.: 1,323
Heating Fuel Type: Gas

Note: Not To Scale: Measurements are Approximate