

TECHNICAL SPECIFICATIONS

TECHNICAL SPECIFICATIONS
EXISTING CARPET REMOVAL/REPLACEMENT

A. Project Locations and Owner:

1. Project Location:
- Murray Manor
385 Center Street
Chardon, Ohio 44024
- Harris House
351 Lost Pond Parkway
Chardon, Ohio 44024
- Strickland Arms
Bainbridge Township
Geauga County, Ohio
- Scranton Woods
Newbury Township
Geauga County, Ohio
- Cloverdale Estates I and II
Middlefield Township
Geauga County, Ohio

2. Owner:
- Geauga Metropolitan Housing Authority
Executive Director, Nancy Sadler
385 Center Street
Chardon, Ohio 44024
(440) 286-7413

B. Scope of Work:

The purpose of this Invitation for Bids (IFB) is to retain a contractor to furnish and install on an as-needed basis, carpeting, as detailed herein.

The Geauga Metropolitan Housing Authority (GMHA) is providing brand name(s) as a sample only so that bidders have a better understanding as to the minimum product standards the Housing Authority desires. Bidders may propose a product for "equal" consideration as long as the product is substantially equivalent to the product specified and submittal requirements outlined in the Instructions to Bidders are followed.

Technical Specifications – Pg. 2

1. The removal and/or replacement of existing carpeting in the housing units located at the sites listed under "A. Project Location".
2. The housing units requiring this work will be **vacant**. No moving of furniture will be required.
3. The preparation of all floor surfaces for installation of new carpet.
4. All labor and material for removal and/or installation of new carpeting.
5. Disposal of all debris associated with the project to a designated approved State of Ohio landfill.
6. All work will be scheduled as part of a GMHA housing unit preparation for occupancy and **shall be completed within 3-5 calendar days** of notification to start work.

C. Use of the Premises:

1. The contractor shall have use of the housing units at locations listed above and required for construction operations, including project sites, during the construction period.
2. Access to Murray Manor and Harris House buildings and specific housing units at each location shall be scheduled through the GMHA Maintenance Department.

D. Carpeting – Description of Work:

When the Geauga Metropolitan Housing Authority (GMHA) has a need for this service, the contractor and the GMHA representative will meet at the applicable unit, inspect unit and mutually determine the extent of the required product and service needed. Each bidder had already, as part of its bid submittal, proposed unit fees for carpet products that will be needed to complete the work.

1. Work Included:
 - (a) If GMHA's Maintenance has not already done so, remove existing carpeting in areas determined to be re-carpeted and install new specified carpeting.
 - (b) Clean all areas of scrap and unused materials on a daily basis.

(c) Repair at the satisfaction of the GMHA, any wall surface damaged during the installation of new carpeting or replacement of the existing base material when required.

(d) The replacement of transition strips between tile and carpet when required.

(e) Repair of any vinyl tile damaged during the installation of new carpeting

2. Definition: "Carpet", as used herein, means a floor covering system in the specified construction, warranty and installation method.

E. Quality Assurance:

Use only skilled installers who are thoroughly trained and experienced in the necessary crafts and who are familiar with the specified requirements and methods needed for proper performance of the work of this section with a minimum of five (5) years experience.

F. Products:

1. Carpet Materials:

Carpeting materials listed herein are the product of Shaw Industries. Other similar products by other manufacturers meeting with the approval of the GMHA may be used.

(a) Manufacturer:

Mohawk
Mohawk Carpet Corporation
P.O. Box 12069
Calhoun, Georgia 30703

Style:	Squadron 26
Pile Yarn Content:	100% Olefin
Yarn Twists per inch:	N/A
Fabric Type:	Level Loop

Fiber Treatment:	Permastrand Olefin
Gauge:	1/10
Pile Height:	0.156"
Stitches per inch:	11.33
Certified Pile Weight:	25.50 ozs.
Total Weight:	55.46 ozs.

Technical Specifications – Pg. 4

Density: 5.885
Dye Method: Pre-dyed
Primary Backing: Woven Polypropylene
Secondary Backing: Woven Polypropylene
Pattern Repeat: No
FHA Information: MEA #46528
Type: 1 Class 1
Type: 2 Class 1
Texture A

Performance Appearance Retention: 2.50
(PAR Rating)

Static (AATCO 134): 1.4 K.V. (step) 1.3 K.V. (Scuff)
Indoor Air Quality # GLP 3878
Flammability: Pill Test - 16CFR - 1630.4 (FF - 1 - 70) Pass
Critical Radiant Flux (ASTM E - 628): Class 2
Smoke Density (E- 622): 127 (flame only)

(b) Adhesives

All adhesives for installation of carpet will be eco-friendly materials with low VOC content meeting all HUD requirements and latest requirements of green building content. Submit to the Geauga Metropolitan Housing Authority a listing and specifications of all installation materials for approval before the start of work. Due to frequent replacement of carpet, use the minimum amount of adhesive.

(c) Other Materials

Provide other materials, not specifically described but required for a complete and proper installation, as selected by the contractor subject to the approval of the Geauga Metropolitan Housing Authority.

G. Execution:

1. Surface Conditions:

Should faulty conditions exist which will affect the proper installation of the work of this Section, notify the Geauga Metropolitan Housing Authority Maintenance and do not proceed until such conditions are corrected.

2. Preparation:

(a) Strip existing carpeting from surfaces receiving new flooring materials;

Technical Specifications – Pg. 5

- (b) Inspect all concrete or wood surfaces for levelness. Patch all unlevel surfaces with eco-friendly leveling materials;
- (c) Remove all existing tackles stripping, staples or nails;
- (d) Inspect all wood floor surfaces for squeaks. Renail all required areas before installation of new floor systems.

3. Carpet Installation:

Follow all requirements of the carpet manufacturer for installation of this flooring system.

- (a) Installation on concrete slab: Low VOC, eco-friendly adhesive as specified by the manufacturer;
- (b) Installation on wood subflooring: galvanized staple system

4. Cleaning:

- (a) All excess materials to be collected from the job site on a daily basis and trucked to an approved disposal site approved by the State of Ohio;
- (b) Vacuum all carpet surfaces at completion of job

SITE INFORMATION

HARRIS HOUSE – 351 Lost Pond Parkway, Chardon, Ohio 44024

Harris House is a fifty (50)-unit, one-story housing facility located in Chardon, Ohio. All units are one (1)-bedroom, six (6) of which are handicap accessible. Constructed in 1991 with ADA upgrades in 1996; 18% unit turnover for 2010.

MURRAY MANOR – 385 Center Street, Chardon, Ohio 44024

Murray Manor is a seventy-six (76)-unit, one-story housing facility located in Chardon, Ohio. All units are one (1)-bedroom, six (6) of which are handicap accessible. Constructed in 1983 with ADA upgrades in 1996; 18% unit turnover for 2010.

STRICKLAND ARMS – Bainbridge, Ohio

Strickland Arms is a thirty (30)-unit family housing facility located in the Chagrin Falls Park, Bainbridge, Ohio. All units are of a two (2)-story townhouse configuration. Two (2) of the units are handicap accessible. Constructed in 1982 with ADA upgrades in 1996; 40% unit turnover for 2010.

SCRANTON WOODS – Newbury, Ohio

Scranton Woods is a thirty-eight (38)-unit family housing facility located in Newbury, Ohio. Thirty-six (36) units are of a two (2)-story townhouse configuration. Two (2) units are one-story handicap accessible. Constructed in 1984 with ADA upgrades in 1996; 26% unit turnover for 2010.

CLOVERDALE ESTATES I & II – Middlefield, Ohio

Cloverdale Estates is a forty-nine (49)-unit family housing facility located in Middlefield, Ohio. Forty-six (46) units are of a two (2)-story duplex configuration. Two (2) units are one-story handicap accessible duplex and one (1) unit is a two (2)-story single. Constructed in 1985 with ADA upgrades in 1996; 28% unit turnover for 2010.