818 S. FLORES ST.

SAN ANTONIO, TEXAS 78204 0

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www.saha.org

Procurement Department

INVITATION FOR BIDS (IFB)

FOR

Castle Point Exterior Renovations and Site Improvements

FOR

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS AND AFFILIATED ENTITIES

IFB# 1903-910-65-4901

Prepared by:

Department of Procurement
Of the
San Antonio Housing Authority
818 South Flores Street
San Antonio, Texas 78204

Invitation For Bids For

Castle Point Exterior Renovations and Site Improvements

The Housing Authority of the City of San Antonio, Texas and its affiliated entities d/b/a San Antonio Housing Authority ("SAHA") hereby invites qualified independent Contractors to submit bids for various renovations to the exteriors and site improvements of the Castle Point Apartments, 5320 Blanco Road, San Antonio, TX 78216.

As a part of our social mission and federal mandate, SAHA is committed to providing economic, training and educational opportunities to the low income individuals in the communities we serve. All contractors are required to recruit and hire low income individuals for new positions and provide training & educational opportunities to the greatest extent feasible for these individuals.

The IFB can be obtained by calling 210-477-6059 or online at

www.saha.org

http://nahro.economicengine.com

http://www.publicpurchase.com/gems/saha,tx/buyer/public/home

Notice: Contact with members of the SAHA Board of Commissioners, or SAHA officers and employees other than the contact person listed herein, by any prospective Bidder, after publication of the IFB and prior to the execution of a contract with the successful bidder(s) could result in disqualification of your bid. In fairness to all prospective bidder(s) during the IFB process, if SAHA meets in person with anyone representing a potential provider of these services to discuss this IFB other than at the pre-submittal meeting, an addendum will be issued to address all questions so as to insure no Bidder has a competitive advantage over another. This does not exclude meetings required to conduct business not related to the IFB or possible personal presentations after written qualifications have been received and evaluated.

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS

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IFB INFORMATION AT A GLANCE

POINT OF CONTACT	Charles Bode Assistant Director of Procurement Phone: (210) 477-6703 Fax: (210) 477-6167 charles bode@saha.org
DATE ISSUED	March 15, 2019
NON-MANDATORY PRE-SUBMITTAL MEETING	March 22, 2019 at 10:00 a.m. SAHA Central Office, 818 S. Flores, San Antonio, TX 78204
LAST DATE FOR QUESTIONS	March 22, 2019 at 3:00 p.m.
SITE VISIT	Open-Contact Property Office
BID DUE DATE	April 2, 2019 at 2:00 p.m. SAHA Procurement Dept. 818 S. Flores, San Antonio, TX 78204
ANTICIPATED APPROVAL BY THE BOARD	April/May 2019
SUBMITAL REQUIREMENTS	1 (one) Original signature document marked "ORIGINAL" and 2 (two) exact copies marked "COPY" in a sealed envelope or container.

INTRODUCTION

The San Antonio Housing Authority (SAHA) is a public housing agency created by resolution of the City of San Antonio in 1938 pursuant to the Texas Housing Authorities Law (now Chapter 392 of the Texas Local Government Code) and federal law. SAHA is a unit of government and its functions are essential governmental functions. The property of SAHA is used for essential public and governmental purposes and is exempt from all taxes, including sales tax on all its purchases of supplies and services.

SAHA enters into and executes contracts and other instruments that are necessary and convenient to the exercise of its powers. SAHA maintains contractual arrangements with United States Department of Housing and Urban Development (HUD) to manage and operate its low rent public housing program and administers the Section 8 Housing Assistance Payments Programs. SAHA programs are federally funded along with development and modernization grants and rental income.

Its primary activity is the ownership and management of over 6,300 public housing units. It also administers rental assistance for almost 12,000 privately owned rental units through the Section 8 program. It operates and manages its housing developments to provide decent, safe, sanitary and affordable housing to low income families, the elderly, and the disabled, and implements various programs designed and funded by HUD.

SAHA has created a number of affiliated public facility corporations ("PFCs") pursuant to Chapter 303 of the Texas Local Government Code (the Public Facility Corporation Act). In some instances, these PFCs own projects. In other cases, PFCs or other related entities serve as partners in partnerships that have been awarded low-income housing tax credits. SAHA's affiliated entities own and operate over 3,000 units of affordable housing.

SAHA staff also manages the San Antonio Housing Finance Corporation ("Finance Corporation"), which is primarily a conduit issuer of bonds for developers of affordable housing projects. The Finance Corporation was created pursuant to Chapter 394 of the Texas Local Government Code (the Texas Housing Finance Corporations Act). When used herein, "SAHA" shall include its affiliated entities.

INVITATION FOR BID

1.0 GENERAL INFORMATION

- **1.1 Statement of Purpose:** The Housing Authority of the City of San Antonio and its affiliated entities (SAHA) are seeking bids from independent contractors with demonstrated professional competence and experience for the exterior renovations and site improvements to the Castle Point Apartments located at 5320 Blanco Road, San Antonio, TX 78216.
- **1.2** Bidders acknowledge that submitting a bid to SAHA is not a right to be awarded a contract, but only an offer by the Bidder to perform the requirements of the IFB documents in the event SAHA decides to award a contract to that Bidder.
- 1.3 Non-Mandatory Pre-Bid Conference: A pre-bid conference will be held at SAHA Central Office, located at 818 South Flores, San Antonio, Texas 78204 as indicated herein. The purpose of this conference is to assist Bidders in understanding of the IFB documents and required submittal documents. At this conference, SAHA will conduct an overview of the IFB documents, including attachments. Any questions concerning the scope must be presented in writing (e-mail is acceptable) to the contact person listed herein and will be answered in an addendum.
- 1.4 Bidder's Responsibilities-Contact with SAHA: Bidders shall address all communication and correspondences pertaining to this IFB process to contact listed herein only. Bidders must not inquire or communicate with any other SAHA staff member or official (including members of the Board of Commissioners) pertaining to this IFB. Failure to abide by this requirement is cause for a bid to be disqualified. During the IFB solicitation process, SAHA will not conduct any ex parte conversations which may give one prospective Bidder an advantage over other prospective Bidders.

2.0 SAHA'S RESERVATION OF RIGHTS

- 2.1 SAHA reserves the right to reject any or all bids, to waive any informality in the IFB process, or to terminate the IFB process at any time, if deemed by SAHA to be in its best interests.
- **2.2** SAHA reserves the right not to award a contract pursuant to this IFB.
- 2.3 SAHA reserves the right to terminate a contract awarded pursuant to this IFB, at any time for its convenience upon 30 days written notice to the successful Bidder(s).
- **2.4** SAHA reserves the right to determine the days, hours and locations that the successful Bidder(s) shall provide the services called for in this IFB.

- 2.5 SAHA reserves the right to retain all bids submitted and not permit withdrawal for a period of 90 days subsequent to the deadline for receiving bids without the written consent from SAHA.
- 2.6 SAHA reserves the right to reject and not consider any bid that does not meet the requirements of this IFB, including but not necessarily limited to incomplete bids and/or bids offering alternate or non-requested services and from individuals deemed non responsible.
- **2.7** SAHA shall have no obligation to compensate any Bidder for any costs incurred in responding to this IFB.
- 2.8 SAHA reserves the right to at any time during the IFB or contract process to prohibit any further participation by a Bidder or reject any bids submitted that does not conform to any of the requirements detailed herein. Each prospective Bidder further agrees that he/she will inform SAHA in writing within five (5) days of the discovery of any item that is issued thereafter by SAHA that he/she feels needs to be addressed. Failure to abide by this timeframe shall relieve SAHA, but not the prospective Bidder, of any responsibility pertaining to such issue.
- 2.9 SAHA reserves the right to, prior to award, revise, change, alter or amend any of the instructions, terms, conditions, and/or specifications identified within the IFB documents issued, within any attachment or drawing, or within any addenda issued. All addenda will be posted on SAHA's website www.publicpurchase.com and https://nahro.economicengine.com. Such changes that are issued before the bid submission deadline shall be binding upon all prospective Bidders.
- **2.10** In the case of rejection of all bids, SAHA reserves the right to advertise for new bids or to proceed to do the work otherwise.
- **2.11** SAHA reserves the right to, without any liability; cancel the award of any bid(s) at any time before the execution of the contract documents by all parties.
- **2.12** SAHA reserves the right to reduce or increase estimated or actual quantities in whatever amount necessary without prejudice or liability to SAHA, if:
 - **2.12.1** Funding is not available,
 - **2.12.2** Legal restrictions are placed upon the expenditure of monies for this category of service or supplies; or,
 - **2.12.3** SAHA's requirements in good faith change after award of the contract.

- **2.13** SAHA reserves the right to make an award to more than one Bidder based on cost and the Bidder being considered responsive and responsible.
- **2.14** SAHA reserves the right to require additional information from all Bidders to determine level of responsibility. Such information shall be submitted in the form and time frame required by SAHA.
- **2.15** SAHA reserves the right to require the Contractor to keep accurate timesheets for all employees assigned to perform any project, task, or assignment resulting from this IFB and any resulting contract.
- **2.16** SAHA reserves the right to contact any individuals, entities, or organizations that have had a business relationship with the Bidder regardless of their inclusion in the reference section of the bid submittal.
- 2.17 In the event any resulting contract is prematurely terminated due to non-performance and/or withdrawal by the Contractor, SAHA reserves the right to seek monetary restitution (to include but not limited to withholding of monies owed) from the Contractor to cover costs for interim services and/or cover the difference of a higher cost (difference between terminated Contractor's rate and new company's rate) beginning the date of Contractor's termination through the contract expiration date.
- **2.18** SAHA reserves the right to amend the contract any time prior to contract execution.

3.0 **GENERAL CONDITIONS**:

- **3.1 SPECIFICATIONS:** The Contractor shall provide the goods or services as specified in this IFB and shall generally comply with the requirements of the HUD Form 5370 (attached) including obtaining Builder's Risk Insurance. Specifications are in Attachment A.
- 3.2 REGULATORY/LICENSING: Contractor shall comply with all applicable federal, state and local laws, rules, regulations, ordinances and codes and obtain any licenses or permits required to provide the services under this IFB. Obtaining licenses and permits shall be the sole responsibility of the successful Bidder whether or not they are known to either the SAHA or the Bidders at the time of the submittal deadline or the award.

- 3.3 SECTION 3: Contactor is required to prepare and submit monthly reports on Section 3. Contractor shall utilize Section 3 residents and businesses as defined in Attachment D to perform the requirements under this IFB to the greatest extent feasible and shall document such efforts monthly. There is a 30% goal for hiring Section 3 residents on any contract resulting from this RFP, a subcontracting goal of 10% for Section 3 Businesses for construction contracts and a subcontracting goal of 3% with Section 3 Businesses for non-construction contracts. Contractors will be evaluated on their performance at achieving this goal and such evaluation shall be a factor in future awards.

 FAILURE TO PROVIDE A SECTION 3 PLAN MAY CAUSE THE SUBMITTAL TO BE DISQUALIFIED AS NON-RESPONSIVE.
- 3.4 SMALL, WOMAN, MINORITY BUSINESS ENTERPRISES (SWMBE): The Proposer is required to include a plan identifying the Proposer's good faith efforts to assist SAHA in its responsibility to foster the development of small and historically under-utilized business enterprises including woman owned, minority owned, disabled veteran owned business enterprises and other business enterprises owned and recognized by HUD as having privileged status. All subcontracting opportunities shall be outlined in this plan and any subcontractors listed on the Subcontractor's form provided in Attachment C. FAILURE TO PROVIDE A SWMBE PLAN MAY CAUSE THE SUBMITTAL TO BE DISQUALIFIED AS NON-RESPONSIVE.
- 3.5 RESPONSIBILITY FOR SUBCONTRACTORS: All requirements for the "Prime" contractor shall also apply to any and all subcontractors. It is the Prime Contractors' responsibility to insure the compliance by the subcontractors. Regardless of subcontracting, the Prime Contractor remains liable to SAHA for the performance under this IFB or any resulting contract.
- 3.6 CRIMINAL HISTORY/DRUG TESTING; Contractor shall perform criminal history checks and drug screening tests on all employees performing work under this IFB and any resulting contract and if requested provide summaries of the results to SAHA. Prospective employees whose criminal history checks discloses a misdemeanor or felony conviction involving crimes of moral turpitude or harm to persons or property shall not be used to perform work under this IFB or any resulting contract. Contractor is required to perform drug screening of all employees and to insure acceptable test results. Criminal history and drug screening checks will be completed at the sole expense of the Contractor.
- 3.7 LIQUIDATED DAMAGES: For each day that performance under a resulting contract from this IFB is delayed beyond the time specified for completion, the successful Bidder shall be liable for liquidated damages in the amount of \$100.00 per day. However, the timeframe for performance may be adjusted at SAHA's discretion in writing and received by the successful Bidder prior to default under any resulting contract.

- - **3.8 UNACCEPTABLE EMPLOYEES:** If any employee of the Contractor is deemed unacceptable by SAHA, Contractor shall immediately replace such personnel with a substitute acceptable to SAHA.
 - **3.9 UNIFORMS/BADGES:** Contractor shall provide uniforms and/or ID badges for all employees working on SAHA's properties. No employee will be allowed on SAHA's properties out of uniform and/or without an ID badge.
 - **3.10 WARRANTY:** All items installed/provided under any contract resulting from this IFB must include a minimum of a two (2) year warranty from the Contractor for labor, materials, and installation except as specified otherwise herein. This period will begin on the date of "FINAL" acceptance by SAHA.
 - 3.10.1 The services provided under the contract shall conform to all information contained within the IFB documents as well as applicable Industry Published Technical Specifications, and if one of the above mentioned Specifications contains more stringent requirements than the other, the more stringent requirements shall apply.
 - **3.10.2** In addition to all other warranties, the warranty shall include the warranty for merchantability and the warranty of fitness for a particular purpose.
 - **3.10.3** Contractor shall assign any warranties and guarantees to SAHA and provide the Contractor's Warranty for Labor and Installation to SAHA along with all Manufacturers' Warranty documents.
 - **3.11 SUBMISSIONS:** Late submissions will not be accepted. Submissions received prior to the opening will be held in confidence until the opening.

3.12 PROPOSED COST:

- **3.12.1 Base Costs:** Your proposed fee for each item is inclusive of all necessary costs to provide the proposed services, including, but not limited to: employee costs and benefits; clerical support; overhead; profit; supplies; materials; licensing; insurance, vehicle fuel, etc. Each fee proposed shall be fully "burdened" with profit and overhead costs.
- 3.12.2 Unit Prices: Your proposed unit price for each item listed on the Unit Price Sheet, if required, shall be inclusive of all expenses incurred to perform the service under this IFB and any resulting contract. Unit Price shall include but not be limited to, employee costs and benefits, clerical support, overhead, profit, supplies, materials, equipment, licensing, insurance, bonding, vehicle fuel, etc. In case of a discrepancy between a unit price and an extension the unit price prevails.
- **3.12.3** Contractor shall provide at contractor's own expense all equipment, labor, materials, supplies, and tools.

- **3.13 Taxes:** SAHA, as a governmental entity, is exempt from Texas State Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.
- 3.14 Delivery: All costs submitted by the successful Bidder shall reflect the cost of delivering the proposed items and/or services to the locations specified within the IFB documents or within the Agreement. All costs in the bid submittal shall be quoted as FOB Destination, Freight Prepaid and allowed unless otherwise stated in this IFB.
 - 3.14.1 The successful Bidder agrees to deliver to the designated location(s) on or before the date as specified in the finalized contract. Failure to deliver on or before the specified date constitutes an event of default by the successful Bidder. Upon default, the successful Bidder agrees that SAHA may, at its option, rescind the finalized contract under the termination clause herein and seek compensatory damages as provided by law.
- 3.15 "Or Equal": Catalogs, brand names or manufacturer's references where provided are descriptive only and indicate type and quality desired. Bids on brands of like nature and quality will be considered unless specified otherwise. If bidding other than the referenced manufacturer, brand or trade name, Bidder must provide a complete description of product offered, and illustrations and must be included in the bid submittal. Failure to include the above referenced data will require Contractor to furnish the specified brand names, numbers, etc.
- **3.16 TYPE OF CONTRACT**: Firm fixed contract with the option to extend at the sole discretion of SAHA.
- **3.17 BONDING:** All Surety Bonds shall be issued by companies licensed to do business in the State of Texas, approved by the U.S. Treasury and "A" rated or better by A. M. Best. Acceptable Payment & Performance Bonds shall be provided to SAHA within ten (10) days after Contract execution by both parties. Individual Sureties will not be accepted.
 - **3.17.1 Bid Bond:** SAHA requires a Bid Bond for this bid in the amount of 5% of the Base Bid. Bid Bond shall be submitted with the Proposal Fee Sheet. Bid Bond must be submitted with proposal. Proposals without Bid Bond will be rejected.
 - 3.17.2 Performance Bond: The Contractor must provide SAHA a 100% Performance Bond for total contract value, however if the Contractor is unable to acquire the equitable bonding that is acceptable to SAHA within ten (10) days of signed contract, then the Contractor will be deemed in breach of contract.

- 3.17.3 Payment Bond: The Contractor must provide SAHA a 100% Payment Bond for each Project Contract executed by SAHA, however if the Contractor is unable to acquire the equitable bonding that is acceptable to SAHA within ten (10) days of signed contract, then the Contractor will be deemed in breach of contract.
- **3.18 Notice to Proceed:** Start work date will be determined by the SAHA Project Manager and Contractor's Manager. Contractor shall not begin work until a Notice to Proceed is received from SAHA signed by the contracting officer.

3.19 COMMUNICATIONS:

- **3.19.1 Form:** All claims, notices, demands, requests, instructions, approvals and proposals must be submitted in writing.
- 3.19.2 Notice to Contractor: Any Notices or Demands upon the Contractor shall be sufficiently given if delivered at the office of the Contractor stated on the signature page of the Contract or at such other office as he / she may from time to time designate in writing to SAHA or deposited in the United States mail in a sealed, postage-prepaid envelope or if delivered with charges prepaid to any telegraph company for transmission and addressed to the office of the Contractor indicated on the signature page of the contract or such other address as may be subsequently specified in writing to SAHA.
- 3.19.3 Notice to SAHA: All notification papers required to be delivered to SAHA or its designated representative shall, unless otherwise specified in writing to the Contractor, be delivered to attn. Procurement, SAHA at 818 South Flores, San Antonio, Texas, 78204; and any notice to or demand upon SAHA shall be sufficiently given if so delivered or deposited in the United States mail in a sealed, postage-prepaid envelope or delivered with charges prepaid to any telegraph company for transmission to SAHA at the above address or to such other address as SAHA may subsequently specify in writing to the Contractor for such purpose.
- **3.19.4** Receipt: Any such notice shall be deemed to have been given as of the time of actual delivery; or in the case of mailing, when the same should have been received in due course after the date of surrender to the Post Office; or in the case of telegrams, at the time of actual receipt, as the case may be.

- 3.20 Calculations: The Contractor is responsible for field verifying the conditions and quantities required to deliver a complete and functional project. This shall include but is not limited to: demolition, disposal, preparation, installation, overhead, profit, bonding, general liability, labor burden, weather conditions, field verified quantities, and encumbrances. All Proposers' submitted Unit Price Items must include these variables. SAHA shall not pay additional sums for a Proposer's failure to factor these conditions into the Proposals. Failure to consider any of the factors listed shall not negate the Contractor's responsibility to perform if awarded a contract under this IFB.
 - **3.20.1 Estimated Quantities:** Any quantities provided herein are strictly estimates unless specified otherwise. It is the Proposer's responsibility to determine the exact quantities required to provide a complete, finished, functional, and operational product. Unit prices, if requested, are to be utilized only for additional work requested by SAHA.
- 3.21 Project Occupancy: For the purposes of this solicitation the development shall be considered fully occupied. The project site may also have various construction zones, phasing, mobilization, as well as other Contractors working on-site. Proposers must include these variables in their proposed fees. SAHA shall not pay additional sums for a proposer's failure to factor these conditions into their submittal.
- **3.22 Time for Completion:** The Contractor shall immediately mobilize and commence work at the time stipulated in the Notice to Proceed to the Contractor and shall be fully completed within **240 days** unless specified otherwise in contractor's response.
- **3.23 Safety:** Subject to prior approval by SAHA as to size, design, type and location, and to local regulations, the Contractor and his / her subcontractors shall erect Temporary Safety Signs for purposes of identification and controlling traffic. The Contractor shall furnish, erect, and maintain such signs as may be required by safety regulations and as necessary to safeguard life and property.
- **3.24 Builders Risk:** Contractor is required to acquire Builder's Risk Insurance for any project or projects resulting from this solicitation. In any case SAHA will not be responsible for any loss to Contractor's tools, materials, supplies, the building or project or any other coverage normally covered under Builder's Risk Insurance. See HUD form 5370 attached.
- **3.25 Storage:** The Contractor and his/her subcontractors may maintain with approval by the SAHA Property & Project Managers various Storage Facilities on the site as may be necessary in the proper conduct of the work. These shall be located to cause no interference with any work to be performed on the site by the Contractor or others. The Contractor shall consult with SAHA regarding the location(s) of these facilities on each site.

3.26 Removal of Temporary Facilities: Upon completion of the project, or as directed by SAHA, the Contractor shall remove all temporary structures and facilities they installed from the site and leave the premises in equal or better condition than it was at turnover.

3.27 Final Inspection:

- 3.27.1 Notice: The Contractor shall provide prompt written notification to SAHA when all work is completed. A final project inspection shall be made when all work is completed. Until the final inspection has been made and project accepted by SAHA, SAHA shall not advance any of the retainage or make the final payment to the Contractor without the approval and concurrence of the Contracting Officer.
- **3.27.2 Inspection Date:** Upon receipt of the Contractor's notification of the date when the work has been completed, SAHA shall conduct a final Inspection within 2 calendar days.
- **3.27.3 Inspection Participants:** The final inspection shall be conducted by a SAHA representative/s, any System Manufacturer's Representative/s, and the Contractor's representative/s at a minimum.
- 3.27.4 Inspection Conference: The inspection team shall meet after completing the final inspection to determine whether the work has been completed in accordance with these specifications and produce a Punch List Schedule which describes any minor items of incomplete or unsatisfactory work and document if there are any major deficiencies which must be corrected by the Contractor and additional inspections scheduled prior to contract settlement.
- 3.28 Settlement Documents: The settlement document shall state that the work was completed in accordance with the construction documents, including change orders except any minor items identified on SAHA's proposed certificate of completion, the total amount due the Contractor and a separately stated amount for each unsettled claim against SAHA. It shall also state that SAHA is released of all liens and all claims except those expressly stated in the Contractor's release and that wages paid to laborers or mechanics were consistent with the wage rate requirements of the contract and there are no outstanding claims for unpaid wages, materials, or supplies.
- **3.29 Wage Rate:** As this work qualifies as a Public Work under Texas Statutes the agency will utilize the attached Davis Bacon Act wage decision attached herein to comply with the wage requirements which apply to this project.

3.30 Other Products and Services: Should the awarded Vendor either now or in the future offer or provide other related products or services SAHA reserves the right to obtain a quote for those products or services from the Vendor and if SAHA deems the fees and the product or service fair and reasonable and of substantial benefit to SAHA the product or service may be purchased under the terms of this solicitation and its subsequent contract as though the product or service was included in the solicitation and contract, or SAHA may choose to procure through other methods.

4.0 **CONDITIONS TO BID**:

4.1 **Pre-Qualification:** Bidders will not be required to pre-qualify in order to submit a bid. However, all Bidders will be required to submit adequate information showing that the bidder is qualified to perform the required work (i.e. Profile of Firm Form, Attachment C). Failure by the prospective Bidder to provide the requested information may, at SAHA's discretion, eliminate that Bidder from consideration, provided that all Bidders were required to submit the same information.

4.2 IFB Forms, Documents, Specifications and Drawings:

- **4.2.1** It shall be each Bidder's responsibility to examine carefully and, as may be required, properly complete all documents issued pursuant to this IFB.
- 4.2.2 Unless otherwise instructed, specifications and drawings (if provided) do not purport to show all of the exact details of the work. They are intended to illustrate the character and extent of the performance desired under the proposed contract and may be supplemented or revised from time to time.

4.3 Submission and Receipt by SAHA:

- **4.3.1 Time for Receiving Bids:** Bids received prior to the submittal deadline shall be securely kept, unopened, by SAHA. No bid received after the designated deadline shall be considered.
 - 4.3.1.1 Bidders are cautioned that any bid submittal that is time-stamped as being received by SAHA after the exact time set as the deadline for the receiving of bids shall be returned unopened to the Bidder. Any such bids inadvertently opened shall not be considered, but shall be ruled to be invalid. No responsibility will attach to SAHA or any official or employee thereof, for the pre-opening of, or the failure to open a bid not properly addressed and identified.

4.3.1.2 A total of one (1) original signature copy (marked "Original") and 2 exact copies (marked "Copy") shall be forwarded to the Procurement Dept. with the Bidder's name and return address and addressed as follows:

IFB # {Insert Number}
{Insert Exact Title of IFB}
{Insert Month, day, year, Time of Bid Opening}
The Housing Authority of the City of San Antonio
Procurement Department
818 S. Flores
San Antonio, Texas 78204

- **4.3.2 Withdrawal of Bids:** Bids may be withdrawn as detailed in attached HUD Document (Attachment B). Negligence on the part of the Bidder in preparing his/her bid confers no right of withdrawal or modification of his/her bid after such bid has been received and opened.
 - 4.3.2.1 Procedure to withdraw bid submittal: A request for withdrawal of a bid due to a purported error need not be considered by SAHA unless filed in writing by the Bidder within 48 hours after the bid deadline. Any such request shall contain a full explanation of any purported error and shall, if requested by SAHA, be supported by the original calculations on which the bid was computed, together with a certification and notarization thereon that such computation is the original and was prepared by the Bidder or his/her agent, who must be identified on the notarized form. The foregoing shall not be construed that such withdrawal will be permitted, as SAHA retains the right to accept or reject any proposed withdrawal for a mistake.

4.4 Questions/Inquires:

4.4.1 A Bidder may inquire or question any of the bid documents or any part of the information contained therein, by submitting, in writing to the contact person listed herein, prior to the question submission deadline specified herein, a complete and specific explanation as to what he/she is requiring clarification. SAHA reserves the right to issue a revision to the applicable IFB requirements or may reject the Bidder's request.

- 4.4.2 Bidders must propose services that meet the requirements of the IFB documents. Substitutions to the specification and/or approved "equal" requests may be discussed at the scheduled pre-bid conference (if scheduled). All verbal instructions issued by the SAHA officers not already listed within the IFB documents shall only become official when issued as addenda or as a written answer issued pursuant to receipt of a written question.
- **FORM OF BID:** The bid shall be submitted in the following manner. Failure to submit the bid in the manner specified may result in a premature opening of, or failure to open and consider that bid and may be cause for elimination of that Bidder from consideration for award.
 - 5.1 Tab 1, Form of Bid, Bid Fee Sheet, and Bidder's Certification: These Forms are attached hereto as Attachment F to this IFB document. These Forms must be fully completed, and submitted under this tab. Bid Bond is also placed under this tab. Any exceptions to the specifications or terms must be placed under this tab and "CLEARLY" labeled as such. Placement elsewhere shall render them null and void and they will not be considered.
 - **Tab 2, HUD Forms and Conflict of Interest Questionnaire:** These Forms are attached hereto as Attachment B to this IFB document and must be completed, executed where provided thereon and submitted under this tab.
 - **5.3 Tab 3, Profile of Firm Form:** The Profile of Firm Form is attached hereto as Attachment C to this IFB document. This two-page Form must be completed, executed and submitted under this tab.
 - **5.4 Tab 4, Client Information:** The Bidder shall submit three former or current clients, preferably other than SAHA, for whom the Bidder has performed similar or like rehabilitation services to those being proposed herein. The list shall, at a minimum, include for each reference:
 - **5.4.5.1** The client's name:
 - **5.4.5.2** The client's telephone number and full address;
 - **5.4.5.3** Detailed description of services provided to the client;
 - **5.4.5.4** Beginning date of service:
 - **5.4.5.5** Completion or projected completion date, and
 - **5.4.5.6** Is project Over/Under budget and construction schedule.
 - 5.5 Tab 5, Joint Venture/Partnerships: The Bidder shall identify if this bid is a joint venture or partnership with another entity. Please remember that all information required from the Bidder under the proceeding or subsequent tabs must also be included for any joint venture or partner. One entity must be designated as the primary contact for the joint venture or partnership in the bid. Include a Profile of Firm Form for each entity. If no joint venture or partnership exists or will not be utilized, please provide this statement, "NO JOINT VENTURE/ NO PARTNERS"

- 5.6 Tab 6, Subcontractors: Bidders must provide SAHA with the name, contact information to include address, phone number, email address, core area of business, and years of expertise for each subcontractor and supplier and the minority status of each. A Profile of Firm Form must be completed for each subcontractor and included in this Tab. Bidder must realize that the actual usage of the subcontractor will be contingent upon SAHA's prior written approval, and Bidder remains responsible to SAHA for any and all services and goods provided pursuant to this IFB and any resulting contract. If no subcontractors will not be utilized, please provide this statement, "NO SUBCONTRACTORS" "Contractor intends to perform all work detailed in this IFB".
 - **5.6.1 Subcontracting Opportunities:** SAHA has identified the following opportunities for the use of Section 3 and SWMBE sub-contractors:
 - Electrical
 - Concrete
 - Painting
 - Plumbing

This list should not be considered as all inclusive or mandatory.

- 5.7 Tab 7, Section 3 Business Preference: Any Bidder claiming a Section 3 Business Preference, shall under this tab include the fully completed and executed Section 3 applicant certification form for low-income employees for whom Bidder is seeking the preference, verification of total number of full-time employees, names and addresses of low-income residents who are Bidders employees. Note: If you qualify as a Section 3 Business Concern, your bid will receive a preference over other bids as specified in Attachment D.
- 5.8 Tab 8, Small/Minority/Disadvantaged/Veteran Business Enterprise Utilization Plan: The Bidder is required to include hereunder a plan to assist SAHA in its responsibility to foster the development of small and historically under-utilized business enterprises by identifying subcontracting opportunities with SWMBE companies. Contractor is required to show a good faith effort to employ SWMBE firms in the execution of this project. FAILURE TO PROVIDE A S/W/MBE PLAN MAY CAUSE THE RESPONSE TO BE DISQUALIFIED AS NON-RESPONSIVE.

Continues on next page.

- Tab 9, Section 3 Good Faith Effort Compliance Plan: Bidders are required to complete and submit the SECTION 3 PROGRAM GOOD FAITH EFFORT COMPLIANCE PLAN outlining their efforts to employ qualified Section 3 businesses or persons. The goal as stated in the Good Faith Effort Compliance Plan is thirty percent of new hires for Section 3 persons per contract. The subcontracting goal is ten percent for Section 3 Businesses for construction contracts and three percent for Section 3 Businesses for non-construction contracts. SAHA will provide a listing of qualified Section 3 Businesses upon request. FAILURE TO PROVIDE THE SECTION 3 PROGRAM GOOD FAITH EFFORT COMPLIANCE PLAN MAY CAUSE THE RESPONSE TO BE DISQUALIFIED AS NON-RESPONSIVE
- **5.10 Tab 10, Financial Viability and Other Information:** Financial ability to provide such services to include copies of 3 most recent years of financial statements (profit and loss and cash flow minimum) and most recent audit if available. The Bidder may also include hereunder any other general information and copies of any licenses held or required.
- **5.11 Bid Submittal Binding Method:** It is preferable and recommended that the Bidder bind the bid submittals in such a manner that SAHA can, if needed, remove the binding (i.e. "comb-type, etc.) or remove the pages from the cover (i.e. 3-ring binder, etc.) to make copies then return the bid submittal to its original condition.

6.0 MISTAKE IN BID/DISQUALIFICATION

- 6.1 After a bid has been opened it may not be changed for the purpose of correcting an error in the pricing. This does not affect the common law right of the bidder to withdraw a bid due to a material mistake in the bid.
- **6.2 Irregular Bid Submittal:** A bid shall be considered irregular for any one of the following reasons, any one or more of which may be reason for rejection:
 - 6.2.1 If the forms furnished by SAHA are not used or are altered or if the bid costs are not submitted as required and where provided.
 - **6.2.2** If all requested completed attachments do not accompany the bid submittal.
 - 6.2.3 If there are unauthorized additions, conditional or alternate bids, or irregularities of any kind which may tend to make the bid incomplete, indefinite or ambiguous as to its meaning or give the Bidder submitting the same a competitive advantage over other Bidders.
 - **6.2.4** If the Bidder adds any provisions reserving the right to accept or reject any award or to enter into a contract pursuant to an award.

- 6.2.5 If the individual cost bid items submitted by a specific Bidder are unbalanced in the sense that the listed price of any cost item departs by more than 25% from SAHA's cost estimate for that item.
- **6.3 Disqualification of Bidders:** Any one or more of the following shall be considered as sufficient for the disqualification of a prospective Bidder and the rejection of his/her bid:
 - 6.3.1 Evidence of collusion among prospective Bidders. Participants in such collusion will receive no recognition as Bidders or Proposer for any future work with SAHA until such participant shall have been reinstated as a qualified Bidder or Proposer. The names of all participants in such collusion shall be reported to HUD and any other inquiring governmental agency.
 - 6.3.2 More than one bid for the same work from an individual, firm, or corporation under the same or different name(s).
 - **6.3.3** Lack of competency, lack of experience and/or lack of adequate machinery, plant and/or other resources.
 - 6.3.4 Unsatisfactory performance record as shown by past work for SAHA or with any other local, state or federal agency, judged from the standpoint of workmanship and progress.
 - 6.3.5 Incomplete work, which in the judgment of SAHA, might hinder or prevent prompt completion of additional work, if awarded.
 - **6.3.6** Failure to pay or satisfactorily settle all bills due on former contracts still outstanding at the time of letting.
 - **6.3.7** Failure to comply with any qualification requirements of SAHA.
 - **6.3.8** Failure to list, if required, all subcontractors (if subcontractors are allowed by SAHA) who will be employed by the successful Bidder(s) to complete the work of the proposed contract.
 - As required by the IFB documents, failure of the successful Bidder to be properly licensed by the City, County and/or the State of Texas and/or to be insured by a commercial general liability policy and/or worker's compensation policy and/or business automobile liability policy, if applicable. If a Bidder receives an award unless otherwise waived in the Contract, the Contractor will be required to provide original certificates of the following insurance requirements to SAHA within 10 days of contract signature:
 - **6.3.10** Any reason to be determined, in good faith, to be in the best interests of SAHA.

- **7.0** Award of Bids(s): Bidders shall be recommended for award if they are deemed responsive and responsible and provide the "Best Value" to SAHA. In determining the best value SAHA may consider:
 - 7.4.1 The purchase price;
 - **7.4.2** The reputation of the bidder and his goods or services;
 - 7.4.3 The quality of the goods or services;
 - **7.4.4** The extent to which the goods or services meet SAHA's needs;
 - **7.4.5** The total long term cost;
 - **7.4.6** Any relevant criteria listed herein;
- **8.0 INSURANCE**: If a Bidder receives an award and unless otherwise waived in the Contract, the Contractor will be required to provide an original Certificate of Insurance confirming the following minimum requirements to SAHA within 10 days of contract signature:

Professional Liability	Required Limits
SAHA and its affiliates must be named as an Additional Insured and be a Certificate Holder. This is required for vendors who render observational services to SAHA such as appraisers, inspectors, attorneys, engineers or consultants.	\$1,000,000 Not Applicable to this Bid
Business Automobile Liability	Required Limits
SAHA and its affiliates must be named as an additional insured and as the certificate holder. This is required for any vendor that will be using their vehicle to do work on SAHA properties.	\$500,000 combined Single limit, per occurrence
Workers Compensation and Employer's Liability	Required Limits
Workers' Compensation coverage is Statutory and has no pre-set limits. Employer's Liability limit is \$500,000. Workers' Compensation is required for any vendor made up of more than two persons. A Waiver of Subrogation in favor of SAHA must be included in the Workers' Compensation policy.	Statutory Employer's Liability is \$500,000
SAHA and its affiliates must be a Certificate Holder.	
Commercial General Liability	Required Limits
This is required for any vendor who will be doing hands on work at SAHA properties. SAHA and its affiliates must be named as an Additional Insured and as the Certificate Holder.	\$1,000,000 per accident \$2,000,000 aggregate

9.0 INVOICING:

- **9.1** Contractor(s) will only be allowed to invoice for the cost of services/goods in compliance with his/ her bid or best and final offer as accepted by SAHA.
- 9.2 Invoices must contain a complete description of the work or service that was performed, the contract price for each service, the purchase order number, contract number (if applicable), date of service, and address of service location or delivery address.
- **9.3** Contractor(s) must submit a separate invoice for each purchase order issued by SAHA unless prior approval is obtained from SAHA.

- 9.4 If applicable, SAHA may make progress payments approximately every 30 days as the work proceeds if work meets owner's standards, as approved by the Contracting Officer. SAHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses in accordance with HUD documents.
- **9.5** Upon the Award of Contract, Contractor shall complete the direct deposit form from SAHA to process all payments electronically to insure prompt and efficient payment of all invoices.
- **9.6** If offered by Contractor, SAHA seeks a discount for early payment. SAHA shall only take such a discount if earned.
- **9.7** To insure prompt and timely payment of invoices, unless utilizing a progress payment schedule, invoices shall be sent to the following address:

Email invoices to: Accounts_Payable@saha.org

If the contractor does not have the capability to email invoices they may be sent to the following address:

San Antonio Housing Authority Finance and Accounting P.O. Box 830428 San Antonio, TX 78283-0428

9.8 Contractor shall invoice SAHA within 60 days after the delivery of the goods or service. If contractor fails to invoice within 60 days SAHA reserves the right to not pay the invoice.

10.0 RIGHT TO PROTEST:

- 10.1 Rights: Any prospective or actual proposer or contractor, who is allegedly aggrieved in connection with the solicitation of a proposal or award of a contract, shall have the right to protest. Such right only applies to deviations from laws, rules, regulations, or procedures. Disagreements with the evaluators' judgments as to the number of points scored are not reasons for an appeal. An alleged aggrieved protestant claiming this right is hereby informed that these regulations do not provide for administrative appeal as a matter of right for that alleged aggrieved protestant.
 - **10.1.1 Definition:** An alleged aggrieved "protestant" is a prospective proposer or proposer who feels that he/she has been treated inequitably by SAHA and wishes SAHA to correct the alleged inequitable condition or situation.

- **10.1.2** Eligibility: To be eligible to file a protest with SAHA pertaining to an RFP or contract, the alleged aggrieved protestant must have been involved in the RFP process in some manner as a prospective proposer (i.e. recipient of the RFP documents) when the alleged situation occurred. SAHA has no obligation to consider a protest filed by any party that does not meet these criteria.
- 10.1.3 Procedure: Any actual or prospective contractor may protest the solicitation or award of a contract for material violation of SAHA's procurement policy. Any protest against a SAHA solicitation must be received before the due date for receipt of Proposals or proposals and any protest against the award of a contract must be received within ten calendar days after contract award or the protest will not be considered.

All protests must be in writing and submitted to the Director of Procurement for a written decision. The Director of Procurement shall make a recommendation to the Contracting Officer who shall issue a written decision and findings to the Contractor within 30 days from receipt of the written protest. This decision is then appealable to the Board of Commissioners within 30 days of receipt of the written decision. Appeals which are not timely filed will not be considered and the decision becomes final. All appeals shall be marked and sent to the address as listed in the example below:

APPEAL OF IFB NO. {Insert IFB # here}
San Antonio Housing Authority
Procurement Department
818 South Flores,
San Antonio, TX 78204

11.0 ADDITIONAL CONSIDERATIONS:

11.1 Government Standards: It is the responsibility of the prospective Bidder to ensure that all items and services proposed conform to all local, state and federal law concerning safety (OSHA) and environmental control (EPA and Bexar County Pollution Regulations) and any other enacted ordinance, code, law or regulation. The successful Bidder shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law or regulation. No time extensions shall be granted or financial consideration given to the successful Bidder for time or monies lost due to violations of any such ordinance, code, law or regulations that may occur.

- 11.2 Work on SAHA Property: If the successful Bidder's work under the contract involves operations on SAHA premises, the successful Bidder shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and shall immediately return said property to a condition equal to or better than the existing condition prior to the commencement of work at the site at no cost to SAHA.
- **11.3 Estimated Quantities:** Unless otherwise indicated, any quantities shown are estimates only and are used to evaluate the responses and may or may not reflect anticipated purchases. SAHA does not guarantee any minimum purchase quantity.
- 11.4 Official, Agent and Employees of the SAHA Not Personally Liable: It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of the SAHA in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.
- 11.5 Subcontractors: Unless otherwise stated within the IFB documents, the successful Bidder may not use any subcontractors to accomplish any portion of the services described within the IFB documents or the contract without the prior written permission of SAHA. Also, any substitution of subcontractors must be approved in writing by SAHA prior to their engagement.
- 11.6 Salaries and Expenses Relating to the Successful Proposers Employees: Unless otherwise stated within the IFB documents, the successful Bidder shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The successful Bidder further agrees to comply with all Federal, State and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under this agreement.
- 11.7 Independent Contractor: Unless otherwise stated within the IFB documents or the contract, the successful Bidder is an independent contractor. Nothing herein shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.
- **11.8 Severability:** If any provision of this agreement or any portion or provision hereof applicable to any particular situation or circumstance is held invalid, the remainder of this agreement or the remainder of such provision (as the case may be), and the application thereof to other situations or circumstances shall not be affected thereby.

- 11.9 Waiver of Breach: A waiver of either party of any terms or conditions of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.
- **11.10 Time of the Essence:** Time is of the essence as to each provision in which a timeframe for performance is provided in this IFB. Failure to meet these timeframes may be considered a material breach, and SAHA may pursue compensatory and/or liquidated damages under the contract.
- **11.11 Limitation of Liability:** In no event shall SAHA be liable to the successful Bidder for any indirect, incidental, consequential or exemplary damages.
- 11.12 Indemnification. The Proposer shall indemnify and hold harmless SAHA and its officers, agents, representatives, and employees from and against all claims, losses, damages, actions, causes of action and/or expenses resulting from, brought for, or on account of any bodily injury or death of an employee of the Proposer, its agent, or its subcontractor of any tier received or sustained by any persons or property growing out of, occurring, or attributable to any work performed under or related to this Agreement, to the extent resulting in whole or in part from the negligent acts or omissions of the Proposer, any subcontractor, or any employee, agent or representative of the Proposer or any subcontractor. PROPOSER ACKNOWLEDGES AND AGREES THAT THIS INDEMNITY CONTROLS OVER ALL OTHER PROVISIONS IN THE AGREEMENT, SURVIVES TERMINATION OF THIS AGREEMENT.

For clarification purposes, Proposer shall indemnify and hold harmless SAHA, their agents, consultants and employees from and against any and all property damage claims, losses, damages, costs and expenses relating to the performance of this Agreement, including any resulting loss of use, but only to the extent caused by the negligent acts or omissions of Proposer, its employees, sub-subcontractors, suppliers, manufacturers, or other persons or entities for whose acts Proposer may be liable.

- 11.13 Public/Contracting Statutes. SAHA is a governmental entity as that term is defined in the procurement statutes. SAHA and this IFB and all resulting contracts are subject to federal, state and local laws, rules, regulations and policies relating to procurement as applicable.
- **11.14 Termination:** Any contract resulting from this IFB may be terminated under the following conditions:
 - 11.14.1 Consent: By mutual consent of both parties, and
 - **11.14.2** Termination For Cause: As detailed within the attached HUD Forms.

- **11.14.2.1** SAHA may terminate any and all contracts for default at any time in whole or in part, if the contractor fails to perform any of the provisions of any contract, so fails to pursue the work as to endanger performance in accordance with the terms of the IFB or any resulting contracts, and after receipt of written notice from SAHA, fails to correct such failures within seven (7) days or such other period as SAHA may authorize or require.
- **11.14.2.1.1** Upon receipt of a notice of termination issued from SAHA, the Contractor shall immediately cease all activities under any contract resulting from this IFB, unless expressly directed otherwise by SAHA in the notice of termination.
- **11.14.2.1.2** SAHA may terminate any contract resulting from this IFB in whole or in part, if funding is reduced, or is not obtained and continued at levels sufficient to allow for the expenditure.
- **11.14.3 Termination for Convenience**: In the sole discretion of the Contracting Officer, SAHA may terminate any and all contracts resulting from this IFB in whole or part upon thirty days prior notice to the Contractor when it is determined to be in the best interest of SAHA.
- 11.14.4 The rights and remedies of SAHA provided under this section are not exclusive and are in addition to any other rights and remedies provided by law or under any contract.
- 11.14.5 In the event the resulting contract from this IFB is terminated for any reason, or upon its expiration, SAHA shall retain ownership of all work products including deliverables, source and object code, microcode, software licenses, and documentation in whatever form that may exist. In addition to any other provision, the Contractor shall transfer title and deliver to SAHA any partially completed work products, deliverables, source and object code, or documentation that the Contractor has produced or acquired in the performance of any resulting contract.
- 11.15 Examination and Retention of Contractor's Records: SAHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under all contracts executed as a result of this IFB, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audits, examinations, excerpts and transcriptions.

11.16 Inter-local Participation

- 11.16.1 SAHA may from time to time enter into Inter-local Cooperation Purchasing Agreements with other governmental entities or governmental cooperatives (hereafter collectively referred to as "Entity" or "Entities") to enhance SAHA's purchasing power. At SAHA's sole discretion and option, SAHA may inform other Entities that they may acquire items listed in this IFB. Such acquisition(s) shall be at the prices stated herein, and shall be subject to Contractor's acceptance.
- 11.16.2 In no event shall SAHA be considered a dealer, remarketer, agent or other representative of Contractor or Entity. Further, SAHA shall not be considered and is not an agent; partner or representative of the Entity making purchases hereunder, and shall not be obligated or liable for any such order.
- **11.16.3** Purchase orders shall be submitted to Contractor by the individual Entity.
- **11.16.4** SAHA shall not be liable or responsible for any obligation, including but not limited to, payment and for any item or service ordered by an Entity, other than SAHA.
- 11.17 Right to data and Patent Rights: In addition to other ownership & use rights SAHA shall have exclusive ownership of all, proprietary interest in, and the right to full and exclusive possession of all information, materials, documents, software, and all electronic data discovered or produced by Contractor and/or subcontractor(s) pursuant to the terms of any resulting contract, including but not limited to, reports, memoranda or letters concerning the research and reporting tasks of any resulting contract. Both parties agree to comply with HUD Bulletin 909-23, which is the Notice of Assistance Regarding Patent and Copyright Infringement.
- **11.18 Lobbying Certification:** By proposing to do business with SAHA or by doing business with SAHA, each Bidder certifies the following:
 - 11.18.1 No Federal appropriated funds have been paid or will be paid, by or on behalf of the Bidder, to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

- 11.18.2 If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form "Disclosure Form to Report Lobbying', in accordance with its instructions.
- 11.18.3 The successful Bidder shall require that the language of this certification be included in the award documents for all sub-awards at all tiers, (including but not limited to subcontractors, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.
- 11.18.4 This clause is a material representation of fact upon which reliance will be placed when the award is made or a contract is entered into. The signing of a contract or acceptance of award certifies compliance with this certification, which is a prerequisite for making or entering into a contract, which is imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certifications shall be subject to civil penalty of not less than \$10,000.00 and not more than \$100,000.00 for each such failure.
- **11.19 Applicable Statutes, Regulations & Orders:** Contractors shall comply with all statutes, rules, regulations, executive orders affecting procurements by Housing Authorities including but not limited to:
 - **11.19.1** Executive Order 11246
 - **11.19.2** Executive Order 11063
 - **11.19.3** Copeland "Anti-Kickback" Act (18 USC 874)
 - **11.19.4** Davis Bacon Act (40 USC 276a-276a-7)
 - 11.19.5 Clean Air & Water Acts (42 USC 1857(h); 33 USC 1368)
 - **11.19.6** Contract Work Hours & Safety Standards Act (40 USC 327-330)
 - **11.19.7** Energy Policy & Conservation Act (PL 94-163, 89 STAT 871)
 - **11.19.8** Civil Rights Act of 1964, Title VI (PL 88-352)
 - **11.19.9** Civil Rights Act of 1968, Title VIII (PL 90-284 Fair Housing Act)
 - **11.19.10** Age Discrimination Act of 1975
 - **11.19.11** Anti-Drug Abuse Act of 1988 (42 USC 11901 et. Seq.)
 - **11.19.12** HUD Information Bulletin 909-23
 - 11.19.13 Immigration Reform & Control Act of 1986
 - **11.19.14** Fair Labor Standards Act (29 USC 201, et. Seq.)

- 11.21 Additional Information: Each provision of law and each clause, which is required by law to be inserted in this IFB or any contract, shall be deemed to have been inserted herein, and this IFB and any resulting contract shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either party. The forementioned statutes, regulations and executive orders are not intended as an indication that such statute, regulation or executive order is necessary applicable nor is an omission of such statute, regulation or executive order intended to indicate that it is not applicable.
- 11.22 Conflicting Conditions: In the event there is a conflict between the documents comprising this IFB and any resulting contracts, the following order of precedence shall govern: (1) the more restrictive terms of either: any and all attached HUD forms and the term/conditions in the body of any resulting contract; (2) the IFB; and (3) Contractor's Response. In the event that a conflict exists between any state statute or federal law the most restrictive terms shall apply.
- 11.23 Contract Form: SAHA will not execute a contract on the successful Bidder's form. Contracts will only be executed on SAHA's form. By submitting a proposal, the successful Bidder agrees to this condition. However, SAHA will consider any contract clauses that the Bidder wishes to include therein, but the failure of SAHA to include such clauses does not give the successful Bidder the right to refuse to execute SAHA's contract form. It is the responsibility of each prospective Bidder to notify SAHA, in writing, with the bid submittal of any contract clauses that he/she is not willing to include in the final executed contract. SAHA will consider such clauses and determine whether or not to amend the Contract.
- 11.24 Force Majeure: Neither SAHA nor Contractor shall be held responsible for delays or default caused by fire, flood, riot, acts of God or war where such cause was beyond, respectively, SAHA or Contractor's reasonable control. Contractor shall make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement.
- **11.25 Boycott of Isreal:** Effective 9-1-17: prohibits a governmental entity from doing business with any vendor for goods or services unless that vendor verifies in the contract that "they i) do not boycott Israel and ii) will not boycott Israel during the term of the contract".
- **11.26 Tx. Gov. Code 2252.152:** Prohibits a government entity from awarding a contract to a company identified as Iran, Sudan, or a Foreign Terrorist Organization as identified on the lists maintained by the Texas Comptroller of Public Accounts.

ATTACHMENT A Specifications, Drawings, and Hazardous Materials Survey Report

LIMITED ASBESTOS SURVEY

Castle Point Apartments
Building 1 – 21 Renovation Areas
5320 Blanco Road
San Antonio, Texas 78216

November 7, 2018 Terracon Project No. 90187584R



Prepared for:

San Antonio Housing Authority San Antonio, Texas

Prepared by:

Terracon Consultants, Inc. San Antonio, Texas

6911 Blanco Road San Antonio, TX 78216 (210) 641-2112

terracon.com



Environmental Facilities Geotechnical Materials



San Antonio Housing Authority (SAHA) 818 S. Flores San Antonio, Texas 78204

Attention: Mrs. Patti Keller, CTP

Telephone: (210) 477-6170

E-mail: patti_keller@saha.org

Re: Limited Asbestos Survey

Castle Point Apartments - Building 1 - 21 Renovation Areas

5320 Blanco Road

San Antonio, Texas 78216

Terracon Project No. 901787584R

Dear Mrs. Keller:

The purpose of this report is to present the results of the limited asbestos survey performed on October 31, 2018, at the above referenced location in San Antonio, Texas. This survey was conducted in general accordance with our proposal dated October 29, 2018. We understand that this survey was requested due to planned select exterior renovation activities on Buildings 1 - 21.

Asbestos was not identified in any of the samples collected. Please refer to the attached report for details.

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to provide this service to the San Antonio Housing Authority. If you have any questions regarding this report, please contact the undersigned at (210) 641-2112.

Sincerely,

Terracon Consultants, Inc.

Inspected By:

Gabriel Gonzalez

TDSHS Asbestos Inspector

License No. 60-3052

Reviewed By:

Will C. DeVeau

TDSHS Individual Asbestos Consultant

License Number 10-5734



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LIMITED ASBESTOS SURVEY REPORT

Castle Point Apartments
Building 1 - 21 Renovation Areas
5320 Blanco Road
San Antonio, Texas
Terracon Project No. 90187584R
November 7, 2018

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted a limited asbestos survey of the planned exterior renovation areas associated with Castle Point Apartments (Buildings 1-21) in San Antonio, Texas. The survey was conducted on October 31, 2018, by a State of Texas licensed Asbestos Inspector in general accordance with our proposal dated October 29, 2018.

Exterior building components including roof were surveyed and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but unsampled materials could be located in walls, in voids or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in Environmental Protection Agency (EPA) regulation 40 CFR 763 (Asbestos Hazard Emergency Response Act, AHERA) and the Texas Department of State Health Services (TDSHS) Texas Asbestos Health Protection Rules (TAHPR). Samples were delivered to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited and TDSHS licensed laboratory for analysis by Polarized Light Microscopy (PLM) protocol.

1.1 Project Objective

We understand this asbestos survey was requested to facilitate planned exterior renovation activities as directed by the client. The Texas Asbestos Health Protection Rules (TAHPR) and EPA regulation 40 CFR 61, Subpart M, The National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey be performed prior to renovation or demolition activities.

2.0 BUILDING DESCRIPTION

The Castle Point Apartments has 21 buildings on site. All buildings are a two-story brick frame structure atop a concrete slab-on-grade. The roofs consist of a sloped composition roof system. Drywall with no tape or float was seen behind decorative wood planks on various areas around each building. Only the planned exterior and roof renovation areas were inspected as part of this limited survey.

Limited Asbestos Survey Report

Castle Point Apartments – Building 1 - 21 Renovations Areas San Antonio, Texas

November 7, 2018 Terracon Project No. 90187584R



3.0 FIELD ACTIVITIES

The survey was conducted by Mr. Gabriel Gonzalez (License No. 60-3052), TDSHS licensed and EPA accredited Asbestos Inspector. A copy of Mr. Gonzalez's license is attached as Appendix C. The survey was conducted in general accordance with the sample collection protocols established in the TAHPR and/or EPA regulation 40 CFR 763, the Asbestos Hazard Emergency Response Act (AHERA). A summary of survey activities is provided below.

3.1 Visual Assessment

Our survey activities began with visual observation of the planned exterior renovation areas of the buildings to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture and date of application. Building materials identified as concrete, glass, wood, masonry, metal or rubber were not considered suspect ACM.

The interior areas of the buildings were not included in the scope of this limited survey.

Suspect materials located behind mirrors or within wall cavities were not sampled in order to prevent excessive damage to the material. Suspect materials, such as vermiculite fill, mastic or other materials (i.e. overspray texturizers) which were not accessible on the day of the survey should be sampled prior to demolition or renovation activities if the activities will disturb the materials.

3.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA and TAHPR sampling protocols. Random samples of suspect materials were collected in each homogeneous area. The sample team member collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

Twelve (12) bulk samples were collected from two (2) homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included as Appendix A.

Limited Asbestos Survey Report

Castle Point Apartments – Building 1 - 21 Renovations Areas San Antonio, Texas
November 7, 2018 • Terracon Project No. 90187584R



3.4 Sample Analysis

Bulk suspect asbestos samples were submitted under chain of custody to Moody Labs of Farmers Branch, Texas for analysis by PLM with dispersion staining techniques per EPA's Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116). The percentage of asbestos, where applicable, was determined by microscopy visual estimation. Moody Labs is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 102056-0) and licensed by the TDSHS (License Number 30-0084). Reports of laboratory analysis of all suspect asbestos samples collected, and sample chain-of-custody documentation are included in Appendix B.

4.0 REGULATORY OVERVIEW

The State of Texas has established the Texas Asbestos Health Protection Rules (TAHPR) which requires any asbestos-related activity to be performed by an individual licensed by the State of Texas, through the TDSHS. An asbestos related activity consists of the disturbance (whether intentional or unintentional), removal, encapsulation, or enclosure of asbestos, including preparations or final clearance, the performance of asbestos surveys, the development of management plans and response actions, asbestos project design, the collection or analysis of asbestos samples, monitoring for airborne asbestos, bidding for a contract for any of these activities, or any other activity required to be licensed under TAHPR.

Abatement must be performed by a State of Texas licensed asbestos abatement contractor in accordance with a project design prepared by a State of Texas licensed asbestos consultant. In addition, third party air monitoring must be conducted during the abatement activities.

The asbestos NESHAP (40 CFR Part 61 Subpart M) regulates asbestos fiber emission and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized or reduced to powder by hand pressure. Category I non-friable ACM includes packing, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, Category I and II non-friable ACM in poor condition and has become friable or which will be subject to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). RACM must be removed prior to renovation or demolition activities.

Limited Asbestos Survey Report

Castle Point Apartments – Building 1 - 21 Renovations Areas San Antonio, Texas

November 7, 2018 Terracon Project No. 90187584R



The TAHPR and NESHAP require that written notification be submitted before beginning renovation projects which include the disturbance of any asbestos-containing material (ACM) in a building or facility, or before the demolition of a building or facility, even when no asbestos is present. This written notification must be provided to the TDSHS at least 10 working days prior to the commencement of asbestos abatement or demolition activities. Removal of RACM must be conducted by a State of Texas licensed asbestos contractor. In addition, third party air monitoring must be performed during the abatement.

The OSHA Asbestos standard for the construction industry (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc).

The OSHA standard classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. States that administer their own federally approved state OSHA programs may require other precautions.

5.0 FINDINGS AND RECOMMENDATIONS

Laboratory analysis confirmed no asbestos was detected in the materials sampled from the building.

It should be noted that suspect materials, other than those identified during the October 31, 2018, survey may exist within the buildings. Should suspect materials other than those which were identified during this survey be uncovered prior to or during the renovation or demolition process, those materials should be assumed asbestos-containing until sampling and analysis can confirm or deny their asbestos content.

Laboratory analytical reports are included in Appendix B.

6.0 GENERAL COMMENTS

This limited asbestos survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the buildings. The information contained in this report is relevant to the date on which this survey was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by the San Antonio Housing Authority for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.



APPENDIX A

ASBESTOS SURVEY SAMPLE SUMMARY



APPENDIX A ASBESTOS SURVEY SAMPLE SUMMARY Castle Point Apartments Building 1 - 21 Renovation Areas 5320 Blanco Road San Antonio, Texas Terracon Project No. 90187584R

SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
C-01	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 16 Roof – North	No Asbestos Detected
C-02	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 18 Roof – North	No Asbestos Detected
C-03	Roof Shingle – Brown with Black Felt	Utilized on roof of Buildings at Castle Point Apartments	Building 8 Roof – North	No Asbestos Detected
C-04	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 5 Roof – South	No Asbestos Detected
C-05	Roof Shingle – Brown	Utilized on roof of Buildings at Castle Point Apartments	Building 1 Roof – North	No Asbestos Detected
C-06	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 16 – Southwest	No Asbestos Detected
C-07	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 18 – South	No Asbestos Detected
C-08	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 8 – Northeast	No Asbestos Detected
C-09	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 5 – South	No Asbestos Detected
C-10	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 1 – North	No Asbestos Detected
C-11	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 4 – Northwest	No Asbestos Detected



APPENDIX A ASBESTOS SURVEY SAMPLE SUMMARY Castle Point Apartments Building 1 - 21 Renovation Areas 5320 Blanco Road San Antonio, Texas Terracon Project No. 90187584R

SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
C-12	Drywall – No Tape or Float	Utilized behind decorative wood planks on various areas around the Buildings at Castle Point Apartments	Building 11 – West	No Asbestos Detected



APPENDIX B

ASBESTOS LABORATORY ANALYTICAL REPORTS



PLM Summary Report

NVLAP Lab Code 102056-0 TDSHS License No. 30-0084 2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client: Terracon - San Antonio Lab Job No.: 18B-14186 Project: Castle Point Apartments Exterior Renovations Report Date: 11/05/2018 Project #: 90187584 Sample Date: 10/31/2018

Identification: Asbestos, Bulk Sample Analysis

Test Method: Polarized Light Microscopy / Dispersion Staining (PLM/DS)

> EPA Method 600 / R-93 / 116 Page 1 of 1

On 11/1/2018, twelve (12) bulk material samples were submitted by Gabriel Gonzalez of Terracon - San Antonio for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
C-01	Roof Shingle	None Detected - Roofing Shingle
C-02	Roof Shingle	None Detected - Roofing Shingle
C-03	Roof Shingle	None Detected - Roofing Shingle None Detected - Tar Paper
C-04	Roof Shingle	None Detected - Roofing Shingle None Detected - Tar Paper
C-05	Roof Shingle	None Detected - Roofing Shingle None Detected - Tar Paper
C-06	Drywall Construction	None Detected - Drywall Material
C-07	Drywall Construction	None Detected - Foil None Detected - Fiber Board None Detected - Silver Paint
C-08	Drywall Construction	None Detected - Drywall Material
C-09	Drywall Construction	None Detected - Drywall Material
C-10	Drywall Construction	None Detected - Foil None Detected - Fiber Board
C-11	Drywall Construction	None Detected - Foil None Detected - Fiber Board
C-12	Drywall Construction	None Detected - Drywall Material

These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. The test report shall not be reproduced, except in full, without written approval of the laboratory. The results relate only to the items tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056-0.

Analyst(s): Bruce Crabb

Lab Manager: Heather Lopez Lab Director: Bruce Crabb

Thank you for choosing Moody Labs

Approved Signatory: Bene Cull

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Moody Labs

PLM Detail Report

2051 Valley View Lane Supplement to PLM Summary Report

NVLAP Lab Code 102056-0 TDSHS License No. 30-0084

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client :Terracon - San AntonioLab Job No. : 18B-14186Project :Castle Point Apartments Exterior RenovationsReport Date : 11/05/2018

Project #: 90187584

Page 1 of 2

Sample Number	Layer	Layer % Of Sample Components		% of Layer	Analyst	
C-01	Sand Layer (Tan / Black)	15%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	85%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
C-02	Sand Layer (Tan / Black)	15%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	85%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
C-03	Sand Layer (Tan / Black)	10%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	60%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
	Tar Paper (Black)	30%	Cellulose Fibers	90%		
			Tar Binders	10%		
C-04	Sand Layer (Tan / Black)	10%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	60%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
	Tar Paper (Black)	30%	Cellulose Fibers	90%		
			Tar Binders	10%		
C-05	Sand Layer (Tan / Black)	10%	Aggregate	100%	11/05	BC
	Roofing Shingle (Black)	60%	Glass Wool Fibers	20%		
			Calcite	35%		
			Tar Binders	45%		
	Tar Paper (Black)	30%	Cellulose Fibers	90%		
			Tar Binders	10%		
C-06	Drywall Material (White)	85%	Cellulose Fibers	5%	11/05	ВС
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	15%	Cellulose Fibers	100%		

Moody Labs

PLM Detail Report

2051 Valley View Lane Supplement to PLM Summary Report

NVLAP Lab Code 102056-0 TDSHS License No. 30-0084

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client :Terracon - San AntonioLab Job No. : 18B-14186Project :Castle Point Apartments Exterior RenovationsReport Date : 11/05/2018

Project #: 90187584

Page 2 of 2

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
C-07	Foil (Silver)	5%	Metal Foil	100%	11/05	ВС
	Fiber Board (Tan)	92%	Wood Fibers	100%		
	Silver Paint (Silver)	3%	Pigment / Binders	100%		
Note: No Drywa	all					
C-08	Drywall Material (White)	wall Material (White) 85% Cellulose Fibers		5%	11/05	BC
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	15%	Cellulose Fibers	100%		
C-09	Drywall Material (White)	85%	Cellulose Fibers	5%	11/05	BC
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	15%	Cellulose Fibers	100%		
C-10	Foil (Silver)	5%	Metal Foil	100%	11/05	BC
	Fiber Board (Tan)	95%	Wood Fibers	100%		
C-11	Foil (Silver)	5%	Metal Foil	100%	11/05	ВС
	Fiber Board (Tan)	95%	Wood Fibers	100%		
C-12	Drywall Material (White)	85%	Cellulose Fibers	5%	11/05	ВС
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	15%	Cellulose Fibers	100%		



Page 1 of 2 18B. 1418U. PUM. 12



BULK ASBESTOS CHAIN OF CUSTODY

LABORATORY INFORMATION	CLIENT INFORMATION Terracon Consultants, Inc.			
Moody Labs				
2051 Valley View Ln	6911 Blanco Road			
Farmers Branch, Texas 75234	San Antonio, Texas 78216			
Phone: (972) 241-8460	Phone: (210) 641-2112			
Facsimile: (972) 241-8461	Facsimile: (210) 641-2124			

	PROJECT INFORMATION		
Contact Person:	Gabriel Gonzalez		
Email Address: Warren.Dean@Terracon.com / Gabriel.Gonzalez@terracon.com			
Project Number:	90187584		
Project Name:	Castle Point Apartments Exterior Renovations		
Sample Date:	10/31/18		
Total Samples:	12		
Positive Stop:	Y / (N) (Circle One)		

Collected by: Gabriel Gonz	2.02
TDSHS License No. 60-3052	

SAMPLE IDENTIFICATION	REQUESTED ANALYSIS	TURNAROUND TIME
C-01 – C-12	PLM	Immed 1d 2d (3d)
the state of the s	Name to the contract of the co	(Circle One)

Released By:	wolf and	Received By:	MONICA TODA (VIA	
Date:	10-31-18	Date:	1101/18	
Time:	1044	Time:	945 Au	1

Page 2 of 2

lerracon

18B.14180



Ng.	HAN	BAType		Cinnents
01-05	01	Roof Shingle DWC		
06-12	02	DWC		
				,
				<u> </u>
				
			1	

Released By:	Culof Canto	Received By:	Morica Tilia
Date:	10-31-18	Date:	11/0/10
Time:	1044	Time:	A11-



APPENDIX C LICENSES AND CERTIFICATIONS



TEXAS DEPARTMENT OF STATE HEALTH SERVICES

TERRACON CONSULTANTS INC

is certified to perform as a

Asbestos Consultant Agency

in the State of Texas within the purview of Texas Occupations Code, chapter 1954, so long as this license is not suspended or revoked and is renewed according to the rules adopted by the Texas Board of Health.

JOHN HELLERSTEDT, M.D. COMMISSIONER OF HEALTH

License Number: 100157

Control Number: 96944

Expiration Date: <u>11/30/2018</u>

(Void After Expiration Date)

VOID IF ALTERED

NON-TRANSFERABLE



Health Services

Asbestos Individual Consultant

WILL C DEVEAU License No. 105734 Control No. 97166

Expiration Date: 3/10/2019





Texas Department of State Health Services

Asbestos Inspector

GABRIEL A GONZALEZ License No.603052 Control No. 99086

Expiration Date: 11/7/2020



United States Department of Commerce National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 102056-0

Steve Moody Micro Services, LLC

Farmers Branch, TX

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2018-07-01 through 2019-06-30

Effective Dates



For the National Voluntary Laboratory Accreditation Program



National Voluntary Laboratory Accreditation Program



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

Steve Moody Micro Services, LLC

2051 Valley View Lane Farmers Branch, TX 75234-8956 Mr. Bruce Crabb

Phone: 972-241-8460 Fax: 972-241-8461 Email: bruce.crabb@moodylabs.com http://www.moodylabs.com

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 102056-0

Bulk Asbestos Analysis

Code

Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of

Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code

Description

18/A02

U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program



TEXAS DEPARTMENT OF STATE HEALTH SERVICES

STEVE MOODY MICRO SERVICES LLC

is certified to perform as a

Asbestos Laboratory PCM, PLM, TEM

in the State of Texas within the purview of Texas Occupations Code, chapter 1954, so long as this license is not suspended or revoked and is renewed according to the rules adopted by the Texas Board of Health.

John Hellerstedt, M.D. Commissioner of Health

License Number: 300084

Control Number: 96287

Expiration Date: <u>5/31/2020</u>

(Void After Expiration Date)

PRESIDENT & CEO BOARD OF COMMISSIONERS

EXTERIOR ELEVATION

ROOM TAG

TEXT/LEADER

MARIE R. McCLURE

CALLOUT

ROOM NAME

ARCHITECT

506 BROOKLYN

P: 210.227.7722

HM3 ENGINEERING

P: 210.393.1840

2902 NORTH FLORES

SPRINKLE & CO. ARCHITECTS

EMAIL: CORBIN@SPRINKLECO.COM

CONTACT: ALFRED HERNANDEZ

EMAIL: ALFRED@HM3ENGINEERING.COM

MEP ENGINEER

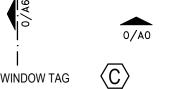
JESSICA WEAVER

DAVID NISIVOCCIA

DR. MORRIS STRIBLING, D.P.M, CHAIRMAN CHARLES R. MUNOZ, VICE-CHAIRMAN THOMAS G. ADKISSON FRANCESCA CABALLERO CHARLES CLACK

ARCHITECTURAL SYMBOL LEGEND

INTERIOR ELEVATION SECTION



DOOR TAG

OWNER

P: 210.930.5355

5: 210.930.5460

Antonio, TX 78203 P: 210.477.6534 CONTACT: MARVIN WILLIAMS EMAIL: MARVIN_WILLAIMS@SAHA.ORG

SAN ANTONIO HOUSING AUTHORITY

1900 Montana, Annex D, San

STRUCTURAL ENGINEER ACCUTECH CONSULTANTS 909 NORTHEAST LOOP 410, SUITE 900

CONTACT: HENRY MARTINEZ EMAIL: HMARTINEZ@ACCUTECHUSA.NET

GENERAL NOTES: ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.

SUPPLIED BY THE OWNER.

THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP. IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.

THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION

DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE. CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION, WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB-CONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS. VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
-). THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- . SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE 17. GENERAL CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH A SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- 2. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- 3. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- 4. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- 5. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- 6. REFER TO ADDITIONAL NOTES BY MEP, STRUCTURAL AND CIVIL DISCIPLINE.
- 7. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION 4. PRIOR TO BID AWARD.
- B. MATERIALS USED FOR NEW CONSTRUCTION SHALL MATCH EXISTING MATERIALS. IF SUCH MATERIALS ARE UNAVAILABLE THE CONTRACTOR WILL USE MATERIALS THAT BEST MATCH EXISTING ADJACENT SURFACES AS SPECIFIED BY ARCHITECT. ALL MATERIALS USED WILL MATCH OR EXCEED THE QUALITY OF PERFORMANCE CAPABILITIES OF EXISTING MATERIALS. MATERIAL APPROVAL BY ARCHITECT AND OWNER.
- 9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL PHASES OF CONSTRUCTION AND FOR COORDINATION BETWEEN SUBCONTRACTORS MEANS AND METHOD OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY PRECAUTION REQUIRED TO PROTECT ALL WORK INCLUDING EXISTING WORK TO REMAIN DURING CONSTRUCTION IS PART OF THE SCOPE OF WORK AND SHALL BE INCLUDED IN
- O. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING DURING CONSTRUCTION TO PROTECT VALUABLE, MATERIALS AND UNAUTHORIZED PEOPLE ENTERING THE SITE. THE OWNER/ ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES OF VALUABLES, MATERIALS OR LOST OF PROPERTY.
- 11. IF AN ITEM OR SPECIFICATION IS NOTED AT LEAST ONCE IN THE DOCUMENTS IT IS TO BE 11. ENVELOPE - ANY EXISTING CRACKS IN MORTAR OR SEPARATION THAT MAY HAVE OCCURRED ON BRICK CONSIDERED PART OF THE BID.
- 22. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SCHEDULES WITH TENETS AND MANAGEMENT AND IS TO PROVIDE A SAFE PATH OF EGRESS INCASE OF EMERGENCY.

13. ENVELOPE - ALL EXISTING BRICK TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION AND IS TO CODE SUMMARY BE REPLACED AT THE G.C'S EXPENSE IF DAMAGED. APPLICABLE 2015 INTERNATIONAL BUILDING CODE 14. ENVELOPE - ALL UNITS WILL HAVE NEW WALL EXHAUST VENTS AND FLASHING TO REPLACE EXISTING BUILDING CODES 2015 INTERNATIONAL FIRE CODE VENTS WERE LOCATED. VERIFY WITH OWNER. ARCHITECT AND OWNER FOR SPECIFICATIONS FOR 2015 INTERNATIONAL MECHANICAL CODE

4780 SF (2 STORY = 9560 S)

4880 SF (2 STORY = 9.760 SF)

3900 SF (2 STORY = 7800 SF)

3830 SF (2 STORY = 7660 SF)

YES - SMOKE DETECTORS /

9760 SQF

49%

N/A

1850 SF (2 STORY = 3700 SF)

OCCUPANCY

SPERATION

BUILDING

AREAS

BY TYPE

PER FLOOR

ACTUAL ALLOWABLE AREA

FIRE SPRINKLER

SCOPE OF WORK:

POLICIES BEFORE CONSTRUCTION BEGINS.

CONTACT: DAVIS SPRINKLE, AIA FENESTRATION WILL BE INSTALLED AND MATCH EXISTING SPECIFICATIONS.

RE ALARM SYSTEM

ALLOWABLE AREA INCREASE:

PROJECT CONSIST OF EXTERIOR REMODEL FOR SEVEN (17) MULTI-FAMILY RESIDENTIAL UNITS.

ADMINISTRATION, LAUNDRY ROOM, MAIL STRUCTURE AND NEW ENTRY SIGNS. THE EXISTING UNITS

CURRENTLY HAVE TENETS AND ACCOMMODATIONS MUST BE MADE FOR THE TENETS AND OWNERS BEFORE

STAIRS FOR TENETS. PLEASE COORDINATE WITH TENETS AND OWNERS FOR TIMING AND ADMINISTRATIVE

BE OCCUPIED BY TENETS DURING THE CONSTRUCTION PROCESS. TENETS WILL NOT HAVE THE OPTION TO

BE RELOCATED FOR TEMPORARY LIVING SITUATIONS. ALL EXTERIOR DAMAGED WOOD JOISTS AND STUDS

& PAINTED AS NECESSARY. ALL UNITS ARE SCHEDULED TO HAVE IMPROVEMENTS AS SCHEDULED ON

CEMENTITOUS SIDING WITH SMOOTH FINISH, WINDOWS AS SPECIFIED, GUTTERS AS SPECIFIED, DOORS AS

WILL BE REPLACED WITH NEW WOOD JOISTS AND STUDS AS SCHEDULED BY THE STRUCTURAL ENGINEER.

THE EXISTING WOOD STUDS SHALL BE RECEIVING NEW SHEATHING, WATERPROOFING AND TEXTURED SIDING

PLANS. THE EXTERIOR FINISH MODIFICATIONS CONSIST OF NEW ROOFING, SHEATHING WHERE APPLICABLE.

SPECIFIED AND REPLACING EXISTING VENEER BRICK WITH NEW BRICK TO MATCH EXISTING AS SPELLED OU

THERE WILL ALSO BE NEW FENCING MODIFICATION AT THE WEST PROPERTY LINE AS SPECIFIED AND TWO

THE SCOPE OF WORK IS A GENERAL BRIEF DESCRIPTION. THE GENERAL CONTRACTOR SHALL PROVIDE ALL

PROTECT DURING DEMOLITION: ALL INTERIOR TRIM/ GYPSUM/ MILLWORK / WALL &

FLOOR TILE / PLUMBING FIXTURES AND WINDOW FRAMES. EVERYTHING EXISTING

2. REMOVE ALL EXTERIOR DOORS, FRAMES & TRIM AS SPECIFIED AND REPLACE

ALL WINDOWS ARE TO BE REMOVED AND REPLACED WITH NEW SIMILAR STYLE

REMOVE ALL DAMAGED CEDAR WOOD SIDING MATERIALS AND TRIM. REPLACE WITH

9. THESE NOTES ARE TO BE USED IN CONJUNCTION WITH AND/OR IN ADDITION TO THE

REQUIREMENTS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS AND WILL BE

10. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL

SUPPORT TO MAINTAIN STABILITY AND TO PREVENT MOVEMENT, SETTLEMENT OR

SUPPORTS AS REQUIRED BY THESE DOCUMENTS DURING SELECTIVE DEMOLITION.

12. SURVEY EXISTING CONDITIONS AND COORDINATE WITH THE REQUIREMENTS INDICATED

14. LOCATE, IDENTIFY, DISCONNECT, SEAL AND CAP ALL UTILITY LINES THAT ARE TO BE

15. CLEAN ADJACENT STRUCTURES, EXISTING FEATURES OF THE SITE OR IMPROVEMENTS

AREA AS TO CONDITIONS EXISTING PRIOR TO THE START OF DEMOLITION.

16. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES.

RETAINING BLOCK WALLS, CONCRETE WALKS AND STAIRS DURING ALL PHASES.

18. GENERAL CONTRACTOR IS TO COORDINATE DEMOLITION WITH NEW CONSTRUCTION.

19. IF THERE ARE ANY DISCREPANCIES IN DRAWINGS AND SPECIFICATIONS, THE MOST

21. GENERAL CONTRACTOR SHALL COORDINATE WORK DESCRIBED IN CONSTRUCTION

DOCUMENTS SUCH THAT ALL WORK IS COMPLETED AS INDICATED IN THE

DIRECTION SHALL BE CORRECTED AT G.C.'S EXPENSE, AND WILL NOT BE

20. ANY DAMAGES TO EXISTING FACILITIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE

DOCUMENTS. ANY ERRORS RESULTING FROM G.C.'S LACK OF COORDINATION AND

CEMENTITIOUS SIDING AS SCHEDULED TO BE INSTALLED. PROVIDE NEW BUILDING WRAP/

ALL EXISTING WIRING IS TO BE PROPERLY TIED DOWN ANY DAMAGE TO EXISTING WIRING IS TO BE

ALL DATA AND CABLE LINES ARE TO BE PROTECTED. ANY DAMAGE IS TO LINES ARE TO FIXED AND

6. ENVELOPE - PROVIDE NEW (R-20) INSULATION IN ALL EXTERIOR WALLS WHERE FRAMING IS EXPOSED.

ENVELOPE - ALL NEW BUILDING WRAP MUST OVERLAP WITH THE EXISTING WATERPROOFING AS PER

MANUFACTURE GUIDELINES. IN ADDITION, CARE SHOULD BE TAKEN AT OVERLAP OF VAPOR BARRIER,

ENVELOPE - ALL EXISTING HOSE BIBS ARE TO BE PROTECTED DURING CONSTRUCTION AND ARE TO BE

ENVELOPE - ALL UNITS WILL HAVE NEW BUILDING IDENTIFICATION SIGNS AND UNIT NUMBERS. ALL NEW

ENVELOPE - CONTRACTOR IS TO ENSURE THAT CAULKING MAY NOT BE USED ON GAPS LARGER THAN

UNIT NUMBERS ARE TO BE ATTACHED TO A PLAQUE AND INSTALLED AS SPECIFIED BY THE OWNER.

3/4 INCH. IF LARGE GAPS ARISE DURING THE CONSTRUCTION PROCESS, PLEASE CONTACT THE

12. ALL EXISTING BRICK MORTAR THAT IS CRACKING AND IS LOCATED AT THE TOP 6 COURSES OF BRICK

13. ENVELOPE - ALL EXISTING BRICK TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION AND IS TO

WILL HAVE A MASON TO COME AND RECOURSE THE BRICK AND APPLY MATCHING MORTAR AND BRICK

10. ENVELOPE - CONTRACTOR IS TO POWER WASH AND CLEAN ALL BRICK AS NECESSARY BEFORE

WALLS IS TO BE RE-POINTED AND MATCHING EXISTING MORTAR COLOR.

2. ALL WALLS RECEIVING NEW SHEATHING AND SIDING ARE TO HAVE NEW WATERPROOFING.

ENVELOPE - PROVIDE NEW EXTERIOR WALL 1/2" SHEATHING WHERE DAMAGED AS REQUIRED AND NEW

OF DUST DIRT AND DEBRIS CAUSED BY DEMOLITION ACTIVITIES. RETURN ALL SUCH

ARCHITECT AND OWNER TO ARRANGE SHUT OFF OF UTILITIES BEING AFFECTED. THE CONTRACTOR WILL PROVIDE BYPASS CONNECTIONS TO MAINTAIN SERVICE TO OTHER

SELECTIVELY DEMOLISHED, RELOCATED OR REPOUTED. COORDINATE WITH THE

COLLAPSE OF AREA TO BE SELECTIVELY DEMOLISHED. STRENGTHEN OR ADD

SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION ACTIVITIES WITH

MATERIALS OF IDENTICAL OR GREATER QUALITY AS SPECIFIED BY ARCHITECT

IN THE CONSTRUCTION DOCUMENTS TO DETERMINE THE EXTENT OF SELECTIVE

13. THE CONTRACTOR WILL SURVEY THE PROGRESS OF WORK TO DETECT HAZARDS

11. REMOVE. REPLACE. PATCH AND REPAIR MATERIALS FOR USE WITH EXISTING

INSIDE THE INTERIOR OF THE UNITS IS TO BE PROTECTED. ANY DAMAGE WILL BE

NEW PYLON SIGNS WITH ONE NEW GROUND SIGN FOR APARTMENT COMPLEX IDENTIFICATION. NEW

OF THE CONSTRUCTION AS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

DEMOLITION NOTES:

CORRECTED AT THE G.C.'S EXPENSE.

WINDOWS (MILGUARD Z BAR WINDOWS).

NEW SIDING AS SPECIFIED IN DRAWINGS.

NCLUDED AS PART OF THE BASE BID.

RESULTING FROM DEMOLITION ACTIVITIES.

STRINGENT REQUIREMENTS SHALL PREVAIL.

STRUCTURES PRIOR TO PROCEEDING WITH ANY WORK.

PARKING LOT OBSTRUCTING FIRE LANES OR FIRE HYDRANTS

REPAIRED BACK TO ORIGINAL CONDITION AT THE G.C.'S EXPENSE.

WATERPROOFING PRODUCTS ON ALL WALLS RECEIVING NEW SHEATHING.

CONSIDERED AS A BASIS FOR MONETARY CONSIDERATION.

NEW CONSTRUCTION NOTES:

PARTICULARLY BEHIND EXISTING BRICK THAT REMAINS.

ARCHITECT FOR SUGGESTIONS AND APPROVAL.

REPLACED AT THE CONTRACTORS EXPENSE.

REPLACES AS NECESSARY.

REPLACED IF DAMAGED.

APPLYING SEALER.

TIES AS NECESSARY

DEMOLITION REQUIRED.

5. REMOVE AND REPLACE EXISTING BRICK VENEER AS SPECIFIED.

6. REMOVE AND REPLACE ALL SOFFIT & FASCIA MATERIALS AS SPECIFIED.

8. ALL EXISTING INTERIOR/ EXTERIOR FRAMING TO REMAIN. PROTECT DURING

DEMOLITION & CONSTRUCTION. ANY DAMAGE MUST BE REPLACED BY G.C

7. REMOVE AND REPLACE ALL EXISTING ROOF SHINGLES AS SPECIFIED.

RENOVATIONS BEGIN. EXTERIOR DEMOLITION HAS NOT BEEN PERFORMED UNDER A SEPARATE PERMIT. WHEN

REMOVING MATERIALS PLEASE INFORM TENET AND HAVE ACCOMMODATIONS PROVIDED INCLUDING TEMPORARY

N/A

TYPE II

UNIT IV

UNIT V

LAUNDRY

TYPF III

2015 INTERNATIONAL PLUMBING CODE 014 NATIONAL ELECTRIC CODE COST OF CUTTING ANY MATERIAL TO SIZE INTO CONSIDERATION. RESIDENTIAL - GROUP R-2

15. ENVELOPE - ALL WALL STUD SHOULD MATCH EXISTING WALL STUD. CONTRACTOR IS TO TAKE THIS ENVELOPE - ANY EXTERIOR PENETRATIONS FROM GAS LINES OR WATER LINES MUST BE SEALED WITH

ENVELOPE - ALL PIPES AND WIRING LOCATED OUTSIDE WALL CAVITIES OR FLOOR CAVITIES NEED TO

WINDOWS - WINDOW OPENINGS ARE TO RECEIVE NEW WINDOW WRAP PRODUCT, WHERE APPLICABLE. ALL WINDOWS ARE TO BE REPLACED WITH NEW MILGUARD (Z-BAR) WINDOW SYSTEM. NEW WINDOWS

 $800 ext{ SF } (1 ext{ STORY} = 800 ext{ SF})$ WINDOWS - NEW WATERPROOFING/ WINDOW WRAP WILL BE INSTALLED AROUND ALL NEW WINDOWS. 80 SF (1 STORY = 80 SF)

CLUBHOUSE 1725 SF (1 STORY=1725SF) WINDOWS - ALL EXISTING WINDOW FRAMES WILL REMAIN FOR NEW INSTALLATION OF WINDOWS WITH Z-BAR FLASHING. (SEE MILGUARD WINDOW SPECIFICATIONS) ALLOWABLE AREA:

> WINDOWS - REPLACE ALL WINDOW FRAMES AS NECESSARY AND SHIM TO LEVEL. IF REPLACING WINDOW FRAMES PLEASE CONSULT ARCHITECT OR OWNER BEFORE EXECUTING.

22. WINDOWS- ALL NEW WINDOWS WILL BE FIELD VERIFIED BEFORE ORDERING WINDOWS 23. WINDOWS - ALL WINDOWS ARE TO RECEIVE NEW EXTERIOR AND INTERIOR WINDOW TRIM AS

WINDOWS - WINDOWS THAT WERE ONCE APART OF BRICK ASSEMBLY AND ARE NOW APART OF THE NEW SIDING ASSEMBLY WILL HAVE NEW TRIM AROUND THE WINDOW.

ALL EXISTING WINDOW AND DOOR FRAMES SHALL BE PROTECTED, LEVEL, AND REPLACED AS

ALL SEVEN (17) UNITS AND THREE ACCESSORY STRUCTURES WILL HAVE EXTERIOR RENOVATIONS AND WILL 26. ROOF-ALL ROOF ARE TO HAVE NEW ROOF INSULATION (R-38) IN ALL ROOF AREAS THAT ARE RECEIVE

28 ROOF (BUILT-LIP SYSTEM) - NEW ROOFING IS TO BE OWEN'S CORNING ASPHALT SHINGLES. "COLOR TO BE DETERMINED" AND MATCH EXISTING. APPLIED ONLY AFTER THE NEW UNDERLAYMENT HAS BEEN APPLIED. COORDINATE SPEC OF UNDERLAYMENT BEFORE INSTALLATION WITH OWNER & ARCHITECT PROVIDE NEW METAL FLASHING AND METAL DRIP EDGES ALONG EAVES AS NECESSARY.

ROOF - ALL DAMAGED ROOF DECKING AND WATERPROOFING IS TO BE REPLACED AS NECESSARY

IN DRAWINGS. THE CLUBHOSE WILL ALSO HAVE A NEW ADA PARKING SPACE AND RAMP AT THE ENTRANCE. 29 ROOF - WHERE EXISTING ROOF PENETRATIONS HAVE OCCURRED THOUGHT THE SHEATHING. APPLY NEW EXTERIOR GRADE SHEATHING AND WATER-PROOFING AS NECESSARY.

30. SIDING - WHERE EXISTING CEDAR PLANK SIDING IS LOCATED REPLACED WITH NEW 8.25" WIDE SMOOTH

CEMENTITIOUS LAP SIDING, PROVIDE 3.5" CEMENTITIOUS TRIM; APPLY NEW BUILDING WRAP AND

EXTERIOR GRADE SHEATHING WHERE NECESSARY, IF REPLACING THE SHEATHING IS NECESSARY, REMOVE OLD AND INSTALL NEW INSULATION. SEE SPECIFICATIONS FOR MORE DETAILS.

31. SIDING - PROVIDE NEW 1/2" THICK CEMENTITIOUS SOFFITS TO MATCH EXISTING, NEW SOFFITS WILL MATCH EXISTING SIZE, PAINT, TEXTURE AND TYPE AS SPECIFIED.

32. SIDING - PROVIDE NEW 1" THICK CEMENTITIOUS FASCIAS TO MATCH EXISTING, NEW FASCIAS WILL MATCH EXISTING SIZE, PAINT, TEXTURE AND TYPE AS SPECIFIED. 33. STAIRS - ALL EXISTING STAIRS ARE TO BE TEMPORARILY REMOVED FOR NEW HARDI SIDING AND BRICK

REMOVAL. (COORDINATE SCHEDULE OF THIS WORK SO AS TO NOT INCONVENIENCE TENETS). 34. STAIRS - ALL EXISTING "X" BRACING UNDERNEATH STAIRS ARE TO BE REPAIRED AND REPLACED AS

35. STAIRS - ALL STAIRS ARE TO HAVE NEW "VISUALLY IMPAIRED RAILS" UNDERNEATH STAIRS AS PER CODE IF NECESSARY

36. STAIRS - EXISTING CONCRETE AND STEEL STAIRS: REPLACE DAMAGED OR LOOSE CONCRETE TREADS TO MATCH EXISTING. EXISTING STEEL STRINGERS AND SUB STRUCTURAL STEEL ANGLES ARE TO REMAIN, UNLESS DAMAGED REPLACE AS NECESSARY. ADD NEW STEEL ANGLES AS NECESSARY.

37. ADD AND REPLACE STEEL ANGLES ATTACHED TO THE STAIR STRINGERS AS NECESSARY. PAINT ACCORDING TO SPECIFICATIONS

38. STAIRS - NUMEROUS OF EXISTING STEEL STAIRS/ STRINGERS WILL NEED TO BE TEMPORARILY REMOVED AND REBOLTED TO STAIR LANDING. VERIFY ALL LOCATIONS AND COORDINATE ALL LOCATIONS OF NEW LAG BOLTS WITH ARCHITECT. TEMPORARY STAIRS MUST BE PROVIDED FOR TENETS. (COORDINATE SCHEDULES WITH TENET/ OWNER BEFORE REMOVAL OF STAIR)

39. STAIRS - ALL STAIR TREADS MUST MEET CODE. (ALL RISERS AND RUNS SHALL MEET CODE.)

40. STAIRS - ALL STAIRS ARE TO BE REPLACED IF CRACKED OR BROKE. STAIRS THAT ARE SALVAGEABLE

41. STAIRS - ALL EXISTING GUARDRAILS ARE TO HAVE NECESSARY BLOCKING FOR ADEQUATE SUPPORT.

42. STAIRS - ALL EXISTING GUARDRAILS ARE TO HAVE ADDITIONAL BLOCKING BEHIND THE WALL AND HAVE

ALL 2X4 WOOD TOP RAILS REMOVED. 43. STAIRS - REPLACE HANDRAILS WHEN NECESSARY WHEN EXISTING RAIL IS RUSTED AND BEYOND REPAIR.

44. PROVIDE NEW WATERPROOFING AND WHERE NECESSARY

45. ALL UNITS ON FIRST AND SECOND FLOOR WILL HAVE NEW DOORS, WINDOWS AND EXTERIOR TRIM. PROVIDE INTERIOR TRIM AS NECESSARY.

46. ENVELOPE/LIGHTING - ALL UNITS ARE TO HAVE NEW WALL MOUNTED EXTERIOR LIGHT FIXTURES, INCLUDING WALL PACKS WITH DUSK TILL DAWN SENSORS AS PER EXISTING. SEE SPECIFICATION FOR

47. ENVELOPE/LIGHTING - REPLACE DAMAGED ELECTRICAL JUNCTION BOXES FOR EXTERIOR WALL LIGHTS AS NECESSARY, WHERE BRICK WALL HAVE BEEN REMOVED THAT HAVE WALL LIGHTS, JUNCTIONS

BOXES ARE TO BE PUSHED BACK TO BE FLUSH WITH NEW SIDING USE PANCAKE JUNCTION BOX AS NECESSARY. USE PANCAKE JUNCTION BOX AS NECESSARY. SEE MEP 48. ENVELOPE/LIGHTING - ALL NEW EXTERIOR LIGHTS WILL INCLUDE A NE W JUNCTION BOX OR A PANCAKE 64. CONTRACTOR IS TO SEAL EACH OF THE BUILDINGS IN ITS ENTIRETY

JUNCTION BOX. 49. ENVELOPE/LIGHTING - WIRING FOR NEW LIGHTS WILL BE LOCATED IN THE WALLS AND ATTICS AND ARE

NOT TO HAVE ANY EXPOSED CONDUIT. ALL EXISTING EXPOSED CONDUIT IS TO BE RELOCATED INTO THE 50. SITE/ENVELOPE - ELECTRICAL METERS ARE TO BE PLACED ON TEMPORARY RACK TO ALLOW FOR

METERS ON TOP OF BRICK, NO REMOVAL IS REQUIRED. 51. SITE - CONTRACTOR IS TO PROVIDE TWO QUOTES FOR THE FENCING, ONE FOR GALVANIZED COLUMNS-

WOOD FENCE AND ANOTHER FOR STEEL PICKET FENCE.

52. SITE - ALL EXISTING HOSE BIBS ARE TO BE PROTECTED DURING CONSTRUCTION AND ARE TO BE REPLACED IF DAMAGED

53. SITE - ALL EXISTING CONCRETE LANDINGS, BALCONIES, PATHWAYS, FLATWORK TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION/ REMOVAL OF BRICK AND IS TO BE REPLACED IF DAMAGED.

54. SITE - CONTRACTOR IS TO POWER WASH EXISTING CONCRETE, CONCRETE LANDINGS AND BALCONIES 72. ALL EXTERIOR ELECTRICAL BOXES ON BALCONY ARE TO BE REPLACED AS NECESSARY. PROVIDE OF EACH UNIT. NEW CONCRETE SEALER MUST BE ON ALL CONCRETE SURFACES.

55. SITE - DO NOT DESTROY SHRUBS AND TREES CONTACT OWNER FOR APPROVAL BEFORE DESTROYING

56. SITE - CONTRACTOR IS TO PROVIDE UNIT PRICING FOR ALL FLATWORK IN NEW OF REPAIR FOR CODE AND SAFETY REGULATIONS.

57. SITE - CONTRACTOR IS TO PROVIDE UNIT PRICING TO OWNER FOR ANY RE-GRADING AT SELECT AREAS BECAUSE OF WATER INFILTRATION.

58. SITE - ALL UNITS ARE TO RECEIVE NEW DOORBELLS INCLUDING WIRING WHERE NECESSARY. 59. SITE - ALL EXISTING A/C CONDENSING UNITS TO HAVE NEW CONCRETE PADS SINGLE OR DOUBLE. (SEE ARE STRICTLY OFF- LIMITS.

DETAIL: A3/ 22 & 24.) CONDENSING UNITS ARE TO BE CENTERED AND BOLTED TO PAD AS PER MANUFACTURES SPECIFICATIONS. INCLUDE UN HOOKING THE EXISTING CONDENSING UNITS AND REHOOKING THEM UP AFTER PADS ARE FINISHED. (MEET CODE REQUIREMENTS) 60. ENVELOPE - ALL UNITS ARE TO RECEIVE NEW GUTTERS AND DRAINS AS NECESSARY. MATCH EXISTING. 78. ALL A/C CONDENSING UNITS ARE TO BE FASTENED AS SPECIFIED.

VERIFY WITH OWNER FOR SPECIFICATION. 61. ALL WINDOWS ON THE SECOND FLOOR WINDOWS MUST HAVE CHILD-LOCK/ LIMITED ACCESS

62. ENVELOPE - REPLACE ALL ROOF FLASHING WITH NEW ROOF FLASHING. ARCHITECTS APPROVAL FLASHING IS TO INCLUDE:

2. BALCONY DRIPEDGE/ FLASHING. SEE DETAIL 27/A3. MATCH EXISTING 3. ROOF TO WALL DRIPEDGE/FLAHSING. SEE DETAIL: A3/29. MATCH EXISTING 4. Z FLASHING ABOVE WINDOW. SEE DETAIL: A2/15. MATCH EXISTING 5. FOUNDATION/ WATERPROOFING TO FOUNDATION. SEE DETAIL: A2/21. MATCH EXISTING 6. DOOR HEAD FLASHING, SEE DETAIL: A2/14, MATCH EXISTING

8.FLASHING: SIDE-STAIR TO WALL. SEE DETAIL:34/A3. MATCH EXISTING 9. ROOF AT SHED PEAK TO WALL. SEE DETAIL: 21/A3. MATCH EXISTING

7. ROOF FLUE FLASHING. SEE DETAIL A3/31. MATCH EXISTING

1. ROOF DRIPEDGE. SEE DETAIL 25/A3. MATCH EXISTING

DRAWING INDEX NORTH EAST INDEPENDENT SCHOOL DISTRICT VIDE ARCHITECT AND OWNER WITH TWO QUOTES FOR NCING SEE SPECIFICATIONS REFER TO CIVIL. MECHANICAL FOR WOOD FENCING STEEL PICKET FENCING IN LIEU OF WOOD FENCING <u>ARCHITECTURAL</u> N 89 35' 25" E. 833.51 -EXISTING FENCE REMAINS COVER PAGE SITE. SCHEDULES DETAILS DETAILS NEW CASTLE POINT SIGN DETAILS, SIGNAGE SEE DETAILS ON PAGE A4 PYLON SIGN IS TO BE INSID LAUNDRY, MAIL, CLUBHOUSE Α5 BUILDING 01 - TYPE I SIGN IS TO BE DOUBLE FACE BUILDING 08 - TYPE I EXISTING FENCE REMAINS -8A BUILDING 10 - TYPE I BUILDING 04 - TYPE II Δ9 BUILDING 09 - TYPE II Δ10 START AND EN EXISTING FENCE REMAINS -BUILDING 12 - TYPE II BUILDING 13 - TYPE II SCOPE OF WORK FOR BUILDING 14 - TYPE II NEW SUPPORTS OF BUILDING 18 - TYPE II A14 STEEL FENCIN FENCING BUILDING 02 - TYPE III 20' GAS, ELECT TELEPHONE CATV, ANI BUILDING 05 - TYPE IV A16 END OF STEEL SPINDLE FENCE. BUILDING 11 - TYPE IV PAINT AND REPAIR AS NECESAR BUILDING 17 - TYPE IV NEW CASTLE POINT APARTMENT SIGN. SEE DETAILS ON PAGE A4 BUILDING 03 - TYPE V EXISTING STEEL SPINDLE FENCE. GROUND SIGN. SIGN IS TO BE DOUBLE A20 BUILDING 07 - TYPE V DRESDEN PAINT AND REPAIR AS NECESSARY BUILDING 15 - TYPE V A21 A22 BUILDING 16 - TYPE V END OF NEW PICKET <u>STRUCTURAL</u> SUPPORT OR STEE S1.01 COMPOSITE SITE PLAN S1.02 BUILDING 01 - TYPE NEW PICKET FENCE -CIVIL FOR ALI S1.03 BUILDING 02 - TYPE III S1.04 BUILDING 03 - TYPE V S1.05 BUILDING 04 - TYPE II 20' GAS, ELECT, TELEPHONE S1.06 BUILDING 05 - TYPE IV S1.07 BUILDING 06 - TYPE II Response to City Denial comment #4 S1.08 BUILDING 07 - TYPE V S1.09 BUILDING 08 - TYPE I 4. Structures are classified as Type VA Construction. How will 1 hour S1.10 BUILDING 09 - TYPE II rated exterior walls be impacted by renovation? How will they S1.11 BUILDING 10 - TYPE I maintain their 1 hour rating? Table 601 2015 S1.12 BUILDING 11 - TYPE IV S1.13 BUILDING 12 - TYPE II S1.14 BUILDING 13 - TYPE II 4. The building classification is Type V-B, so non-rated exterior walls are permitted S1.15 BUILDING 14 - TYPE II S1.16 BUILDING 15 - TYPE V Basic Allow Area (IBC Table 506.2) -S1.17 BUILDING 15 - TYPE V 7000 sqft. Per floor S1.18 BUILDING 15 - TYPE V S1.19 BUILDING 16 - TYPE V Illowable Area Increase for Frontage (IBC 506.3.3) S1.20 BUILDING 16 - TYPE V ((525/525)-.25) (20/30)= S1.21 BUILDING 17 - TYPE IV $.75 \times .66 = .49$ (lf) area factor increase S1.22 BUILDING 18 - TYPE II Allowable Area (IBC 506.2.3) Area calculation shown S2.01 GENERAL NOTES AND DETAILS PROPERTY LINE -Aa: $7000 + (7000(NS) \times .49) = 3430 \text{ sqft}.$ S2.02 BALCONY PLANS AND SECT. 7000 + 3430S2.03 STAIR PLANS AND SECTIONS Aa: 10,430 - Total Allowable Area for 2-story VB construction S2.04 SPECIFICATIONS Aa: 9,760 Actual area of largest building <u>CIVIL</u> COVER PAGE C1.0 C2.0 GENERAL NOTES C3.0 STORMWATER POLL. PREV. NEW PICKET FENCE WITH NEW PICKET FENCE WITH PLAN CIVIL FOR AL C4.0DEMOLITION PLAN WEST 369.22' C5.0 SITE DIM. CONTROL PLAN START AND END OF NEW - NEW FENCING TO JOB GRADING PLAN RETAINING WALL PLAN C7.1 RETAINING WALL PLAN Robert E. Lee High School **MECHANICAL** M0.0 ____ NO MECHANICAL

ELECTRICA

SYMBOLS AND ABBREVIATIONS ELECTRICAL GENERAL NOTES E0.1 E1.0 SITE PLAN

<u>PLUMBING</u> _____

NO PLUMBING 63. CONTRACTOR IS TO FIELD VERIFY EVERYTHING INCLUDING ALL NOTES, DIMENSIONS AND EXISTING ROOF CONDITIONS. PLEASE BRING MULTIPLE LIGHTS TO INSPECT THE UNITS AS MANY UNITS DO NOT HAVE ANY ELECTRICITY FOR LIGHTING.

65. CONTRACTOR IS TO INCLUDE THE COST FOR REHOOKING AND UNHOOKING THE ELECTRICAL AND CONDENSING UNITS IN HIS BID. FOR SPECIFICATION ON THE ELECTRICAL PANEL AND CONDENSING

66. CONTRACTOR IS TO ENSURE ALL ELECTRICAL IS UP TO CODE

COMPLETE REMOVAL OF SIDING MATERIALS. ASK CPS FOR PERMISSION TO PAINTING THE METERS. FOR 67. CONTRACTOR IS TO REPLACE ANY DAMAGED BUILDING PLATES AS NECESSARY

68. ALL NECESSARY GRADING TO TO BE UNIT PRICED BY OWNER AND CONTRACTOR.

69. CONTRACTOR SHALL PROVIDE A BARRICADE FOR TENETS AS BRICK IS BEING REMOVED INCLUDING A 70. EXTERIOR WALLS AND ROOFS MUST HAVE A 1-HOUR FIRE RATING.

71. CONTRACTOR WILL BE RESPONSIBLE FOR ALL UTILITIES AND SERVICE BREAKAGE THROUGHOUT THE PROJECT DURATION. ANY DAMAGE WILL BE AT THE EXPENSE OF THE CONTRACTOR.

EXTENSION RING AS NECESSARY. ALL EXTERIOR WALL RECEPTACLES ARE TO BE FLUSH WITH NEW SIDING AND MEET CURRENT ELECTRICAL CODE.

73. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR AND/ OR RECONNECT ALL UTILITIES THAT ARE

DISRUPTED DURING PROJECT WITHIN 8 HOURS OF SERVICE DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER/ SAHA.

74. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER AND WATER FOR PROJECT 75. CONTRACTOR IS TO NOTIFY OWNER OF ANY REMOVAL OF ANY EXISTING TREES OR BUSHES.

77. MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE PROPER VENTILATION AND DRAINAGE, NOTE: AND TO PROTECT AGAINST DAMAGE, WEATHERING, VANDALISM AND THEFT.

79. ANY DAMAGE TO CURBS OR SIDEWALKS MUST BE REPLACED BY G.C. EXPENSE. 80. ALL CONDENSATE DRAINS AT BALCONIES' SOFFIT ARE TO BE LOCATED ON THE OUTSIDE CORNER OF

THE BALCONIES' SOFFIT. TO THE BALCONY AS SPECIFIED.

82. ALL NEW PAVEMENT CONSTRUCTION MUST HAVE NEW SEAL AND STRIPPING ON ALL PARKING LOT

84. PROVIDE CASEMENT WINDOW IN LIEU OF SINGLE HUNG WINDOW, WHERE THE EGRESS WINDOW

SURFACES. SEE CIVIL. 83. REPOINT, REBIRCK AND REPAIR ALL BRICK UNDERNEATH LANDING ROOF STRUCTURE AS NECESSARY.

OPENING IS NOT TO CODE.

WATERPROOFING OVERLAY.

5320 BLANCO RD. CASTLE POINT APARTMENTS 78216, San Antonio Tx. **SITE LOCATIO**

85. CONTRACTOR IS NOT TO BLOCK ANY FIRE LANES DURING ANY PHASE OF CONSTRUCTION. CONTRACTOR IS TO PROVIDE TEMPORARY CLOSURE IN AREAS WHERE BRICK IS REMOVAL IS

87. CONTRACTOR IS TO ABIDE BY AND FOLLOW ALL THE PRELIMINARY PLAN NOTES.

88. CONTRACTOR IS TO TAKE ALL STRUCTURAL MODIFICATIONS TO CONSIDERATION. 76. CONTRACTOR IS TO PROVIDE TEMPORARY PORTABLE RESTROOMS FOR EMPLOYEES. SITE FACILITIES 89. SEE GENERAL NOTES ON DRAWINGS FOR ADDITIONAL INFORMATION

IF STAIRS ARE REMOVED TO ADD SIDING WITHIN BREEZEWAY, ADD ADDTIONAL BLOCKING BEHIND SIDING TC

SECURE THE STAIR TO THE STRUCTURE. CONTRACTOR TO SUBMIT FINISH SPECIFICATIONS AND SAMPLES PRIOR TO ORDERING FOR FINAL APPROVAL. THIS INCLUDES SAMPLES OF SIDING, TRIM, FLASHING, CAULKING, LIGHTING, PAINT, JUNCTION BOXES, SOFFIT, FASCIA, ROOF VENTS, WALL VENTS, CONCRETE A/C SLABS, WATERPROOFING, NEW

81. ALL CONDENSATE DRAINS ARE TO BE LOCATED INSIDE THE SOFFITS AND PENETRATE AT THE CORNER ALL PAINT COLORS ARE TO HAVE 4'-0" X 4'-0" X 4'-0" SAMPLES PAINTED ON WALL FOR OWNERS APPROVAL BEFORE CONTRACTOR ORDERS ALL PAINT.

CONTRACTOR IS TO PROVIDE AN EXTRA GALLON OF PAINT TO MANAGEMENT AS SPECIFIED.

REMAIN

EXPIRATION: 10/31/18

DAVIS SPRINKLE, AIA

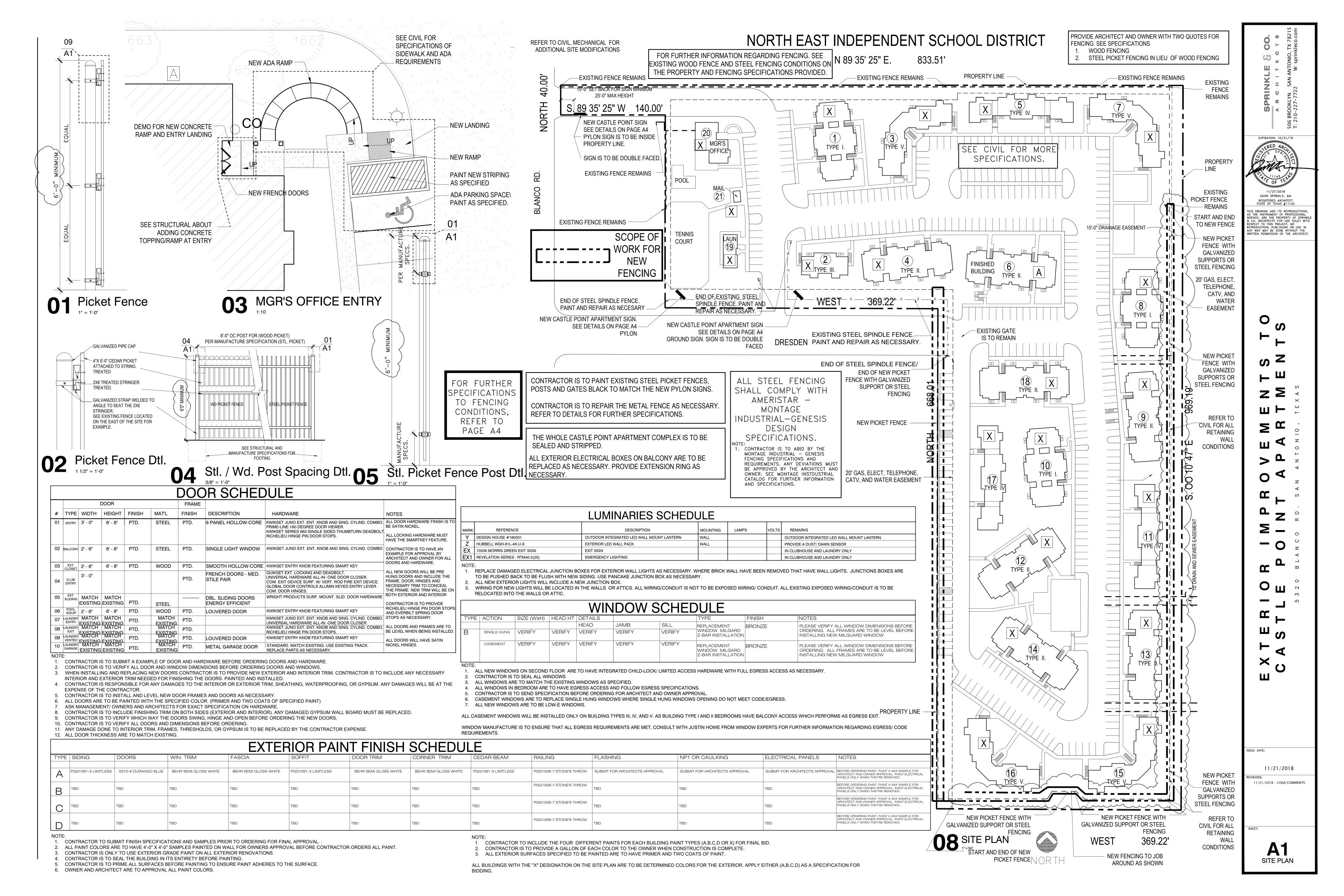
REGISTERED ARCHITECT STATE OF TEXAS #11142

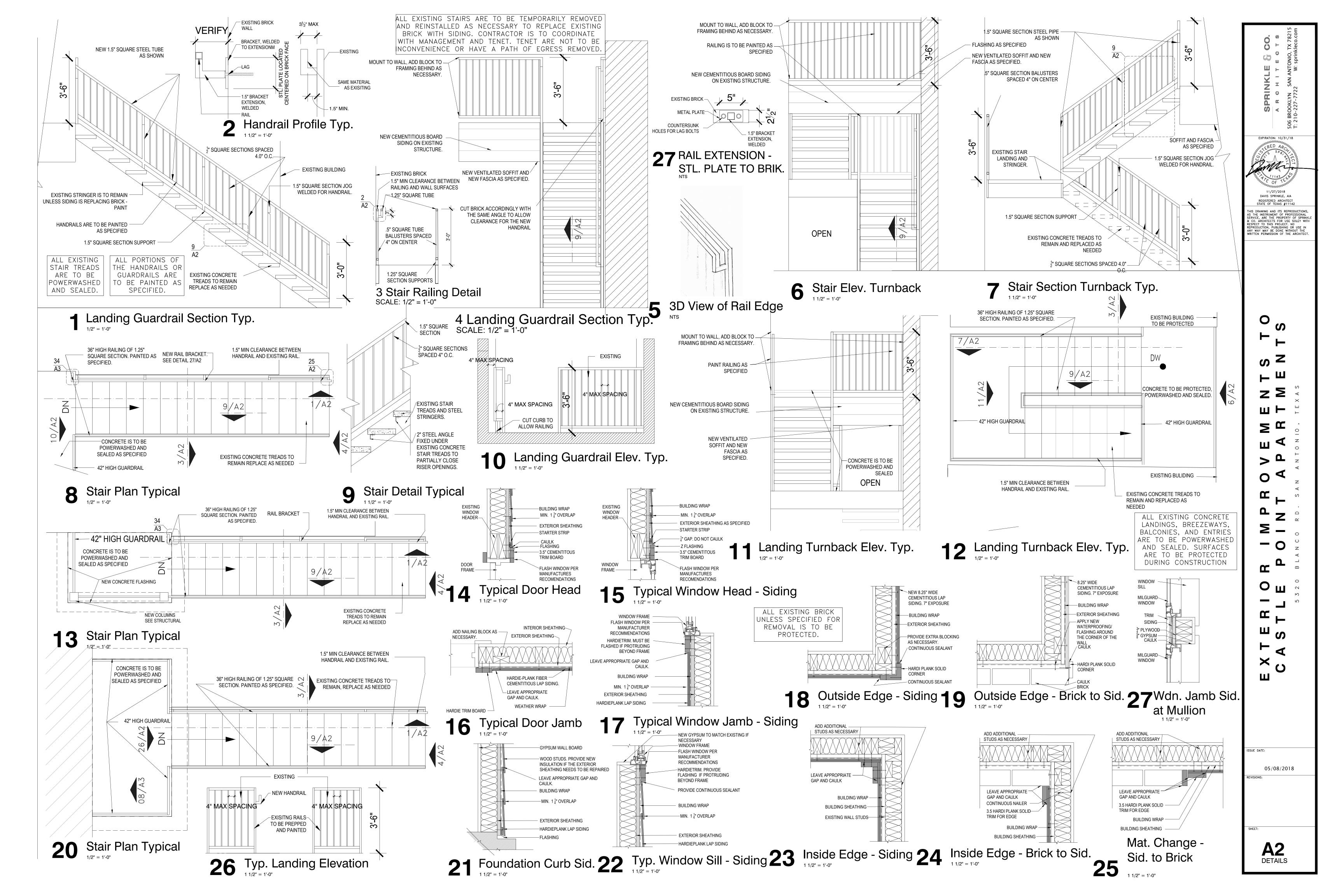
S DRAWING AND ITS REPRODUCTIONS

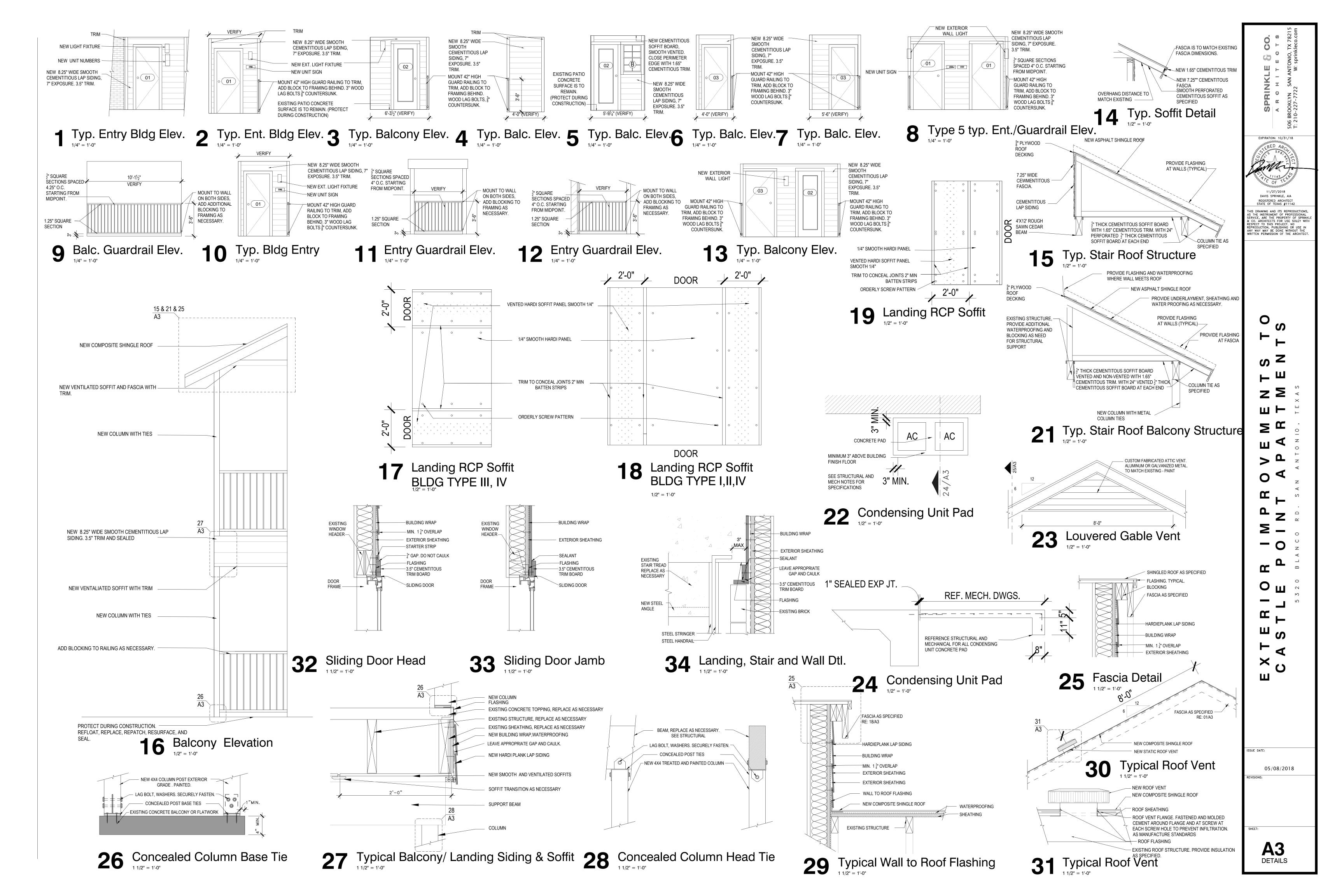
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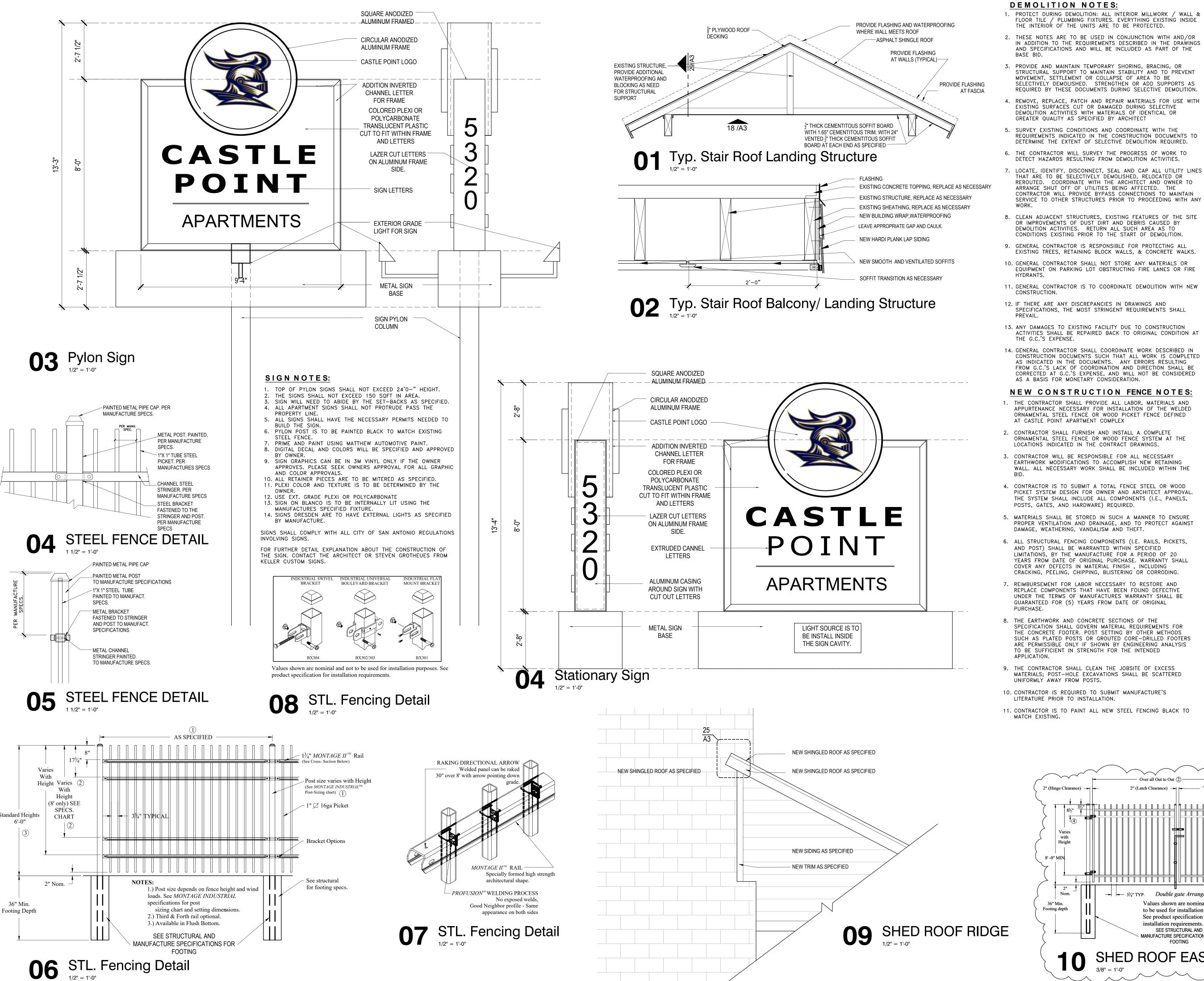
11/21/2018 11/21/2018 - COSA COMMENTS

SITE PLAN









DEMOLITION NOTES:

1. PROTECT DURING DEMOLITION: ALL INTERIOR MILLWORK / WALL & 23. CONTRACTOR SHALL ABIDE BY ALL PRELIMINARY FLOOR TILE / PLUMBING FIXTURES. EVERYTHING EXISTING INSIDE REVIEW REMARKS AS PER THE RETAINING WALL AND THE INTERIOR OF THE UNITS ARE TO BE PROTECTED.

Over all Out to Out (2)

36" Min.

2" (Latch Clearance) - |-

Double gate Arrangement

Values shown are nominal and not

to be used for installation purposes.

See product specification for

SEE STRUCTURAL AND

MANUFACTURE SPECIFICATIONS FOR -

SHED ROOF EASEMENT MTL. GATE

2. THESE NOTES ARE TO BE USED IN CONJUNCTION WITH AND/OR 24. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IN ADDITION TO THE REQUIREMENTS DESCRIBED IN THE DRAWINGS NECESSARY REPAIRS AS PER DAMAGE FROM THE

AND SPECIFICATIONS AND WILL BE INCLUDED AS PART OF THE TREE REMOVAL.

25. CONTRACTOR SHALL USE NECESSARY MEANS TO PROTECT ALL TREES AND SHRUBS AS SPECIFIED.

EXPIRATION: 10/31/18

4

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SUE DATE: 11/21/2018 11/21/2018 - COSA COMMENTS

 $^{-15}/_{16}$ " x $1\frac{1}{4}$ "*MONTAMGE* Rail

- Post size varies with Height

Gate Upright $1\frac{1}{4}$ "Sq. x 16Ga. ⁵/₈" Sq. x 18Ga. Picket

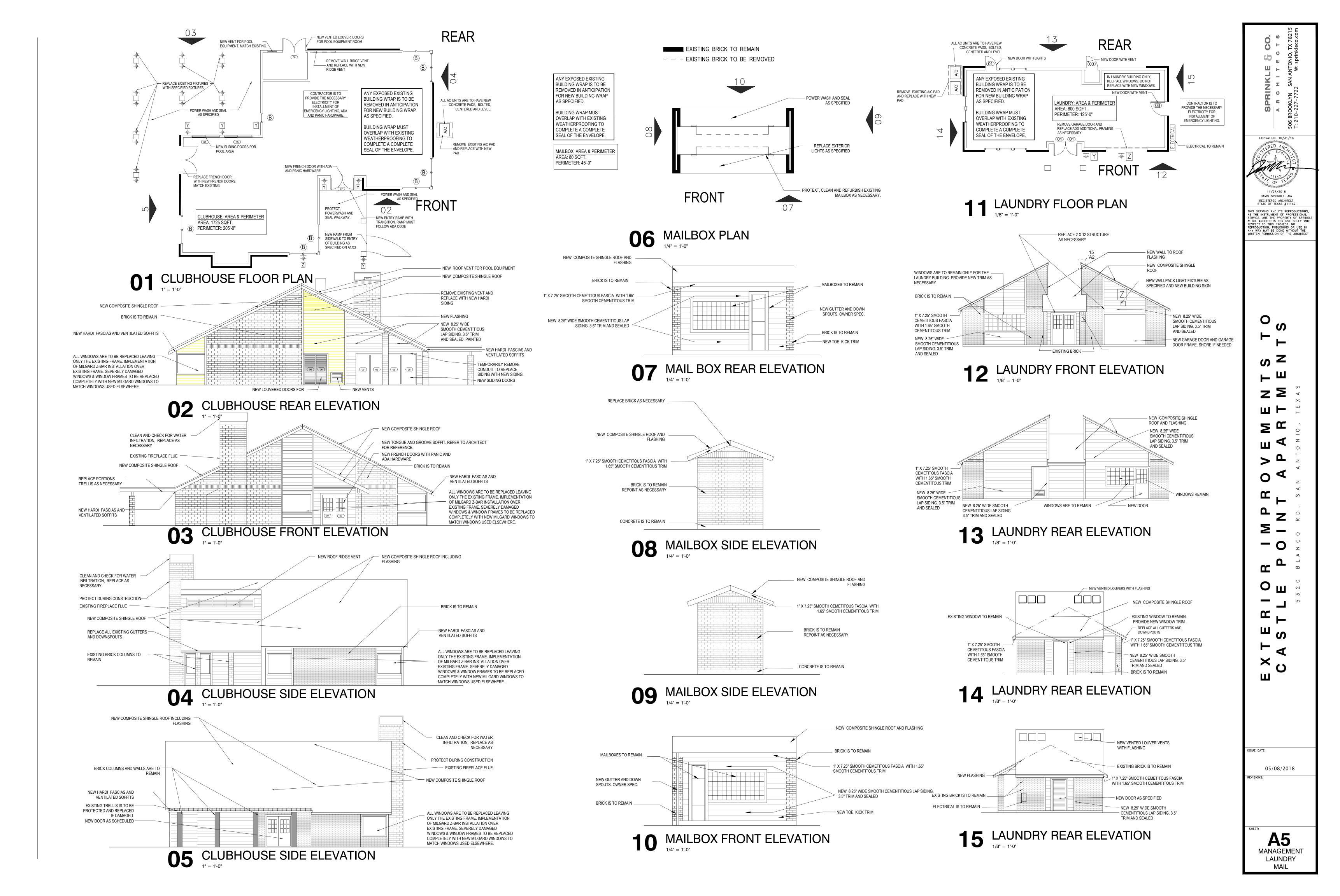
Bolt on Hinge

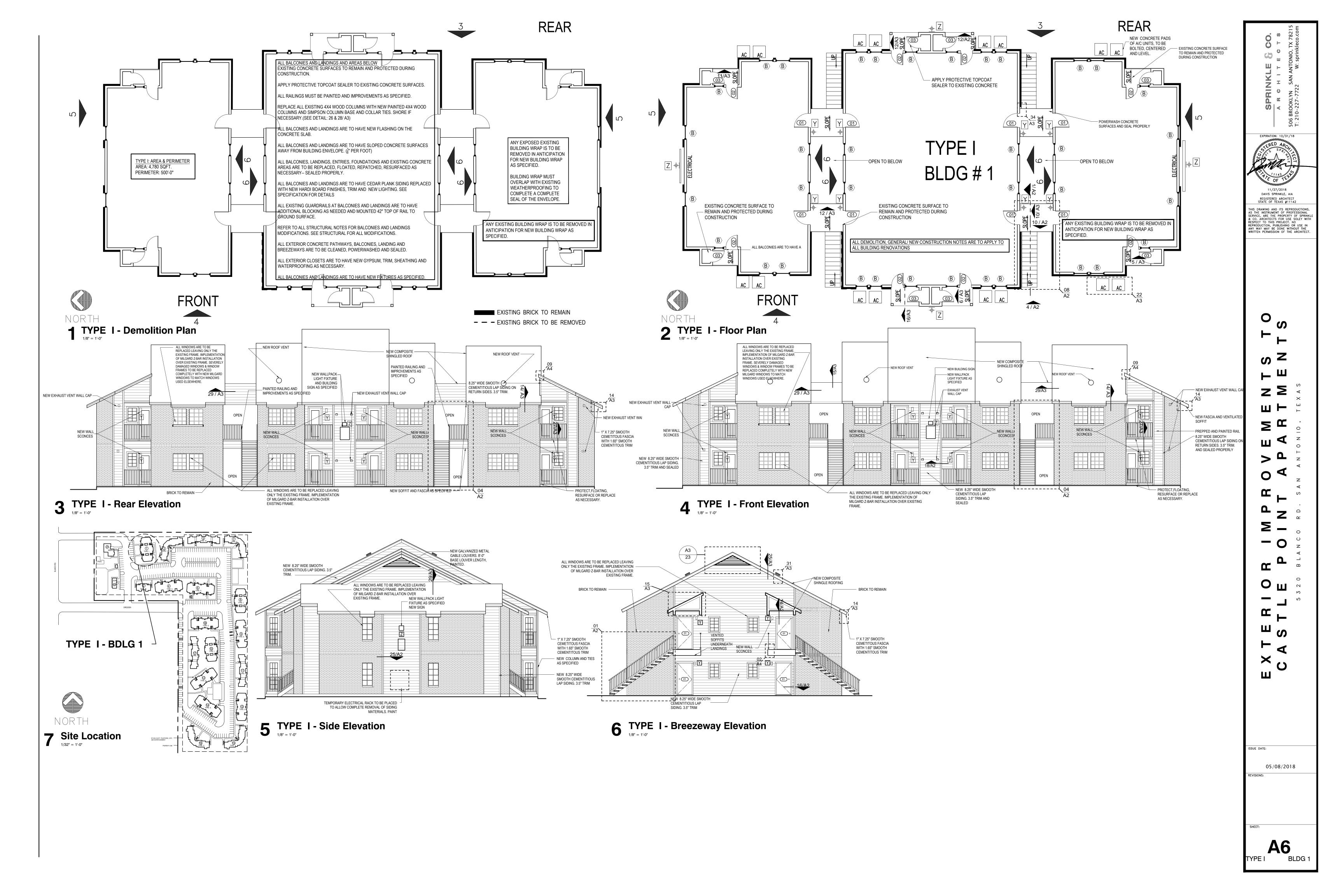
fence post footing

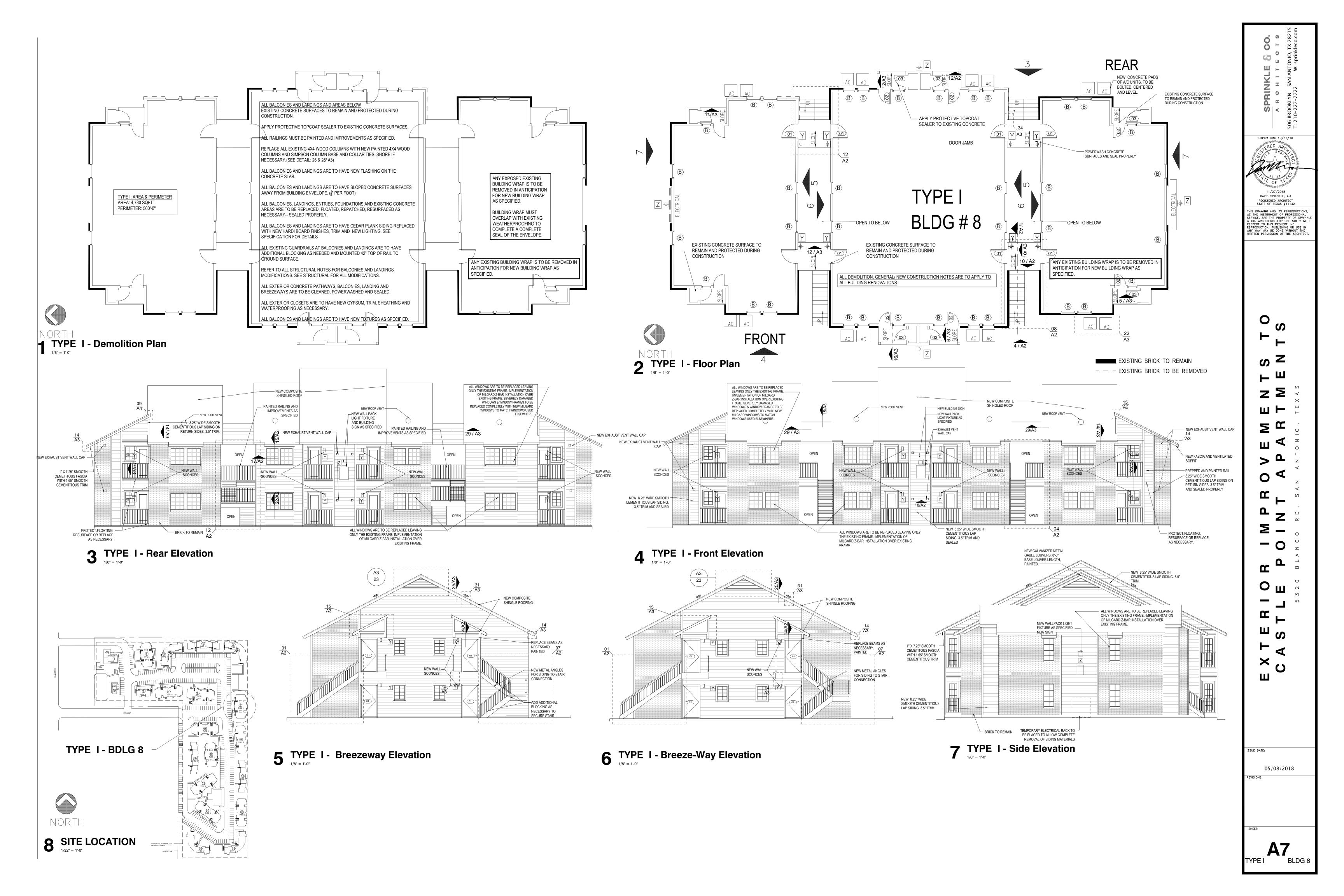
see structural

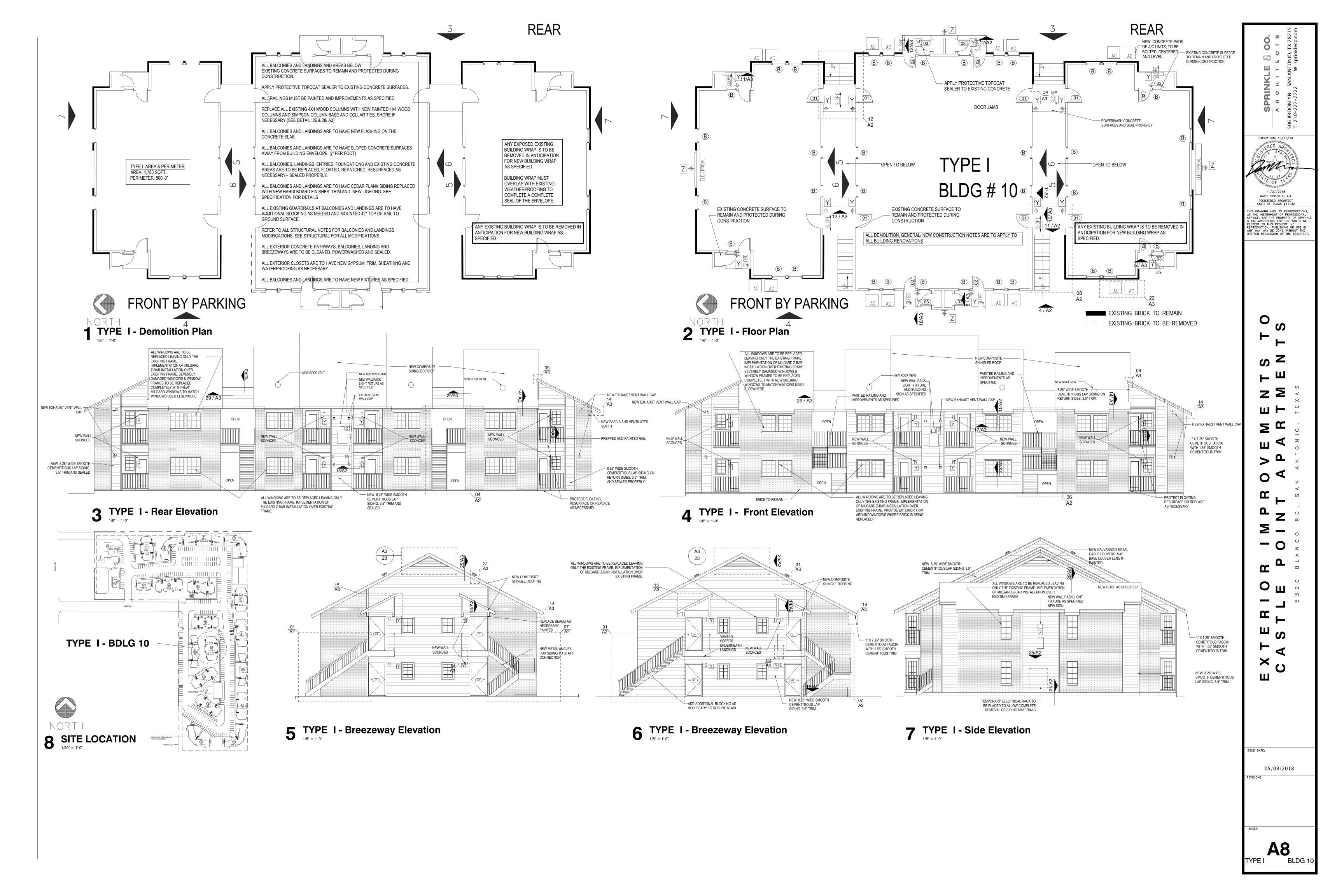
(see MONTAGE Post-Sizing Chart)

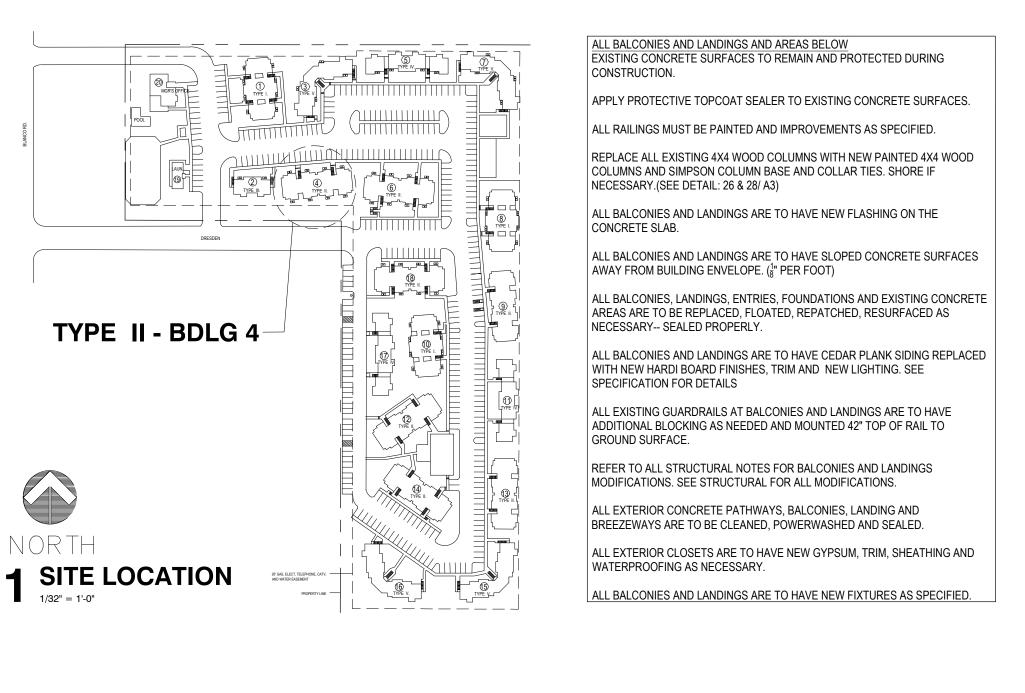
A4 DETAILS

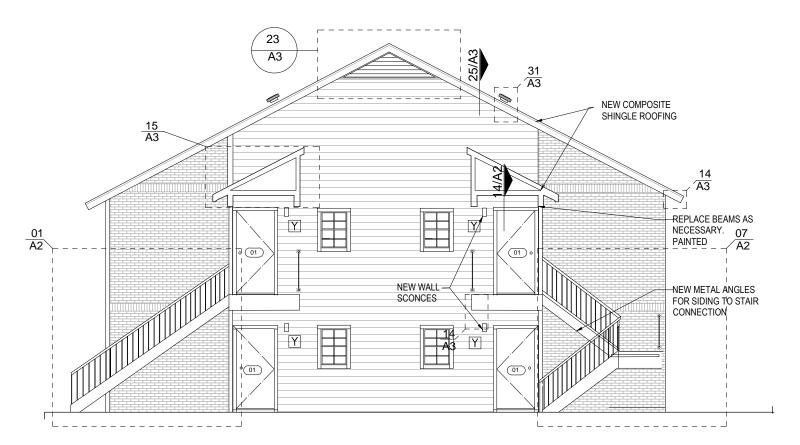




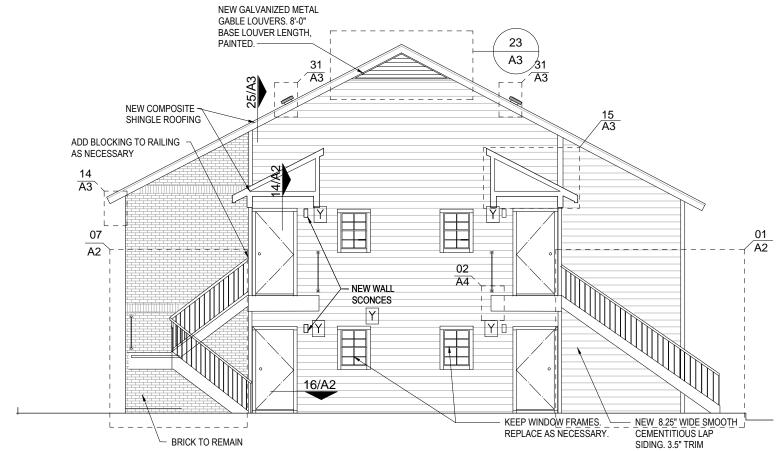




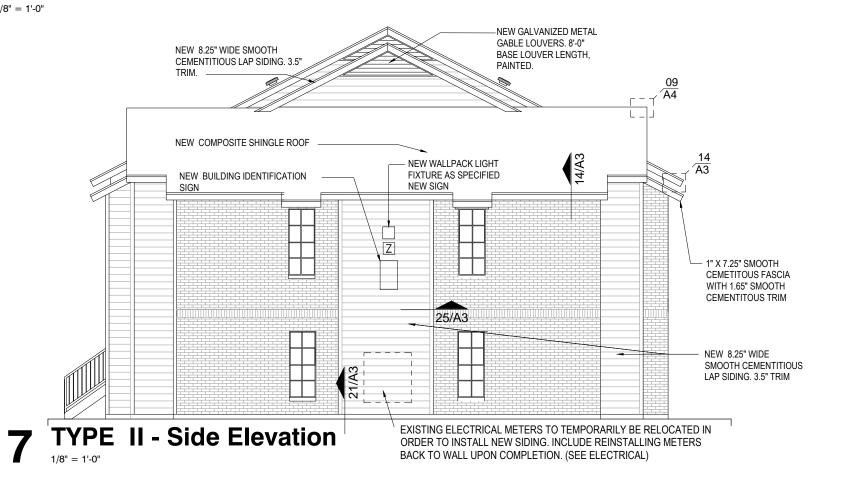


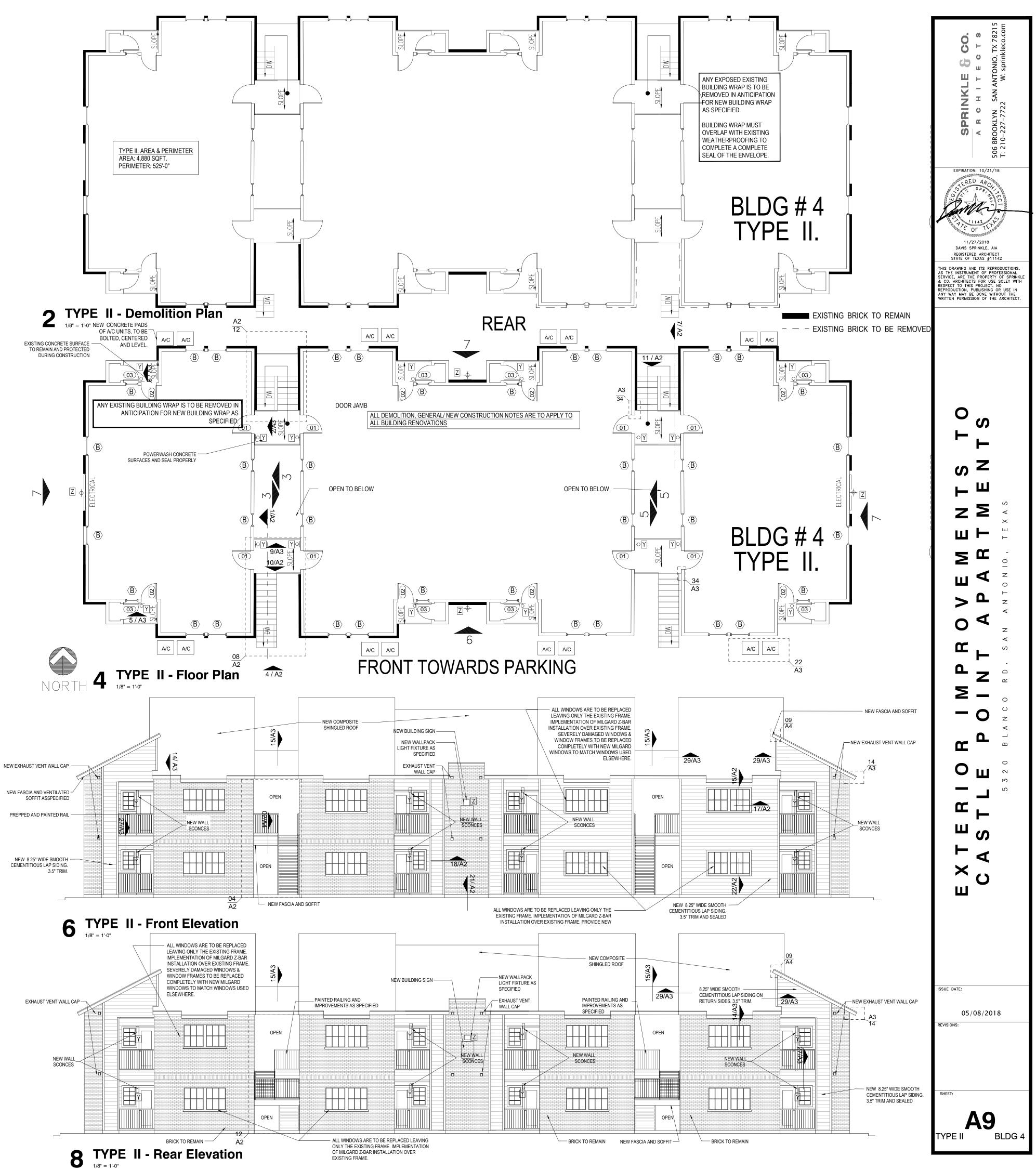


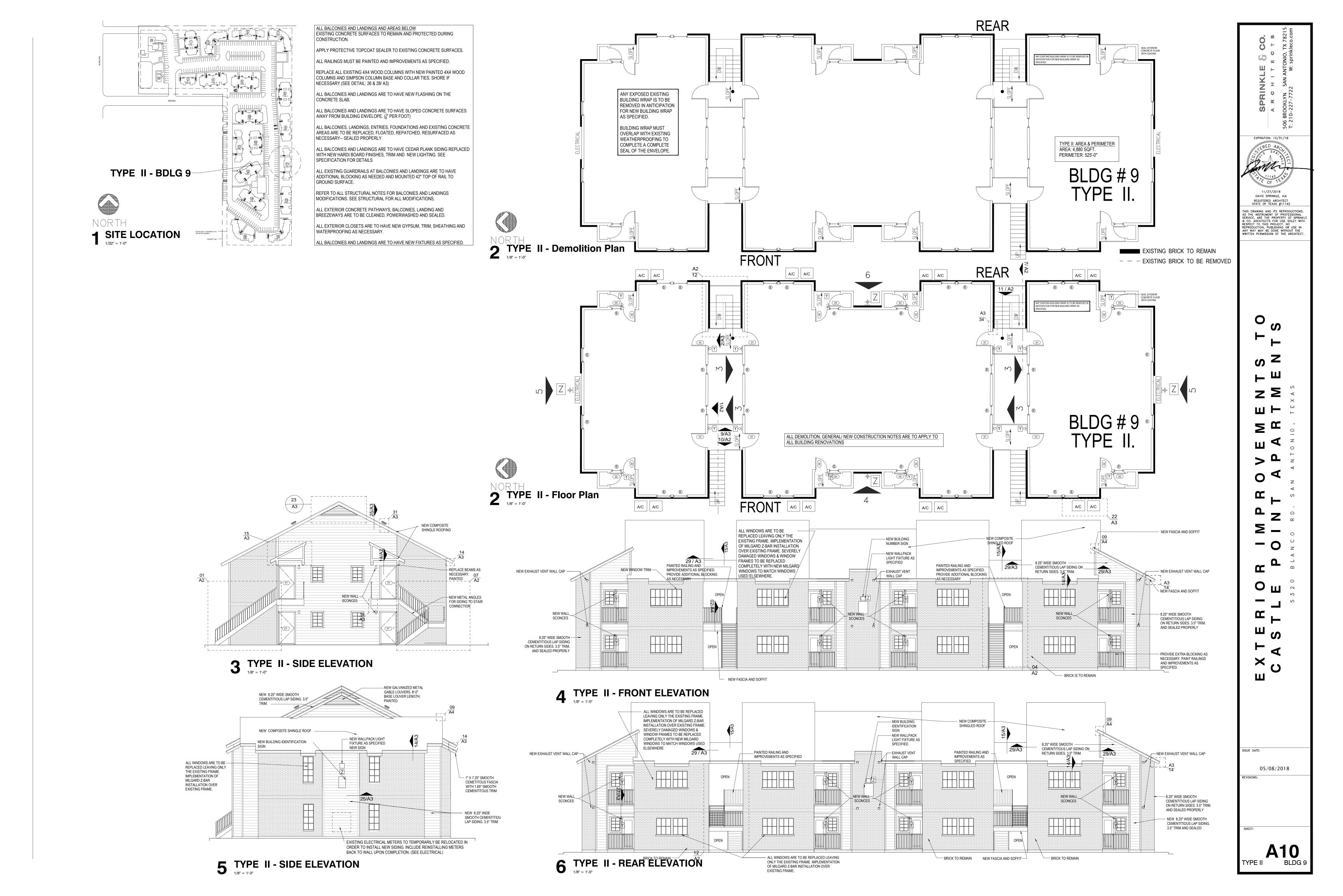
TYPE II - Breezeway Elevation

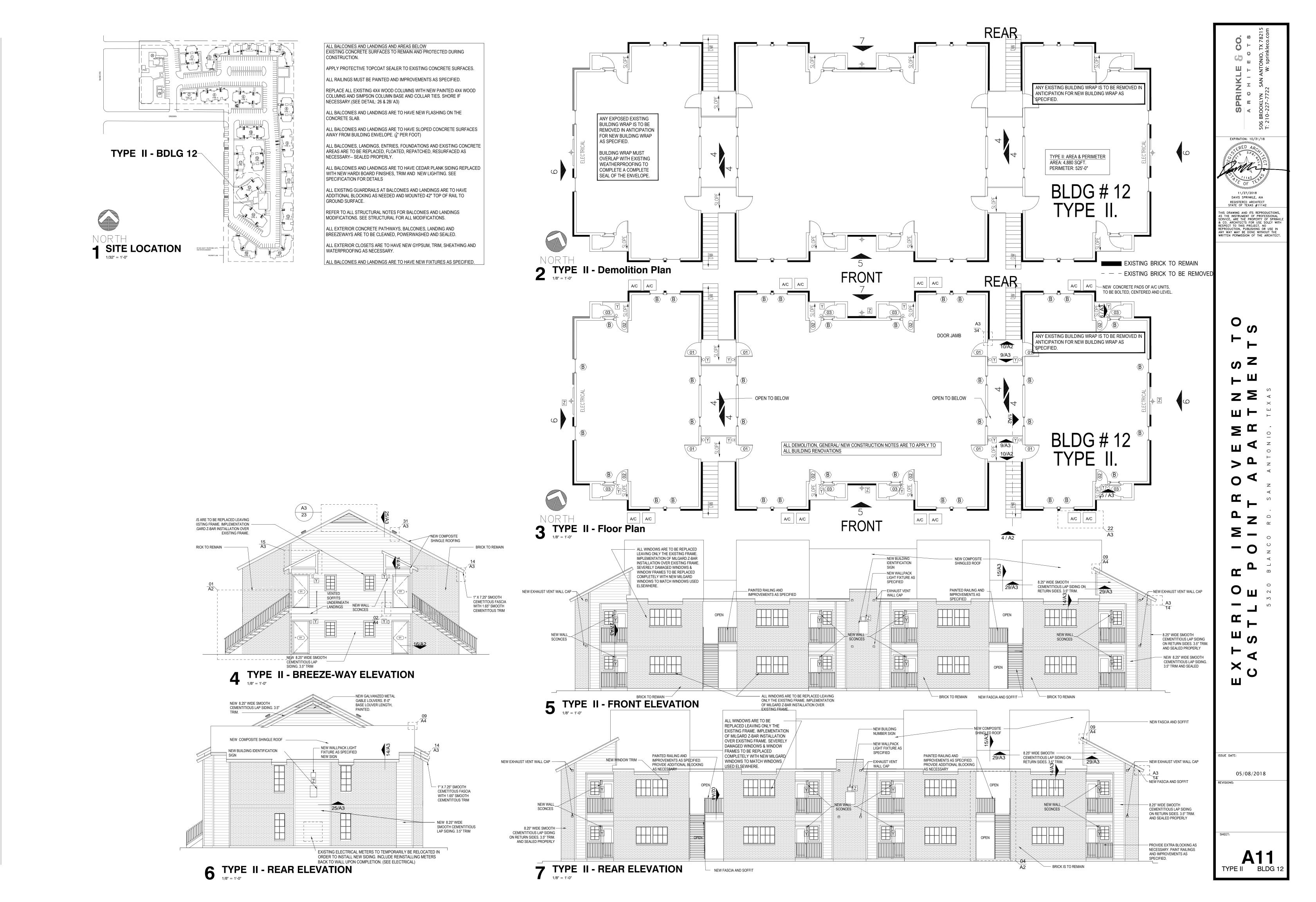


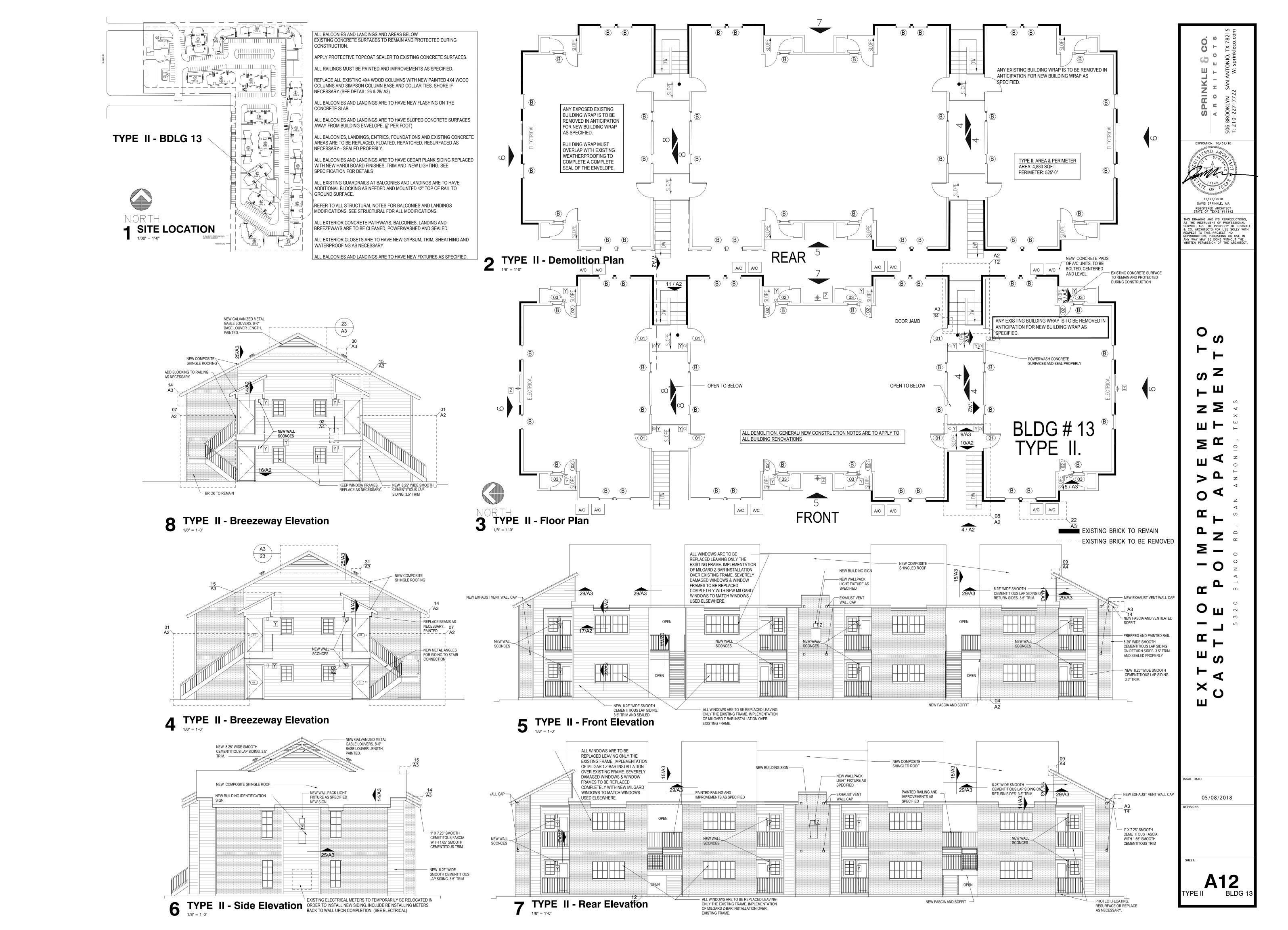
TYPE II - Breezeway Elevation

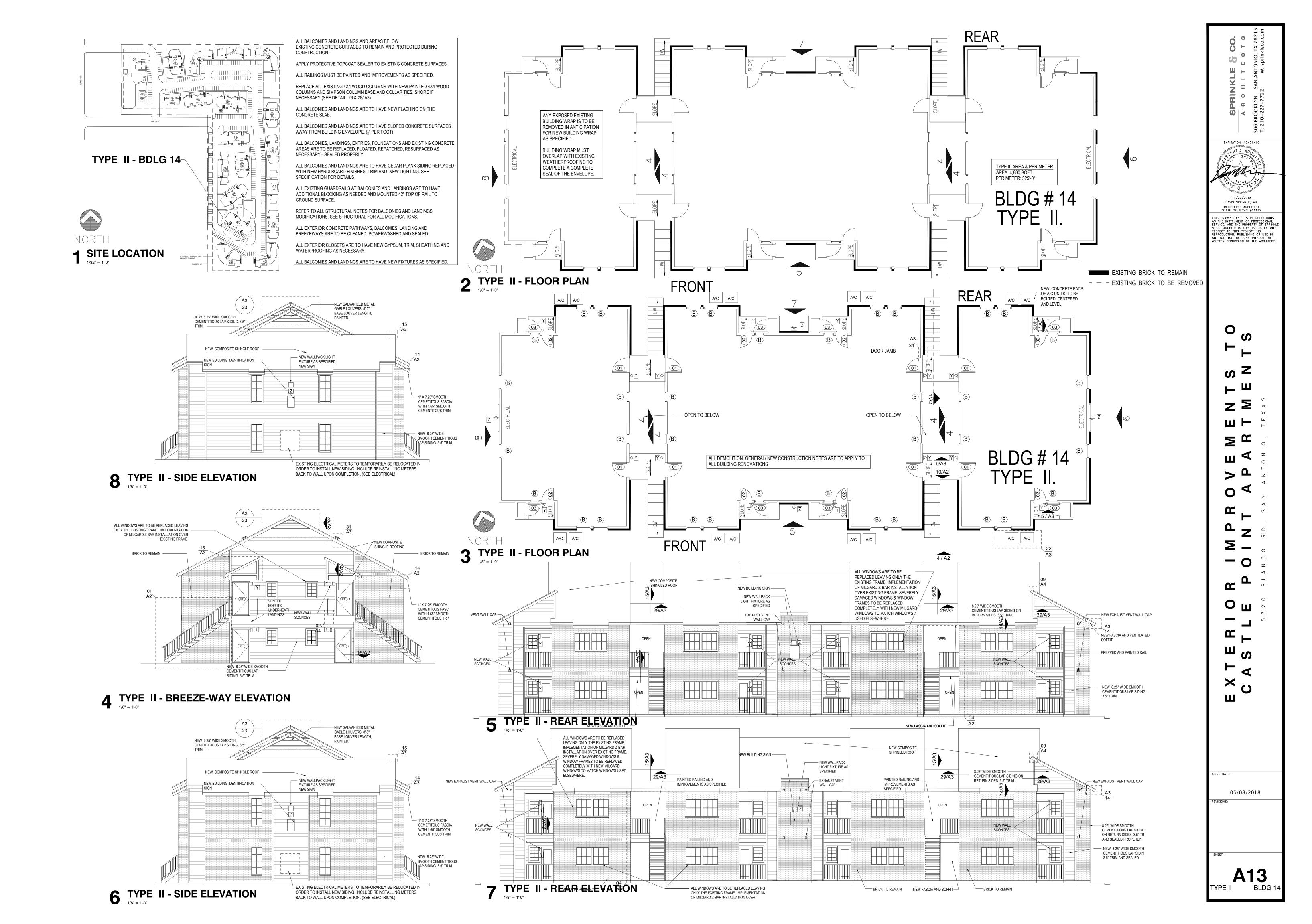


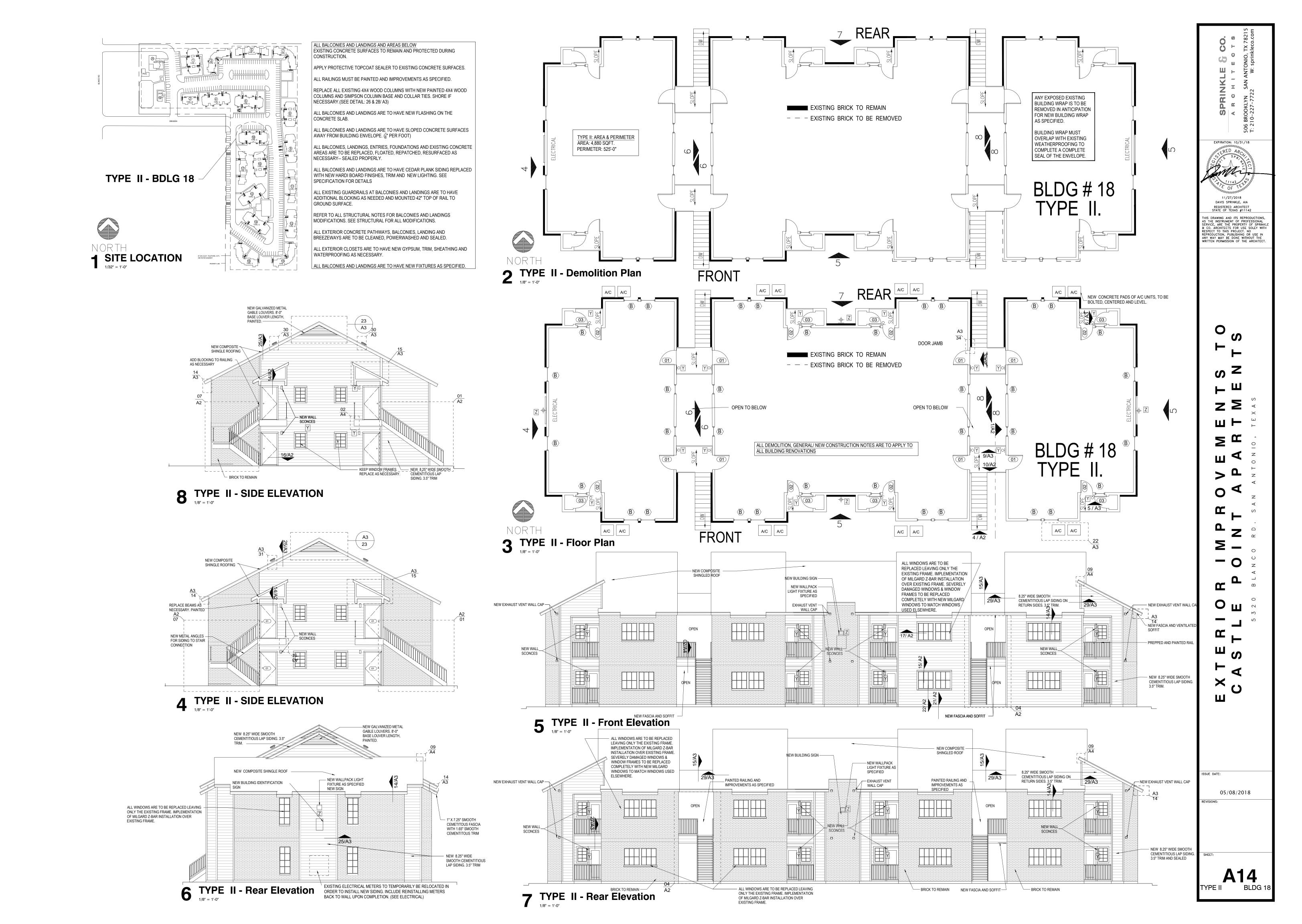


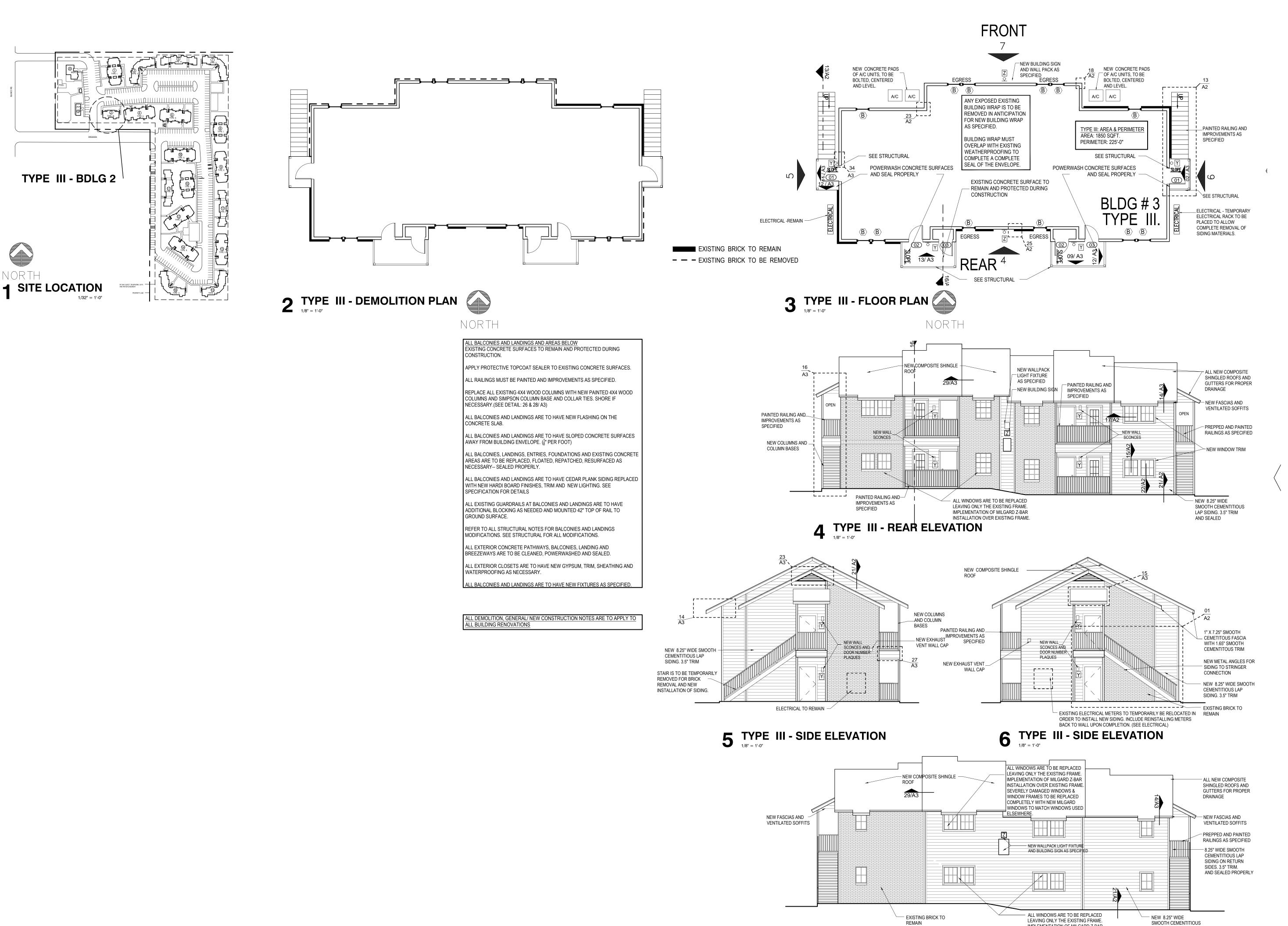












EXPIRATION: 10/31/18 11/27/2018 DAVIS SPRINKLE, AIA THIS DRAWING AND ITS REPRODUCTIONS, AS THE INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SPRINKLE & CO. ARCHITECTS FOR USE SOLEY WITH RESPECT TO THIS PROJECT. NO REPRODUCTION, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SUE DATE: 05/08/2018

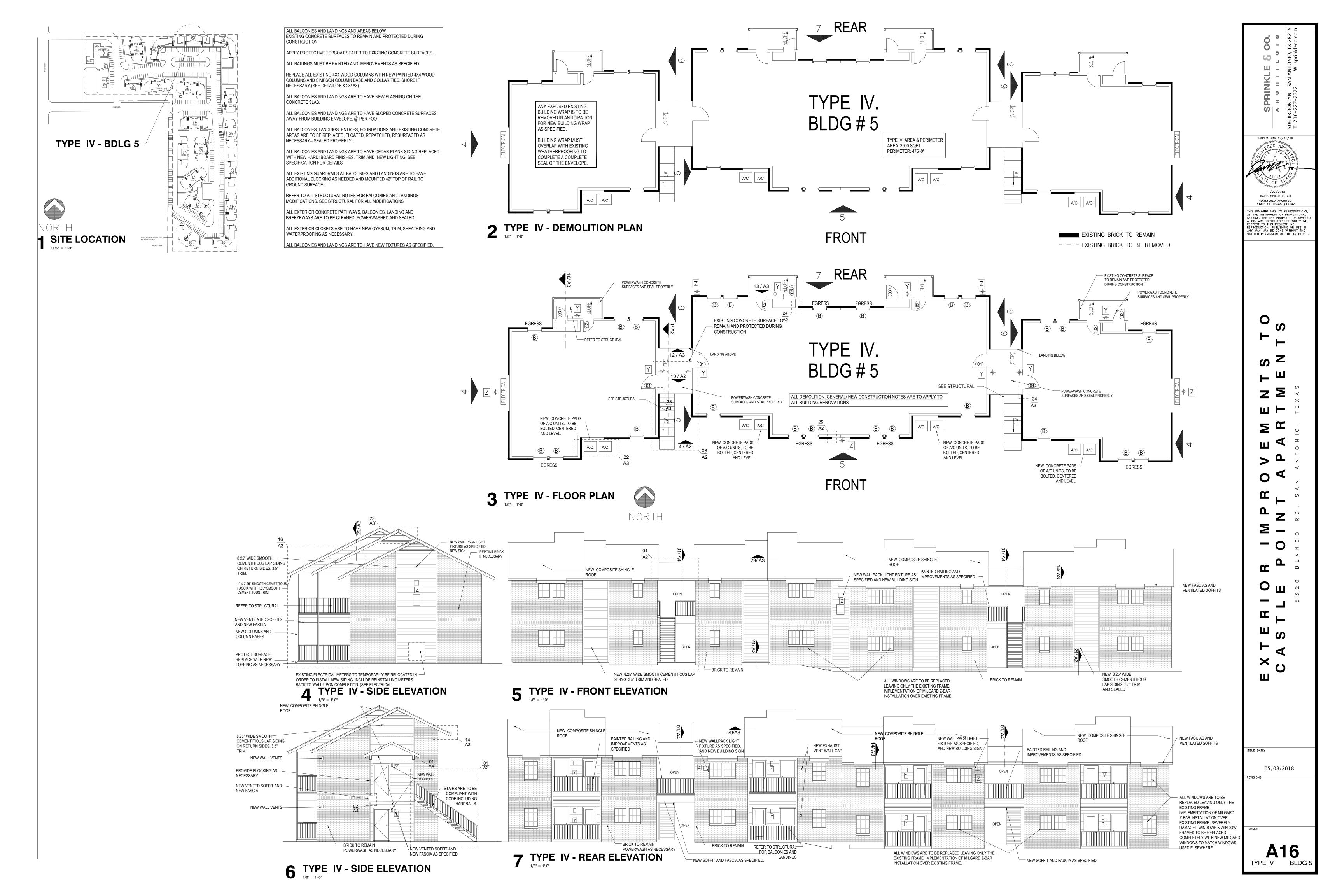
IMPLEMENTATION OF MILGARD Z-BAR

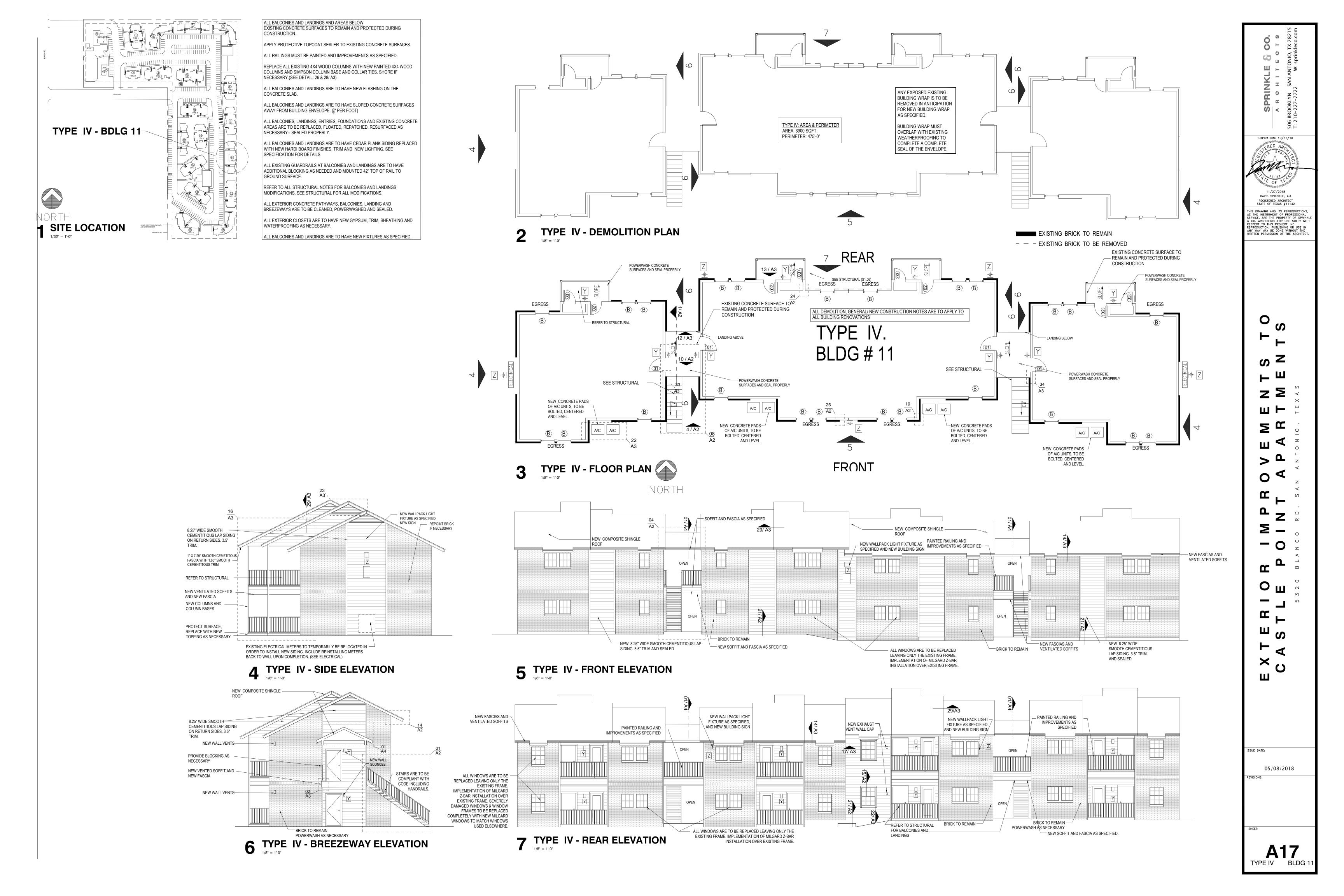
INSTALLATION OVER EXISTING FRAME.

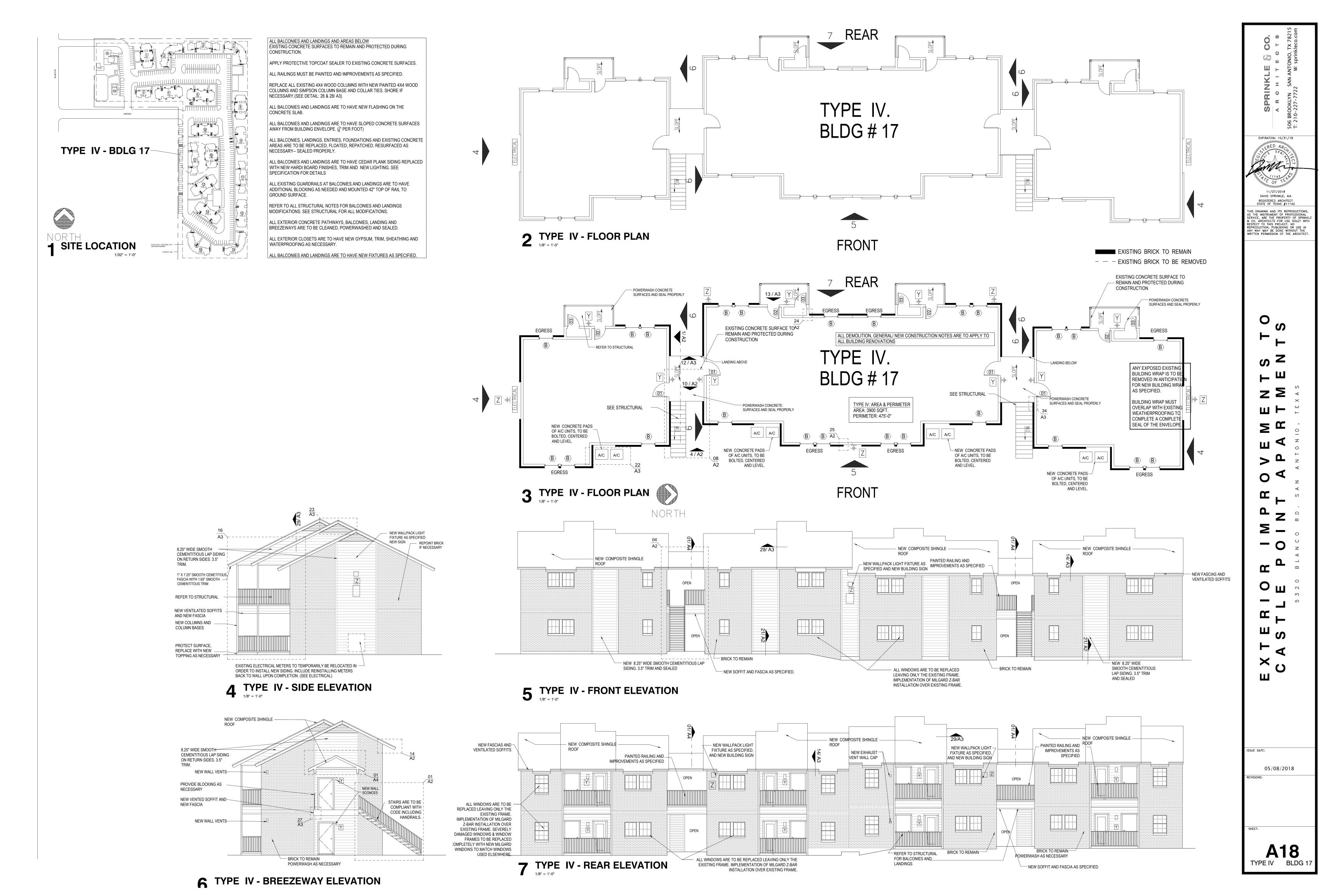
LAP SIDING. 3.5" TRIM

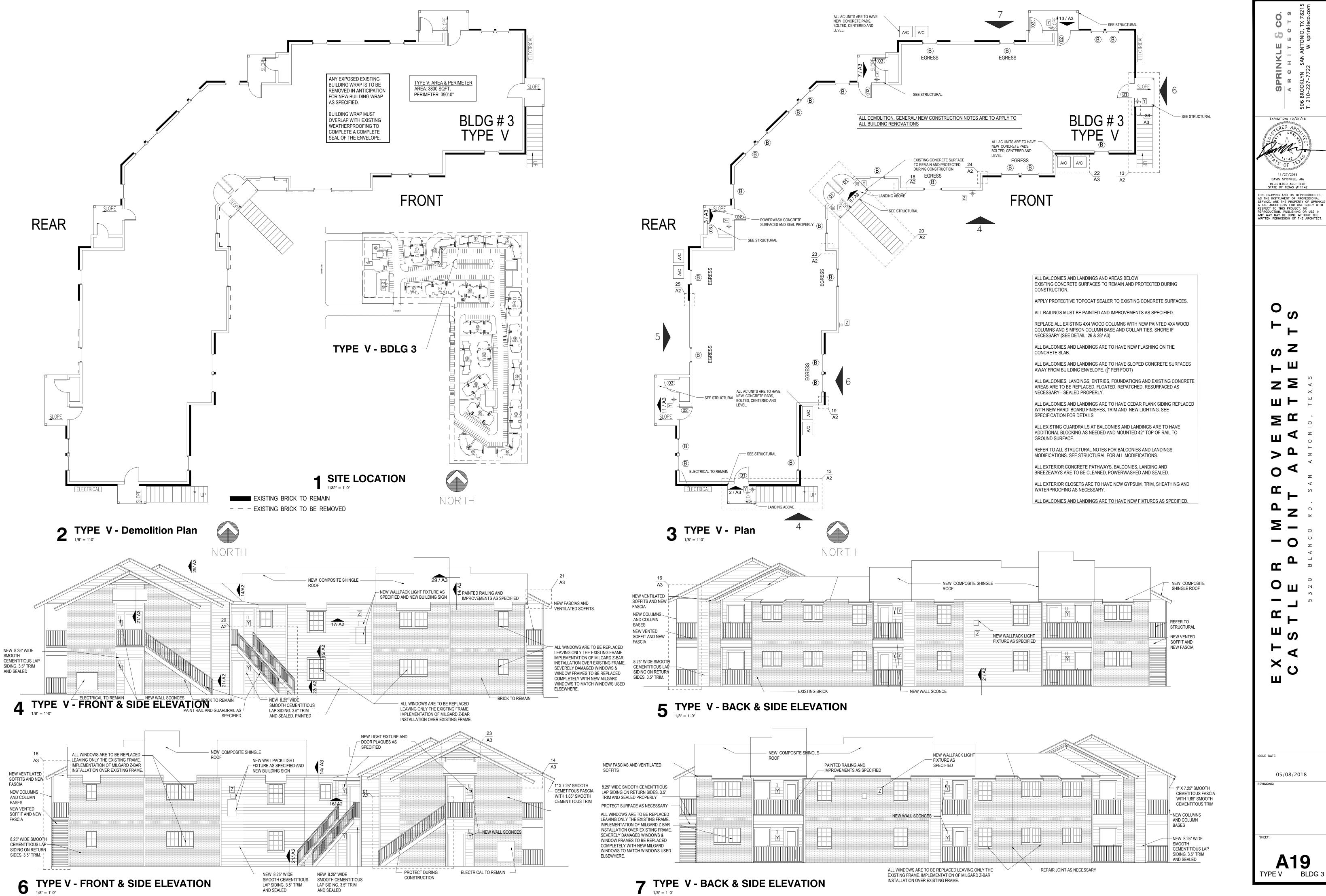
AND SEALED

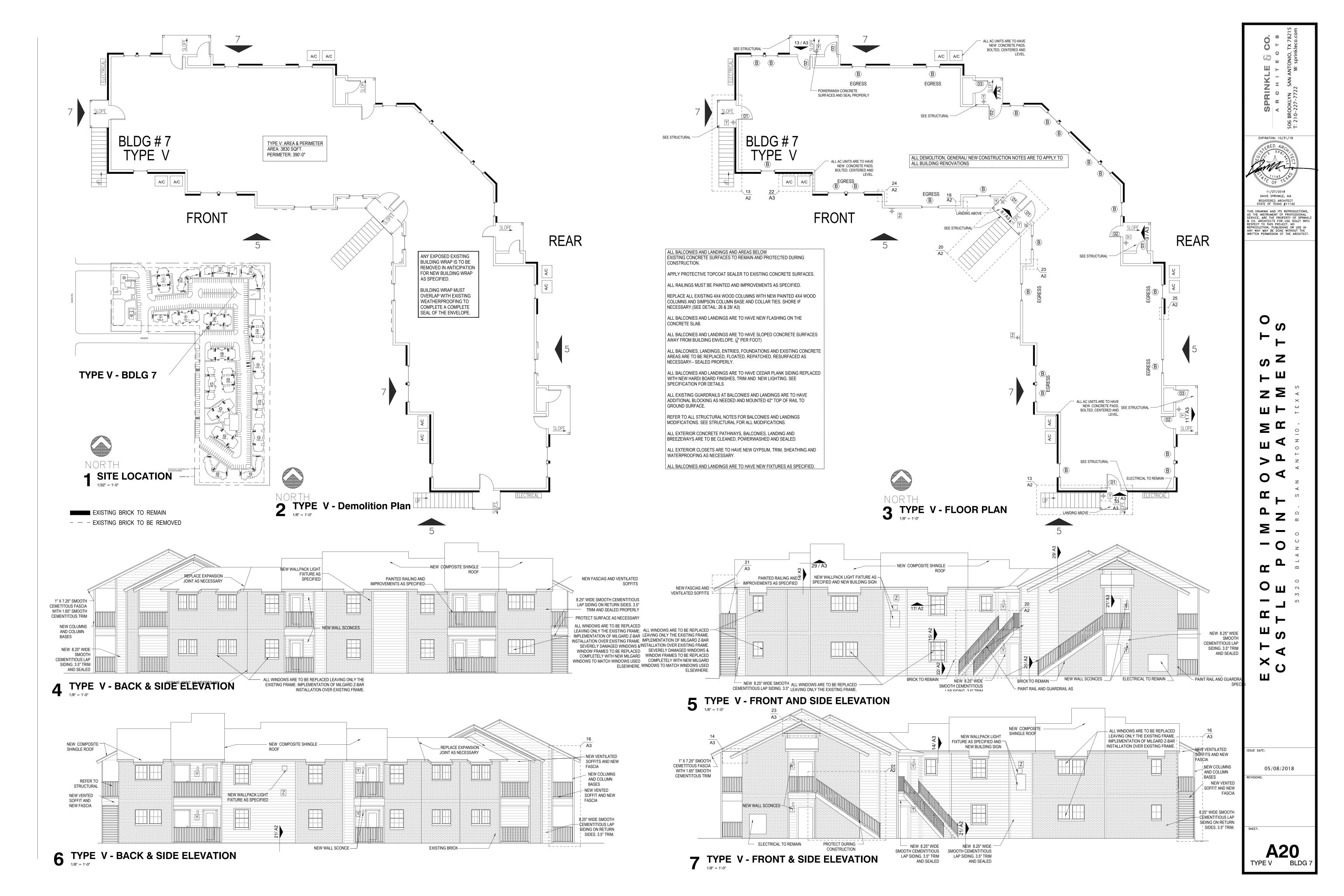
7 TYPE III - FRONT ELEVATION

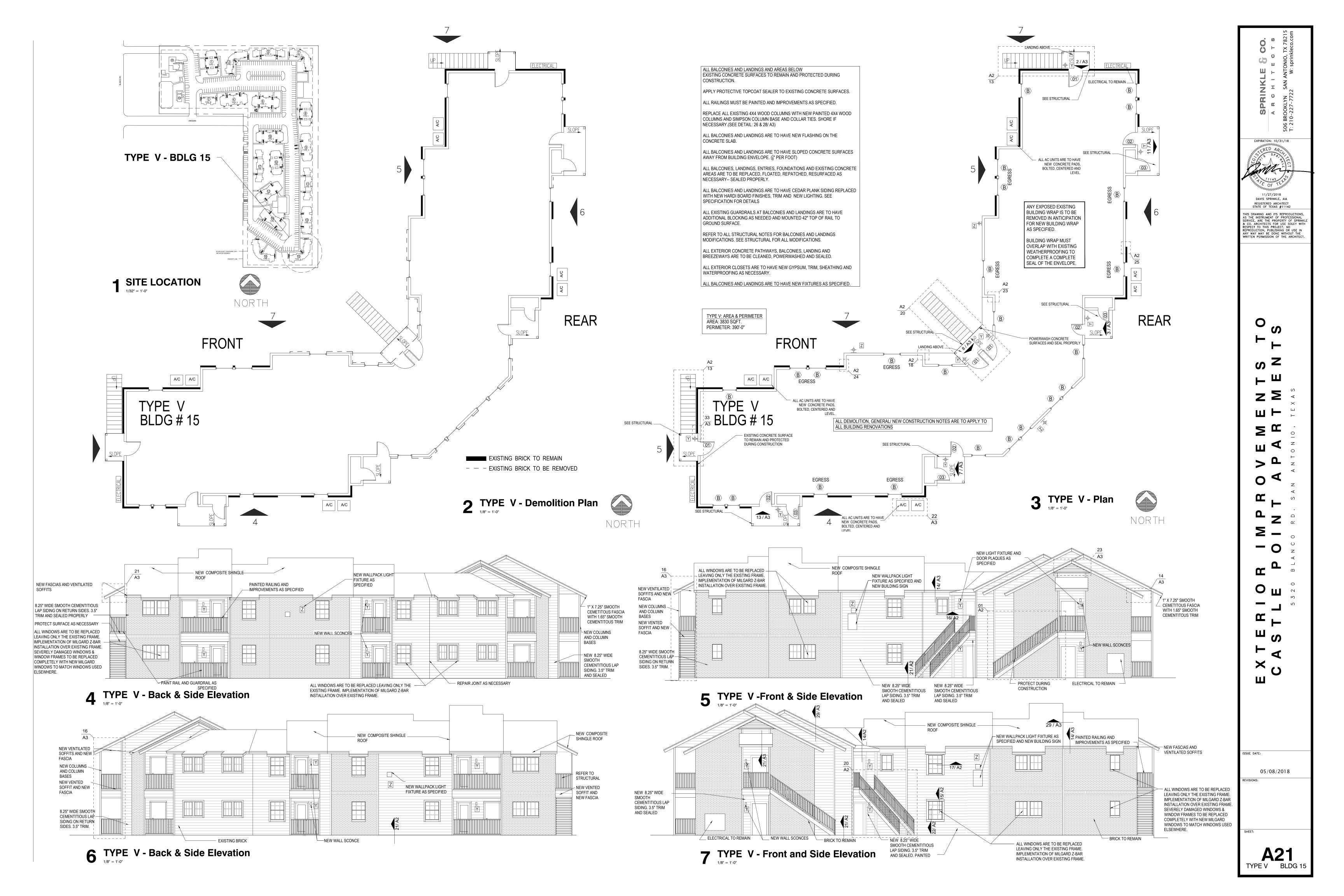


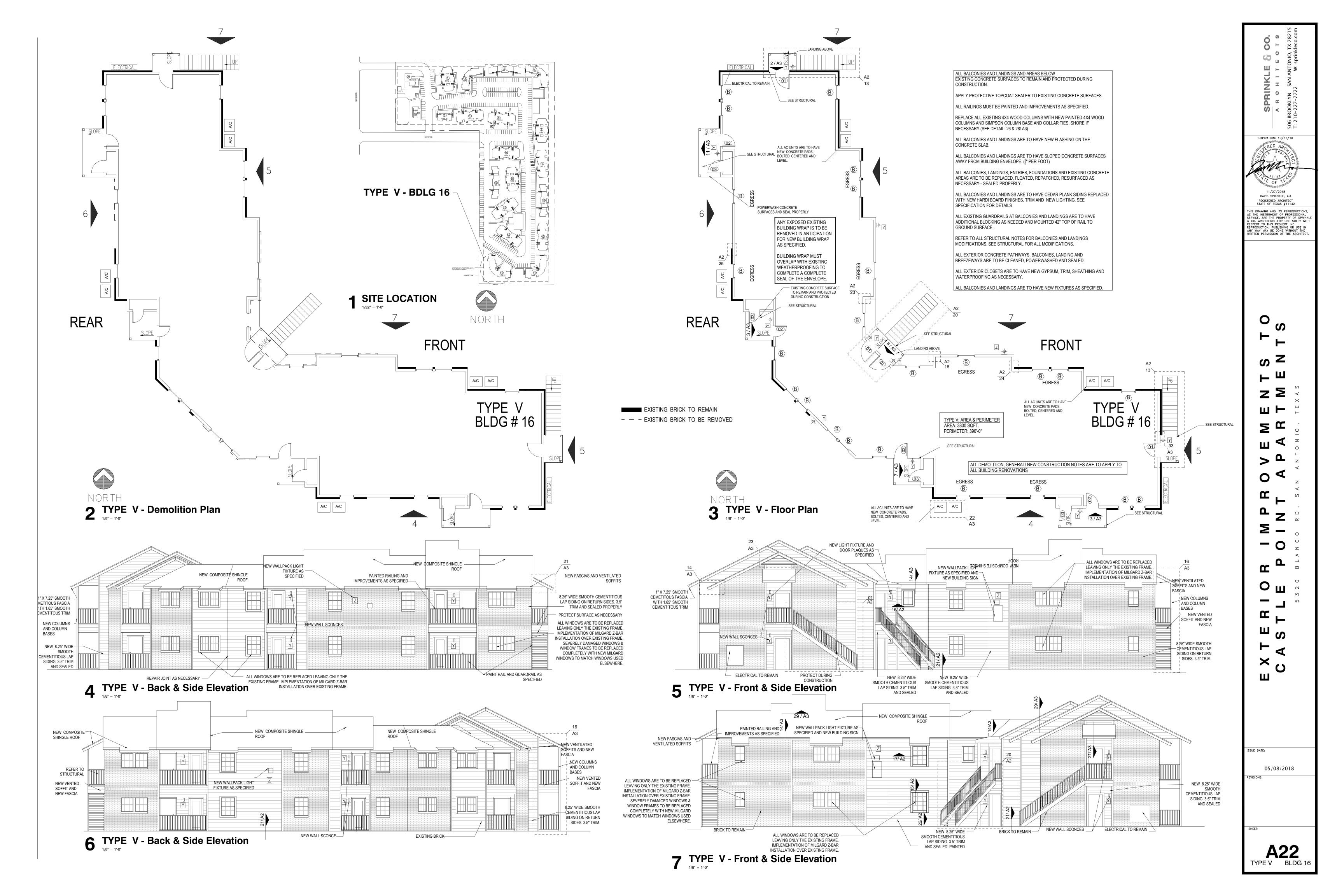


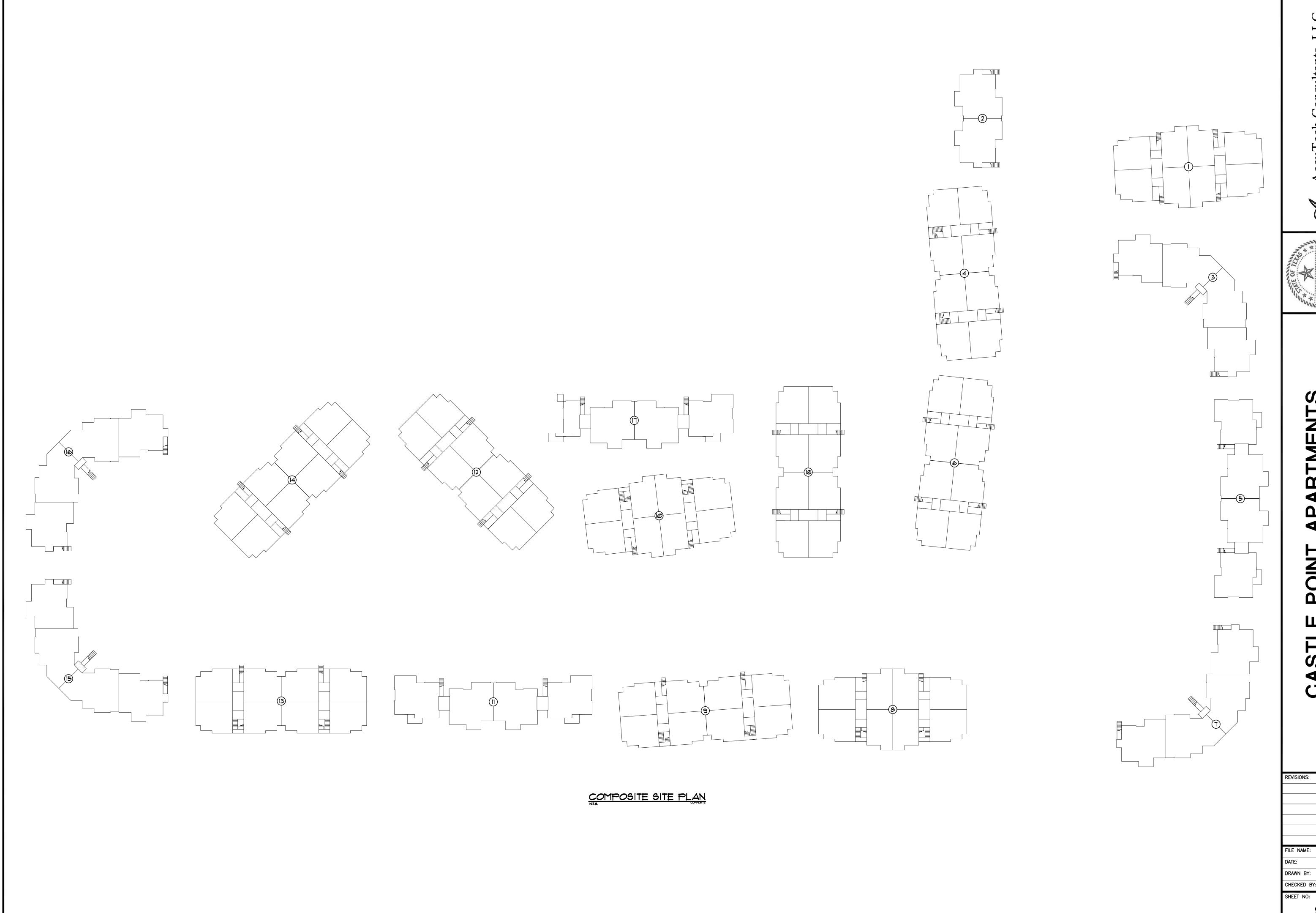












LE POINT APARTMENTS
COMPOSITE PLAN
SAN ANTONIO, TEXAS

ENRIQUE MARTINEZ

68166

68166

FIRM REC. #F-000007

AccuTech Cons STRUCTURAL & FORENSIC B SON NORTHEAST LOOP 410, SUITE 900 SAN ANTONIO, TEXAS 78209

FILE NAME: VICO14—S

DATE: FEB. 15, 2016

DRAWN BY: MHG

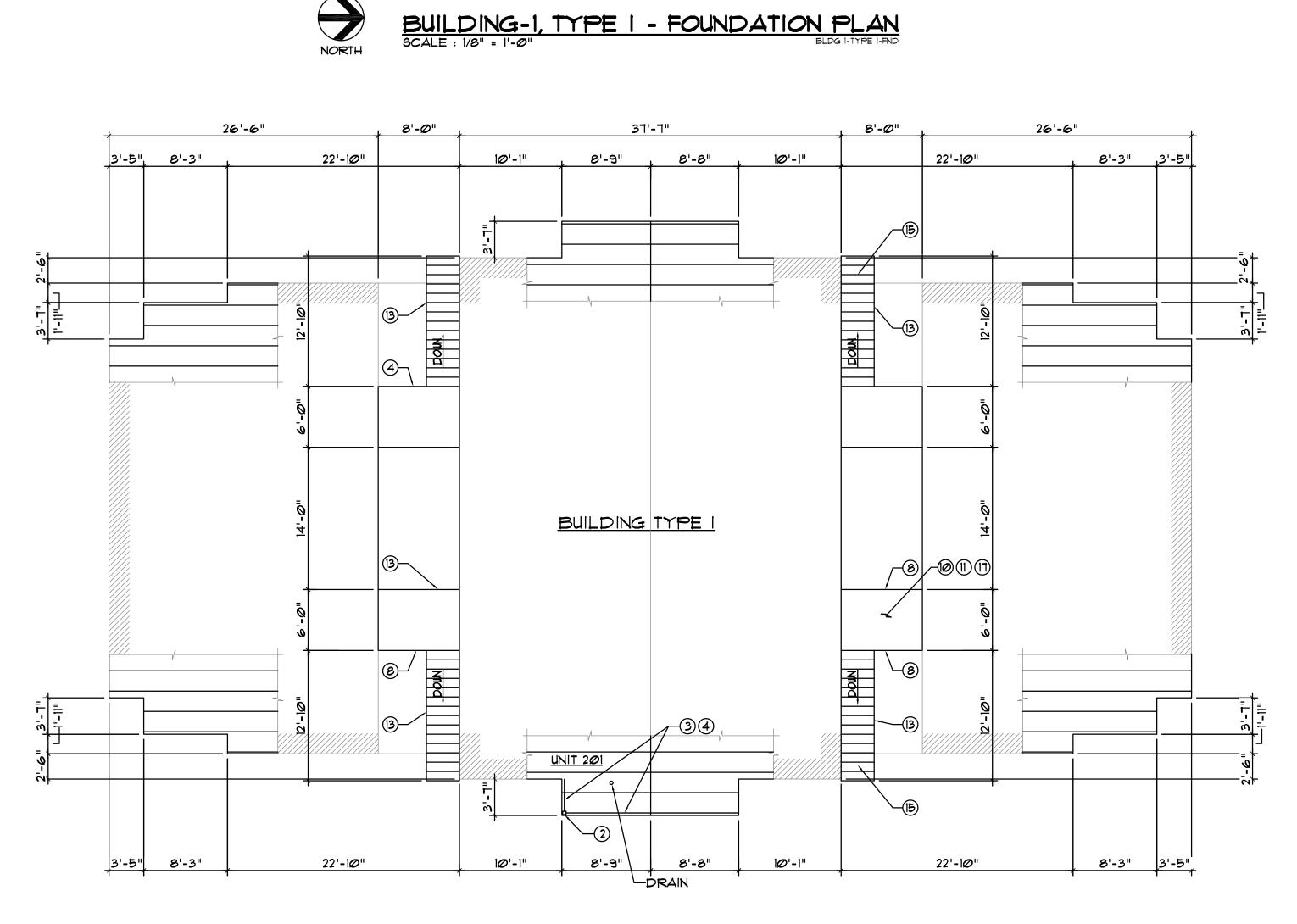
CHECKED BY: HM

SHEET NO:

(210) (210)

KEY NOTES

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- 4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING
- 6 EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS
- SHOWN ON DETAIL (D).
- (1/2) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (11) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET \$2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- (B) REPLACE EXISTING RAILING WITH NEW RAILING, PAINT TO MATCH, PROVIDE NEW TREATED WOOD RAIL CAP.
- (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \emptyset$ '-3 12" LAG BOLTS (GALYANIZED).
- (20) RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" ϕ x $(0)^{-3}$ 1/2" LAG BOLTS (GALVANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- (23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



22'-10"

22'-10"

8'-3"

8'-3" ₁3'-5'

NORTH

22'-1Ø"

8'-9"

BUILDING TYPE I

3'-5", 8'-3"

8'-3"

BUILDING-1, TYPE I - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BLDG 1-TYPE 1-2ND

REVISIONS:

VIC014-S FEB. 15, 2016 DRAWN BY: MHG CHECKED BY:

SHEET NO:

S1.01

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(1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).

(2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12

DETAIL (E).

AS SHOWN ON DETAIL (C).

NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION. TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE

TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15# FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.

NEW TREATED WOOD RAIL CAP. (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12" LAG BOLTS (GALYANIZED).

RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

KEY NOTES

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- (6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (B) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS (15) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW
- (B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE
- BOLTS (GALVANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

FILE NAME: DRAWN BY: CHECKED BY: SHEET NO:

REVISIONS:

S1.02

VIC014-S

НМ

FEB. 15, 2016

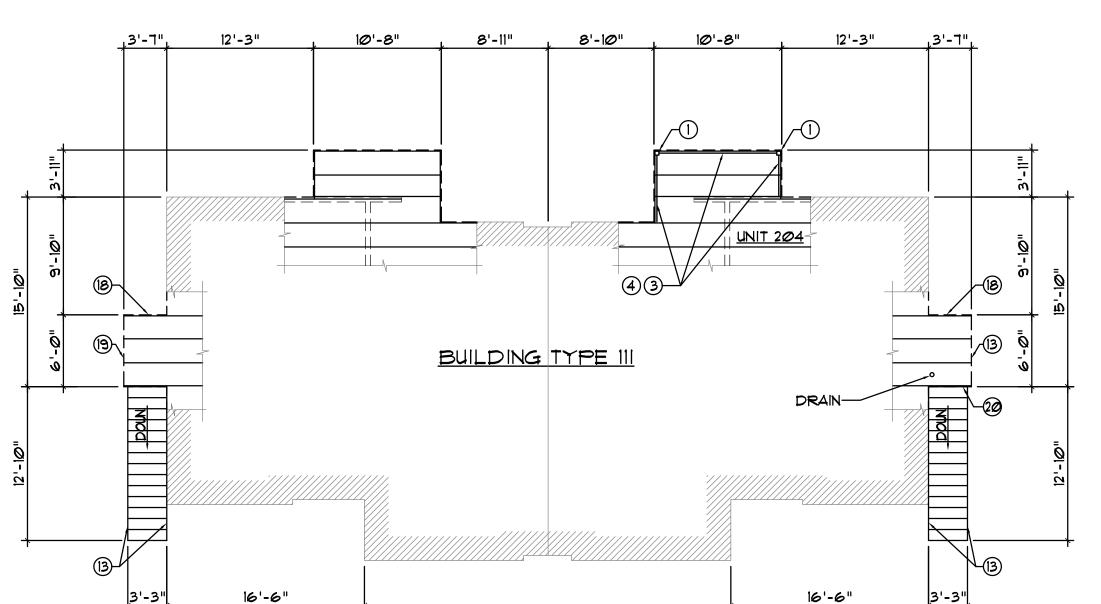
BUILDING-2, TYPE III ROOF PLAN
SCALE: 1/8" = 1'-0"

BLDG 2-TYPE III-ROOF NORTH

NORTH 16'-6" NORTH

BUILDING TYPE III 16'-6" BUILDING-2, TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

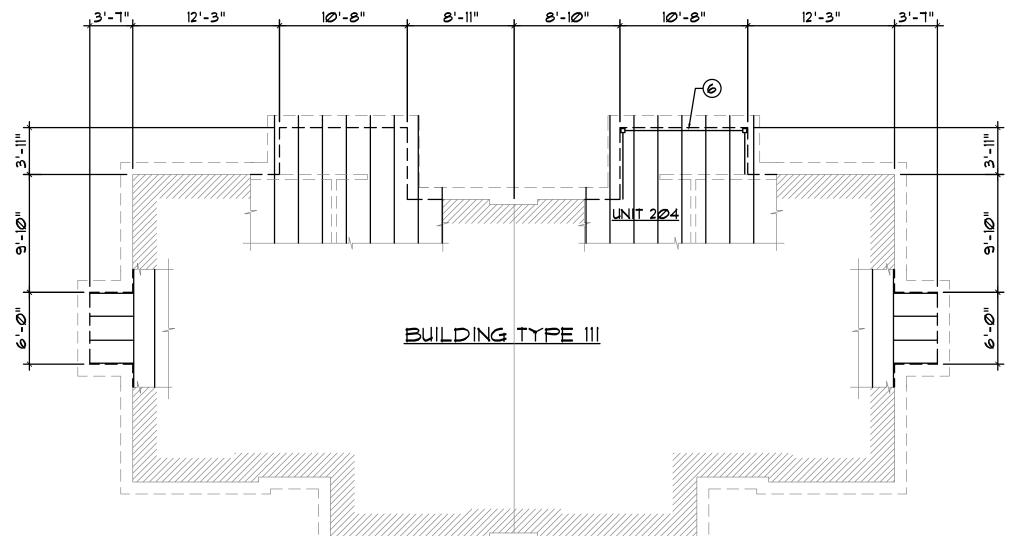
BLDG 2-TYPE III-FND

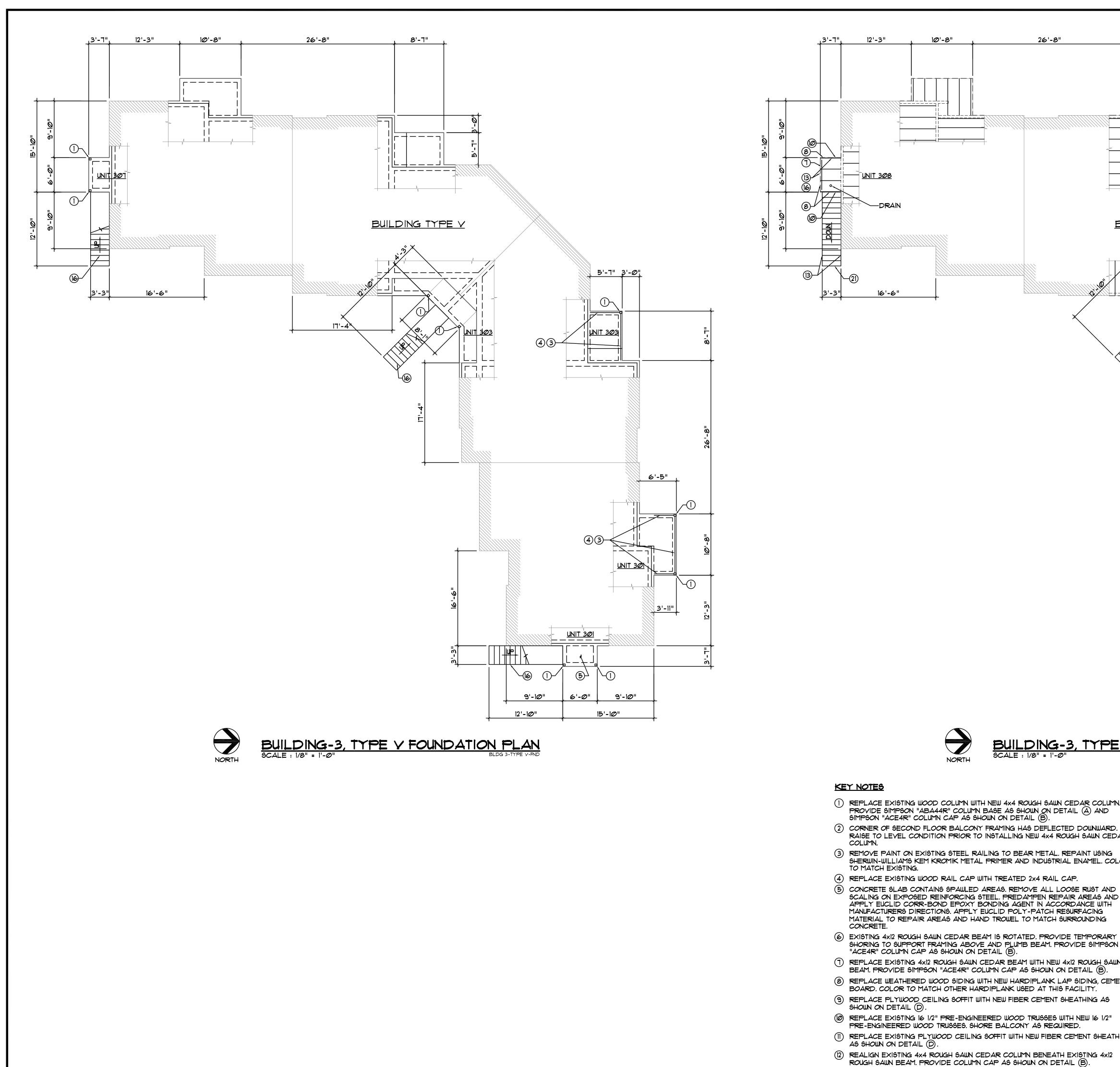


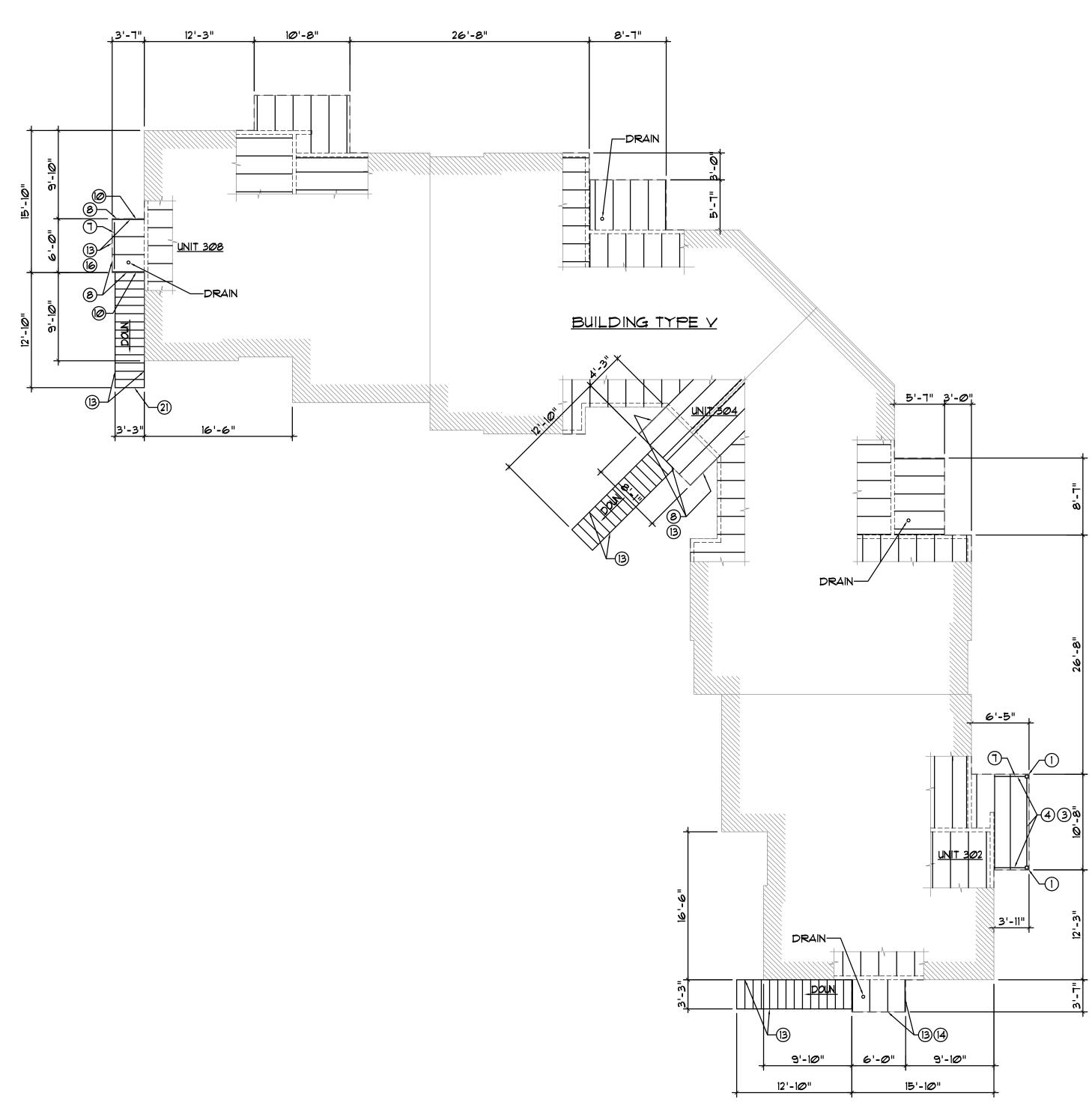
16'-6"

BUILDING-2, TYPE III SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG 2-TYPE III-2ND







BUILDING-3, TYPE V SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BLDG 3-TYPE V-2ND

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD.
 RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING
- 6 EXISTING 4X12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B)
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT
- (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS
- SHOWN ON DETAIL (D). (10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"
- PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED. (I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING
- AS SHOWN ON DETAIL (D). (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12

- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (5) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52,04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15# FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- (B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" \$\times \infty \equiv 0'-3 12" LAG BOLTS (GALYANIZED).
- (2) RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" + x 0'-3 1/2" LAG
- BOLTS (GALVANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- 23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

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FILE NAME: VIC014-S FEB. 15, 2016 НМ HECKED BY: SHEET NO:

REVISIONS:

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD.
 RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
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- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- 4 REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE
- © EXISTING 4×12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).
- (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- 9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS
- SHOWN ON DETAIL (D).

 (1) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"
- PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (II) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON
- DETAIL (E).

 (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS
- AS SHOWN ON DETAIL (C).
- (B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (17) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALYANIZED METAL FLASHING ON PERIMETER.
- (B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" * x 0'-3 12" LAG BOLTS (GALYANIZED).
- RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG BOLTS (GALYANIZED).
- BOLTS (GALVANIZED).
- (1) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- 22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- 23 ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

CASTLE POINT APARTMENTS
BUILDING 3 - TYPE V

(210) (210)

REVISIONS:

FILE NAME: VICO14—S

DATE: FEB. 15, 2016

DRAWN BY: MHG

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SHEET NO:

4

AS SHOWN ON DETAIL (D).

DETAIL (E).

(15) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.

(6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

(1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15# FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.

NEW TREATED WOOD RAIL CAP. (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

REVISIONS:

VIC014-S FILE NAME: FEB. 15, 2016 DRAWN BY: CHECKED BY:

> SHEET NO: **S1.05**

ι 6'-Ø" 14'-0" 6'-0" L 12'-10" \<u>_</u>(B) 6'-0" 6'-0" 12'-10"

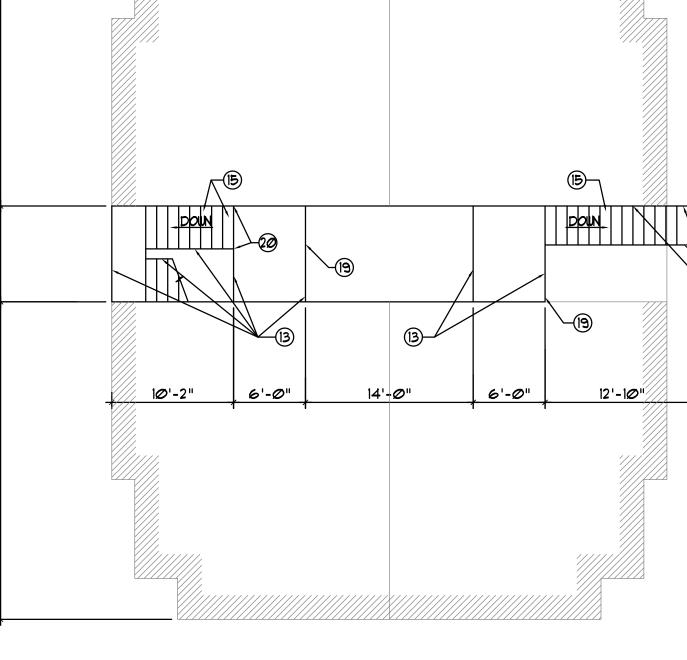
BUILDING TYPE II



BUILDING 4 - FIRST FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 4-16T-STR



ຸ 6'-Ø" ເ

14'-Ø"

(P)\

12'-10"

BUILDING TYPE II

BUILDING 4 - SECOND FLOOR STAIR

SCALE: 1/8" = 1'-0"

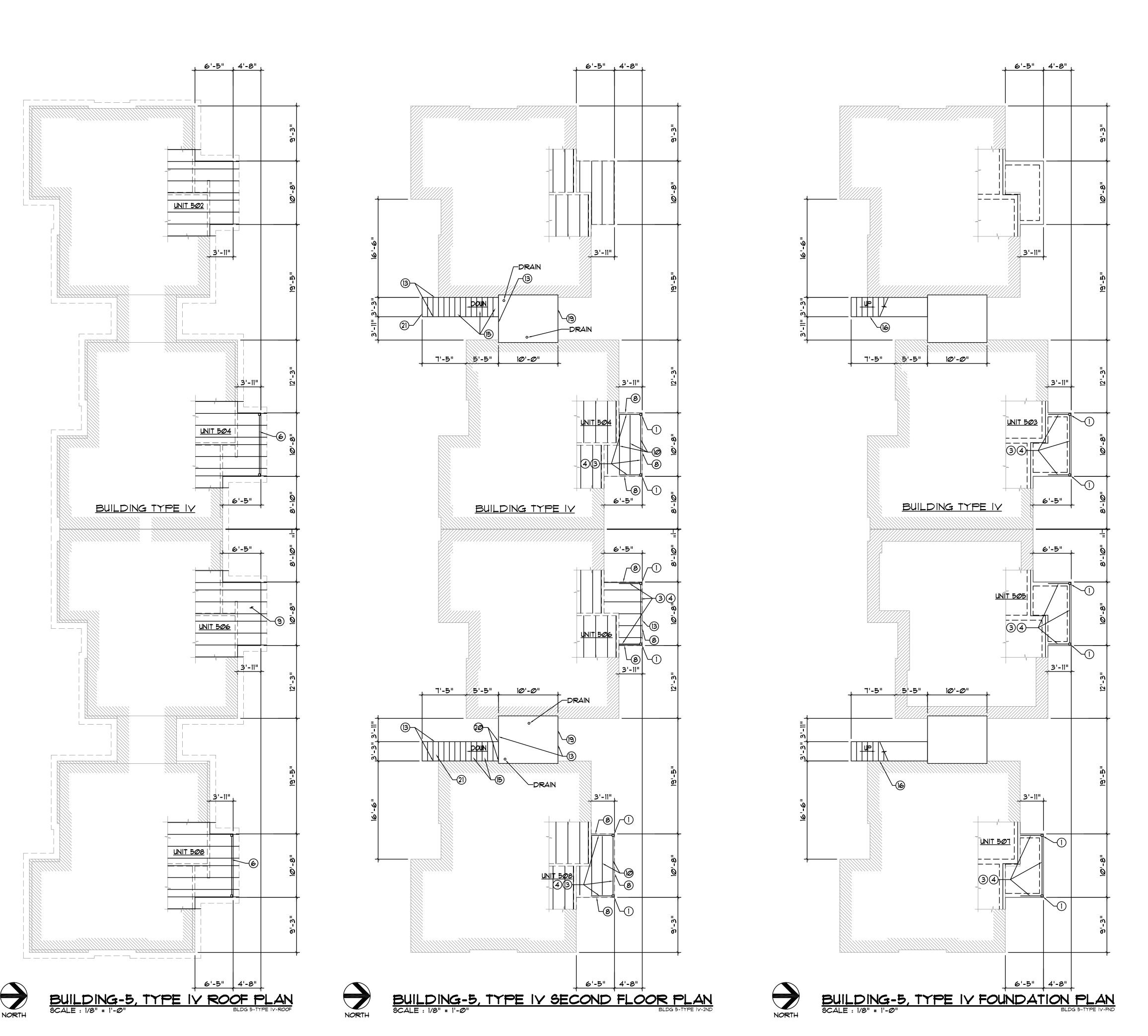
BLDG 4-2ND-STR

NORTH

KEY NOTES

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING
- 6 EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY. (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS
- SHOWN ON DETAIL (D). (10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"
- (1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING
- (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).

- (18) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE
- LAG BOLTS (GALYANIZED). RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG
- BOLTS (GALVANIZED). (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- IS EQUAL TO TYPICAL STAIR RISER HEIGHT.



- () REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING
- (6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (1).
- (10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (15) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52,04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- (B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP. (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"
- @ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

LAG BOLTS (GALVANIZED).

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

A **m**

22

FILE NAME:	VIC014-S
DATE:	FEB. 15, 2016
DRAWN BY:	MHG

REVISIONS:

CHECKED BY:

SHEET NO:

22

KEY NOTES

TO MATCH EXISTING.

SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (C).

DETAIL (E).

(1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR

SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR

(3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING

(5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING

(6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY

SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B). (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY. (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS

(10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"

(2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B). (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON

(4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS

STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

(21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

GALVANIZED METAL FLASHING ON PERIMETER.

NEW TREATED WOOD RAIL CAP.

LAG BOLTS (GALVANIZED).

BOLTS (GALVANIZED).

(B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION. (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE

(1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15# FELT. PROVIDE

(B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE

(9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"

RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

(1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING

PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.

(4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.

VIC014-S FEB. 15, 2016

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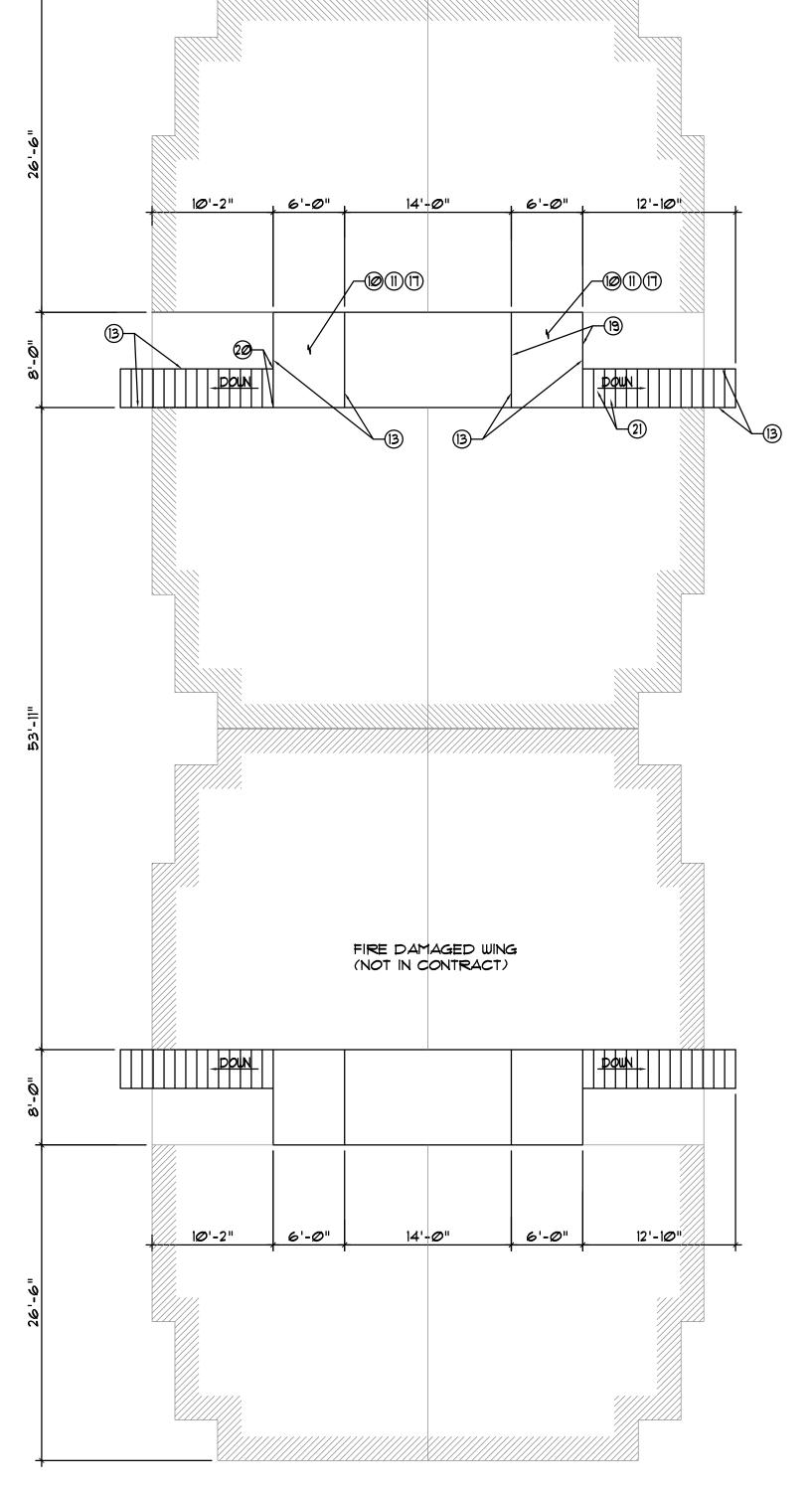
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FILE NAME:

BUILDING TYPE II BUILDING 6 - FIRST FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 6-19T-9TR





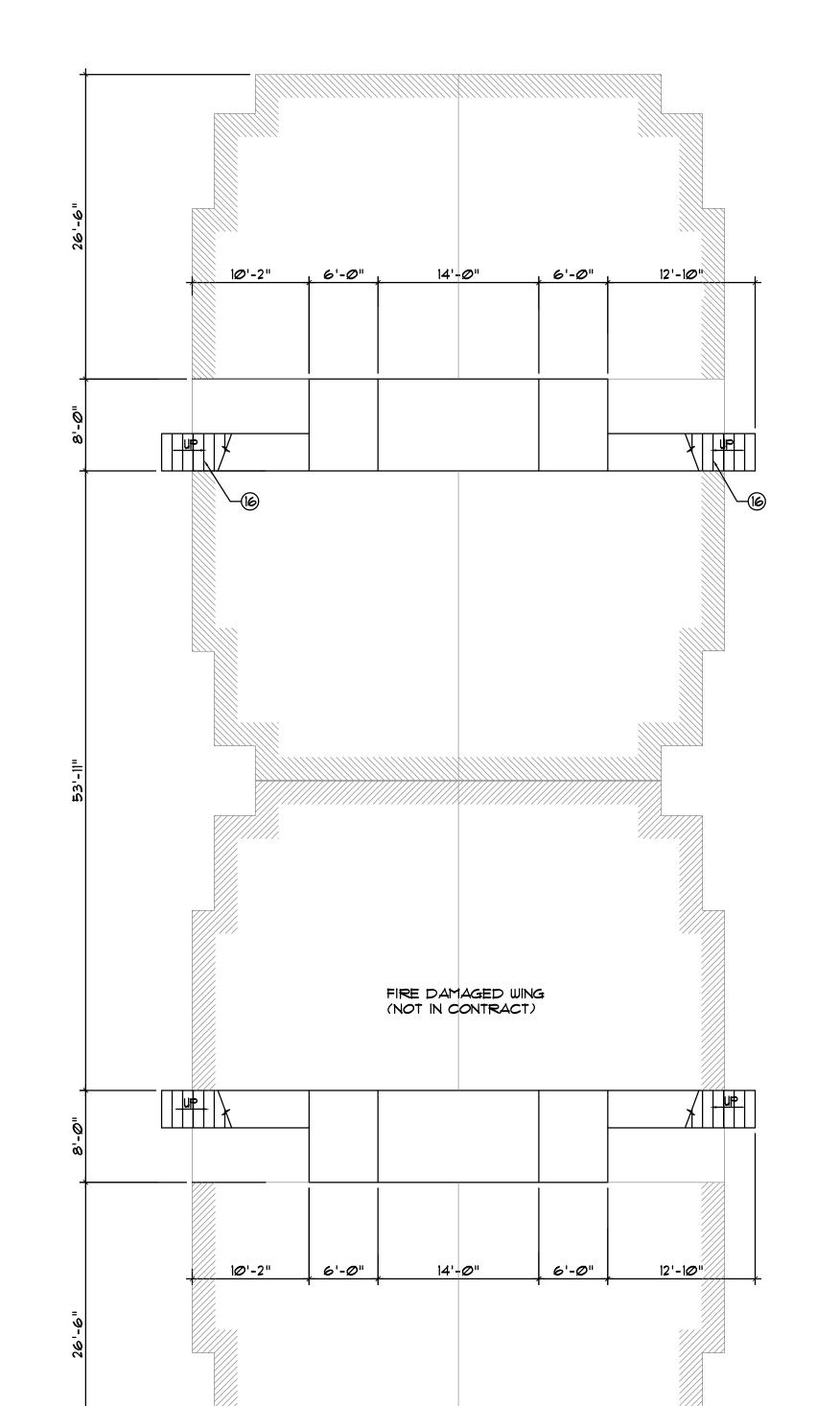
BUILDING TYPE II

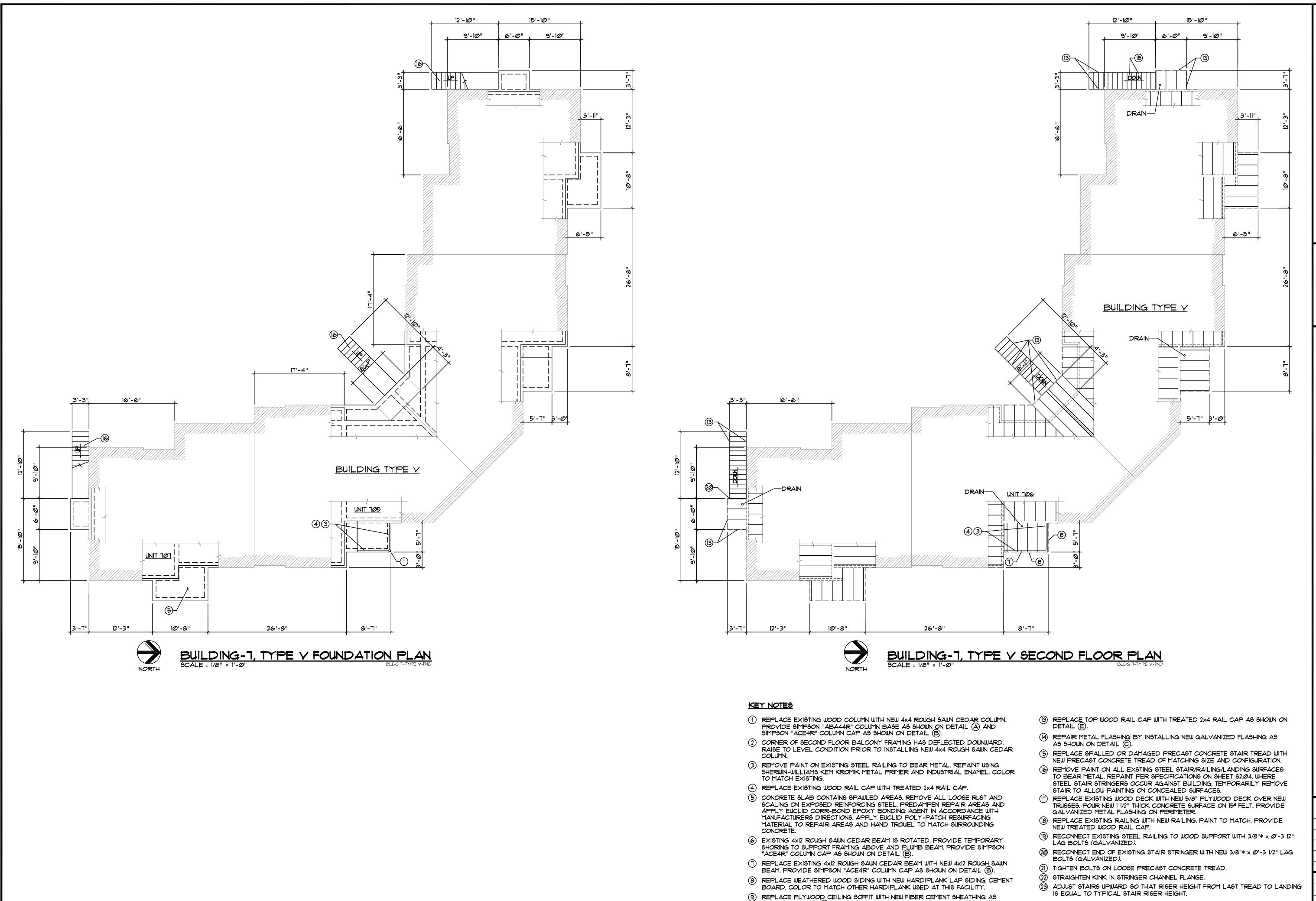
NORTH

BUILDING 6 - SECOND FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 6-2ND-STR





SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (D).

REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.

ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).

(I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING

REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12

Consultants, Sinsic engineering

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

VIC014-S FEB. 15, 2016 MHG НМ CHECKED BY:

SHEET NO:

TO MATCH EXISTING.

SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (C).

CONCRETE.

DETAIL (E).

(1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND

2 CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD.

(3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING

(5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH

MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING

6 EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON

(1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.

(9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS

(10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"

(12) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12

ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B). (B) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON

(4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS

(B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION. (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES

TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE

(1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW

(18) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE

(9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"

RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" + x 0'-3 1/2" LAG

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE

STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

(21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

GALVANIZED METAL FLASHING ON PERIMETER.

NEW TREATED WOOD RAIL CAP.

LAG BOLTS (GALYANIZED).

BOLTS (GALVANIZED).

(1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING

PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.

RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR

SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR

SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).

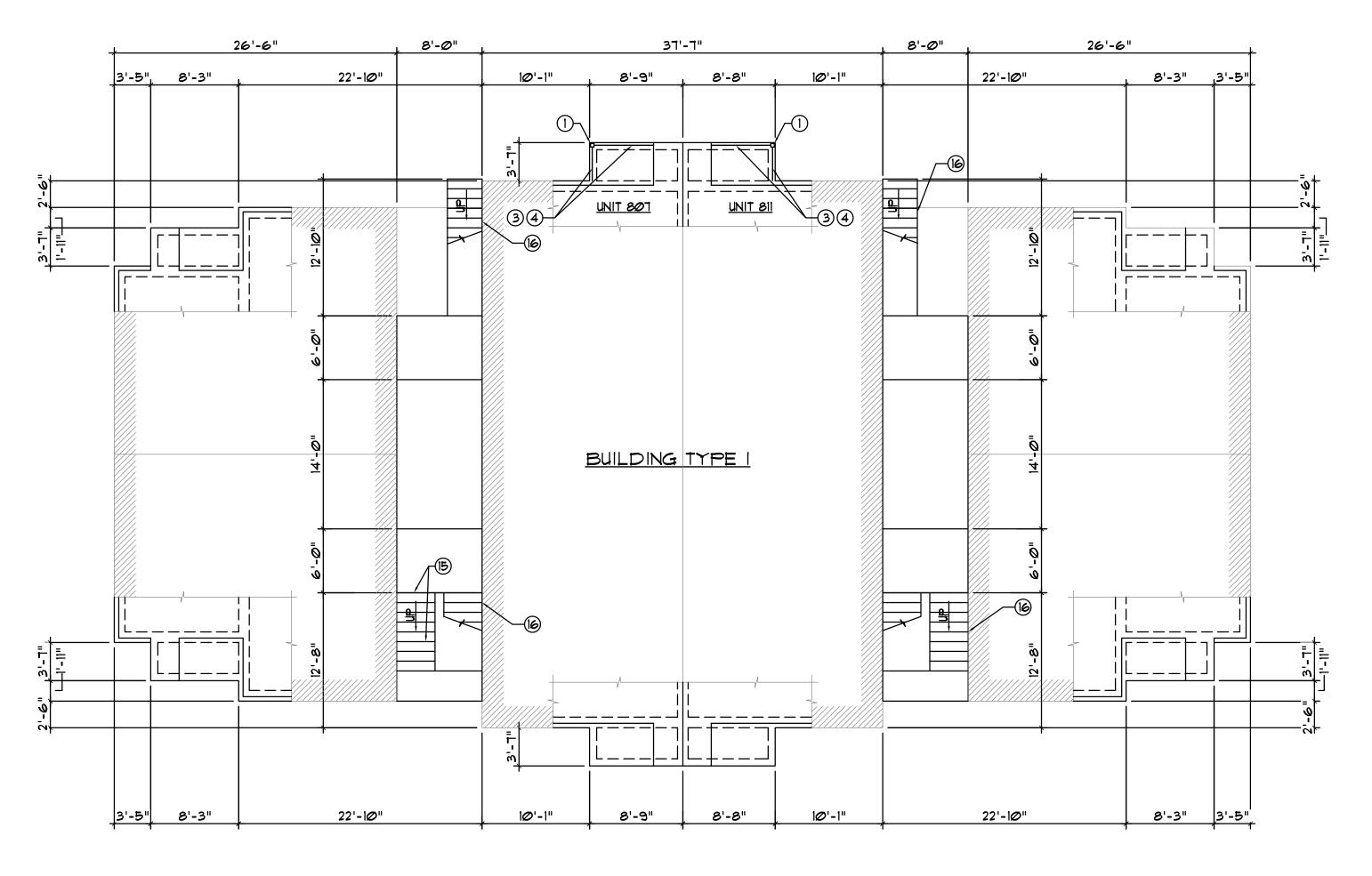
(4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.

"ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

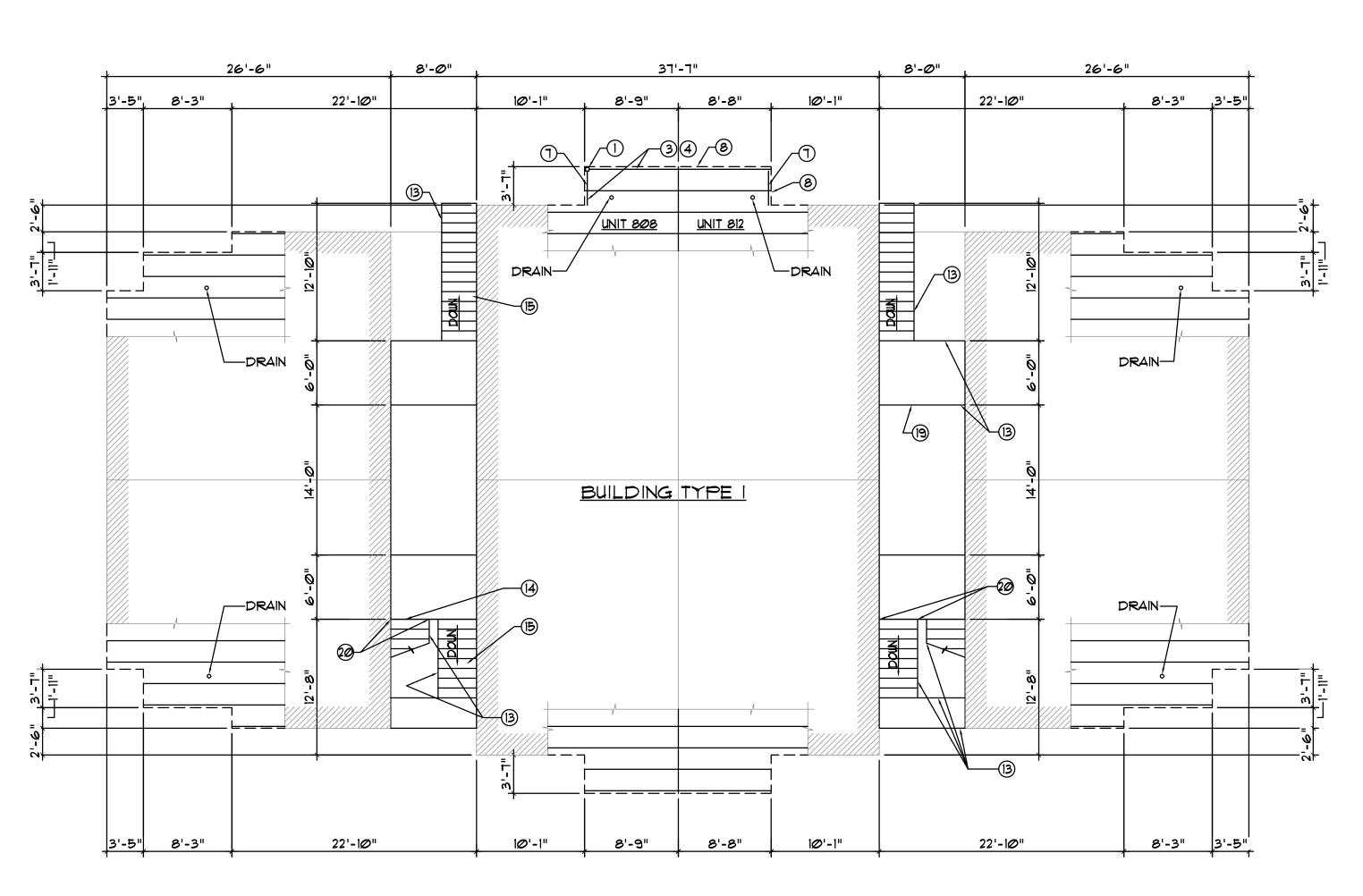
VIC014-S FILE NAME: FEB. 15, 2016 DRAWN BY:

CHECKED BY: SHEET NO:

S1.09



BUILDING-8, TYPE I - FOUNDATION PLAN SCALE: 1/8" = 1'-0" BLDG 8-TYPE I-FND





BUILDING-8, TYPE I - SECOND FLOOR PLAN SCALE: 1/8" = 1'-0" BLDG 8-TYPE I-2ND NORTH

TO MATCH EXISTING.

SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (C).

CONCRETE.

DETAIL (E).

(1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN.

PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR

SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR

(3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING

(5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND

6 EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY

SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING

SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
 REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS

REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.

(2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
(3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON

(4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS

STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

(21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

GALVANIZED METAL FLASHING ON PERIMETER.

NEW TREATED WOOD RAIL CAP.

LAG BOLTS (GALVANIZED).

BOLTS (GALVANIZED).

(B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.

(B) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE

(1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE

(B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE

(9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"

RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

(1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING

(4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.

FILE NAME: VICO14-S

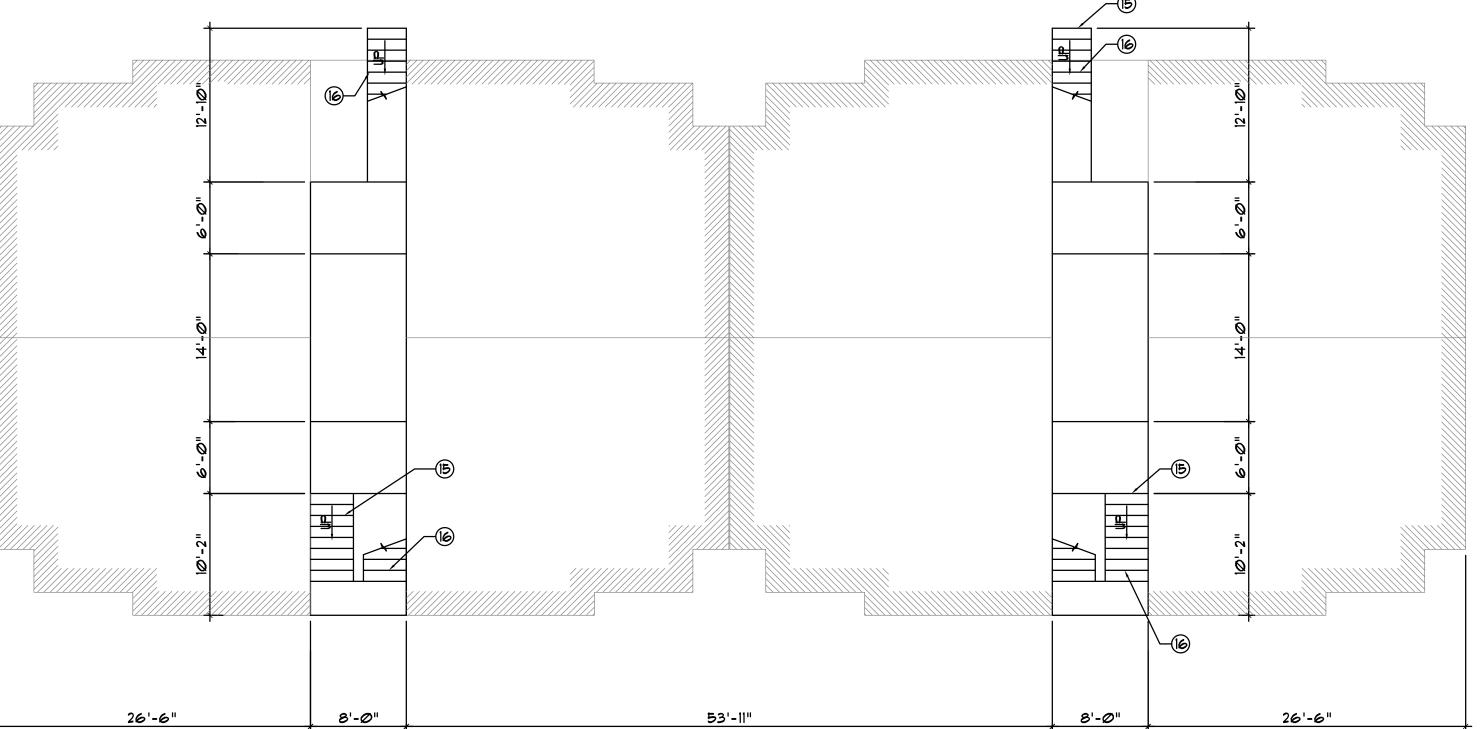
DATE: FEB. 15, 2016

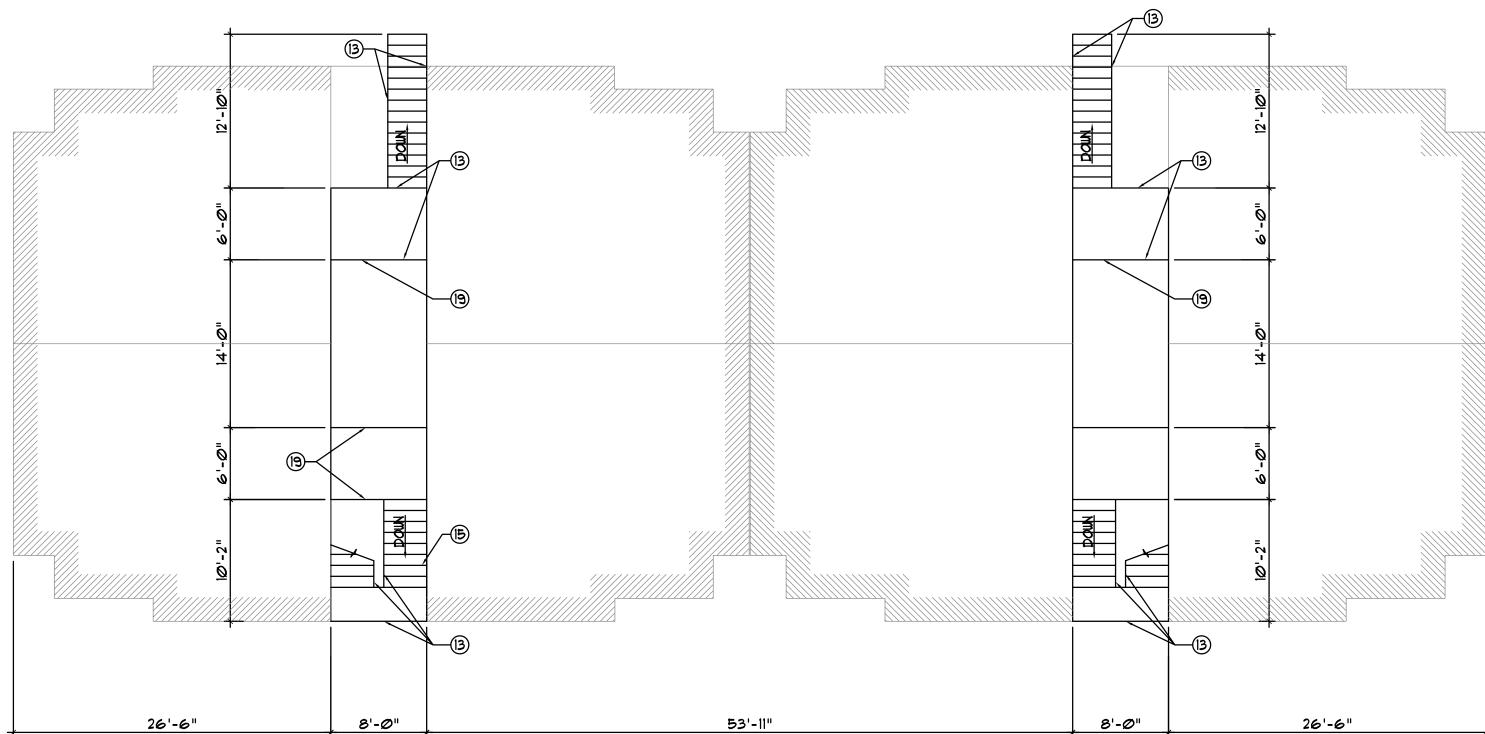
DRAWN BY: MHG

CHECKED BY: HM

SHEET NO:

S1.10





BUILDING TYPE II



BUILDING TYPE II BUILDING 3 - FIRST FLOOR STAIR SCALE: 1/8" = 1'-0" BUILDING 3 - FIRST FLOOR STAIR SCALE: 1/8" = 1'-0"

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAULED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- 6 EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN
- BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY. 9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (12) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (12) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).

- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET \$2.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE
- STAIR TO ALLOW PAINTING ON CONCEALED SURFACES. (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- (18) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \emptyset$ '-3 12" LAG BOLTS (GALVANIZED).
- @ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG
- BOLTS (GALYANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD. (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- (23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

ILE NAME: VIC014-S FEB. 15, 2016 DRAWN BY: MHG CHECKED BY:

SHEET NO:

S1.11

22'-10" BUILDING-10, TYPE I - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BLDG 8-TYPE I-2ND

UNIT 1010

BUILDING TYPE I

UNIT 1006

(e)

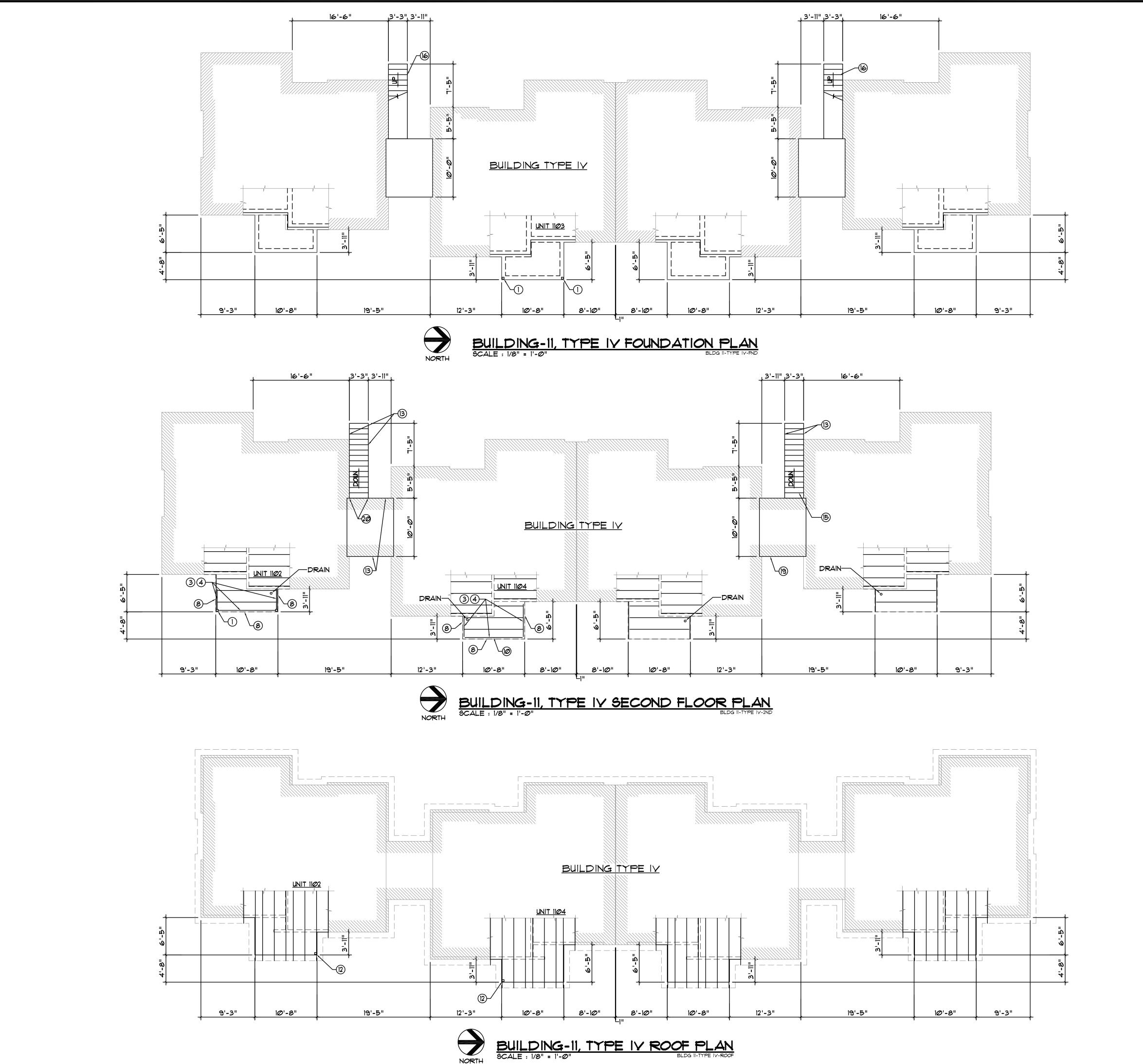
-DRAIN

8'-3"

Yref ,\BLDG 3TYPE V-FND.dwg

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Consultants, RENSIC ENGINEERING



- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD.
 RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
 COLUMN.
- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- 4 REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- © EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).
- REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- 9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS
- SHOWN ON DETAIL (D).

 (10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"
- PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (12) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (13) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON
- DETAIL (E).

 (A) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS
- AS SHOWN ON DETAIL ©.
- (B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (B) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE
- STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

 (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE
- (B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP.
- (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" ϕ x Ø'-3 12"
- LAG BOLTS (GALVANIZED).

 (2) RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" + x 0'-3 1/2" LAG
- BOLTS (GALVANIZED).
- 2) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- 22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

GALVANIZED METAL FLASHING ON PERIMETER.

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

REVISIONS:

FILE NAME: VICO14-S

DATE: FEB. 15, 2016

DRAWN BY: MHG

CHECKED BY: HM

SHEET NO: **\$1.12**

CuTech Consultants, ICTURAL & FORENSIC ENGINEERING
OP 410, SUITE 900 TEL. (210) 93
XAS 78209 FAX (210) 93





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REVISIONS:

VIC014-S FILE NAME: FEB. 15, 2016

HECKED BY: SHEET NO:

S1.13

BUILDING TYPE II

14'-0"

6'-0"

14'-Ø"

6'-Ø" L

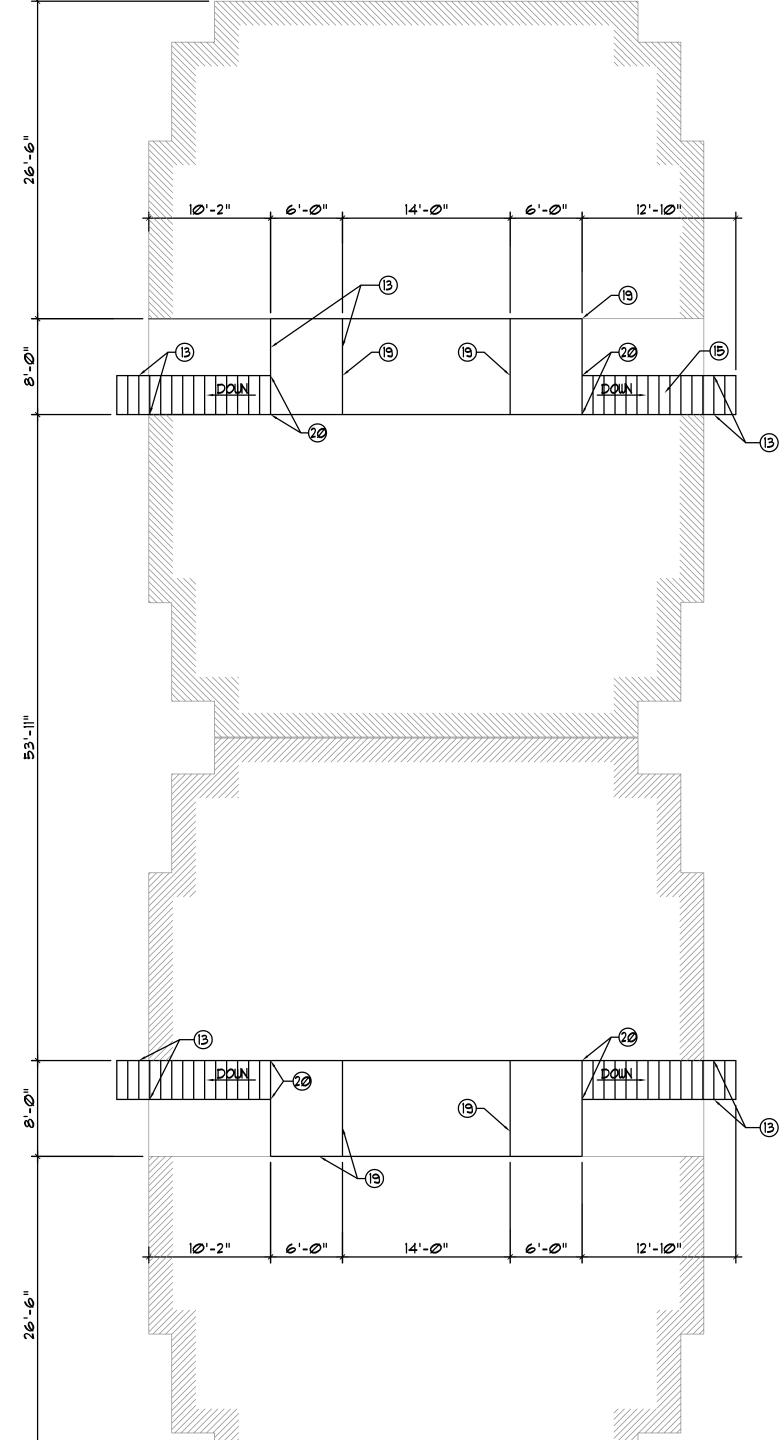
12'-10"

ι 6'-Ø"

BUILDING 12 - FIRST FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 12-16T-9TR



<u>BUILDING TYPE II</u>

BUILDING 12 - SECOND FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 12-2ND-STR

KEY NOTES

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING
- (6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- @ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B). (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON
- DETAIL (E). (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- (B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP. (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"
- @ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG
- BOLTS (GALVANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

LAG BOLTS (GALVANIZED).

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

TO MATCH EXISTING.

AS SHOWN ON DETAIL (D).

AS SHOWN ON DETAIL (C).

CONCRETE.

DETAIL (E).

(1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR

SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR

(3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING

(5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING

6 EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY

9 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).

(1) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.

(2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
(3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON

(4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS

STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

(21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

GALVANIZED METAL FLASHING ON PERIMETER.

NEW TREATED WOOD RAIL CAP.

LAG BOLTS (GALVANIZED).

BOLTS (GALVANIZED).

(B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.

(B) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE

(1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE

(18) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE

(9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"

RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

(1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING

SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(1) REPLACE EXISTING 4X12 ROUGH SAWN CEDAR BEAM WITH NEW 4X12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.

(4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.

FILE NAME: VICO14—S

DATE: FEB. 15, 2016

DRAWN BY: MHG

CHECKED BY: HM

SHEET NO:

S1.14

26'-6" | 8-9" | 53'-11" | 8-9" | 26'-6"

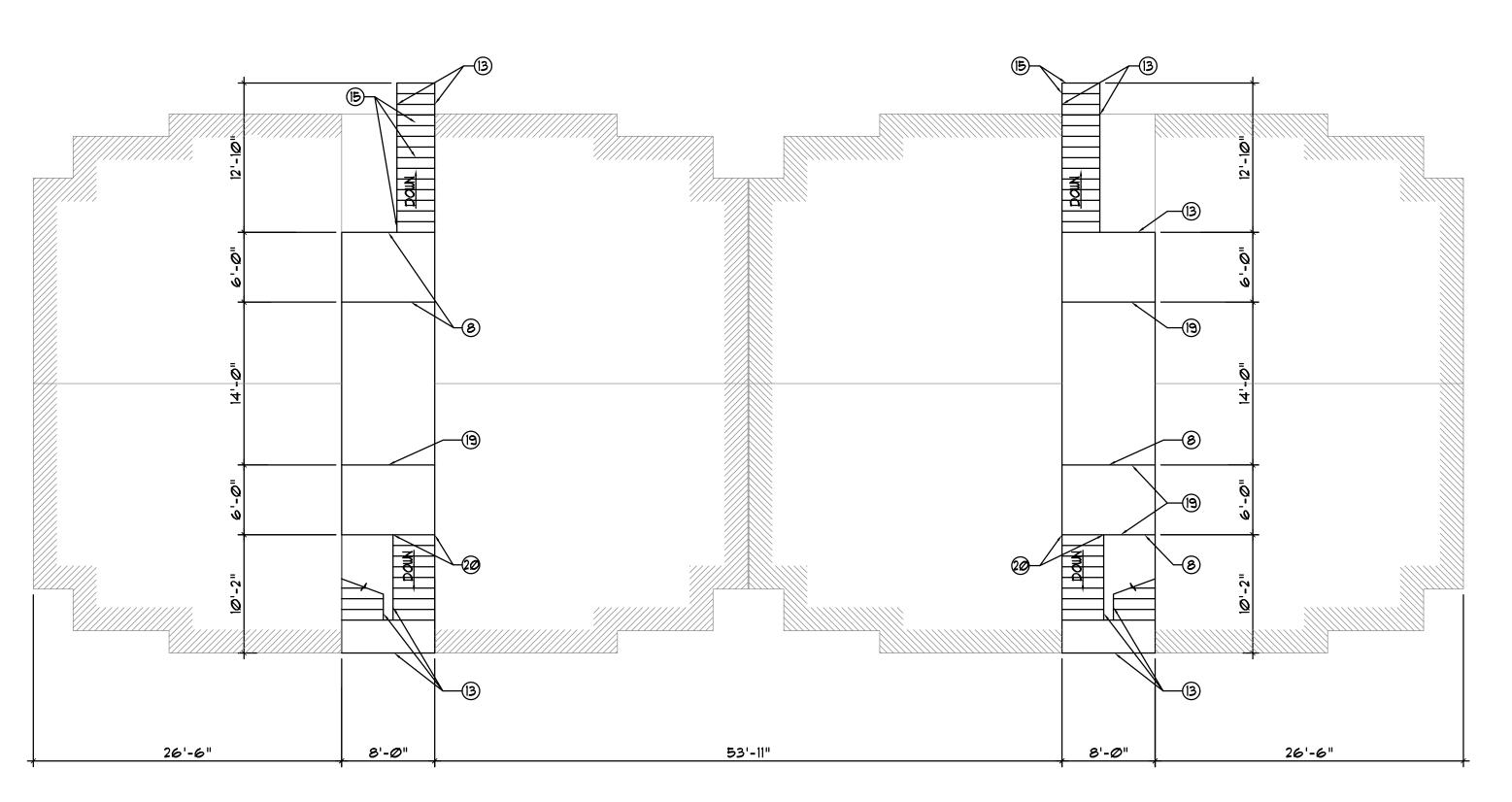
BUILDING TYPE II



BUILDING 13 - FIRST FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 13-19T-9TR



BUILDING TYPE II



REVISIONS:

VIC014-S FILE NAME: FEB. 15, 2016 CHECKED BY:

SHEET NO:

S1.15

BUILDING 14 - FIRST FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 14-1ST-STR

BUILDING TYPE II

14'-Ø"

KEY NOTES

TO MATCH EXISTING.

DETAIL (E).

AS SHOWN ON DETAIL (C).

NEW TREATED WOOD RAIL CAP.

LAG BOLTS (GALVANIZED).

BOLTS (GALVANIZED).

(1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR

SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR

(3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING

(5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING

(6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY

SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B). 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.

(9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (1).

@ REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.

(2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).

(3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON

(5) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION. (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE

(1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW

(B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE

(9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"

@ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.

(4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS

STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

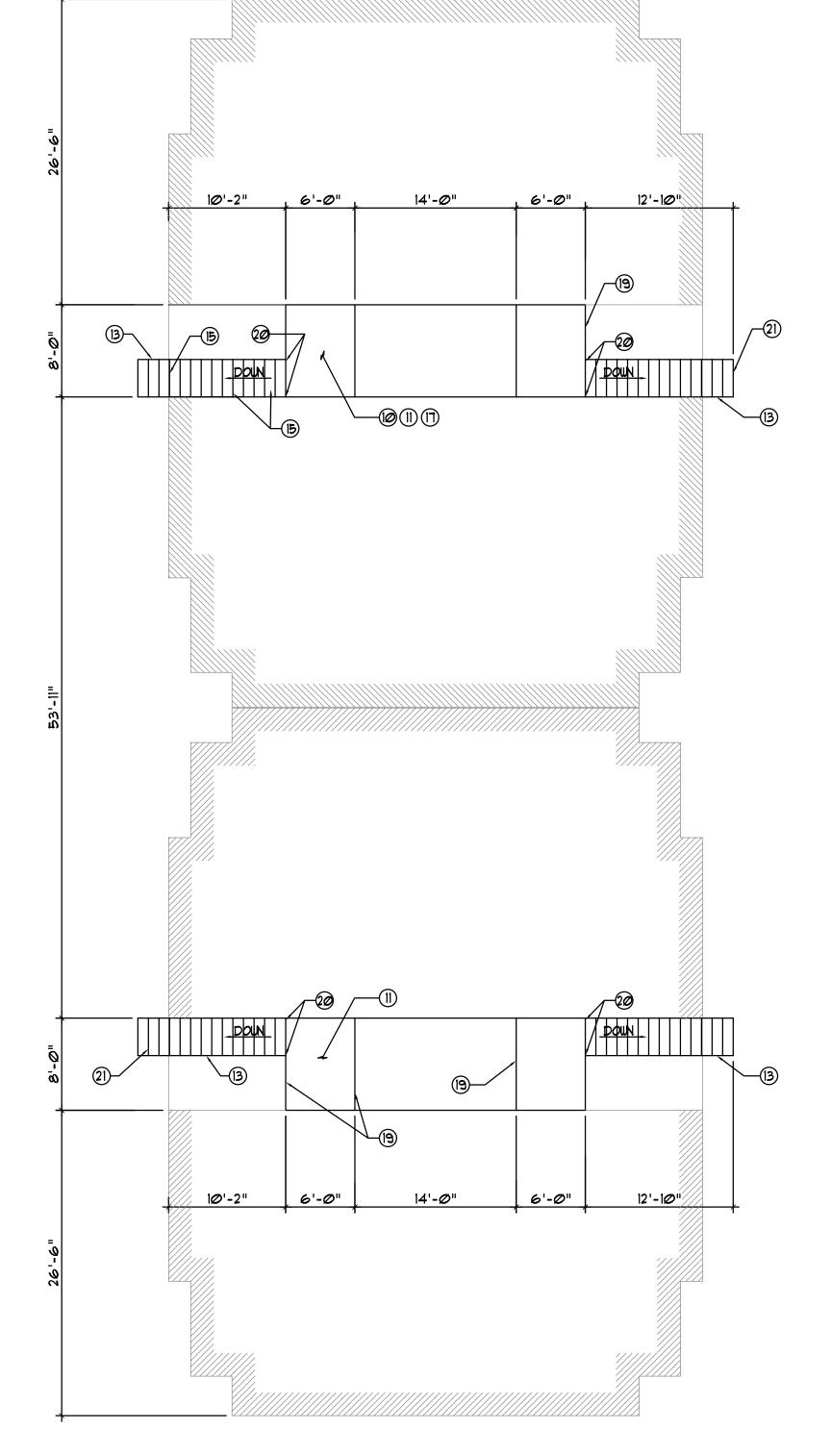
(21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

(I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).

(4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.



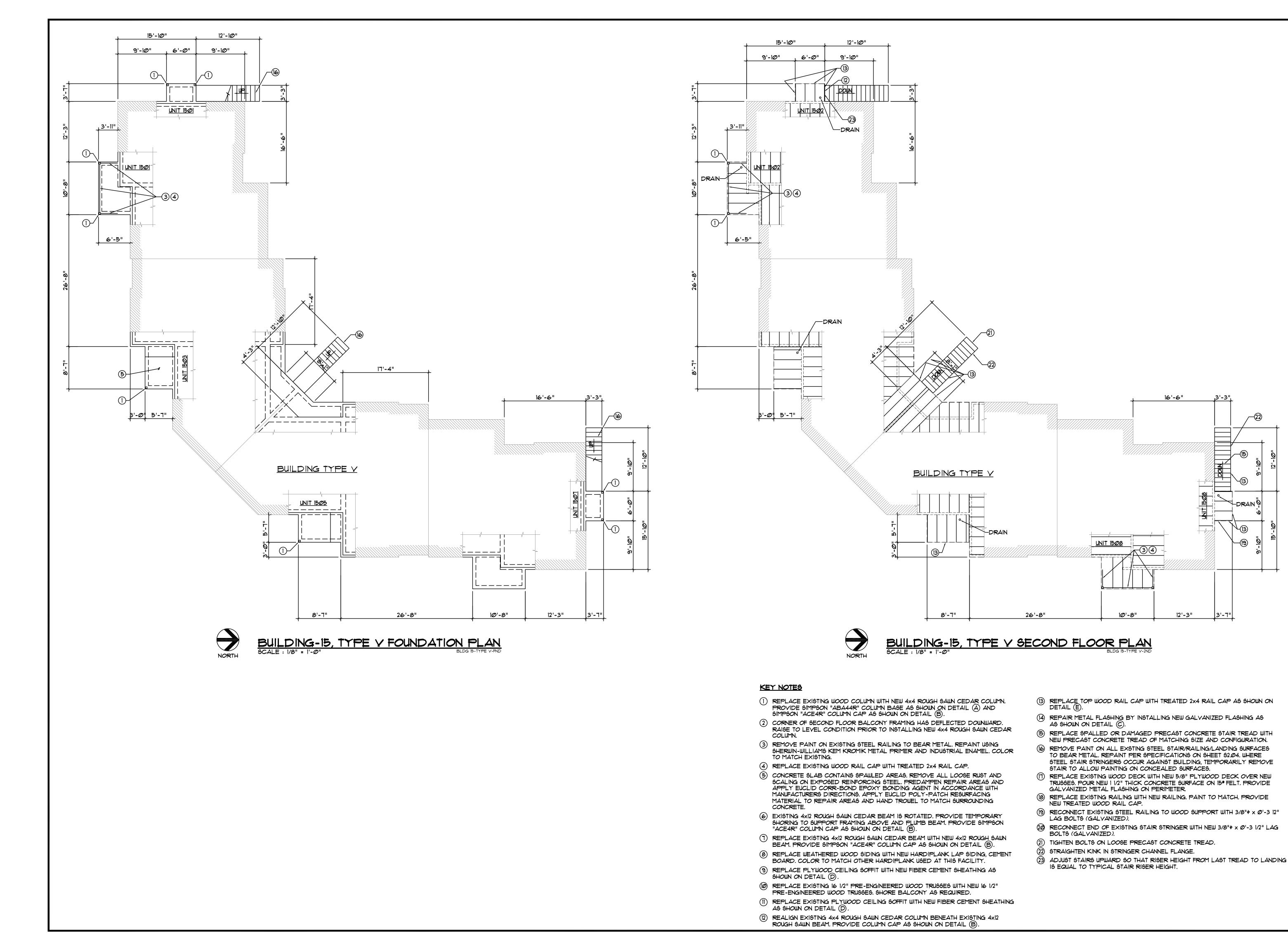


BUILDING 14 - SECOND FLOOR STAIR

SCALE: 1/8" = 1'-0"

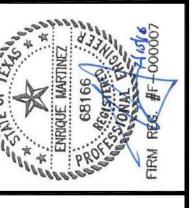
BLDG 14-2ND-STR





UTech Consultants, L.

AccuTech C
STRUCTURAL & FOREI
909 NORTHEAST LOOP 410, SUITE 900
SAN ANTONIO, TEXAS 78209



STLE POINT APARTMENT BUILDING 15 - TYPE V SAN ANTONIO, TEXAS

REVISIONS:

FILE NAME: VICO14—S

DATE: FEB. 15, 2016

DRAWN BY: MHG

CHECKED BY: HM

SHEET NO:

- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- (6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (3) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (15) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- (B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE NEW TREATED WOOD RAIL CAP. (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"
- LAG BOLTS (GALYANIZED). RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG
- BOLTS (GALVANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- 23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

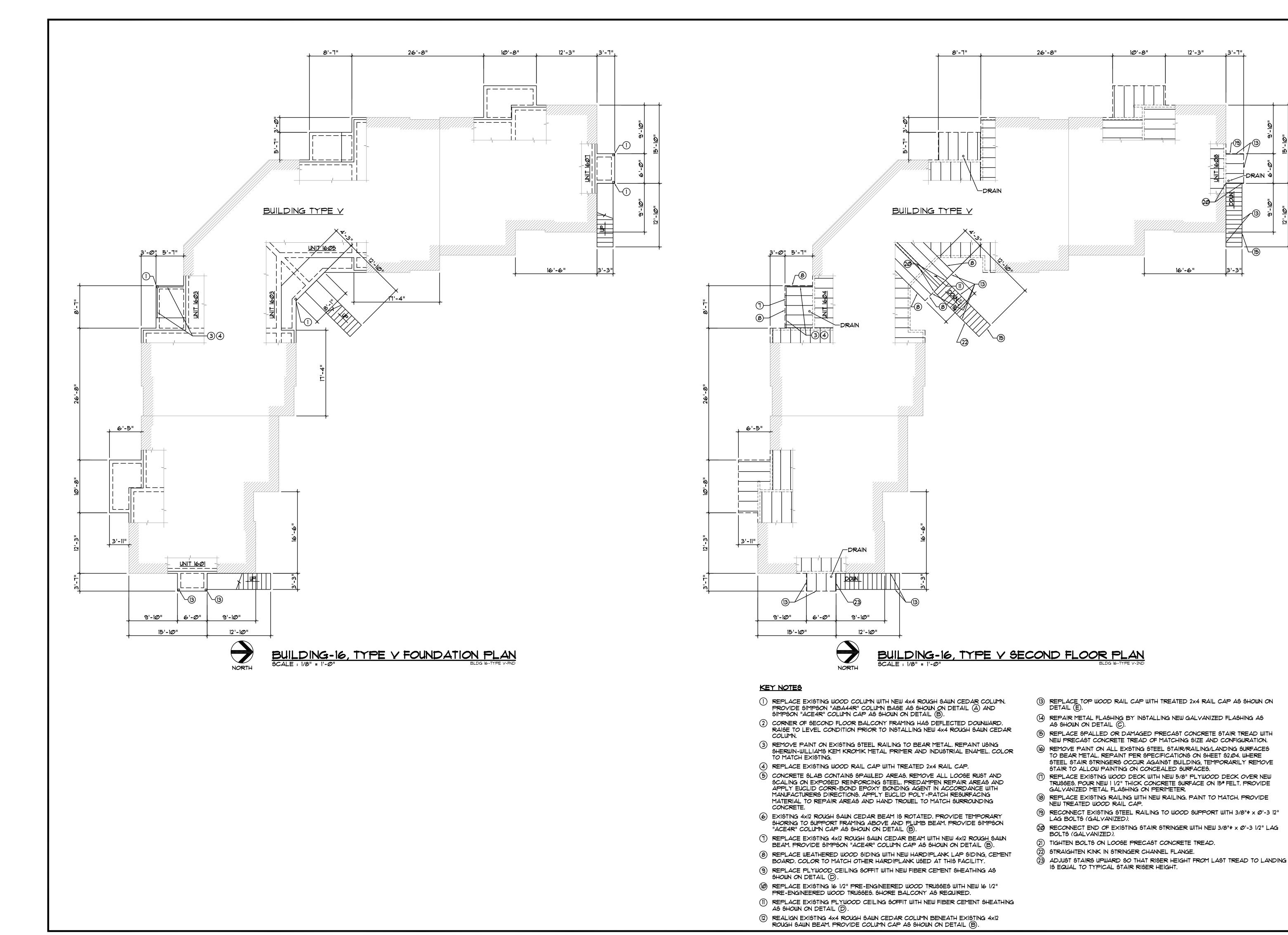
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- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD.
 RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
 COLUMN.
- 3 REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- (4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- © EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- SOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.

 REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS
- SHOWN ON DETAIL (D).

 (D) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"
- PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (12) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON DETAIL (E).
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION.
- (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (T) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.
- (B) REPLACE EXISTING RAILING WITH NEW RAILING, PAINT TO MATCH, PROVIDE NEW TREATED WOOD RAIL CAP.
- (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" * & O'-3 12" LAG BOLTS (GALYANIZED).
- RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- 2) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- (23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

CASTLE POINT APARTMENTS
BUILDING 16 - TYPE V
SAN ANTONIO, TEXAS

FILE NAME: VICO14—S

DATE: FEB. 15, 2016

DRAWN BY: MHG

CHECKED BY: HM

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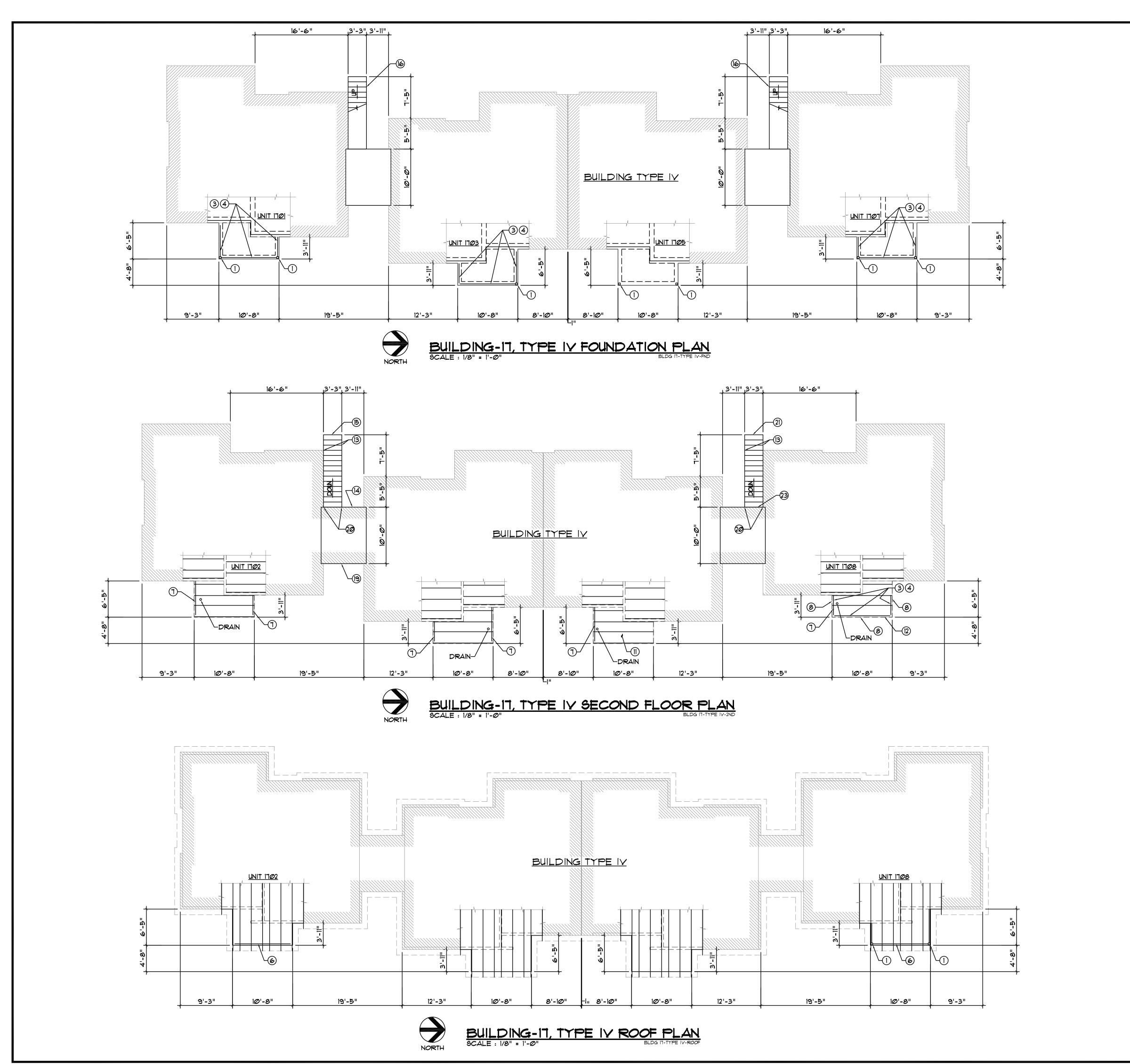
ENROUE MARTINEZ

68166

STRUCTURAL & FORENSIC ENGINEER

SAN ANTONIO, TEXAS 78209

FAX (2



- (1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B)
- 2 CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR
- (3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR TO MATCH EXISTING.
- $\stackrel{ ext{\scriptsize (4)}}{}$ REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2 imes4 RAIL CAP.
- (5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING CONCRETE.
- (6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).
- (8) REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.
- (9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D). (10) REPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2"
 - PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.
- (1) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).
- (2) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAUN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).
- (B) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON
- DETAIL (E).
- (4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS AS SHOWN ON DETAIL (C).
- (B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH
- NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION. (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES
- TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.
- (1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER. (18) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE
- NEW TREATED WOOD RAIL CAP.
- (9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ 3 12" LAG BOLTS (GALVANIZED).
- 20 RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" + x 0'-3 1/2" LAG BOLTS (GALVANIZED).
- (21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.
- (22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.
- (23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

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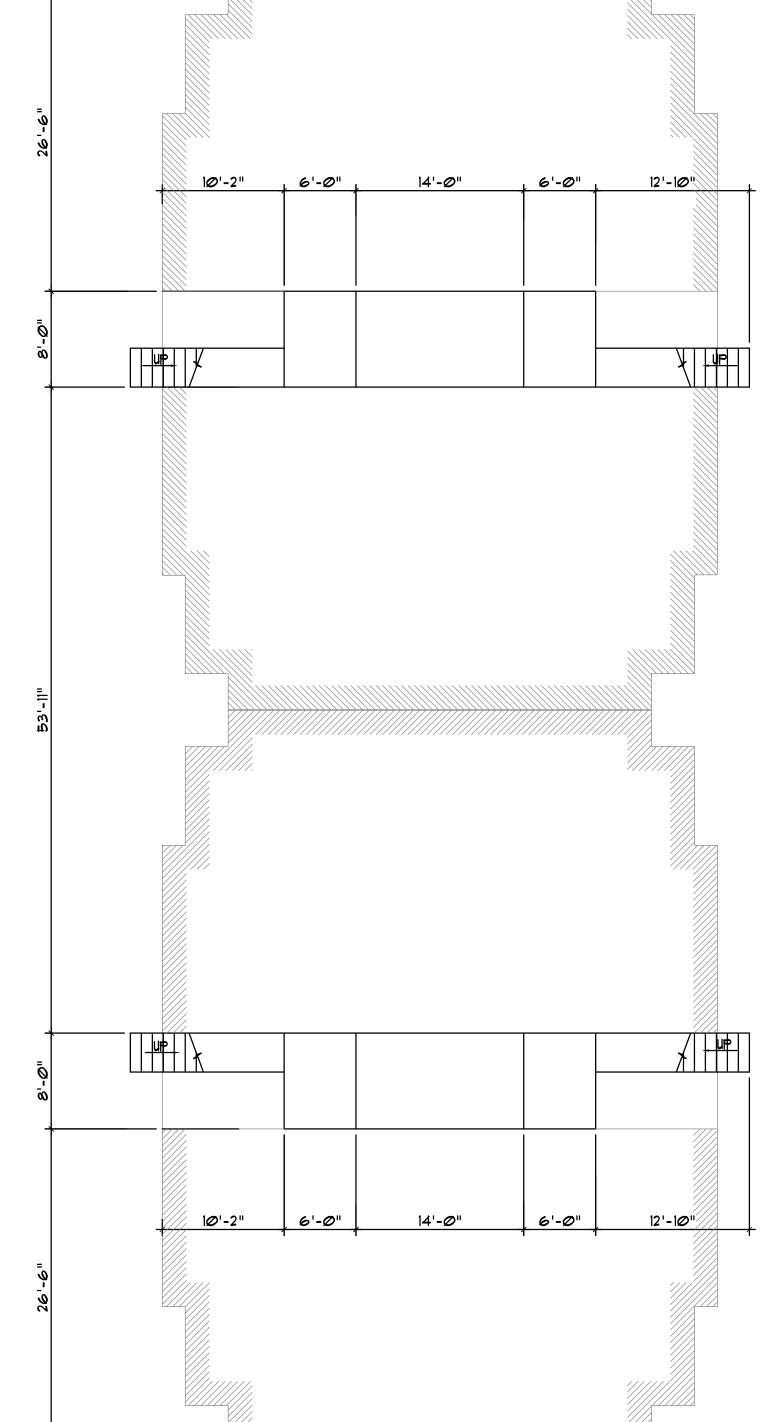
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KEY NOTES

TO MATCH EXISTING.

DETAIL (E).

AS SHOWN ON DETAIL (C).

NEW TREATED WOOD RAIL CAP.

LAG BOLTS (GALVANIZED).

BOLTS (GALVANIZED).

(1) REPLACE EXISTING WOOD COLUMN WITH NEW 4x4 ROUGH SAWN CEDAR COLUMN. PROVIDE SIMPSON "ABA44R" COLUMN BASE AS SHOWN ON DETAIL (A) AND SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(2) CORNER OF SECOND FLOOR BALCONY FRAMING HAS DEFLECTED DOWNWARD. RAISE TO LEVEL CONDITION PRIOR TO INSTALLING NEW 4x4 ROUGH SAWN CEDAR

SHERWIN-WILLIAMS KEM KROMIK METAL PRIMER AND INDUSTRIAL ENAMEL. COLOR

(3) REMOVE PAINT ON EXISTING STEEL RAILING TO BEAR METAL. REPAINT USING

(5) CONCRETE SLAB CONTAINS SPAWLED AREAS. REMOVE ALL LOOSE RUST AND SCALING ON EXPOSED REINFORCING STEEL. PREDAMPEN REPAIR AREAS AND APPLY EUCLID CORR-BOND EPOXY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. APPLY EUCLID POLY-PATCH RESURFACING MATERIAL TO REPAIR AREAS AND HAND TROWEL TO MATCH SURROUNDING

(6) EXISTING 4x12 ROUGH SAWN CEDAR BEAM IS ROTATED. PROVIDE TEMPORARY

SHORING TO SUPPORT FRAMING ABOVE AND PLUMB BEAM. PROVIDE SIMPSON "ACE4R" COLUMN CAP AS SHOWN ON DETAIL (B).

(1) REPLACE EXISTING 4x12 ROUGH SAWN CEDAR BEAM WITH NEW 4x12 ROUGH SAWN BEAM. PROVIDE SIMPSON "ACEAR" COLUMN CAP AS SHOWN ON DETAIL (B). 8 REPLACE WEATHERED WOOD SIDING WITH NEW HARDIPLANK LAP SIDING, CEMENT BOARD. COLOR TO MATCH OTHER HARDIPLANK USED AT THIS FACILITY.

(9) REPLACE PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).

PREPLACE EXISTING 16 1/2" PRE-ENGINEERED WOOD TRUSSES WITH NEW 16 1/2" PRE-ENGINEERED WOOD TRUSSES. SHORE BALCONY AS REQUIRED.

(12) REALIGN EXISTING 4x4 ROUGH SAWN CEDAR COLUMN BENEATH EXISTING 4x12 ROUGH SAWN BEAM. PROVIDE COLUMN CAP AS SHOWN ON DETAIL (B).

(3) REPLACE TOP WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP AS SHOWN ON

(B) REPLACE SPALLED OR DAMAGED PRECAST CONCRETE STAIR TREAD WITH NEW PRECAST CONCRETE TREAD OF MATCHING SIZE AND CONFIGURATION. (6) REMOVE PAINT ON ALL EXSTING STEEL STAIR/RAILING/LANDING SURFACES TO BEAR METAL. REPAINT PER SPECIFICATIONS ON SHEET 52.04. WHERE STEEL STAIR STRINGERS OCCUR AGAINST BUILDING, TEMPORARILY REMOVE

(1) REPLACE EXISTING WOOD DECK WITH NEW 5/8" PLYWOOD DECK OVER NEW

(B) REPLACE EXISTING RAILING WITH NEW RAILING. PAINT TO MATCH. PROVIDE

(9) RECONNECT EXISTING STEEL RAILING TO WOOD SUPPORT WITH 3/8" $\phi \times \varnothing'$ - 3 12"

@ RECONNECT END OF EXISTING STAIR STRINGER WITH NEW 3/8" * x 0'-3 1/2" LAG

(23) ADJUST STAIRS UPWARD SO THAT RISER HEIGHT FROM LAST TREAD TO LANDING

TRUSSES. POUR NEW 1 1/2" THICK CONCRETE SURFACE ON 15* FELT. PROVIDE GALVANIZED METAL FLASHING ON PERIMETER.

(4) REPAIR METAL FLASHING BY INSTALLING NEW GALVANIZED FLASHING AS

STAIR TO ALLOW PAINTING ON CONCEALED SURFACES.

(21) TIGHTEN BOLTS ON LOOSE PRECAST CONCRETE TREAD.

(22) STRAIGHTEN KINK IN STRINGER CHANNEL FLANGE.

IS EQUAL TO TYPICAL STAIR RISER HEIGHT.

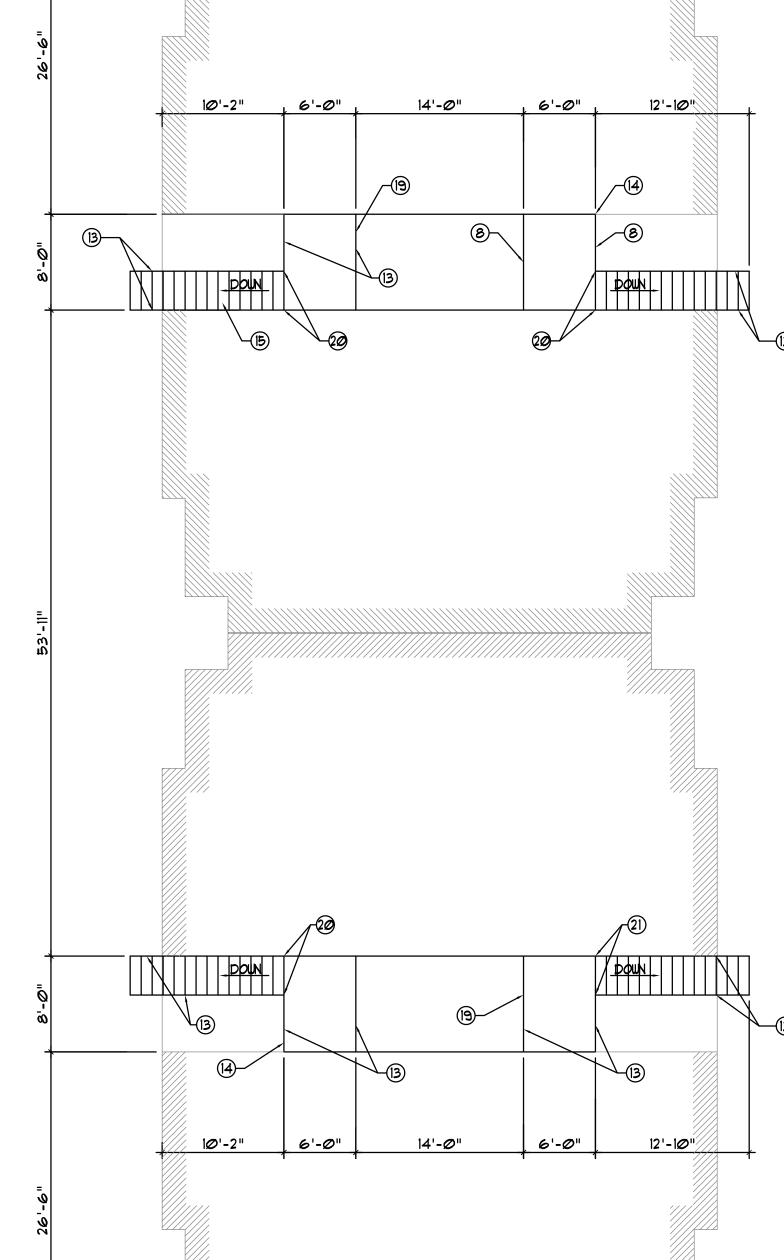
(I) REPLACE EXISTING PLYWOOD CEILING SOFFIT WITH NEW FIBER CEMENT SHEATHING AS SHOWN ON DETAIL (D).

(4) REPLACE EXISTING WOOD RAIL CAP WITH TREATED 2x4 RAIL CAP.

BUILDING TYPE II



BUILDING 18 - FIRST FLOOR STAIR



BUILDING TYPE II

BUILDING 18 - SECOND FLOOR STAIR

SCALE: 1/8" = 1'-0"

BLDG 18-2ND-9TR

GENERAL NOTES:

- 1. THESE STRUCTURAL MODIFICATIONS WERE DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF
- 2. GRAVITY DESIGN LIVE LOADS USED ARE AS FOLLOWS:

A. MEZZANINES: 40 PSF B. ROOFS:

20 PSF C. GROUND SNOW LOAD:

D. WIND LOAD CRITERIA: ULTIMATE WIND SPEED (3-SECOND GUST): 115 MPH

RISK CATAGORY II EXPOSURE: B

E. SEISMIC LOAD CRITERIA: MAXIMUM CONSIDERED EARTHQUAKE GROUND MOTION: Ø.10g F. SITE CLASS:

3. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT, AND OBLIGATES HIMSELF TO ANY AND ALL EXPENSES, REAL OR IMPLIED ARISING FROM SUCH ACCEPTANCE. THE CONTRACTOR SHALL MAINTAIN THESE DRAWINGS AT A CURRENT STATUS, INCLUDING ALL ADDENDA AND REVISIONS.

WOOD NOTES:

1. ALL EXPOSED STRUCTURAL FRAMING LUMBER SHALL BE KILN DRIED WESTERN RED CEDAR UNLESS NOTED OTHERWISE, OR APPROVED EQUAL AND SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES:

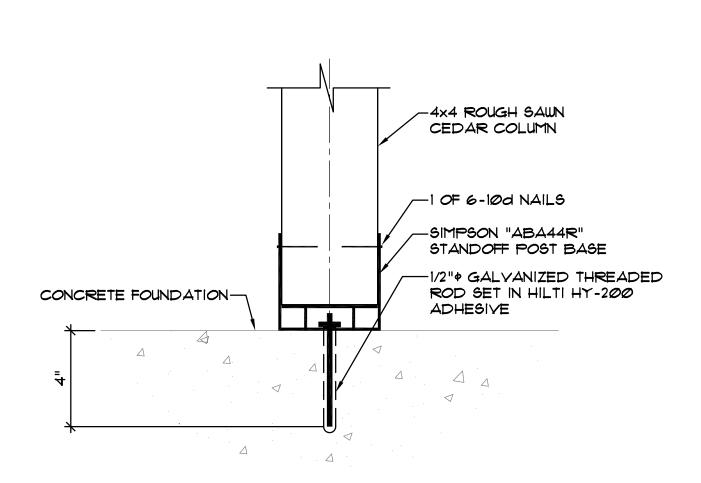
> A. BEAMS, HEADERS, COLUMNS--NO.2 (FB= PSI MINIMUM) B. PLATES, CAPS--UTILITY

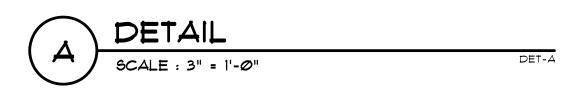
2. ALL LUMBER SHALL BE GRADE STAMPED.

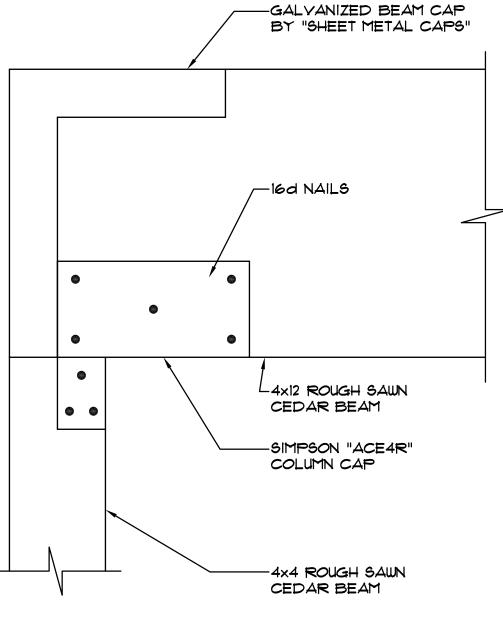
- 3. PLYWOOD SHEATHING SHALL BE 5/8" STRUCTURAL GRADE I CD (48/24) OVER WOOD JOISTS. PROVIDE ADEQUATE BLOCKING.
- 4. PRE-ENGINEERED WOOD FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

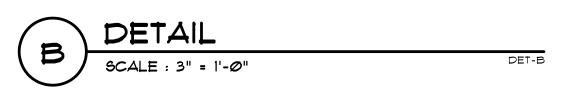
DEAD LOAD (TOP CHORD): 25 PSF DEAD LOAD (BOTTOM CHORD): 5 PSF LIVE LOAD (TOP CHORD): 40 PSF

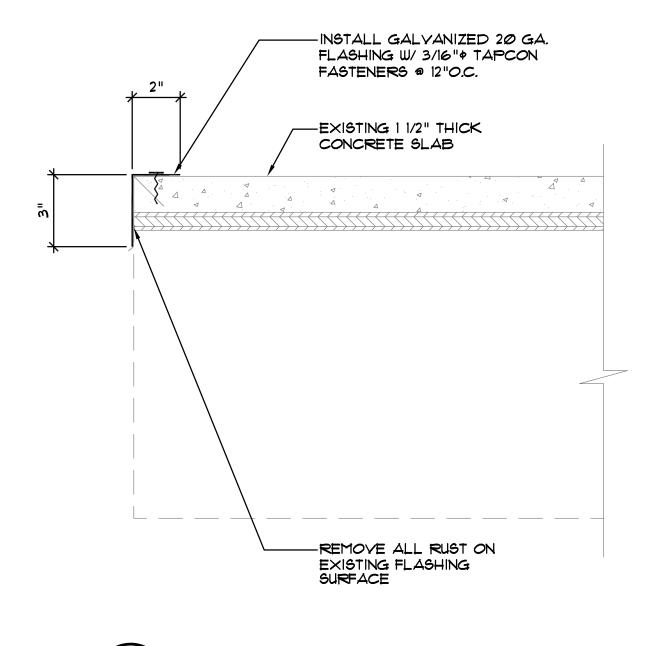
- 5. PRE-ENGINEERED TRUSSES SHALL BE CONSTRUCTED OF SOUTHERN PINE CHORDS AND WEBS.
- 6. PRE-ENGINEERED TRUSSES SHALL BE DESIGNED BY A LICENSED, TEXAS ENGINEER. CONTRACTOR SHALL SUBMIT SEALED SHOP DRAWINGS AND CALCULATIONS FOR ENGINEERS REVIEW PRIOR TO FABRICATION.

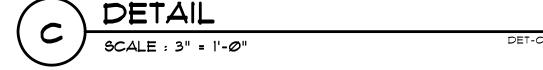


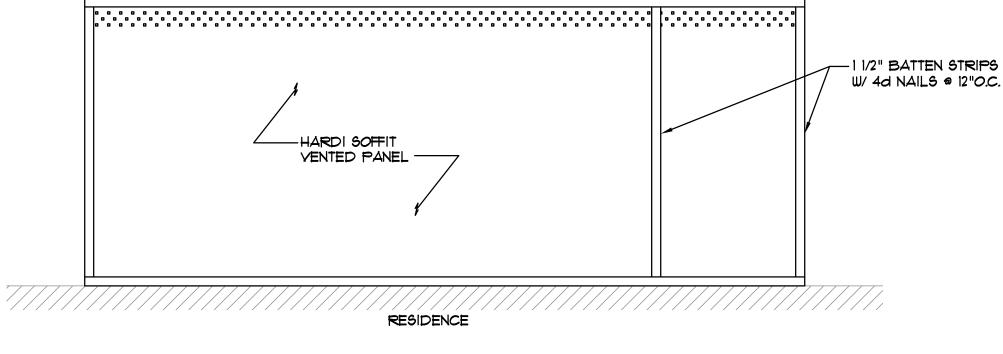






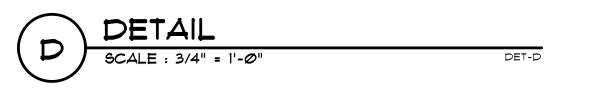


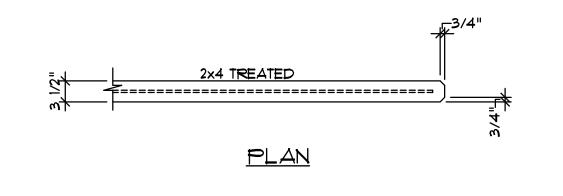


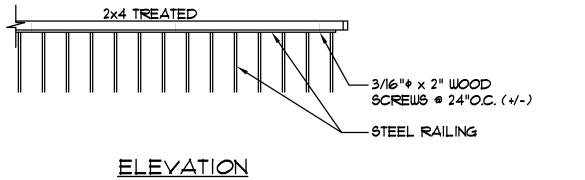


1) NAIL PANELS TO FRAMING WITH 4d GALVANIZED COMMON NAILS @ 8"O.C.

2 PROVIDE 1/8" GAPPED AND CAULKED JOINTS AT ALL PANEL EDGES.









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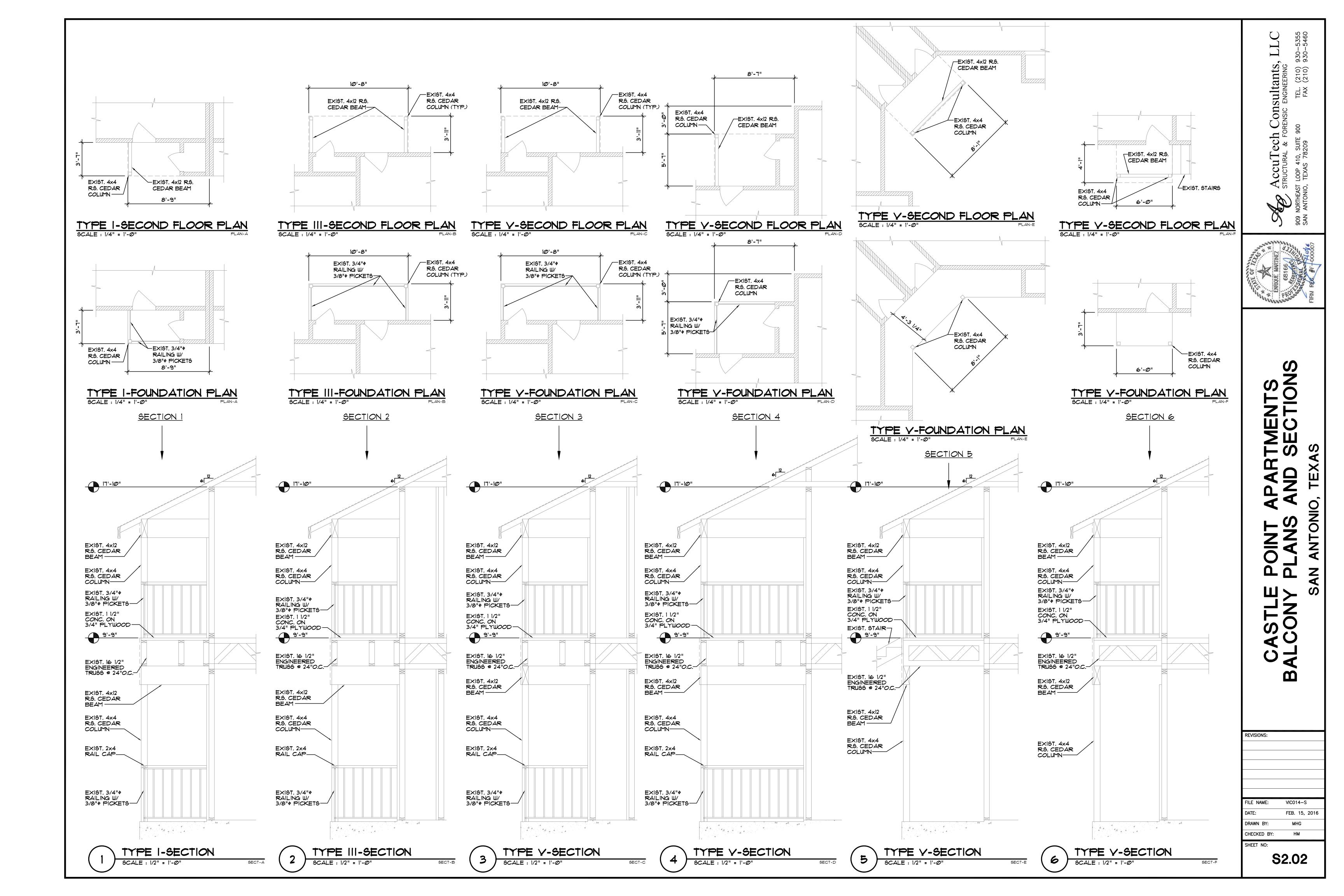
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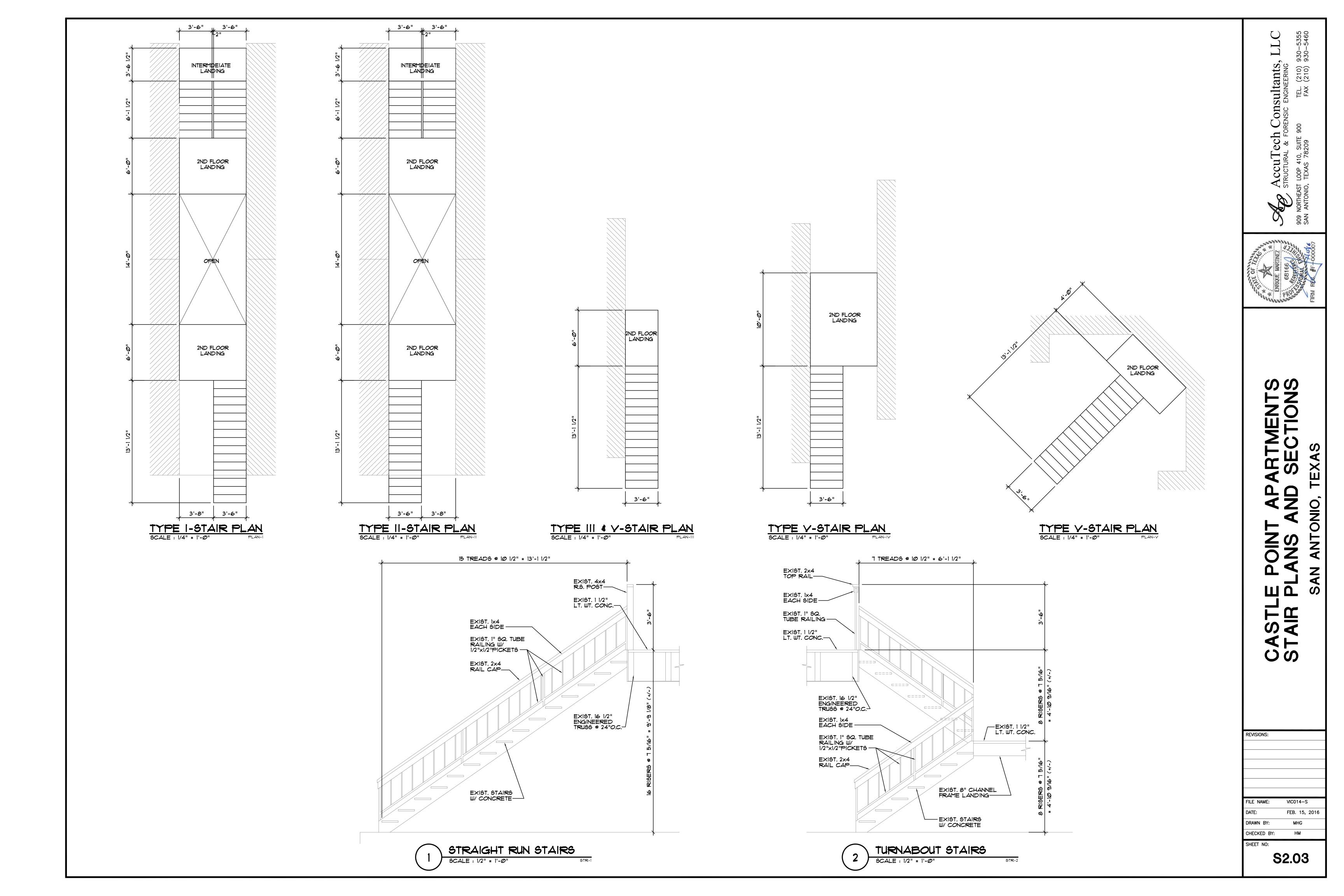
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1 Aluminum Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP1, Solvent Cleaning.

2 Exterior Composition Board (Hardboard)

Some composition boards may exude a waxy material that must be removed with a solvent prior to coating. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyd primer.

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3 Galvanized Metal
Clean per SSPC-SP1 using detergent and water or a degreasing cleaner to remove greases and oils. Apply a test area, priming as required. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP7 is necessary to remove these treatments.

4 Steel: Structural, Plate, etc.

Should be cleaned by one or more of the surface preparations described below. These methods are used throughout the world for describing methods for cleaning structural steel. Visual standards are available through the Society of Protective Coatings. A brief description of these standards together with numbers by which they can be specified follow.

5 Solvent Cleaning, SSPC-SP1

Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation.

6 Hand Tool Cleaning, SSPC-SP2

Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.

7 Power Tool Cleaning, SSPC-SP3

Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.

8 Power Tool Cleaning to Bare Metal, SSPC-SP11

Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC-SP1, Solvent Cleaning, or other agreed upon methods.

9 Wood--Exterior

Must be clean and dry. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

3.3 INSTALLATION

A Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendation.

B Do not apply to wet or damp surfaces.

- 1 Wait until wood is fully dry after rain or morning fog or dew.
- C Apply coatings using methods recommended by manufacturer.
- D Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- E Apply coatings at spreading rate required to achieve the manufacturer's recommended dry film thickness.
- F Regardless of number of coats specified, apply as many coats as necessary for complete hide.
- G Exterior Woodwork: If final painting must be delayed more than 2 weeks after installation of woodwork, apply primer within 2 weeks and final coating within 2 weeks.
- H Inspection: The coated surface must be inspected and approved by the Architect or Engineer just prior to the application of each coat.

3.4 PROTECTION

- A Protect finished coatings from damage until completion of project.
- B Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

END OF SECTION05022015

F. Methods:

A. METAL - Aluminum/ Galvanized

2.3 SCHEDULE

Semi-Gloss Finish

1st Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

B. METAL Ferrous- (Misc. Iron, Ornamental Iron, Structural Iron & Steel,) 1. Latex Systems

a. Semi-Gloss Finish

1st Coat:S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series
(5.0 mils wet, 2.0 mils dry)
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

C. WOOD(Siding, Trim, Beams, Columns, Hardboard-Bare/Primed)

(4.0 mils wet, 1.5 mils dry per coat)

1. Latex Systems

a. Semi-Gloss Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041

(4.0 mils wet, 1.4 mils dry)

2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series

3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series

2.4 MATERIALS - GENERAL REQUIREMENTS

A Paints and Coatings - General:

1 Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such a procedure is specifically described in manufacturer's product instructions. VOCs need to be confirmed by using the products MSDS sheets.

EDIT THIS SCHEDULE TO SELECT PRODUCT AND FINISH DESIRED

B Primers:

1 Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

2.5 ACCESSORIES:

A Coating Application Accessories:

1 Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required per manufacturer's specifications.

Part 3 EXECUTION

3.1 EXAMINATION

A Do not begin application of coatings until substrates have been properly examined and prepared. Notify Engineer of unsatisfactory conditions before proceeding

B If substrate preparation is the responsibility of another installer, notify Engineer of unsatisfactory preparation before proceeding.

C Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.

D Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Engineer immediately if lead based paints are encountered.

3.2 SURFACE PREPARATION:

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.

A. Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

B. Selection of the proper method of surface preparation depends on the substrate, the environment, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods.

C. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.

D. Remove mildew before painting by washing with a solution of 1 part liquid household bleach and 3 parts of warm water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry 48 hours before painting. Wear protective glasses or goggles, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

E. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions. On large expanses of metal siding, the air, surface and material temperatures must be 50°F or higher to use low temperature products.

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ASTLE POINT APARTMEN' SPECIFICATIONS SAN ANTONIO, TEXAS

REVISIONS:

FILE NAME: VICO14-S

DATE: FEB. 15, 2016

DRAWN BY: MHG

CHECKED BY: HM

SHEET NO:

S2.04

EXTERIOR COMMERCIAL PAINTS AND COATINGS

Part 1 GENERAL

1.1 SECTION INCLUDES

A Exterior paint and coating systems.

1.2 REFERENCES

- A SSPC-SP 1 Solvent Cleaning
- B SSPC-SP 2 Hand Tool Cleaning
- C SSPC-SP 3 Power Tool Cleaning
- D SSPC-SP 13 / NACE No. 6 Surface Preparation for Concrete

1.3 SUBMITTALS

A Submit to Engineer.

- B Product Data: Manufacturer's data sheets on each paint and coating product should include:
- 1 Product characteristics
- 2 Surface preparation instructions and recommendations
- 3 Primer requirements and finish specification4 Storage and handling requirements and recommendations
- 5 Application methods
- 6 Clean-up Information
- C Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's color samples available.
- D Coating Maintenance Manual: upon conclusion of the project, the Contractor or paint manufacture/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

1.4 DELIVERY, STORAGE, AND HANDLING

- A Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturers name, label, and the following list of information:
- 1 Product name, and type (description)
- 2 Application & use instructions
- 3 Surface preparation
- 4 VOC content
- 5 Environmental handling
- 6 Batch date7 Color number
- B Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

 Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing.
- C Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

1.5 PROJECT CONDITIONS

Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not apply coatings under environmental conditions outside manufacturer's absolute limits.

Part 2 PRODUCTS

2.1 MANUFACTURERS

- A Acceptable Manufacturer:
 The Sherwin-Williams Company
- 101 Prospect Avenue NW Cleveland, OH 44115 Tel: (800) 321-8194 Fax: (216) 566-1392
- www.sherwin-williams.com
- B Substitutions: Requests for substitutions will be considered.

 When submitting request for substitution, provide complete product data specified above under Submittals, for each substitute product.

2.2 APPLICATIONS/SCOPE

A Surfaces to Be Coated:

Metal: Aluminum/ Galvanized Steel
Metal Ferrous: Misc. Iron, Ornamental Iron, Steel

Wood: Siding, Trim, Beams, Columns, and Misc. Hardboard

2.3 SCHEDULE INDEX - EXTERIOR SURFACES (NORMAL EXPOSURE)

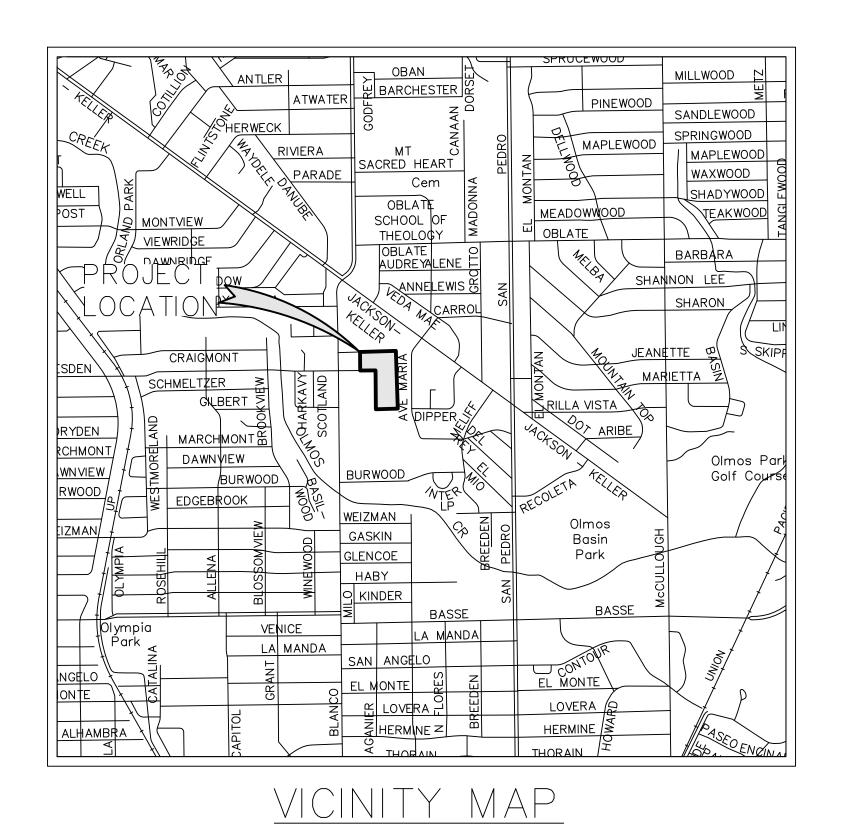
A. METAL - Aluminum, Galvanized 2.3 A

A. METAL - Aluminum, Galvanized
 1. Latex Systems
 B. METAL - Ferrous (Misc. Iron, Ornamental Iron, Structural Iron & Steel)

- Latex Systems
 WOOD (Siding, Trim, Beams, Columns, Misc., Hardboard 2.3 C
- Latex Systems
 Stain Water Reducible Systems



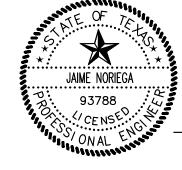
CASTLE POINTE APARTMENTS SITE IMPROVEMENTS PHASE II 2018

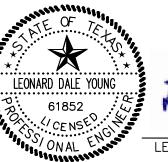


N.T.S.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET GENERAL NOTES STORMWATER POLLUTION PREVENTION PLAN SITE DIMENSION CONTROL PLAN GRADING PLAN PAVING PLAN DETAILS DETAILS	C1.0 C2.0 C3.0 C4.0 C5.0 C6.0 C7.0





SPRINKLE გ CO. ARCHITECTS 5 BROOKLYN SAN ANTONIO, TX 78215



YOUNG PROFESSIONAL RESOURCES

8209 ROUGHRIDER DRIVE, SUITE 101 WINDCREST, TX 78239
0: (210) 590-9215 F: (210) 590-9346 REGISTRATION NO. F-8635

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No.	Revision	Drawn	Approved	Date
REVISIONS				

CALL BEFORE YOU DIG TEXAS ONE PARTICIPANTS REQUEST
48 HOURS BEFORE YOU DIG, DRILL,
OR BLAST - STOP, CALL! TEXAS ONE CALL SYSTEM 1-800-245-4545 1-800-344-8377 THE LONE STAR NOTIFICATION COMPANY 1-800-669-8344 LOCAL ONE-CALL

- THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE CITY, COUNTY, TXDOT OR PUBLIC UTILITY COMPANY (IF APPLICABLE).
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO CALL IN FOR ALL UTILITY LOCATIONS.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA). COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 903 SAN JACINTO, RM 319, AUSTIN,
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS, AS MAY BE NECESSARY, FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND MAINTAINED AT ALL TIMES (24 HRS. PER DAY IF REQUIRED) DURING THE CONSTRUCTION PROCESS. ANY TRAFFIC CONTROL OR PHASING REQUIRED TO PROPERLY CONSTRUCT THE PROJECT IS REQUIRED TO BE IN THE CONTRACTOR'S BID. NO ADDITIONAL PAYMENT/CHANGE ORDERS WILL BE APPROVED AFTER THE CONTRACT HAS BEEN AWARDED.
- THE INFORMATION CONTAINED WITHIN THESE DRAWINGS SPECIFICALLY RELATED TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS WERE PRODUCED, ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR DAMAGES DUE TO ANY INACCURACIES.
- THE LOCATION AND ELEVATION OF ALL IMPROVEMENTS TO BE CONSTRUCTED SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL THE NECESSARY ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES. GRAVITY LINE CONSTRUCTION IS REQUIRED TO BE VERIFIED AT CONNECTION POINT THEN CONSTRUCTED UPSTREAM.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING FACILITIES FROM DAMAGE AND COST OF REPAIR TO EXISTING FACILITIES AND IMPROVEMENTS AS A RESULT OF CONTRACTOR'S WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OFFICES PRIOR TO STARTING WORK AND SHALL COORDINATE THEIR WORK WITH THE UTILITY OFFICES.
- DURING CONSTRUCTION, THE OWNER WILL CONTRACT WITH A GEOTECHNICAL LAB TO PROVIDE MATERIALS TESTING DURING THE CONSTRUCTION. TESTING FREQUENCIES AND TYPES SHOULD BE SPECIFIED WITHIN THE GEOTECH REPORT AND STRICTLY ADHERED TO, IF THIS INFORMATION IS NOT INCLUDED IN THE GEOTECH REPORT, A REQUEST FOR INFORMATION IS REQUIRED TO BE SENT TO THE GEOTECHNICAL ENGINEER OF RECORD. AY RE-TESTS REQUIRED DUE TO CONTRACTOR PERFORMANCE SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL KEEP AND LEAVE THE AREA NEAT AND CLEAN DURING CONSTRUCTION. DEBRIS SHALL NOT BE BURIED OR DUMPED ANYWHERE WITHIN THE LIMITS OF THE PROJECT. ALL DEBRIS, CONSTRUCTION MATERIALS, CONTRACTOR'S BUILDINGS OR EQUIPMENT, LOGS, STUMPS, BOULDERS, OR ANY OTHER EXTRANEOUS MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFF SITE PROMPTLY IN COMPLIANCE WITH APPLICABLE REGULATIONS.
- ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- 12. ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS, GUTTERS AND PAVING.
- 13. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.
- 14. THE CONTRACTOR SHALL KEEP THE APPROVED SET OF PLANS ON THE SITE AT ALL TIMES. THE CONTRACTOR SHALL REDLINE THE ACTUAL LOCATIONS AND DIMENSIONS (VERTICAL AND HORIZONTAL) OF UTILITIES, STRUCTURES, SERVICES, AND OTHER DETAILS DEFERRING FROM OR NOT SHOWN ON THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE RECORD DRAWINGS TO THE OWNER.
- 15. THE CONTRACTOR SHALL RESTORE AND REVEGETATE ALL DISTURBED AREAS NOT OVERED BY THE SITE CIVIL AND/OR LANDSCAPE PLANS. NO SEPARATE PAY APPLICATIONS WILL BE APPROVED OR PAID BY THE OWNER.
- 16. CONTRACTOR SHALL MAKE REQUIRED SUBMITTALS AT LEAST 14 DAYS PRIOR TO
- 17. LANDSCAPE, IRRIGATION AND/OR TREE PRESERVATIONS PLANS TAKE PRECEDENCE OVER THE DEMOLITION PLAN CONTAINED IN THESE CONSTRUCTION DOCUMENTS.

STORM WATER POLLUTION PREVENTION PLAN /

FURNISH AND INSTALL TEMPORARY AND PERMANENT STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHOWN IN THE PLANS. CONSTRUCT IMPROVEMENTS IN COMPLIANCE WITH THE INTENT OF SUCH POLLUTION CONTROL MEASURE, TDPES PERMITS, OR OTHER LOCAL WATERWAY DEVELOPMENT PERMITS.

- CONTRACTOR IS RESPONSIBLE FOR ALL POLLUTION PREVENTION MEASURES SHOWN IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- SUBMIT A STORM WATER TPDES GENERAL PERMIT NOTICE OF INTENT (NOI) AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION TO THE APPROPRIATE AGENCY SHOWN.
- POST SIGNED AND COMPLETED NOI POSTING NOTICE OR CONSTRUCTION SITE NOTICE (CSN) AT CONSTRUCTION ENTRANCE FOR PUBLIC VIEWING, AND KEEP A COPY OF THE SWPPP AT THE JOB SITE AT ALL TIMES.
- INSTALL AND MAINTAIN POLLUTION CONTROL MEASURES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND WITH PROJECT SPECIFICATIONS.
- INSTALL EROSION CONTROL MEASURES AND CONSTRUCTION ENTRANCES AS SHOWN
- CONTRACTOR IS RESPONSIBLE FOR ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE, AND SHALL REMOVE THE ACCUMULATION OF OFF-SITE SEDIMENT PROMPTLY.
- OFF-SITE MATERIAL STORAGE AREAS USED SOLELY BY THE PROJECT ARE
- MAINTAIN RECORDS OF PROJECT MILESTONE DATES AND FIELD CHANGES AS REQUIRED BY THE SWPPP.
- INSPECT POLLUTION CONTROL MEASURES EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT GREATER THAN 0.5 INCHES OF RAINFALL. AN INSPECTION REPORT SHALL BE RECORDED AS REQUIRED BY THE SWPPP.
- DEFICIENCIES NOTED DURING THE INSPECTION WILL BE CORRECTED AND DOCUMENTED WITHIN SEVEN CALENDAR DAYS OR BEFORE THE NEXT ANTICIPATED STORM EVENT.

STORM WATER POLLUTION PREVENTION NOTES

- 1. PRIOR TO CONSTRUCTION, MAKE CERTAIN THE NOTICE OF INTENT (NOI) OR CONSTRUCTION SITE NOTICE (CSN) HAS BEEN FILED AND POSTED ONSITE FOR PUBLIC VIEWING AND THE TPDES REPORT AND SWPPP ARE AVAILABLE AT THE
- 2. INSTALL STORM WATER POLLUTION PREVENTION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, EXCAVATION).
- 3. THE PLACEMENT OF STORM WATER POLLUTION PREVENTION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION CONTROL PLAN.
- 4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR AND ENGINEER AFTER INSTALLATION OF THE STORM WATER POLLUTION PREVENTION CONTROLS AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLAN WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE STORM WATER POLLUTION PREVENTION CONTROL PLAN MAY BE REQUIRED BY THE ENGINEER DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- 6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT INTERVALS OF AT LEAST ONCE EVERY TWO (2) WEEKS AND IMMEDIATELY AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF PROPERLY.
- 8. WHERE SILT FENCE CANNOT BE PROPERLY INSTALLED USE TRIANGULAR FILTRATION DIKE OR HAY BALES.
- 9. SOIL DISTURBANCES SHALL BE MINIMIZED BY EXPOSING ONLY THE SMALLEST PRACTICAL AREA OF LAND REQUIRED FOR THE CLEARING AND GRADING ACTIVITY AND FOR THE CONSTRUCTION ACTIVITY, FOR THE SHORTEST PRACTICAL PERIOD
- 10. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND EXCEPT AS PROVIDED BELOW, WILL BE INITIATED NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 11. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN TWENTY-ONE (21) DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
- 12. TRAFFIC LEAVING THE CONSTRUCTION SITE WILL EXIT THROUGH A STABILIZED CONSTRUCTION EXIT AS LOCATED ON THE PLANS. WHEN SOILS HAVE COLLECTED ON THE STABILIZED VEHICULAR EXIT TO AN EXTENT WHICH REDUCES ITS INTENDED EFFECTIVENESS, THE SURFACE WILL BE CLEANED AND RE-ESTABLISHED FOR THE INTENDED PURPOSE
- 13. MUD/DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
- 14. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
- (A) A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY
- (B) THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS UNLESS SPECIFIED OTHERWISE BY THE PROJECT'S LANDSCAPE PLAN:

BROADCAST SEEDING:

- I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
- II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 2 POUNDS PER 100 SF WITH A PURITY OF 95 % WITH 90% GERMINATION.
- (A) FERTILIZER SHALL BE A PELLETIZED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.
- (B) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF.

HYDRAULIC SEEDING:

- I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION
- II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85%
- (A) FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SF.
- (B) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF. WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
- (C) THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL [POSTPONE THE WATERING SCHEDULE FOR ONE WEEK. (COORDINATE WITH IRRIGATION PLAN).
- (D) RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 ½ INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
- (E) SEEDING SHALL APPLY TO ALL AREAS WITHIN DISTURBED PROJECT AREA NOT COVERED BY PAVEMENT, BUILDING PAD OR PROJECT LANDSCAPING PLANS INCLUDING RIGHT-OF-WAYS AND OFFSITE EASEMENTS.
- (F) AT LEAST TWO SEEDINGS SHOULD OCCUR DURING PROJECT, THEY SHOULD OCCUR WITHIN 14 DAYS AFTER PONDS ARE GRADED AND PRIOR TO BY FINAL
- (G) THE EPA GENERAL PERMIT REQUIRES THAT A TEMPORARY OR PERMANENT SEDIMENT BASIN BE INSTALLED IN ANY DRAINAGE LOCATION WHERE MORE THAN 10 ACRES IN THE UPSTREAM DRAINAGE ARE DISTURBED AT ONE TIME. THE SEDIMENT BASIN MUST PROVIDE AT LEAST 3,600 CUBIC FEET OF STORAGE FOR EVERY ACRES OF LAND, WHICH IT DRAINS.
- 15. CONTRACTOR'S FILING OF NOTICE OF TERMINATION (NOT) SHALL OCCUR UPON PROJECT OWNER'S ACCEPTANCE OF REVEGETATION.
- 16. YOUNG PROFESSIONAL RESOURCES (YPR) (THE "CONSULTANT") CONFIRMS TO THE PROJECT OWNER THAT CONSULTANT HAS PREPARED THESE PLANS IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

SITE CLEARING

CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOW ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING CLEARING AND GRUBBING, AND REMOVAL OF ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS. **EXECUTION:**

- 1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
- 2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH -LANDSCAPE PLANS. LANDSCAPE AND ANY TREE PRESERVATION PLAN SHALL TAKE PRECEDENCE OVER THE CIVIL DEMOLITION PLAN. IF DISCREPANCY IS FOUND, CONTRACTOR SHALL CONTACT ENGINEER TO REVISE THE DEMOLITION PLAN.
- CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION. IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE
- CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE WITH LANDSCAPE PLANS.
- 5. SPOIL SHALL BE STORED ONLY IN AREAS SHOWN ON THE PLANS AND SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR
- WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING ON THE OWNER'S PROPERTY IS NOT

DEMOLITION NOTES

REMOVAL OF STUMPS AND ROOTS.

FOLLOWING APPROPRIATE SAFETY PROCEDURES, DEMOLISH EXISTING FACILITIES AS SHOWN ON THE PLANS. PROTECTION OF PUBLIC AND PRIVATE PROPERTY AND SAFE DISPOSITION OF SPOIL MATERIALS IS INCLUDED IN THIS ITEM. **EXECUTION:**

- CONTRACTOR SHALL SUBMIT FOR APPROVAL TO GOVERNMENTAL AGENCIES AND THE OWNER A DEMOLITION PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- A. METHODS, EQUIPMENT AND SEQUENCE OF OPERATION.
- B. CREDENTIALS OF INDIVIDUALS PERFORMING DEMOLITION OPERATIONS, INCLUDING SUBCONTRACTORS.
- C. SAFETY MEASURES TO PROTECT WORKERS, PERSONNEL, AND THE PUBLIC.
- D. SAFETY MEASURES TO PROTECT ADJACENT PROPERTIES, LANDSCAPING, IMPROVEMENTS TO REMAIN OR PUBLIC RIGHTS OF WAY.
- E. ASBESTOS OR OTHER HAZARDOUS MATERIAL ABATEMENT PLAN.
- F. STORAGE, REMOVAL AND DISPOSITION OF SPOIL MATERIAL.
- G. EROSION CONTROL MEASURES, INCLUDING TDPES PROCEDURES AND
- H. POLLUTION AND AIR QUALITY CONTROL MEASURES (DUST CONTROL, ETC).
- I. HEALTH DEPARTMENT NOTICE.
- J. UTILITY COORDINATION WITH ALL AFFECTED UTILITIES, INCLUDING LOCATION OF FACILITIES, PROTECTION DURING DEMOLITIONS, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
- 2 THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- THE PROJECT SITE SHALL BE CLEANED DAILY, DEBRIS, RUBBISH AND CONTRACTORS SALVAGED MATERIAL SHALL BE REMOVED PROMPTLY.
- 4. ALL SPOIL MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF SPOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.

EARTHWORK

PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM. **FXFCUTION:**

- 1. ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND GEOTECHNICAL REPORT FOR THE SITE.
- 2. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTORS. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S
- 3. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
- OWNER WILL ENGAGE AT THE OWNER'S COST SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. REPLACEMENT AND RE-TESTING OF DEFICIENT WORK SHALL BE DONE BY CONTRACTOR AT NO ADDITIONAL COMPENSATION
- 5. DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS. THE

CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.

- 6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
- THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS. REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM
- 10. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE ARCHITECTS PLANS FOR LANDSCAPE PROTECTION REVEGETATION, ETC.
- 11. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE
- 12. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS AS REQUIRED.
- 13. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED BY THE OWNER. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION
- 14. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER.
- 15. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

GRADING NOTES

- 1. VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
- 2. REFER TO THE SITE PLAN FOR HORIZONTAL DIMENSIONS.
- 3. UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO GUTTER OF INVERT. ADD 0.5' TO GUTTER GRADE OR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH GUTTER OR INVERT.
- 4. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- 5. PAVING INSTALLED SHALL BE FLUSHED AT ANY JUNCTURE WITH EXISTING PAVING.
- 6. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- DENSITY AND 85% OF DRY DENSITY AT ALL LANDSCAPE AREAS. 8. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH CURLEX BLANKET AND

7. ALL FILL MATERIAL AT PAVING AREAS SHALL BE COMPACTED TO 95% OF DRY

9. ALL AREAS DISTURBED SHALL BE RESTORED AND GRADED TO DRAIN.

SYSTEM ANCHORED PER MANUFACTURER RECOMMENDATIONS.

- 10. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOPSOIL, SOD, ETC. TO ACHIEVE SUBGRADE FI EVATIONS
- 11. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON +/- ONE TENTH (+/-0.10) FEET.

CONCRETE PAVEMENT NOTES

- 1. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW AT LEAST 14 DAYS PRIOR TO PLACEMENT.
- 2. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT ON NEW CONCRETE FOR AT LEAST 7 DAYS AFTER CONCRETE IS POURED.
- 3. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE GEOTECHNICAL STUDY FOR THIS SITE AND/OR JOINT
- INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.

4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE

5. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE.

6. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH

- AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.
- 7. THESE PLANS REPRESENT PAVING AS RECOMMENDED BY YPR.
- A. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN. B. GEO-TECH ENGINEER OF RECORD TO MAKE MIN. OF TWO SITE VISITS.

HOT MIX ASPHALT CONCRETE PAVING

PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING SHOWN ON THE PLANS, GEOTECHNICAL REPORT AND IN THE PAVEMENT DESIGN DETAILS, THIS INCLUDES THE SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE.

ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 80% ON THE TXDOT 530-C TEST OR HAVE ALL LIMESTONE AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE), ADD HYDRATED LIME (AT LEAST 1%) OR ANTI STRIP AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE

- START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
- 2. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5 INCH OF PROPOSED GRADES.
- 3. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, MATERIALS AND INSTALLATION OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
- * ITEM 247 FLEXIBLE BASE, GRADE 1 OR 2. * ITEM 340 - HOW MIX ASPHALTIC CONCRETE PAVEMENT. HMAC SHOULD ACHIEVE AT LEAST 80% STRENGTH WHEN TESTED IN ACCORDANCE WITH TEX
- 4. IN PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
- * HMAC SURFACE COURSE: 1/4" PLUS OR MINUS * SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING STRAIGHTEDGE APPLIED PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IF THE WEARING COURSE SURFACE EXCEEDS 3/16".
- 5. THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION
- FOR MATERIAL TESTING.

REQUIREMENTS

EXECUTION:

- 6. CONTRACTOR SHALL ENSURE THE FOLLOWING:
- A. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED. B. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
- C. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL. RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
- D. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN.

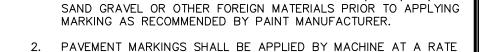
E. GEO-TECH ENGINEER OF RECORD TO MAKE MINIMUM OF TWO SITE VISITS.

- F. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ACCOMPANYING LAB TEST DATA) MINIMUM 21 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS ALL OTHER SPECIFICATIONS
- 7. HMAC SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

PAVEMENT MARKINGS

FURNISH AND INSTALL PAVEMENT MARKINGS OF THE TYPE AND SIZE SHOWN ON THE PLANS AS REQUIRED FOR COMPLIANCE WITH GOVERNING CODES. IF NO GOVERNING CODES APPLY, THEN USE TXDOT STANDARDS.





- PAVEMENT MARKINGS SHALL NOT BE APPLIED DURING PERIODS O EXCESS HUMIDITY OR PAVEMENT TEMPERATURES BELOW 50 DEGREES F.
- 4. MINIMUM LINE WIDTH IS 4 INCHES. PAVEMENT MARKINGS MUST COMPLY WITH LOCAL FIRE STANDARDS AND CURRENT ACCESSIBILITY CODE.

OF ONE (1) GALLON/100 SQUARE FEET.

JAIME NORIEGA

93788

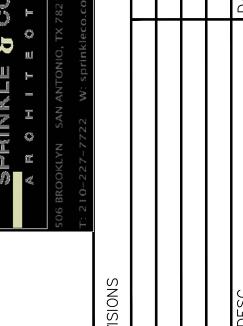
LEONARD DALE YOUNG

61852

JAIME NORIEGA, P.E.

LEONARD DALE YOUNG, P.E.

- 5. A MINIMUM OF TWO COATS SHALL BE REQUIRED. WAIT 30 DAYS AFTER PAVEMENT INSTALLATION BEFORE APPLYING THE SECOND COAT OF PAVEMENT MARKINGS.
- 6. CLOSE AREAS TO TRAFFIC FOR DURATION OF DRYING TIME, WHICH BE NO LESS THAN THE MINIMUM RECOMMENDED BY THE PAINT MANUFACTURER.
- 7. TRAFFIC PAINT SHALL BE SHERWIN WILLIAMS PRO MAR TRAFFIC PAINT OR APPROVED EQUAL - COLOR AS SPECIFIED ON PLANS.



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S > S82 ₩ 0:

DATE: APRIL 2018 Vertical Scale: Horizontal Scale: N.T.S

SHEET

DRAWN BY: REM CHECKED BY: JN

CONSIDERED PART OF THE PROJECT.

APPROVED BY: JN

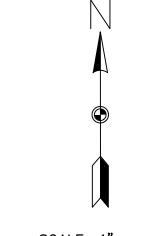
IN THE SWPPP PRIOR TO BEGINNING CONSTRUCTION. POLLUTION CONTROL MEASURES SHALL BE REPAIRED, RE-ESTABLISHED, ADJUSTED OR REINSTALLED WITH EACH SUBSEQUENT PHASE OF CONSTRUCTION IN ACCORDANCE WITH THE

MAINTAIN SEDIMENT TRAPS OR SEDIMENTATION BASINS.

SURVEY CONTROL POINTS

SCP #5: SET 60D NAIL N: 13,729,445.153 E: 2,125,402.459 ELEV: 773.82'

> ***ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION.***





.92 NO.

N N C .

SCALE: 1" = 40'

GENERAL EROSION CONTROL NOTES

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS: AS DICTATED BY T.C.E.Q. WHILE CONSTRUCTION IS IN PROGRESS, THE CONTRACTOR SHALL ENDEAVOR TO IMPEDE THE TRANSMISSION OFF THE CONSTRUCTION SITE OF ERODED TOPSOIL AND SHALL AVOID POLLUTION OF TOPSOIL/RUNOFF DUE TO FUELING OR SERVICING OF EQUIPMENT OR IMPROPÉR MATERIALS.

2. EXCAVATED MATERIAL NOT USED FOR STREET FILL ON-SITE SHALL NOT BE STOCKPILED INDEFINITELY ON-SITE, BUT SHALL BE PROMPTLY TRANSPORTED OFF THE SITE. A SILT FENCE SHALL BE INSTALLED DOWN- SLOPE OF ANY PLACED FILL TO INHIBIT EROSION OF THE FILL

3. THE DEVELOPER WILL SEED CLEARED STREET PARKWAYS WITH BERMUDA GRASS OR SOME OTHER FORM OF HARDY GRASS/PLANTS AS SOON AS POSSIBLE AFTER STREET AND UTILITY CONSTRUCTION IS COMPLETED.

4. THE SILT FENCING AND ROCK BERM SHOWN HERE-ON IS DESIGNED TO INTERCEPT SILT-CARRYING RUNOFF ON A UNIT-BY-UNIT BASIS AND INHIBIT ITS BEING CARRIED OUTSIDE THE BOUNDARIES OF THE UNIT AND THE DEVELOPMENT TO DOWNGRADE FEATURES. IT IS OUR INTENTION AND ANY CONTRACTOR'S DIRECTION TO INSTALL SILT FENCES AND ROCK BERM AS SHOWN PRIOR TO ANY EXCAVATION OR TRENCHING WITHIN A DELINEATED UNIT.

5. REFERENCE POLLUTION PREVENTION PLAN AND WATER POLLUTION ABATEMENT PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 6. LOCATION OF SILT FENCE AND ROCK BERM IS APPROXIMATE. CONTRACTOR TO DETERMINE EXACT LOCATION BASED ON WORK TO BE PERFORMED UNDER THIS CONTRACT AND WORK TO BE PERFORMED BY

VARIOUS AGENCIES INVOLVED WITH THIS PROJECT. 7. THIS SHEET IS TO BE USED FOR EROSION CONTROL PURPOSES LEGEND

CHAIN LINK FENCE WOOD FENCE IRON FENCE UNDERGROUND COMMUNICATIONS

UNDERGROUND ELECTRIC WASTE WATER LINE WATER LINE ---- GAS -----

GAS LINE OVERHEAD UTILITIES —— ОНИ —— GAS METER

WATER METER POWER POLE CLEAN OUT

TELEPHONE PEDESTAL A/C UNIT

WASTE WATER MANHOLE

×173.66 SURVEY POINTS

----173 ---- EXISTING CONTOUR GUY WIRE

WATER VALVE GAS VALVE

SIGN ACCESSIBLE SIGN

LIGHT POST SURVEY CONTROL POINT

— SF — SF — SILT FENCE

CONCRETE TRUCK WASHOUT PIT

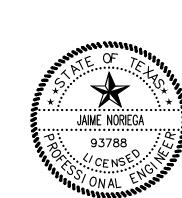
GRATE & CURB INLET PROTECTION CONCRETE

> SIDEWALK DRAIN BOX PROPOSED ASPHALT PAVEMENT

STORM WATER MANHOLE

Acknowledged by: ENGINEER

THIS SHEET TO BE USED FOR EROSION CONTROL PURPOSES ONLY.



61852

LEONARD DALE YOUNG, P.E.

JAIME NORIEGA, P.E.

DATE: APRIL 2018

Horizontal Scale: 1"=40'

Vertical Scale:

SILT FENCE NOTES:

SILTATION.

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP. 2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 130 ACRE/100 FEET

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL. 5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL

8. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION. 9. REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

10. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN A APPROVED LANDFILL. 11. DESIGNATED SILT FENCE CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC, STRETCHED AND

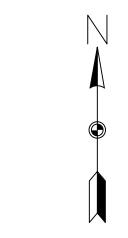
SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 6 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURRIED. 12. MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.

TSTEEL FENCE POST MAX. 6' SPACING MIN. SILT FENCE (MIN. -HEIGHT 24" EMBEDMENT 1' (FT.). ABOVE EXIST. GROUND) -WIRE MESH BACKING SUPPORT 4 X 4 TRENCH --W1.4 X W1.4 (BACKFILLED & COMPACTED)



SURVEY CONTROL POINTS SCP #5: SET 60D NAIL N: 13,729,445.153 E: 2,125,402.459 ELEV: 773.82' ***ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION.***

(1) NEW CONCRETE SIDEWALK. REFERENCE TYPICAL DETAILS FOR SIDEWALK CONSTRUCTION DETAIL NO. 7 ON SHEET C8.1.







SCALE: 1" = 20'

LEGEND

CHAIN LINK FENCE WOOD FENCE

GAS LINE

GAS METER

TELEPHONE PEDESTAL A/C UNIT

EXISTING CONTOUR

SIGN

GAS VALVE

SURVEY CONTROL POINT EXISTING CONCRETE TO REMAIN

PROPOSED SIDEWALK DRAIN BOX

EXISTING STRIPING

IRON FENCE UNDERGROUND COMMUNICATIONS UNDERGROUND ELECTRIC WASTE WATER LINE WATER LINE OVERHEAD UTILITIES

WATER METER POWER POLE CLEAN OUT

WASTE WATER MANHOLE

×173.66 SURVEY POINTS

WATER VALVE

ACCESSIBLE SIGN

LIGHT POST

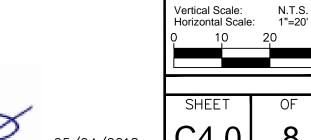
PROPOSED CONCRETE

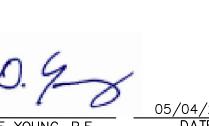
PROPOSED ASPHALT PAVEMENT STORM WATER MANHOLE

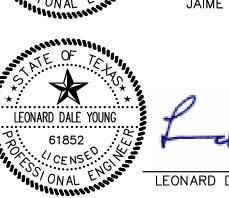
PROPOSED STRIPING

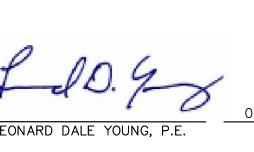
JAIME NORIEGA

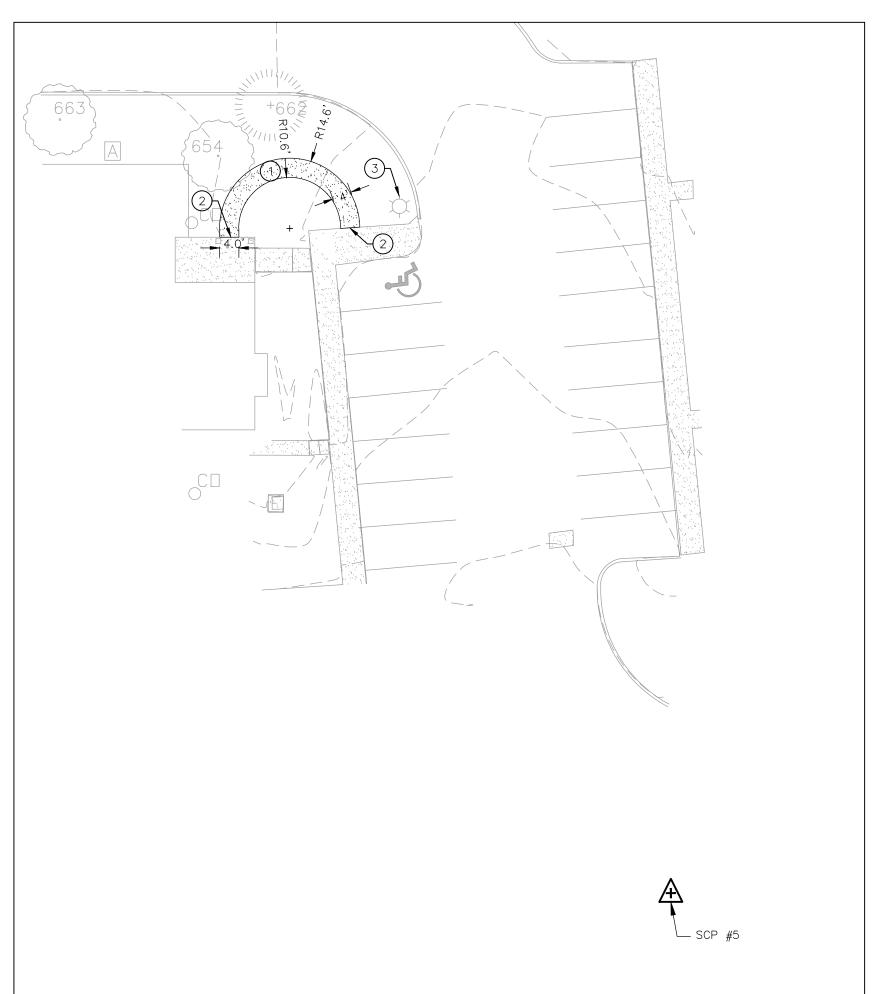
JAIME NORIEGA, P.E. 05/04/2018
DATE











<u>Plan view</u>

SITE PLAN NOTES:

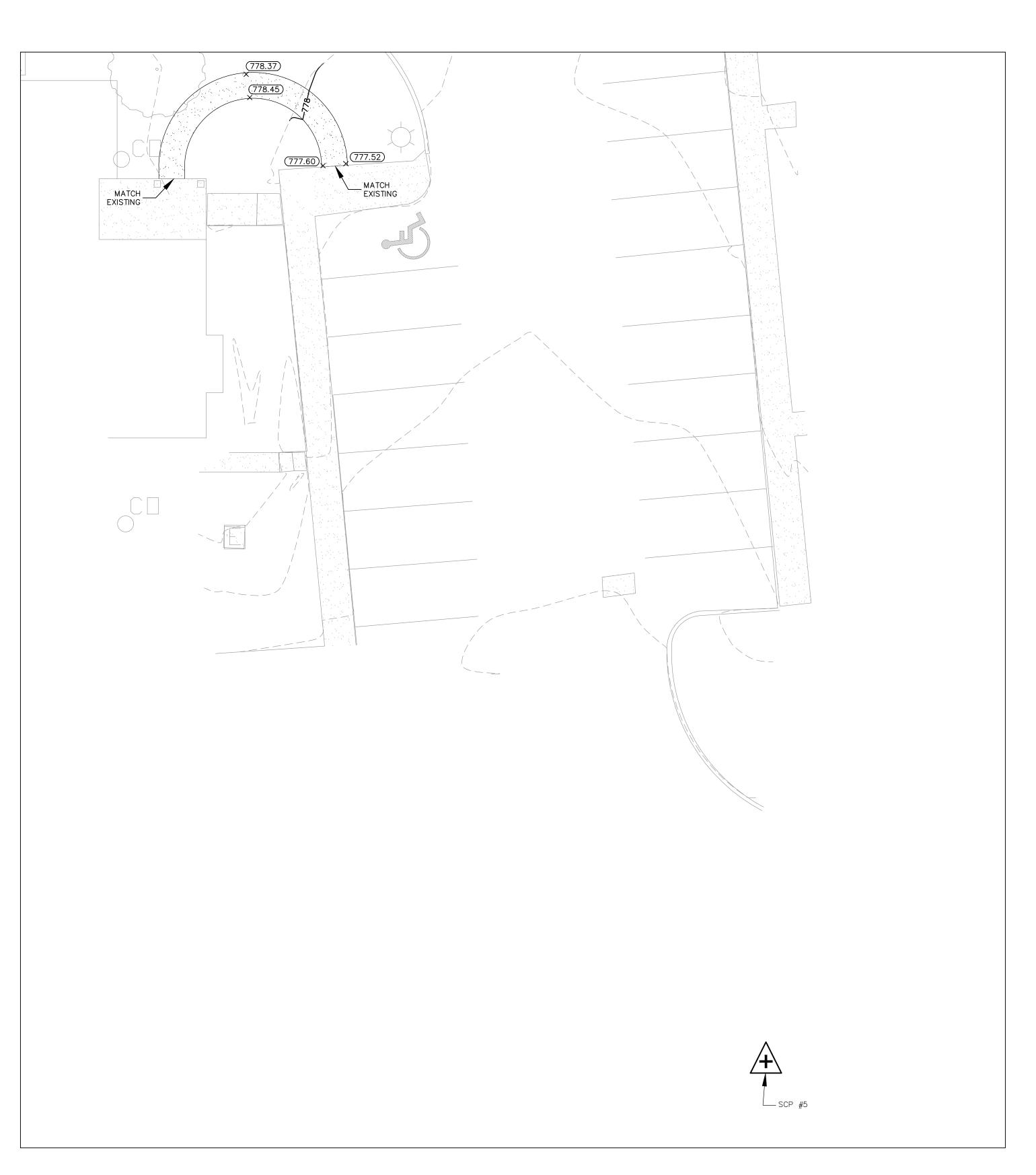
KEYNOTES

(2) TIE-IN TO EXISTING CONCRETE SIDEWALK.

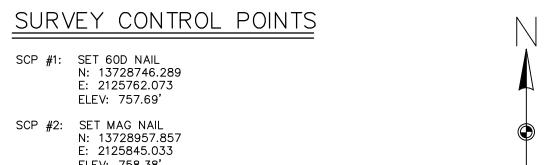
(3) EXISTING LIGHT POST TO REMAIN.

- 1. ALL SIDEWALKS WILL HAVE 2% MAX. CROSS SLOPE.
- ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.

DATE: APRIL 2018



<u>Plan view</u>



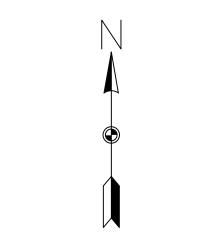
ELEV: 758.38' SCP #3: SET 60D NAIL N: 13,729,284.962 E: 2,125,785.692

SCP #4: SET MAG NAIL N: 13,729,344.570 E: 2,125,690.549 ELEV: 766.90'

ELEV: 765.76'

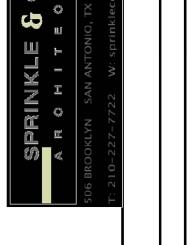
SCP #5: SET 60D NAIL N: 13,729,445.153 E: 2,125,402.459 ELEV: 773.82' ***ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE.
ANY DISCREPANCIES ARE TO BE REPORTED TO

THE SURVEYOR IMMEDIATELY FOR RESOLUTION.***



SCALE: 1" = 10'





506 T: 2	REVISIONS				
	REV	1	2	3	4

8209 ROUGHRIDER DRIVE, SUITE WINDCREST, TX 78239 O: (210) 590-9215 F: (210) 5 REGISTRATION NO. F-8635

LE	GE	<u> N</u>

CHAIN LINK FENCE WOOD FENCE IRON FENCE UNDERGROUND COMMUNICATIONS UNDERGROUND ELECTRIC WASTE WATER LINE WATER LINE GAS LINE OVERHEAD UTILITIES GAS METER WATER METER POWER POLE CLEAN OUT TELEPHONE PEDESTAL A/C UNIT WASTE WATER MANHOLE ×173.66 SURVEY POINTS ----173 ---- EXISTING CONTOUR

WATER VALVE GAS VALVE

ACCESSIBLE SIGN

LIGHT POST

SURVEY CONTROL POINT EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE

PROPOSED SIDEWALK DRAIN BOX PROPOSED ASPHALT PAVEMENT PROPOSED GRADING FLOW LINE EXISTING STRIPING

PROPOSED STRIPING

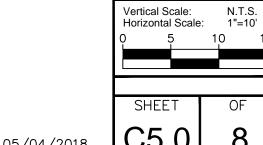
EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED SPOT ELEVATION / TOP OF CURB AND GUTTER

STORM WATER MANHOLE

STORM WATER MANHOLE



DATE: APRIL 2018

SURVEY CONTROL POINTS

SCP #1: SET 60D NAIL N: 13728746.289 E: 2125762.073

ELEV: 757.69' SCP #2: SET MAG NAIL N: 13728957.857 E: 2125845.033

ELEV: 758.38' SCP #3: SET 60D NAIL N: 13,729,284.962 E: 2,125,785.692

ELEV: 765.76'

SCP #4: SET MAG NAIL N: 13,729,344.570 E: 2,125,690.549 ELEV: 766.90'

SCP #5: SET 60D NAIL N: 13,729,445.153 E: 2,125,402.459 ELEV: 773.82'

ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION.

NOTE:

ALL PAVED AREAS TO BE SLURRY SEALED.
 ALL PARKING AREAS TO BE RE-STRIPED.

SEQUENCING OF WORK:

BASE FAILURE
 CONCRETE REPAIR

3) DRAINAGE IMPROVEMENTS

4) ADA IMPROVEMENTS

5) PAVING 6) STRIPING

SCALE: 1" = 20'

LEGEND

ASPHALT PAVEMENT TO BE REPAIRED.

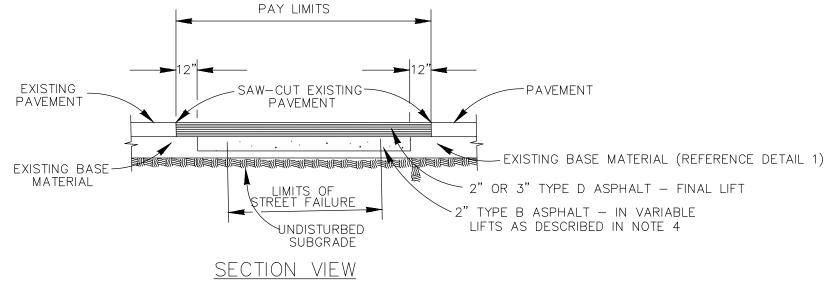
CONCRETE

LOCATION AND SIZE OF BASE REPAIR IN FEET LOCATION AND SIZE OF CONCRETE REPAIR IN FEET

(210)

DATE: APRIL 2018 Vertical Scale: N.T.S. Horizontal Scale: 1"=50'

05/04/2018 C6.0



1. APPROXIMATE SIZE OF PAVEMENT PATCH TO BE DETERMINED
BY THE ENGINEER IN THE FIELD VIA WASHABLE PAINT. IF CONTRACTOR DISCOVERS
THAT THE PAVEMENT FAILURE IS LARGER THAN PAINTED, NOTIFY

THE ENGINEER IMMEDIATELY.

2. CONTRACTOR TO APPLY TACK COAT AS DESCRIBED IN SPECIFICATION.

3. CONTRACTOR TO CLEAN TRENCH AS DESCRIBED IN SPECIFICATION.

4. IF REPAIR IS SIX INCHES OR THE REPAIR MATERIAL "TYPE B ASPHALT" SHALL BE

PLACED IN LIFTS, AS FOLLOWS.

-6" DEPTH - 2"-3" LIFTS

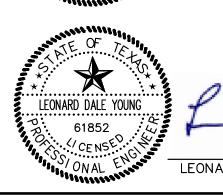
-8" DEPTH - 2"-4" LIFTS

-10" DEPTH - 2"-4" LIFTS WITH FINAL LIFT BEING 2".

5. ALL JOINTS SHALL BE TACK COATED PER SPECIFICATIONS. 6. GROOVE CONTRACTION JOINTS SHALL BE SPACED 10 FT. ON CENTERS. WITH $\frac{1}{2}$ " ELASTOMERIC EXPANSION JOINTS AT EVERY 50 FT.

ASPHALT REPAIR DETAIL

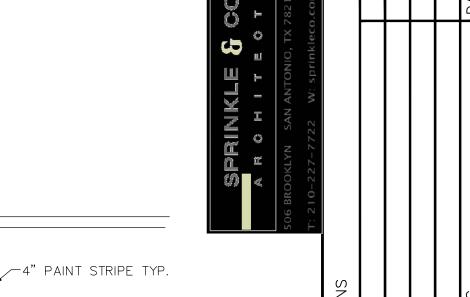
SCALE: NONE

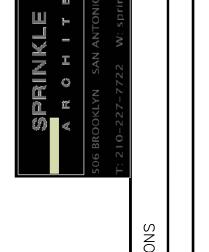


JAIME NORIEGA

LEONARD DALE YOUNG, P.E.

JAIME NORIEGA, P.E.

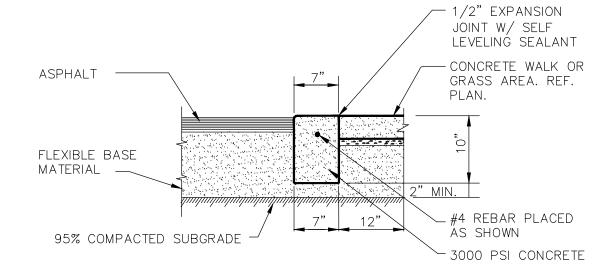


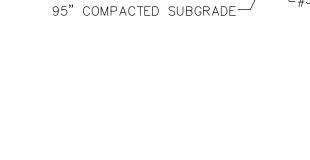


8209 ROUGHRIDER DRIVE, SUITI WINDCREST, TX 78239 O: (210) 590-9215 F: (210) 5 REGISTRATION NO. F-8635

DATE: APRIL 2018 Vertical Scale: N.T.S. Horizontal Scale: N.T.S.

ASPHALT 6-#3 BARS PLACED √ AS "SHOWN (MATCH EXIST.) FLEXIBLE BASE MATERIAL _#3 BARS @ 15" O.C.





<u>NOTES</u>



CURB TRANSITION DETAIL

C9.0 | SCALE: NONE

HEADER CURB

- 2.5" HMAC - TYPE "D"

- 11" FLEXIBLE BASE

COMPACTED TO 95%

TENSAR GEOGRID LAYER

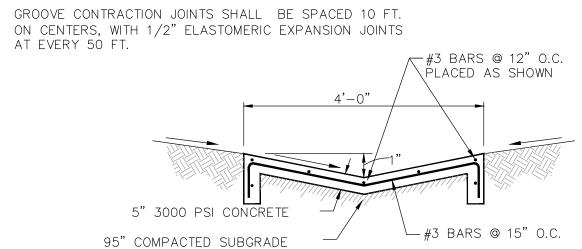
(OR APPROVED EQUAL)

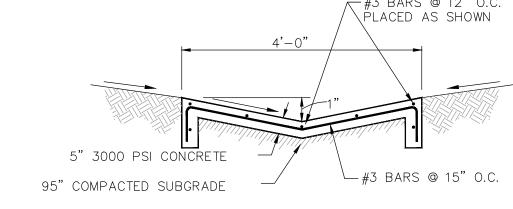
-NEW 6" CURB, TYPICAL

NEW ASPHALT PAVEMENT

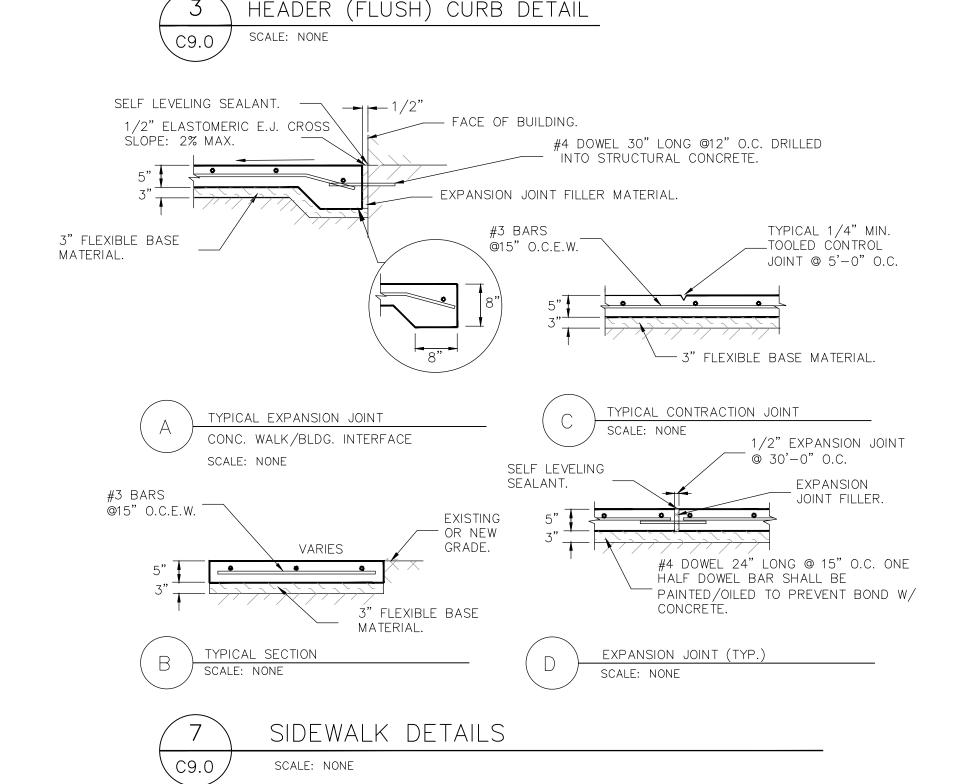
REFERENCE GRADING PLANS

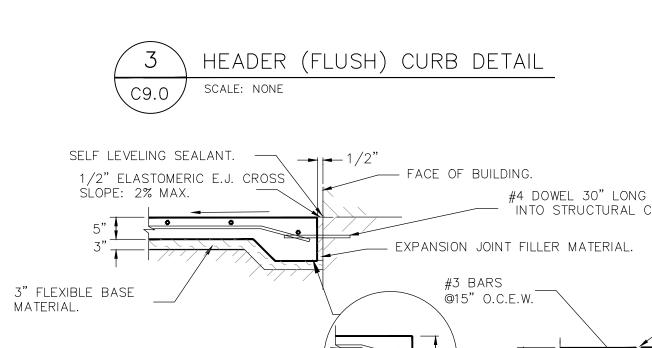


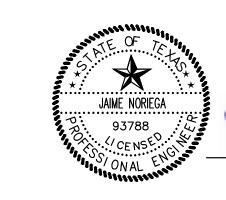












_6" CONC. CURB

└6' PRECAST

CONCRETE

WHEELSTOP.

WHEELSTOP DETAIL

GENERAL NOTES FOR CONCRETE SIDEWALKS:

4. GROOVE CONTRACTION JOINTS SHALL BE SPACED 5 FT. ON

5. PROVIDE A 1/2" ELASTOMERIC CONCRETE EXPANSION JOINT ALONG NEW BUILDING BETWEEN ALL NEW SIDEWALK.

CENTERS, WITH 1/2" ELASTOMERIC EXPANSION JOINTS AT EVERY 30 FT.

1. ALL SIDEWALKS SHALL BE A MINIMUM 3000

2. SLOPE SIDEWALKS AWAY FROM BLDG. AS

INDICATED ON DRAWINGS OR AT 2% MIN.

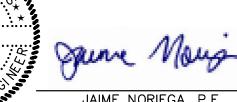
3. PROVIDE SIDEWALK WITH A HORIZONTAL

(CROSS) BRUSH FINISH ON ALL SURFACES.

PSI CONCRETE WITH NO. 3 BARS AT 15" INCHES

SCALE: NONE

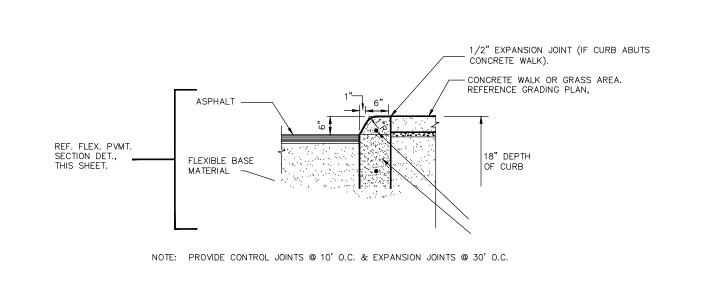
ON CENTER.

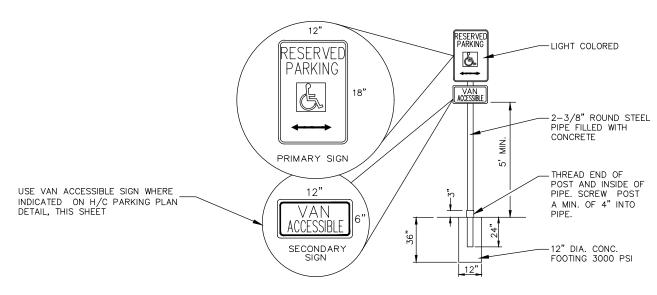


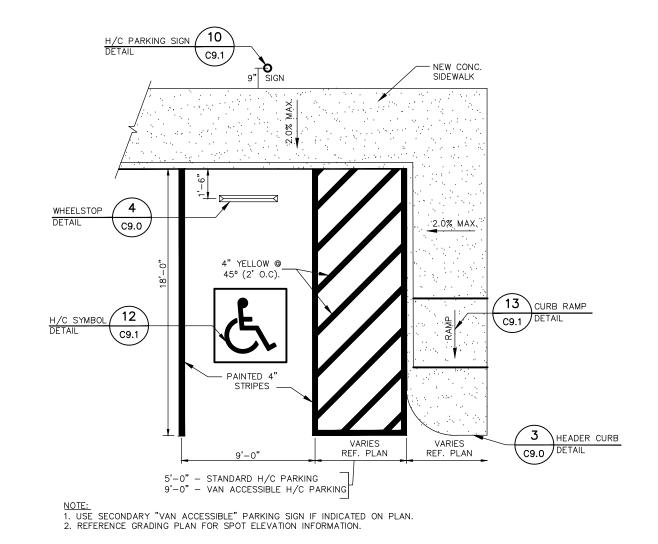


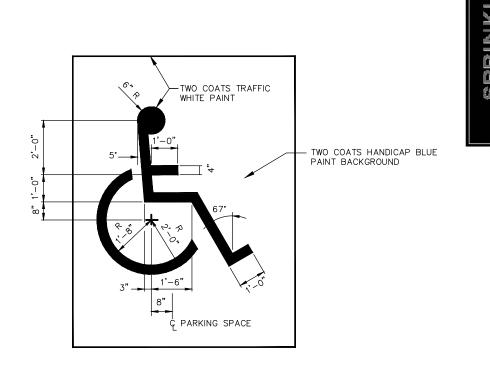


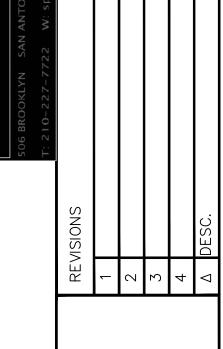
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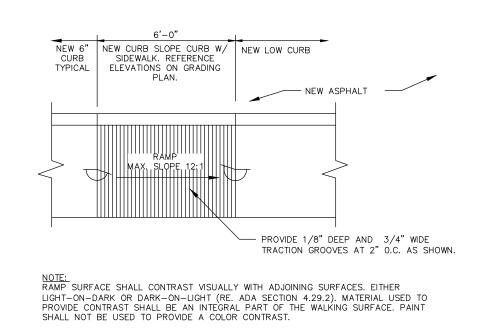


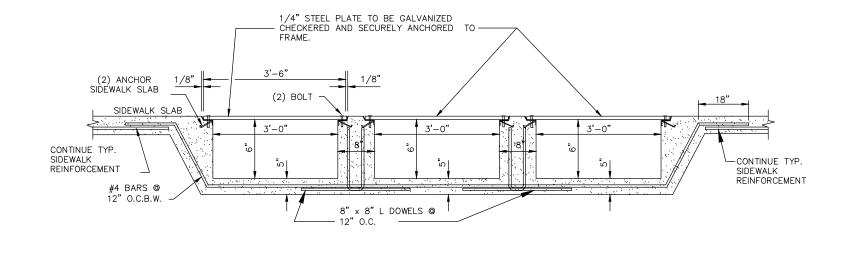
CONCRETE CURB DETAIL SCALE: NONE

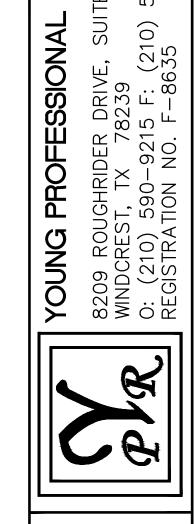
HANDICAP PARKING SIGN C9.1 SCALE: NONE



HANDICAP SYMBOL DETAIL \ C9.1 SCALE: NONE

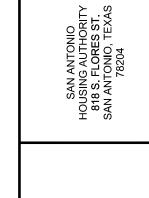






PLAN - CURB RAMP DETAIL SCALE: NONE



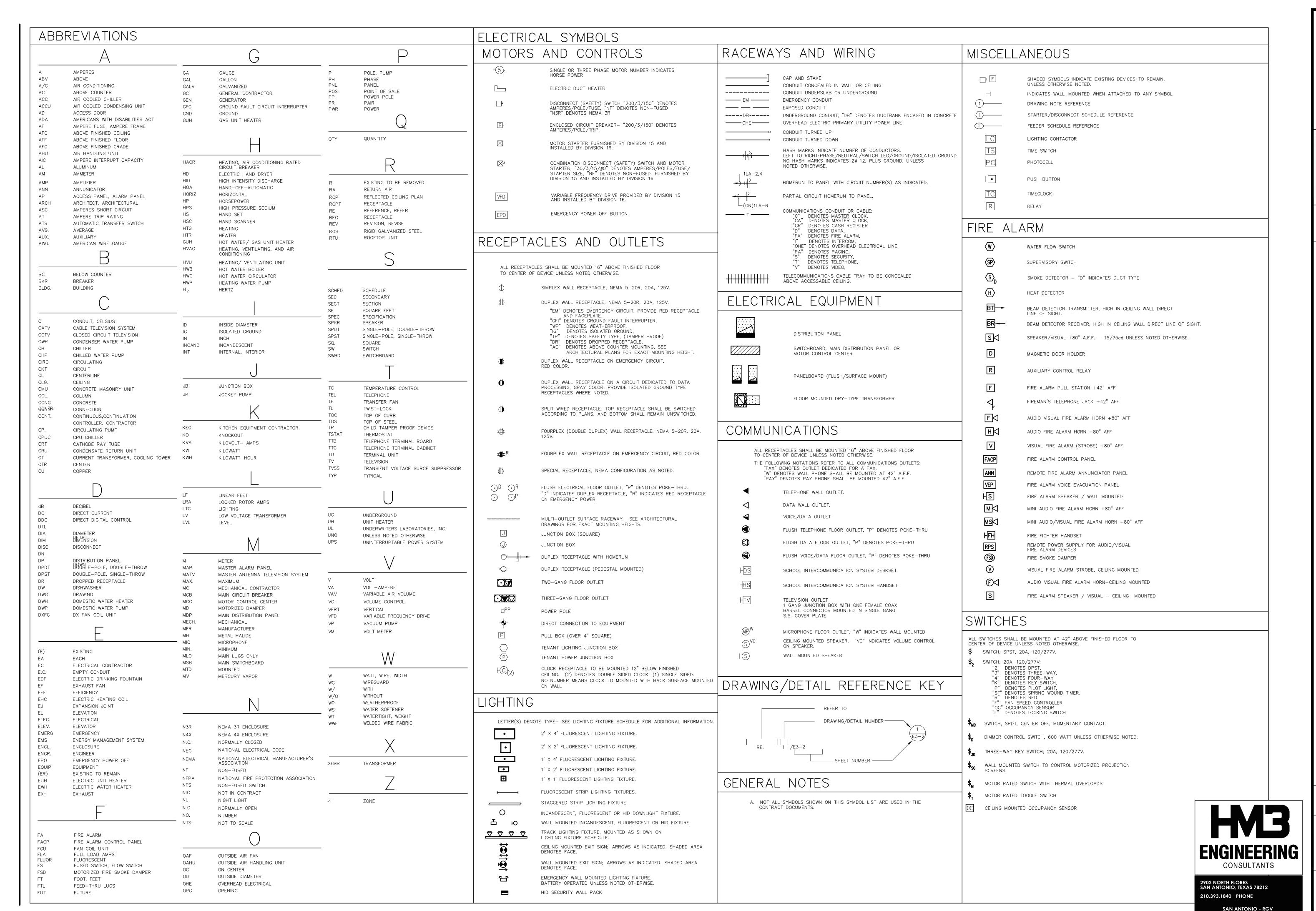


JAIME NORIEGA, P.E. 05/04/2018
DATE DATE: APRIL 2018 Vertical Scale: N.T.S. Horizontal Scale: N.T.S.

JAIME NORIEGA

DRAWN BY: REM CHECKED BY: JN

APPROVED BY: JN



ALFREDO HERNANDEZ

101108

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05/07/18

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EXTERIOR IMPROVEMENTS CASTLE POINT APARTMEN.

E DATE:

05/07/18

ELECTRICAL
HEET: SYMBOLS &
ABBREVIATIONS

E0.0

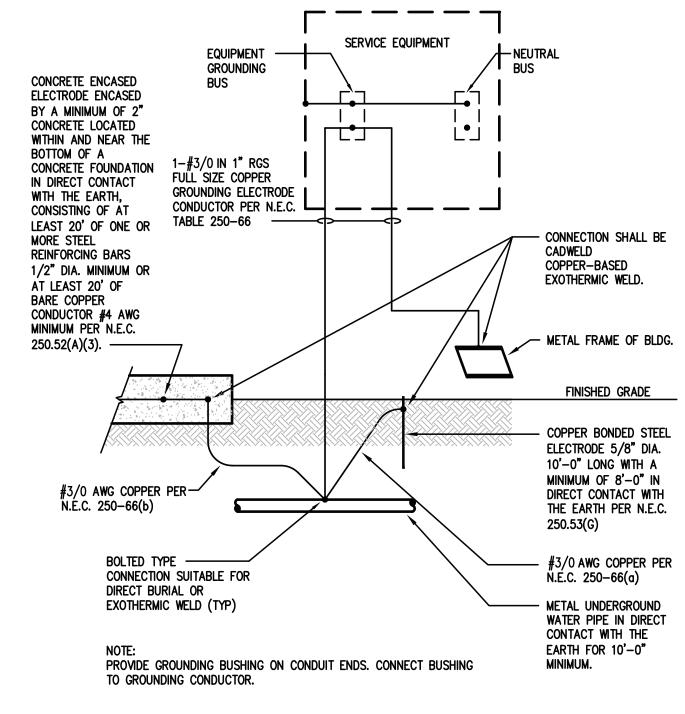
TBPE FIRM REGISTRATION NO. 13361

1. ALL HARDWARE SHALL BE STAINLESS STEEL.

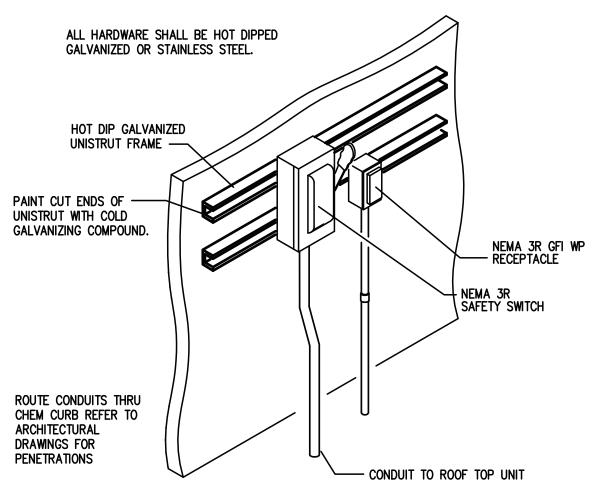
- 2. PROVIDE 1 MOUNTING POINT PER 305mm (12") OF BAR LENGTH.
- 3. HOLES MAY BE ADDED IF REQUIRED.

GROUNDING BAR DETAIL

SD260526-01



GROUNDING ELECTRODE SYSTEM



EXTERIOR WALL DISCONNECT DETAIL

GENERAL SITE GROUNDING NOTES:

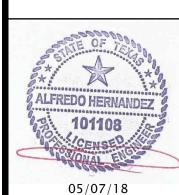
- A. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE CURRENT NEC WITH ALL CITY AMENDMENTS.
- B. THE PERIMETER GROUND LOOP CONDUCTOR SHALL BE MINIMUM 4/0 STRANDED BARE COPPER, BURIED NOT LESS THAN 24 INCHES BELOW GRADE AND 36 INCHES FROM THE BUILDING. IT SHALL BE EXOTHERMICALLY WELDED (CAD) TO COLUMN GROUNDS AND PERIMETER GROUND RODS.
- C. PERIMETER GROUND RODS SHALL BE MINIMUM 3/4 INCH AND 8 FOOT LONG COPPER OR COPPER CLAD, BURIED VERTICALLY TO A MINIMUM DEPTH OF 8 FOOT 6 INCH BELOW GRADE. DRIVE ALL GROUND RODS INTO EXPOSED EARTH. IF DUE TO CONSTRUCTION, THE EARTH HAS BEEN DISTURBED AT THE GROUND ROD POINT, COMPACT THE LOCATION AND INSTALL GROUND ROD.
- D. EXPOSED GROUNDING CONDUCTORS SHALL BE SUPPORTED BY MECHANICAL MEANS AND PROPERLY PROTECTED FROM DAMAGE. ALL GROUNDING CONDUCTORS SHALL BE SLEEVED THROUGH BUILDING
- E. BOND THE GROUNDING SYSTEM TO THE WATER PIPE SYSTEM. IF THE WATER PIPING IS SUSPENDED BELOW THE STRUCTURE, BOND THE GROUND TO THE WATER PIPE AT THE GRADE POINT.
- F. BOND THE GROUND LOOP TO THE BUILDING COLUMN CASINGS. EXOTHERMICALLY WELD THE CONNECTIONS. IF THE COLUMN STEEL DOES NOT PENETRATE THE EARTH MORE THAN 4 FEET, PROVIDE COPPER BONDING JUMPER FROM THE CASING TO THE COLUMN.
- G. BOND BUILDING GROUND SYSTEM TO ALL BUILDING STEEL, TO INCLUDE BAR JOISTS OFF MASONRY WALLS. MECHANICAL BONDING CLAMPS ARE PERMITTED. ALL CONDUCTORS ON BEAMS SHALL BE SECURED 48"INTERVALS WITH MALLEABLE CABLE STRAPS. SAND AND CLEAN ALL BOLT-ON CONNECTIONS
- H. PROVIDE GROUNDING SYSTEM PER NEC 250.32 FOR ALL STANDALONE STRUCTURES

GENERAL NOTES POWER SHEETS: (APPLIES TO ALL POWER SHEETS)

- A. SEE ALL OTHER PLANS FOR ADDITIONAL DEVICES. SOME POWER CIRCUITING MAY BE ON OTHER PLANS. COORDINATE THE LOCATIONS OF DATA/CATV JACKS WITH THE RECEPTACLES. MOUNT ADJACENT TO
- B. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.
- C. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4"CONDUIT FOR INDIVIDUAL CIRCUITS, 3/4"CONDUIT FOR MULTIPLE CIRCUITS. ALL CONDUCTORS SHALL BE 75 DEGREE (MINIMUM) COPPER THHN, COLOR CODED AS PER NEC AND LOCAL AMENDMENTS WITH SIZE, TEMPERATURE, AND VOLTAGE PERMANENTLY PRINTED ON THE JACKET. ALL JOINTS SHALL BE MADE UP USING SELF LOCKING, TWIST-ON, COLOR CODED, SQUARE WIRE SPRING GRAB, LONG SKIRT, WIRE CONNECTORS WITH SWEPT WINGS.
- D. PROVIDE #10 AWG MIN NEUTRAL FOR ALL MUTLIWIRE BRANCH CIRCUITS AND PROVIDE HANDLE TIES FOR CIRCUIT BREAKERS AS REQUIRED BY NEC 210.4
- E. CONDUCTOR SIZES INDICATED ASSUME NO MORE THAN (3) SINGLE POLE BRANCH CIRCUITS IN EACH CONDUIT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DE-RATE CONDUCTORS PER NEC TABLE 310.15(B)(2)(a) FOR CONDUITS WITH MORE THAN (3) CURRENT "CARRYING CONDUCTORS". THE NEUTRAL CONDUCTOR SHALL BE CONSIDERED "CURRENT CARRYING" FOR ALL BRANCH CIRCUITS SERVING MORE THAN (4) COMPUTERS.
- F. ALL EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED.
- G. ALL EQUIPMENT SHALL HAVE A LOCAL DISCONNECTING MEANS, EITHER CORDED PLUG AND RECEPTACLE OR SWITCHED DISCONNECT. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE. IF DIRECT CONNECT, PROVIDE SWITCH AS PER NEC OTHERWISE, PROVIDE RECEPTACLE, CORD PLUG AS REQUIRED BY EQUIPMENT SUBMITTAL.
- H. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
- I. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

GENERAL DEMOLITION NOTES: (APPLIES TO ALL DEMOLITION SHEETS)

- A. GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE REMOVE FROM OWNER OCCUPIED AREAS DAILY. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- B. TRACE CIRCUITS FEEDING EXISTING TO-REMAIN PORTIONS OF THE BUILDING. DO NOT DEMOLISH CIRCUITS IN THESE AREAS. IF CIRCUITS ARE IN BOTH "TO REMAIN" AND "TO BE REMOVED" AREAS, DEMOLISH BACK TO NEAREST TO-REMAIN J-BOX.
- C. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
- D. REMOVED AND SALVAGED ITEMS: CLEAN SALVAGED ITEMS, PACK OR CRATE ITEMS AFTER CLEANING. IDENTIFY CONTENTS OF CONTAINERS. STORE ITEMS IN A SECURE AREA UNTIL DELIVERY TO OWNER. TRANSPORT ITEMS TO OWNER'S STORAGE AREA DESIGNATED BY OWNER. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
- E. REMOVED AND REINSTALLED ITEMS: CLEAN AND REPAIR ITEMS TO FUNCTIONAL CONDITION ADEQUATE FOR INTENDED REUSE. PAINT EQUIPMENT TO MATCH NEW EQUIPMENT. PACK OR CRATE ITEMS AFTER CLEANING AND REPAIRING. IDENTIFY CONTENTS OF CONTAINERS. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE. REINSTALL ITEMS IN LOCATIONS INDICATED. COMPLY WITH INSTALLATION REQUIREMENTS FOR NEW MATERIALS AND EQUIPMENT. PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEM FUNCTIONAL FOR USE INDICATED.
- F. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
- G. COORDINATE ALL DEMO ACTIVITIES WITH OWNER AND ARCHITECT AND PROVIDE 10 DAYS NOTICE FOR ANY POWER OUTAGES.
- H. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE VERIFIED EXISTING JOB-SITE CONDITIONS DURING THE BIDDING PERIOD TO OBTAIN THE SCOPE OF ELECTRICAL WORK INVOLVED AS A RESULT OF ARCHITECTURAL MODIFICATIONS TO THE EXISTING STRUCTURE. THE SCOPE OF THE WORK SHALL INCLUDE MATERIALS AND OUTLETS, CONSISTING OF FIXTURES, DEVICES, EQUIPMENT OR APPARATUS, WHICH MUST BE REROUTED, RELOCATED OR REMOVED EITHER TEMPORARILY OR PERMANENTLY, OR WHICH MUST BE PROVIDED, SO THAT THE INDICATED REMODELING MAY BE ACCOMPLISHED. NOT ALL EXISTING OUTLETS ARE NECESSARILY INDICATED ON THE DRAWINGS.
- WHEN OUTLETS ARE ABANDONED, WIRE MUST BE PULLED OUT OF CONDUIT BACK TO THE NEAREST REMAINING BOX OR CABINET AND EXPOSED CONDUIT THAT HAS BEEN ABANDONED MUST BE REMOVED.
- J. PROVIDE ALL APPURTENANCES REQUIRED TO REROUTE, RELOCATED, REMOVE OR REINSTALL ALL ITEMS DESCRIBED IN THESE NOTES.
- K. REMOVE ALL OUTLETS AND WIRING ASSOCIATED WITH ALL EQUIPMENT BEING REMOVED, INCLUDING MECHANICAL AND PLUMBING EQUIPMENT.
- L. AT THE COMPLETION OF THE PROJECT, THERE SHALL BE NO ABANDONED LIGHTING FIXTURES, CONTROLS, WIRING CONDUIT, ELECTRICAL EQUIPMENT, FIRE ALARM DEVICES, INTERCOM/PA DEVICES, OR CONTRACTOR SHALL REMOVE ABANDONED MATERIALS DESCRIBED HEREINABOVE. PROVIDE BLANK STAINLESS STEEL COVER PLATES FOR ABANDONED DEVICES IN WALLS SCHEDULED TO REMAIN.
- M. CONTRACTOR SHALL MAKE SAFE ALL AREAS OF THE EXISTING STRUCTURE WHICH ARE TO BE DEMOLISHED BY DISCONNECTING FEEDERS AND SERVICES TO DEMO'D AREAS.



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ISSUE DATE:

05/07/18

2902 NORTH FLORES SAN ANTONIO, TEXAS 78212 210.393.1840 PHONE SAN ANTONIO - RGV TBPE FIRM REGISTRATION NO. 13361

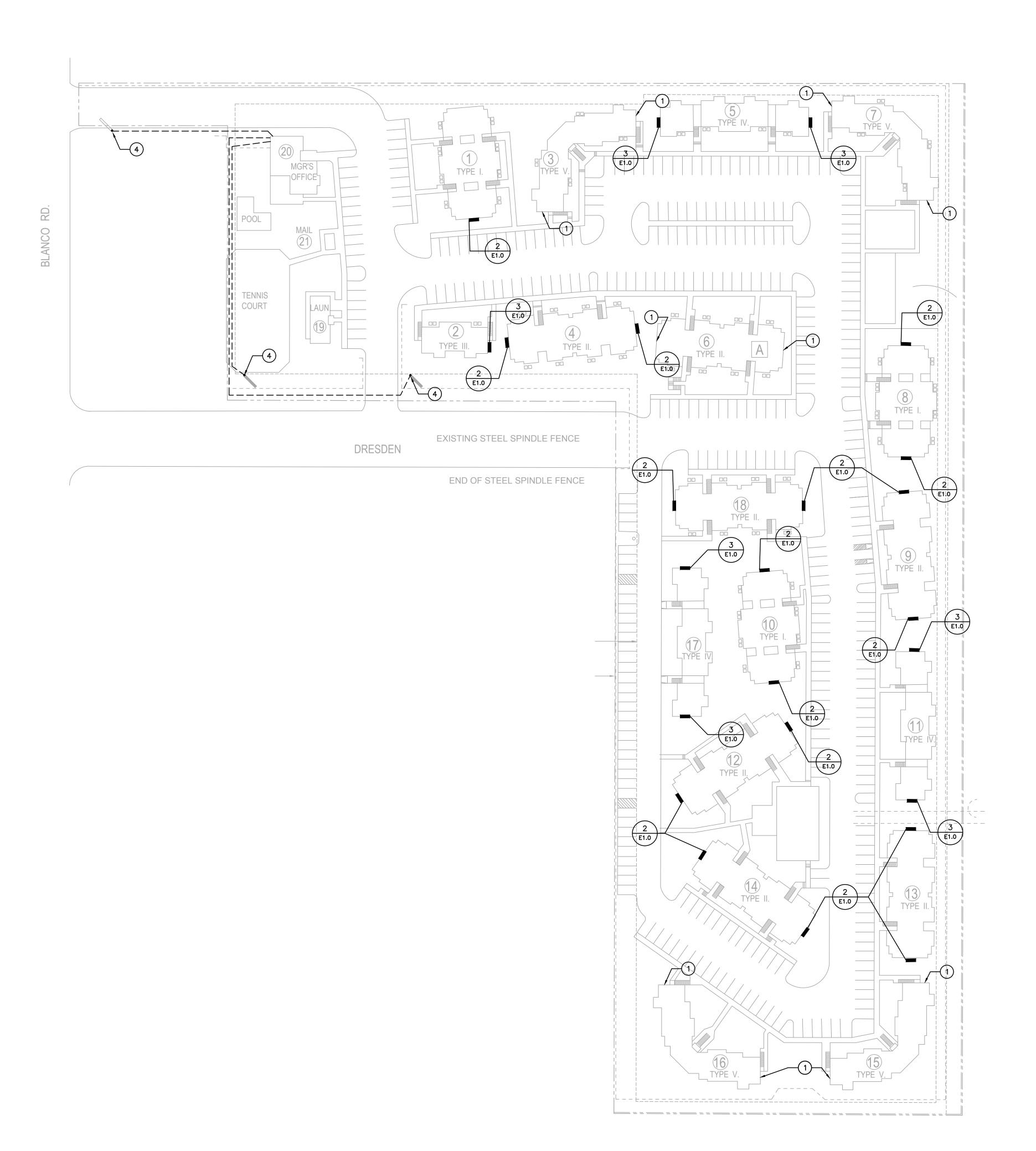
ENGINEERING

CONSULTANTS

ELECTRICAL GENERAL NOTES

05/07/18

SITE PLAN

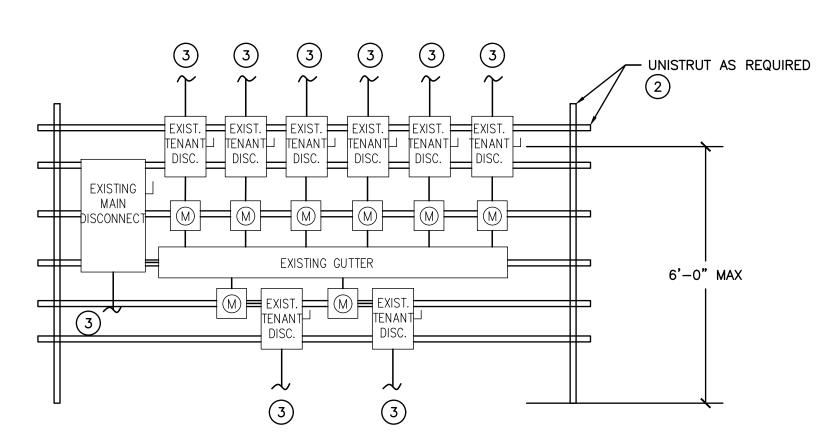


ELECTRICAL KEYED NOTES:

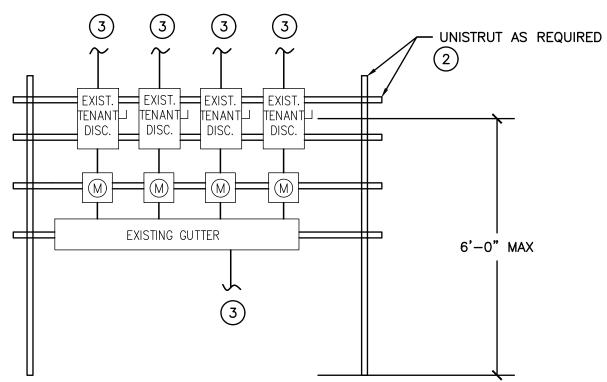
- 1) ELECTRICAL IS EXISTING TO REMAIN.
- UNISTRUT RACK SHALL BE OF ADEQUATE SIZE TO SUPPORT ALL ELECTRICAL SERVICE EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND LOCATION OF EQUIPMENT PRIOR TO INSTALL. TEMPORARY RACK SHALL BE A MINIMUM OF 10'-0" FROM WALL FACE AND BE PROTECTED FROM DAMAGE THROUGHOUT EXTENT OF REMODEL WORK.
- 3 INTERCEPT AND EXTEND EXISTING CONDUCTORS TO TEMPORARY RACK USING SO CORD (MATCH EXISTING AMPACITY).
- PROVIDE WEATHER-PROOF JBOX AND CONNECTION TO NEW SIGN LIGHTING/POWER. ROUTE (2) #10 CU AWG + #10 CU GND IN 3/4" CONDUIT BACK TO OFFICE BUILDING PANEL. DO NOT EXCEED 1500 VA PER CIRCUIT. PROVIDE A NEW (8) POLE CONTACTOR/PHOTOCELL FOR ON/OFF CONTROL OF EXTERIOR LIGHTING CIRCUITS.

SCOPE OF WORK

- A. PROJECT SCOPE INCLUDES THE REMOVAL AND TEMPORARY SUPPORT OF EXISTING SERVICE ENTRANCE EQUIPMENT AS REQUIRED TO ACCOMMODATE ARCHITECTURAL RENOVATION SCOPE ASSOCIATED WITH THE FACADE IMPROVEMENTS TO EACH BUILDING SHOWN.
- B. CONTRACTOR SHALL RE—INSTALL EQUIPMENT AND PAINT ALL EQUIPMENT AND CONDUIT AS REQUIRED TO MATCH ADJACENT SURFACE.
- C. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE EXISTING SITE PRIOR TO BID. BY SUBMITTING A BID, THE CONTRACTOR STATES THAT HE/SHE UNDERSTANDS THE PROJECT SCOPE.
- D. COORDINATE ALL OUTAGES WITH OWNER 72 HOURS PRIOR TO OUTAGE.
- E. PROVIDE AND INSTALL POWER AND CONTROLS FOR (3) NEW LIGHTED CAMPUS SIGNS.



TYPE I & II TEMPORARY ELECTRICAL RACK DETAIL - TYPICAL



TYPE III & IV TEMPORARY ELECTRICAL RACK DETAIL - TYPICAL



2902 NORTH FLORES
SAN ANTONIO, TEXAS 78212
210.393.1840 PHONE

SAN ANTONIO - RGV
TBPE FIRM REGISTRATION NO. 13361

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ATTACHMENT B HUD Forms and Conflict of Interest Questionnaire *Form 1295 Certificate of Interested Parties*

(Form 1295 is to be completed online by the <u>Selected Respondent</u> and submitted to the Texas Ethics Commission pursuant to Government Code 2252.908 and a copy returned to SAHA with the Certification prior to contract execution. A copy of the 1295 Form is included herein for information purposes only).

"Do Not complete the Form 1295 until you have been awarded a contract."

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Instructions to Bidders for Contracts Public and Indian Housing Programs

Previous edition is obsolete form **HUD-5369** (10/2002)

Instructions to Bidders for Contracts

Public and Indian Housing Programs

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1. Bid Preparation and Submission

- (a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.
- (b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)
- (c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."
- (d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.
- (e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.
- (f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.
- (g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.
- (h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

- (a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.
- (b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

- (a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.
- (b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.
- (c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

- (a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:
 - (1) Integrity;
 - (2) Compliance with public policy;
 - (3) Record of past performance; and
 - (4) Financial and technical resources (including construction and technical equipment).
- (b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

- (a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:
- (1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);
- (2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or
- (3) Was sent by U.S. Postal Service Express Mail Next Day Service Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.
- (b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.
- (c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.
- (d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.
- (e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.
- (f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.
- (g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

Director Of Procurement San Antonio Housing Authority 818 S. Flores San Antonio, TX 78204

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

8. Contract Award

- (a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.
- (b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.
- (c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.
- (d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

- (e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.
- (f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.
- (g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.
- Bid Guarantee (applicable to construction and equipment contracts exceeding \$25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

- (a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —
- [X] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;
- [] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;
- [] (3) a 20 percent cash escrow;
- [] (4) a 25 percent irrevocable letter of credit; or,
- [] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).
- (b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website http://www.fms.treas.gov/c570/index.html, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

- (c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.
- (d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

Preconstruction Conference (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

- 12. Indian Preference Requirements (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)
- (a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible
- (1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,
- (2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indianowned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act: and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

- (b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.
- (2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.
- (c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.
- (d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -
- (1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and
- (2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.
- (e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:
- (1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.
- (2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

- (f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.
- (2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.
- (g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.
- (h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.
- (i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).
- (j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.
- (k) The IHA [] does [] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing OMB Approval No. 2577-0157 (exp. 3/31/2020)

Applicability. This form is applicable to any construction/development contract greater than \$150,000.

This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 135. The form is required for construction contracts awarded by Public Housing Agencies (PHAs).

The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, HAs would be unable to enforce their contracts.

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
- (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
- (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
- (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
- (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
- (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Contract (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
- (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
- (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
- (j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
- (I) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
- (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
- (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
- (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
- (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
- (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
- (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
- (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

(a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
 - (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site:
 - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
 - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and.
 - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress Schedule

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

(a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads;(3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

- reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.
- (b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

- (a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.
- (b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.
- (c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer
- (d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

- promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.
- (b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to"; or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.
- (c) Where "as shown" "as indicated", "as detailed", or of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".
- (d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.
- (e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.
- (f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.
- (g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

- required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.
- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
 - (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

- machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.
- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

(a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

- waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.
- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.
- 13. Health, Safety, and Accident Prevention
- (a) In performing this contract, the Contractor shall:
 - (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
 - (2) Protect the lives, health, and safety of other persons;
 - (3) Prevent damage to property, materials, supplies, and equipment; and,
 - (4) Avoid work interruptions.
- (b) For these purposes, the Contractor shall:
 - (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et sea.; and
 - (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.
- (c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904
- (d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.
- (e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

- (a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.
- (b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.
- Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements
- (a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.
- (b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.
- (c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.
- (d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.
- (e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contactor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of Construction

- (a) Definitions. As used in this clause -
 - (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
 - (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
 - (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of Construction

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of 2 Years (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
 - The Contractor's failure to conform to contract requirements; or
 - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
 - Obtain all warranties that would be given in normal commercial practice;
 - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
 - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

- basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.
- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved
 - submitted not later than 30 days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.
- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:
 - The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
 - (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
 - (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

Name:			
 Title:			
Date:			

- (f) Except as otherwise provided in State law, the PHA shall retain ten (10) percent of the amount of progress payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.
- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

- Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.
- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

- responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.
- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:

 (1) In the specifications (including drawings and designs);
 (2) In the method or manner of performance of the work;
 - PHA-furnished facilities, equipment, materials, services, or site; or,
 - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

- been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.
- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

(a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
 - (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
 - (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$_____Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

- completion of the work together with any increased costs occasioned the PHA in completing the work.
- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
 - (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$2MM [Contracting Officer insert amount]

- per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.
- (3) Automobile Liability on owned and non -owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ 500 K [Contracting Officer insert amount] per occurrence.
- (b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.
- (c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or nonrenewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

- (a) Definitions. As used in this contract -
 - (1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

- (2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.
- (b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.
- (c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.
- (d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.
- (e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

- (a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap.
- (b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, or handicap. Such action shall include, but not be limited to, (1) employment, (2) upgrading, (3) demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship.

- (c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.
- (d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or handicap.
- (e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
- (f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
- (g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or Federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.
- (i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246. as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.
- (j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.
- Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

- (a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- (c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- (d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- (e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
- (f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- (g) With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b)agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related Acts

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

(a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv): also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

- (2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
 - (ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
 - (iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
 - (iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.
- (3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

- amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.
- (b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.
- (c) Payrolls and basic records.
 - (1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found. under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)
 - (ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:
 - (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
 - (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
 - (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
 - (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
 - (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.
- (3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to

- make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.
- (d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable
 - (2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

program is approved.

- the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
 - (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
 - (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
 - (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this
 - (3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.
- (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

- (a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:
 - (1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
- (b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOLrecognized State Apprenticeship Agency; or
- (c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.
- 48. Procurement of Recovered Materials.
- (a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.
- (b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.	OFFICE USE ONLY
This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).	Date Received
By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.	
A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.	
Name of vendor who has a business relationship with local governmental entity.	
Check this box if you are filing an update to a previously filed questionnaire. (The law recompleted questionnaire with the appropriate filing authority not later than the 7th busines you became aware that the originally filed questionnaire was incomplete or inaccurate.)	s day after the date on which
Name of local government officer about whom the information is being disclosed.	
Name of Officer	
Name of Officer	
Describe each employment or other business relationship with the local government offi officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship wit Complete subparts A and B for each employment or business relationship described. Attac CIQ as necessary. A. Is the local government officer or a family member of the officer receiving or limited other than investment income, from the vendor? Yes No B. Is the vendor receiving or likely to receive taxable income, other than investment of the local government officer or a family member of the officer AND the taxable local governmental entity? Yes No Describe each employment or business relationship that the vendor named in Section 1 m	h the local government officer. h additional pages to this Form kely to receive taxable income, tincome, from or at the direction income is not received from the
other business entity with respect to which the local government officer serves as an o ownership interest of one percent or more.	
Check this box if the vendor has given the local government officer or a family member as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a)(a)(b) (B), excluding gifts described in Section 176.003(a)(b) (B) (B) (B) (B) (B) (B) (B) (B) (B) (B	
7	
Signature of vendor doing business with the governmental entity	Date

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

<u>Local Government Code § 176.001(1-a)</u>: "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:
 - (2) the vendor:
 - (A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that
 - (i) a contract between the local governmental entity and vendor has been executed; or
 - (ii) the local governmental entity is considering entering into a contract with the vendor:
 - (B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:
 - (i) a contract between the local governmental entity and vendor has been executed; or
 - (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:
 - (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
 - (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
 - (3) has a family relationship with a local government officer of that local governmental entity.
- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:
 - (1) the date that the vendor:
 - (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
 - (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or
 - (2) the date the vendor becomes aware:
 - (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
 - (B) that the vendor has given one or more gifts described by Subsection (a); or
 - (C) of a family relationship with a local government officer.

	CERTIFICATE OF INTE	FORM 1295				
	Complete Nos. 1 - 4 and 6 if the Complete Nos. 1, 2, 3, 5, and 6	OFFIC	CE USE ONLY			
1	Name of business entity filing form, and the city, state and country of the business entity's place of business.					
2	Name of governmental entity or state which the form is being filed.	e agency that is a party to the contract for				
3		ed by the governmental entity or state ago ds or services to be provided under the co		track or ider	ntify the contract,	
4	Name of Interested Party	City, State, Country	Nature of Interest (check applicable			
	Name of interested Party	(place of business)	Controlling		Intermediary	
	DO NOT COMPLETE. TO BE	COMPLETED BY AWARDED CON	TRACT	OR ONLY		
5	Check only if there is NO Interested F	Party.				
6	AFFIDAVIT	I swear, or affirm, under penalty of perjury	, that the	above disclos	ure is true and correct.	
		Signature of authorized a	gent of c	ontracting busing	ness entity	
	AFFIX NOTARY STAMP / SEAL ABOVE					
		aid		, this the _	day	
	oi, 20, to certi	ify which, witness my hand and seal of office.				
	Signature of officer administering oath	Printed name of officer administering oath		Title of office	er administering oath	
	ADD	ADDITIONAL PAGES AS NECES	SAR	•		

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:		3. Report Type:		
a. contract	a. bid/o	ffer/application	a. initial fil	ing	
b. grant	b. initia	award	b. material change		
c. cooperative agreement	c. post-	award	For Material	Change Only:	
d. loan			year	quarter	
e. loan guarantee			date of las	st report	
f. loan insurance					
4. Name and Address of Reportin	g Entity:	5. If Reporting En	tity in No. 4 is a S	ubawardee, Enter Name	
Prime Subawardee		and Address of	Prime:		
Tier	, if known:				
Congressional District, if known	າ:		District, if known:		
6. Federal Department/Agency:		7. Federal Progra	m Name/Descripti	on:	
		CFDA Number,	if applicable:		
O. Fardanal Astion Name has 101 and		0. 4	***		
8. Federal Action Number, if know	n:	9. Award Amount, if known:			
		\$			
10. a. Name and Address of Lobb	ying Registrant	b. Individuals Per	forming Services	(including address if	
(if individual, last name, first i	name, MI):	different from N	lo. 10a)		
		(last name, first name, MI):			
11. Information requested through this form is authoriz 1352. This disclosure of lobbying activities is a m	Signature:				
upon which reliance was placed by the tier above wh or entered into. This disclosure is required pursua					
information will be available for public inspection.					
required disclosure shall be subject to a civil penalty not more than \$100,000 for each such failure.					
	l elephone No.:		Date:		
Federal Use Only:				Authorized for Local Reproduction	
l cacial occ offig.				Standard Form LLL (Rev. 7-97)	

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

- 1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
- 2. Identify the status of the covered Federal action.
- 3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
- 4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
- 5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
- 6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizationallevel below agency name, if known. For example, Department of Transportation, United States Coast Guard.
- 7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
- 8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
- 9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
- 10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.
 - (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
- 11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Applicant Name	
Program/Activity Receiving Federal Grant Funding	
The undersigned certifies, to the best of his or her knowledge and	belief, that:
(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement. (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.	(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
I hereby certify that all the information stated herein, as well as any information warning: HUD will prosecute false claims and statements. Conviction 1012; 31 U.S.C. 3729, 3802)	ormation provided in the accompaniment herewith, is true and accurate. may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010,
Name of Authorized Official	Title
Signature	Date (mm/dd/yyyy)

U.S. Department of Labor

Employment Standards Administration Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/esa/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

U.S. Wage and Hour Division

Rev. Dec. 2008

HOURS WORKED EACH DAY AND DATE (4) DAY AND DATE (5) (6) (7) (7) PROJECT AND LOCATION RATE AMOUNT HOURS WITH TOTAL RATE FRANED FICA TAX FICA TAX TAX TAX TAX TAX TAX TAX T	(1) (2) (3) (4) (5) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	FOR WEEK ENDING			ADDRESS						OMB No.: 1215-0149	1215-0149
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29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information to determine that employees have received legally required wages and fininge benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, ESA, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

REMARKS:	
	3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:
	weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part
	from the full
	weekly v of said
	(Building or Work) and ending the day of
	; that during the payroll period commencing on the
EXCEPTIO	(Contractor or Subcontractor) on the
(c) EXCEPTIONS	(1) That I pay or supervise the payment of the persons employed by
ba in	do hereby state:
– Ea as	I, (Name of Signatory Party) (Title)
(b) WHERE FRINGE	Date

- (2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.
- (3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

- (a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS
- in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

) WHERE FRINGE BENEFITS ARE PAID IN CASH

 Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EACEPTIONS	
EXCEPTION (CRAFT)	EXPLANATION
REMARKS:	
NAME AND TITLE	SIGNATURE

NAME AND TITLE SIG

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

ATTACHMENT C Profile of Firm Form Company Biography

PROFILE OF FIRM	FORM (Page 1 of 2)
Prime Joint Venture/Partner Sub-contractor	(This form shall be completed by and for each).
2) Legal Name of Firm:Te	elephone: Fax:
dba if applicable:	
3) Street Address, City, State, Zip:	
d) Identify Principals/Partners in Firm	
NAME	% OF OWNERSHIP <i>TITLE</i>
5) Please indicate the operating structure of your company.	
 □ Publicly Held □ Privately Held □ Government Corporation Agency 	□ Non-Profit□ Partnership□ SoleOrganizationProprietorship
Bidder's Diversity Statement: You must check all of the fol where provided the correct percentage (%) of ownership of	
{Minority (MBE), or Woman-Owned (WBE) Business Enterplactive management in the firm.}	prises qualify by virtue of 51% or more ownership and
☐ African☐ Native☐ Hispanic☐ Asian/PaAmericanAmericanAmerican	
%%%%	%%%
□Woman-Owned□Woman-Owned□Disabled(MBE)(Caucasian)Veteran	☐ Caucasian ☐ Other (Specify): American (Male)
%%%	%%
7) Is the business 51% or more owned by a public housing readdress of the public housing facility:	sident? Yes No. If yes, provide name and
Facility Name:	
Facility Address:	City:
SWMBE Certification Number:	
Certification Agency:(NOTE: A CERTIFICATION/NUMBER IS NOT REQUIRED	D – ENTER IF AVAILABLE)
(8) Federal Tax ID Number:	
(9) City of San Antonio Business License No.:	
(10) State of Texas License Type and No.:	

	Signature	Date	Printed Name	Company	
	Signatura	Doto	Drinted Name	Initials_	-
(18)	including but not limit	ted to: Occupation	al Safety & Health, Equal E	v and all applicable federal, state or loc Employment Opportunity, Immigration a Insurance Law, and the Fair Housing	and
(17)	he/she is verifying th agrees that if the SA	at all information p HA discovers that	rovided herein is, to the be	s that by completing and submitting est of his/her knowledge, true and accuerein is false, that shall entitle the SAI gned party. Initials_	urate, and HA to no
. ,	any Offerer or perso indirectly sought by a of affiant or of any of	on, to put in a sha agreement or collu- other Offerer, to fix any advantage aga	am bid or to refrain from sion, or communication or x overhead, profit or cost ainst the SAHA or any pers	d, connived or agreed, directly or indirectly or indirectl	directly o bid price any othe
(16)	•			circumstances and current status.	
(15)			or any principals thereof h Officer of SAHA? Yes □		ofessiona
	If "Yes," please at	tach a full detailed	explanation, including dat	es, circumstances and current status.	
(14)		ment, any state o	government, the State of	peen debarred from providing any se Texas, or any local government agend	
(13)				nt against because of breach of contractions in the matter.	ct or
(12)				by the San Antonio Housing Authority dany resolution of the lawsuit.	/ or
	Has your firm or any and state the circums			with a public entity? If yes, when, with	whom

Company Biography

Company Name:
leadquarters Location:
Field Office Locations:
Business Specialty or Focus:
Number of Full Time Staff:
Founding Date and Brief History:
Fexas Projects and/or Clients:past & current)
Previous Housing Authority Experience: YES NO
ist the Authorities:

Proposed Subcontractors

Note: A completed Profile of Firm Form must be submitted for each subcontractor.

Proposed Subcontractors					
Item	Company Name	Address	Phone	Specialty	S/W/M/V BE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
I understand and agree that if awarded a contract as a result of this solicitation that the use of the above subcontractors is subject to the approval of SAHA and becomes a part of the contract. I further understand that any change in subcontractors also requires the pre-approval of SAHA.		(Signature) (Printed Name	& Title)		
			(Company Nan	ne)	

ATTACHMENT D Section 3 and SWMBE Guidelines and Forms

SAN ANTONIO HOUSING AUTHORITY

SECTION 3 PROGRAM

CONTRACTOR COMPLIANCE GUIDE

BACKGROUND

The San Antonio Housing Authority (SAHA) adopted a formal Section 3 program, policy, and procedures on June 2, 2011 (Resolution 5164) to provide the framework for its compliance with Section 3 of the Housing and Urban Development (HUD) Act of 1968 which applies to all employment and economic projects funded in whole or in part by HUD.

Therefore, all prime contractors participating on a HUD-assisted project shall comply with all applicable sections of the SAHA Section 3 Program.

The objective of the SAHA Section 3 Program is to ensure to the greatest extent feasible that employment and other economic-related opportunities are directed to low- and very-low income individuals and businesses owned by such individuals.

SECTION 3 GUIDANCE

- 1. The SAHA Section 3 Program adopted on June 2, 2011 is hereby incorporated by reference as part of this Interim Section 3 Guidance. Notice is hereby given that it is the responsibility of bidder/proposer or contractor to ensure understanding and compliance with all applicable sections of the Section 3 Program. Bidders/proposers and/or prime contractors are directed to the SAHA website for more information on the Section 3 Program.
- 2. The Section 3 Program requirements apply to all HUD-assisted projects covered by Section 3 and are therefore applicable to SAHA bidders/proposers and recipients of contracts and subcontracts.
- 3. In order to achieve the Section 3 Program objectives, numerical goals for training/employment and subcontracting opportunities for Section 3 residents and Business Concerns have been established. The Section 3 goals (below) apply to the entire Section 3 covered project and represent minimum numerical goals set forth in the Section 3 Program. In the absence of evidence to the contrary, a contractor that meets the minimum numerical goals will be considered to have complied with the Section 3 Program requirements. SAHA reserves the right to increase project-specific goals as may be deemed appropriate by the SAHA representatives. Contractors are advised to read each solicitation carefully to determine the applicable goals for compliance. In the event the solicitation changes the goals listed below, Contractor must follow the stricter goals.

Employment: Thirty percent (30%) of new hires per contract should be Section 3 residents.

Contracting: Subcontract ten percent (10%) of the total value of a construction contract with Section 3 Business Concerns.

Professional Services: Subcontract three percent (3%) with Section 3 Business Concerns on non-construction contracts (professional services).

3. In order to ensure the greatest impact on employment, contracting and economic opportunities, SAHA contractors and subcontractors shall direct their efforts to Section 3 residents and Business Concerns on a "preference" tiered basis as follows:

Training/Employment

- a) Category 1: Residents of the housing development or developments for which the Section 3 covered assistance is expended.
- b) Category 2: Residents of the other housing developments managed by the housing authority that is expending the Section 3 covered assistance.
- c) Category 3: Participants in HUD Youthbuild programs being carried out in the metropolitan area in which the Section 3 covered assistance is expended.
- d) Other Section 3 residents.

Contracting Opportunities

- a) Category 1: Business Concerns that are 51 percent or more owned by residents of the housing development or developments for which the Section 3 covered assistance is expended, or whose full-time permanent workforce includes 30 percent of those persons as employees.
- b) Category 2: Business Concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the housing authority that is expending the Section 3 covered assistance, or whose full-time permanent workforce includes 30 percent of those persons as employees.
- c) Category 3: HUD Youthbuild programs being carried out in the metropolitan area (or non-metropolitan county) in which the Section 3 covered assistance is expended.
- d) Category 4: Business concerns that are 51 percent or more owned by Section 3 residents or whose permanent, full-time workforce includes no less than 30 percent Section 3 residents, or that subcontract in excess of 25 percent of the total amount of subcontracts to Category 1 or 2 business concerns identified above.
- 4. To more effectively apply the Section 3 preferences, the following incentives shall be applicable to Section 3 HUD-assisted projects:

Solicitations Under \$50,000

On solicitations under \$50,000 and where two or more certified Section 3 Business Concerns are available to compete, SAHA will institute a "first source" solicitation initiative whereby two of the three solicited firms must be Section 3 Business Concerns.

Solicitations Greater than \$50,000

On Requests for Proposals the following incentives will be instituted:

- 1) A twenty percent (20%) preference will be instituted for Category 1 Section 3 Business Concerns bidding as prime contractors.
- 2) A fifteen percent (15%) preference will be instituted for Category 2 Section 3 Business Concerns bidding as prime contractors.
- 3) A ten percent (10%) preference will be instituted for Category 3 Section 3 Business Concerns bidding as prime contractors.
- 4) A five percent (5%) preference will be instituted for Category 4 Section 3 Business Concerns bidding as prime contractors.
- 5) A five percent (5%) preference will be provided to SAHA prime contractors that have achieved both the resident hires and business concern contracting goals in their immediate past contract performance within the last year.
- 6) A five percent (5%) preference will be provided to SAHA prime contractors participating in a SAHA approved Joint Venture or Mentor-Protégé program with an eligible Section 3 Business Concern.
- 7) A five percent (5%) preference will be provided to prime contractors that have formal apprenticeship programs approved by DOL and commit to training no less than ten (10) eligible Section 3 residents through such programs annually that provide no less than 250 hours of formal training.

On Invitations for Bids the following preference will be instituted:

1). Contractors who are certified as Section 3 Business Concerns and whose prices are within the independent cost estimate of the project and are both responsive and responsible, shall receive a preference according to the following table, where x is the amount by which the Section 3 Business Concern may be above the lowest responsive bid.

x=lesser of:
When the lowest responsive bid is less than \$100,000,10% of that bid or \$9,000

When the lowest responsive bid is:

At least \$100,000, but less than \$200,000 9% of that bid, or \$16,000. At least \$200,000, but less than \$300,000 8% of that bid, or \$21,000. At least \$300,000, but less than \$400,000 7% of that bid, or \$24,000.

At least \$400,000, but less than \$500,000 6% of that bid, or \$25,000. At least \$500,000, but less than \$1 million 5% of that bid, or \$40,000. At least \$1 million, but less than \$2 million 4% of that bid, or \$60,000. At least \$2 million, but less than \$4 million 3% of that bid, or \$80,000. At least \$4 million, but less than \$7 million 2% of that bid, or \$105,000. \$7 million or more 1\1/2\% of the lowest responsive bid, with no dollar limit.

2) Where two or more Section 3 business concerns are both responsive and responsible, the Section 3 business concern with the lowest price shall receive the contract award.

A successful contractor's usage of the above preferences shall be capped annually at \$1 million dollars in the aggregate. Once a contractor has been awarded annually \$1 million dollars in contracts as a result of a preference, the contractor is no longer eligible for the above preferences for the remainder of the calendar year.

- 5. Bidders/proposers must either achieve the Section 3 Program employment and subcontracting goals identified above (under number 3) or demonstrate acceptable good faith efforts to achieve the numerical goals in the proposal/bid. SAHA representatives shall review and deem acceptable, in their sole determination, a bidder or proposer's good faith efforts prior to the award of the contract. Please be advised that a contractor Section 3 performance will be considered and evaluated on future SAHA contracts and will be a factor in t the selection and/or contract award.
- 6. To ensure that the SAHA Section 3 Program benefits individuals and businesses that are eligible Section 3 residents and Business Concerns, all Section 3 resident and Business Concerns must be deemed eligible through documentation of a "Section 3 Eligibility Form" for each eligible individual or business. Notice is hereby given that it is the responsibility of the prime contractor to ensure that all participating and eligible Section 3 residents and/or Business Concerns (vendors, suppliers or subcontractors) submit the necessary information for proper SAHA status review and credit.
- 7. All SAHA prime contractors must submit a Section 3 program compliance report on a monthly basis in the form and content as requested by SAHA staff. This report shall document Section 3 resident and Business Concern training, employment, and subcontracting monthly performance against goals and opportunities.
- 8. Failure or refusal by a SAHA bidder/proposer or contractor to satisfy or comply with the Section 3 Program requirements, either during the bid/proposal process or during the term of the SAHA agreement, shall constitute a material breach of contract whereupon the contract, at the option of SAHA, may be cancelled, terminated, or suspended in whole or in part; and, the contractor debarred from further contracts with SAHA as a non-responsible contractor. SAHA may at its discretion also declare bids/proposals not complying with the Section 3 Program requirements in whole or in part nonresponsive and eliminate them from consideration of a contract award.

INTERIM PRIME CONTRACTOR COMPLIANCE REQUIREMENTS

Prime contractors participating on SAHA Section 3 HUD-assisted projects are specifically required to address and satisfy the Section 3 Program requirements described below *prior* to the award of the contract. The Section 3 Program requirements shall be applicable throughout the duration of the contract and to any amendment and renewal.

- 1. In the absence of evidence to the contrary, a prime contractor that meets the minimum Section 3 Program numerical goals set forth in the solicitation will be considered to have complied with the Section 3 Program requirements. A prime contractor who meets this goal must submit with the bid/proposal a "Good Faith Effort Compliance Plan" (Attachment A) by simply completing Sections A and B which present the project and contractor information and goal commitment information respectfully.
- 2. In evaluating compliance, a prime contractor that has not met the numerical goals set forth in the solicitation has the burden of fully demonstrating its efforts to achieve the Section 3 goals through the submittal and approval of a "Good Faith Effort Compliance Plan" (Attachment A) to include completion of Sections A. B and C which must be included with the bid/proposal. SAHA representatives shall review and determine in their sole discretion whether a bidder or proposer's (contractor) good faith effort compliance plan achieves the Section 3 Program goals and objectives. A responsive good faith effort compliance plan shall address all questions in Sections A, B and C and describe the concrete efforts that were taken and will be taken to reach numerical goals in hiring/employment, training, and contracting. The final agreed-upon plan shall become part of the SAHA contract.
- SAHA reserves the right to disregard bids/proposals as non-responsive bids and proposals which fail to demonstrate a good faith effort towards compliance with the Section 3 Program requirements.
- 4. As required under the Section 3 Program's contractual clause, prime contractors specifically agree to include the Section 3 Clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agree to take appropriate action, as provided in an applicable provision of the subcontract or in the Section 3 Clause, upon a finding that a subcontractor is in violation of the regulations in 24 CFR Part 135. A prime contractor shall not subcontract with any subcontractor where the bidder/proposer has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- 5. Prime contractors shall submit a properly completed and executed "Section 3 Eligibility Form" for all participating Section 3 residents and/or Section 3 Business Concerns (Attachment B). It is the responsibility of the prime contractor to ensure that eligible Section 3 residents and Business Concerns submit all necessary information for SAHA review and credit, to include an eligible Section 3 prime contractor, if applicable.

- 6. Prime contractors requesting a Section 3 Program preference based upon employment or ownership interest shall submit a properly completed and executed Section 3 Eligibility Forms for all employees and owners who qualify, and provide any supporting documentation that may subsequently be required by SAHA. Prime contractors and subcontractors must employ any Section 3 residents full-time for not less than one month prior to the submittal of the bid/proposal in order for the prime contractor to receive credit for employing the Section 3 resident for a preference.
- 7. Notwithstanding the fact that a prime contractor may have the capability to complete a total project with its own workforce and without the use of subcontractors, all SAHA prime contractors on a HUD-assisted project shall be required to achieve the Section 3 Program numerical goals or demonstrate a good faith effort to achieve those goals within the industry. Should the need arise to hire or subcontract during the term of a contract, the hiring and/or subcontracting goals shall still be applicable and the training component remains in force.
- 8. All changes to the original list of subcontractors submitted with the bid or proposal shall be submitted for review and approval in accordance with SAHA's procedures when adding, changing, or deleting subcontractors/sub-consultants. Prime contractors are required to make a good faith effort to replace any Section 3 Business Concern with another eligible Section 3 Business Concern. SAHA may deny such requests when it finds that a prime contractor fails to provide acceptable justification or when the effect of such change would dilute a preference received on a HUD-assisted contract.
- 9. All prime contractors participating on a HUD-assisted project shall submit a Section 3 Performance Report no later than the third business day of the following month detailing Section 3 employment and contracting activity not only for themselves but also all subcontractors on the project. The report is to also detail training and other economic opportunity activities by the prime contractor and subcontractors.

SAN ANTONIO HOUSING AUTHORITY SECTION 3 PROGRAM UTILIZATION PLAN

INSTRUCTION SHEET

Please read these instructions carefully before completing the required *Section 3 Utilization Plan* document. These instructions are designed to assist bidders/proposers document Section 3 Program compliance. or present a detailed explanation why, despite their best efforts the minimum numerical goals were not met. These numerical goals are *minimum* targets that must be reached in order for SAHA to consider a recipient in compliance.

Questions regarding completion of the *Section 3 Utilization Plan* document should be directed to: Section 3 Coordinator, at 210 -477 -6165 or section3@saha.org.

- ➤ Bidders/proposers are required to make sincere efforts to achieve the Section 3 Program numerical goals as specified in solicitation documents. A bidders/proposers approved Section 3 Utilization Plan will be monitored throughout the duration of the SAHA contractual term.
- > Contractor shall submit a Section 3 Utilization Plan at the time of bid/proposal submittal in order to be considered responsive.
- This Section 3 Utilization Plan is subject to SAHA's review and approval. SAHA may at its sole discretion approve or disapprove the plan. SAHA's determination is administratively appealable to the CEO and to the Board of Commissioners pursuant to SAHA's Section 3 Program, Policy & Procedures.

	Section A, Bidder/Proposer Information
	Section B, Contractor Commitments - New Hires
	Section C, Contractor Commitments - Subcontractors
	Section D, Contractor Commitments – Other Economic Opportunities
	Section E, Good Faith Efforts
	Section F, Section 3 Compliance Certification
Option	al:
	Certification for Section 3 Business Concerns
	Section 3 Individual Verification Form (S3-6003b REV 2/2016)

All bidders/proposers are to complete the following:

SAHA requires all Section 3 residents and/or Business Concerns to certify or submit evidence to SAHA, contractor, or subcontractor, that the person or business is Section 3 eligible. SAHA has developed a Certification Process for this purpose. It is the responsibility of the Contractor to submit these forms to the SAHA Section 3 Coordinator at section3@saha.org.

SECTION 3 PROGRAM UTILIZATION PLAN

Project Title:					
SECTION A – BIDDER/PI	ROPOSER INFORMATION				
Name of Firm:					
Contact Person:	Telephor	ne:			
Email:					
Is your firm a "Section 3 Business If "Yes"; complete the Certification	Concern": Yes No for Section 3 Business Form and attach th	e Required Documentation.			
SECTION B – CONTRAC please provide an attach	TOR COMMITMENTS - NEW HIR	ES (If more space is needed,			
Hiring Goal: A minimum of Thirty	percent (30%) of the aggregate number of	f new hires shall be Section 3 residents			
actions you will use to require sub	B.1 Explain how you intend to recruit a minimum of 30% of Section 3 residents for full-time new hires , and what actions you will use to require subcontractors to do the same. Note : Section 3 individuals must work a minimum of 32 hours per week or 135 hours per month to be considered full-time employees.				
B.2 Complete the table below to in project.	dentify the bidder's/proposer's employee po	ositions required for the execution of this			
Job Category*	Number of Positions to be Filled with Section 3 Residents	Anticipated wages per hour			
Professionals					
Technicians					
Office/Clerical					
Officers/Managers					
Sales					
Craft Workers (Skilled)					
Operatives (Semi-Skilled)					
Laborers (Unskilled)					
Service Workers					
Other List & describe					
	to employ resident(s) in order to ce of Section 3 new hires for this project:	omply with its Section 3 requirements.			

SECTION C – CONTRACTOR COMMITMENTS – SUBCONTRACTORS (If more space is needed. please provide an attachment).

Contracting Goal: A minimum of ten percent (10%) of all covered **construction** contracts shall be awarded to Section 3 business concerns C. Three percent (3%) of all covered **non-construction** contracts shall be awarded to Section 3 business concerns

C.1 Describe how bids from Section 3 busin	nesses will be solicited for s	ubcontracting.	
C.2 Complete the table below to identify the project.	subcontractors/suppliers the	hat will be utilize	ed for the execution of this
s	Subcontractor/Supplier Lis	sting	
Subcontractor or Supplier/ Name and Address and phone number	Scope of Work/Product	\$ Value	Certified Section 3 Business Concern (Y/N)
(Make Additional	Copies as Necessary)		
C.3 The Prime Contractor will subcontract v Contract Value. NOTE: The contractual opposed contract awarded to a Section 3 of Business Concerns that submit documenta	oortunity goal is a percentag eligible Business Concern. S	ge of the total gr SAHA will only c	oss dollar value of the redit participation by Section 3

SECTION D – CONTRACTOR COMMITMENTS – OTHER ECONOMIC OPPORTUNITIES (If more space is needed. please provide an attachment).

Yes No	oser will satisfy the Section 3 <i>other economic opportunity</i> goal:
Please outline your plan to provid include training agreements, inter	e other economic opportunities to Section 3 residents. Examples of plans may nship programs, mentorship programs etc.
SECTION E - GOOD FAI	TH EFFORTS
NOTE: Fill this section only, if F goals as stated herein or as am	Plan as submitted fails to meet the employment and contractual opportunity ended in the solicitation.
D.1 If no contracting, hiring or oth	er economic opportunities are anticipated, briefly explain why.
SECTION F: SECTION 3	UTILIZATION PLAN CERTIFICATION
SECTION 3 CLAUSE INCORPOI INFORMATION SUBMITTED HE I HEREBY CERTIFYTHAT TH	EWED AND FULLY UNDERSTAND SAHA'S SECTION 3 PROGRAM AND THE RATED BY REFERENCE INTO THIS DOCUMENT. I HEREBY AFFIRM THAT THE REIN IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. IE ABOVE TABLES IDENTIFY THE NUMBER OF SECTION 3 BUSINESS VILL UTILIZE AND THE NUMBER OF SECTION 3 RESIDENTS THE COMPANY
	ND AGREE THAT, THIS DOCUMENT SHALL BE ATTACHED THERETO AND THE SAHA CONTRACT.
NAME AND TITLE OF AUTHORIZ	ZED OFFICIAL:
SIGNATURE:	DATE:



San Antonio Housing Authority

Section 3 Individual New Hire Verification Form

NEW HIRES MUST COMPLETE THIS FORM. The Section 3 Program requires that recipients of certain HUD financial assistance, to the greatest extent feasible provide employment, training or education opportunities for low- and very-low income persons in connection with projects and activities in their neighborhood. Completion of this form helps your new employer and SAHA monitor compliance to the Section 3 program and may help in obtaining future business with the Housing Authority. Your information is kept CONFIDENTIAL and will not affect any federal subsidies you currently receive, if any.

	FORMATION										
irst Name	:		Lá	ast:					M.	l:	Suffix:
Residence	Address:					С	ity:				
State:		Zip:	(County:				Phon	e:		
Email Addr	ess (required):		·						DO	В:	
Date of Hir	re:			Compar	ny Name	:					
Job Title:			Т	Type of jo	b:	Full-Ti	ne (32+ h	ours per	week)	P	art-Time
ICONAL DICCI	LOSURE (CHECK ONE OF	TION BELOW!									
Option	urrent calendar year o 1: I choose to disclos se the number of indi	e this informa viduals in you amount belov	ntion or househ	nold in the mber you	chart be	elow to is your	HUD inc	ome li	mit.	D income	limit. The
		FY 2018 809	% Area N	/ledian Ind	come Lim	its (by	Househo	old Size	<u>e)</u>		
N	Number of persons in h	nousehold	1	2	3	4	5		6	7	8
80% of Area Median Income (FY 2018 HUD Income Limits) \$37,450 \$42,800 \$48,150 \$53,450 \$57,750 \$62,050 \$66,300 \$70,600											
Is your If your (Are you	NUST ANSWER THE FO household income at answer is YES and you u a resident of public answer is YES, you are	t or below the a reside in Bex housing or Se	e HUD in ar Count ection 8?	come limi ty, you are Yes	t for the a Section	curren n 3 indi o	t year? vidual, r	Y	es	No	using stat
Option	2: I choose NOT to di	sclose this inf	ormation	n OR I do r	not qualit	fy as a s	Section 3	eligibl	e ind	ividual.	
ERTIFICATIO	N										
	I authorize my emplo e purposes. I further a ete.										

M/WBE UTILIZATION STATEMENT SAN ANTONIO HOUSING AUTHORITY M/WBE PROGRAM OFFICE

Please read these instructions carefully before completing the required Minority/Women Business Enterprise (M/WBE) Utilization Statement. These instructions are designed to assist prime contractors/consultants document M/WBE program compliance or in preparing the required detailed and complete good faith effort information.

Contractors/Consultants are required to submit detailed documentation when the contract specified M/WBE participation ranges or goals are not met. The SAHA M/WBE Program Manager will review and consider a bidder's or proposer's good faith efforts in assisting SAHA to meet its M/WBE policy and program objectives.

A. Bidders/Proposers are required to make sincere efforts in attempting to achieve the applicable SAHA M/WBE participation ranges or goals. The approved M/WBE participation ranges or goals will be monitored throughout the duration of the project;

- B. All bidders/proposers are to complete Section A, Project Identification and Section B, Project M/WBE Utilization, if applicable. Should there be subcontracting/sub consulting opportunities, yet the bidder/proposer *not* achieve the project's applicable M/WBE participation range or goal, the bidder/proposer must complete all other sections of the Statement.
- C. This Statement should be prepared by the company's project M/WBE Coordinator or designee. The Statement must be signed and dated by an authorized company official. The Coordinator or designee should have a working knowledge as to the project's subcontracting or sub-consulting and supplier activities (actual and anticipated). This individual shall be a key figure in directing the prime contractor's M/WBE activities.
- D. The M/WBE Utilization Statement demonstrating a contractor's good faith efforts is subject to the SAHA M/WBE Program Coordinator's review and approval.
- E. SAHA requires all M/WBE firms to be certified as such by an entity acceptable to SAHA for project M/WBE credit.
- F. SAHA reserves the right to approve all additions or deletions of subcontractors, subconsultants, and/or major vendors. In the event that an M/WBE subcontractor, subconsultant, and/or major vendor is replaced, the contractor must make a good faith effort to involve and utilize another M/WBE subcontractor, sub consultant, and/or major vendor.

Should you have any questions or need additional information, please contact:

Charles Bode 818 S Flores Asst. Director of Procurement charles_bode@saha.org 210-477-6165

FOR SAHA PROCUREMENT DEPARTMENT USE ONLY	
Reviewed by:	
Date:	
Signature of SAHA Official:	
Recommendation: Approval: Denial:	
subject to the SAHA M/WBE Program Manager's review and approve	≀al.

M/WBE UTILIZATION STATEMENT SAN ANTONIO HOUSING AUTHORITY M/WBE PROGRAM OFFICE

SECTION A: PR	OJECT IDENTIFIC	CATION	
Project Number		_ Project Title	
Contract Amoun	nt	_ Company Name	·
Project Participa	ntion Range/Goal: 1	M/WBE %	
Contract Anticip	pated Participation	Range: M/WBE %	
for those are and/or major SECTION B: SU 1. List all actual	eas, which the paragraph supplies necess BCONTRACTOR/SUE and anticipated su	prime contractor has a sary in the performants B CONSULTANT/VENDOR Unbcontracts, subconsultants	FILIZATION s, and/or major material
purchases, incluadditional sheets if		and non-M/WBE, to be uti	ilized on the project (use
TRADE AREA	ESTIMATED AMOUNT (\$)	SUB/SUPPLIER	SUB/SUPPLIER M/WBE Yes (√) No
 Overall MBE Overall WBE Overall M/W Anticipated N Throughout	utilization percent utilization percent BE utilization perc I/WBE utilization Beginning 1/3 lote: SAHA will cre	age (%): entage (%): on this contract will occur Middle 1/3 Final 1/3 dit only those M/WBEs that	:

this contract relative to use of the listed subcontractors, sub-consultants and/or

major suppliers, M/WBE or otherwise, must be submitted to SAHA for review and approval.

If Bidder/Proposer is unable to meet the $\mbox{M/WBE}$ participation range/goal, please

proceed to complete Section C and submit documentation demonstrating contractual good faith efforts.

SECTION C: GOOD FAITH EFFORT

The following items are minimally considered as good faith efforts and demonstrate specific initiatives made in attempting to achieve SAHA's M/W/BE participation ranges. The bidder/proposer is not limited to these particular areas and may include other efforts deemed appropriate. Please feel free to elaborate on any question below.

Required Questions	Yes	No
1. If applicable, was your company represented at the pre-bid conference?		
2. Did your company request and obtain a copy of the certified M/WBE firms?		
3. Were M/WBE firms solicited for contract participation?		
4. Provide listing of solicited M/WBEs with whom contact was made?		
Please identify name of company, contact person, date, phone number and briefly		
describe nature of solicitation. (Include as an Attachment)		
5. Was direct contact made with SAHA's M/WBE Program Office?		
If yes, please identify date/person contacted and assistance sought.		
(Include as an Attachment)		
6. Identify all M/WBE support agencies/associations contacted for M/WBE		
assistance or solicitation (Minority Chamber's of Commerce, purchasing		
councils, contractor groups, etc.). (Please attach copies of solicitation letters of		
assistance and/or describe, as an Attachment to this section, the personal		
contact made)		
7. Were bid opportunities related to this project advertised in minority/women		
newspapers and trade journals? (If yes, please include a copy of the		
advertisement or detail the name of the publication(s), date of advertisement		
and describe the solicitation)	_	
8. Were copies of plans and specification furnished to any M/WBEs?	_	
9. Were subcontractors, subconsultants, and/or suppliers (if applicable) required to		
provide insurance or be bonded? (If yes, please detail any assistance that was		
provided or if they were referred, to whom)		
10. List, as an Attachment, all M/WBE bids received but rejected. Identify company		
name, contact person, telephone number, date, trade area, and the reason for		
rejecting the bid/proposal.	1	
11. Discuss any other effort(s) aimed at involving M/WBEs (Include as an		
Attachment):		
(a) Identify any specific efforts to divide work, in accordance with normal		
industry practices, to allow maximum M/WBE participation.		

Print Name	Title Date
SATIA contract.	
Good Faith Effort Statement is true an	ates that all information submitted as part of this ad correct to the best of his/her knowledge. I further thed thereto and become a binding part of the
	proyed, prease eraborate.
(c) List all other good faith efforts em	nloved nlesse elaborate

ATTACHMENT E Wage Decision

General Decision Number: TX180021 01/05/2019 TX21 Superseded General Decision Number: TX20170021

State: Texas

Construction Type: Residential

Counties: Bexar, Comal and Guadalupe Counties in Texas.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories.)

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.35 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.35 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number Publication Date 0 01/05/2019

* SUTX1983-005 05/01/1983	Rates	Fringes
Air Conditioning Mechanic	\$ 7.25 \$ 7.25 \$ 7.46 \$ 8.73 \$ 9.66 \$ 7.25 \$ 7.25 \$ 8.16 \$ 7.70	
WELDERS - Receive rate prescribed for craft perform operation to which welding is incidental.	ning	

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than "SU" or "UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

- 1.) Has there been an initial decision in the matter? This can be:
 - * an existing published wage determination
 - * a survey underlying a wage determination
 - * a Wage and Hour Division letter setting forth a position on a wage determination matter
 - * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations Wage and Hour Division U.S. Department of Labor 200 Constitution Avenue, N.W. Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator U.S. Department of Labor 200 Constitution Avenue, N.W. Washington, DC 20210

Invitation For Bids (IFB) INVITATION FOR BIDS (IFB) NO. 1903-910-65-4901 Castle Point Exterior Renovations and Site Improvements

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

> Administrative Review Board U.S. Department of Labor 200 Constitution Avenue, N.W. Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

END OF GENERAL DECISION

ATTACHMENT F Form of Bid Bid Fee Sheet Bidder's Certification

FORM OF BID

(This Form must be fully completed and placed under Tab #1 of the bid submittal.)

INSTRUCTIONS: The items listed below must be completed and included in the bid unless otherwise specifically noted. Please complete this form by marking X, where provided, to indicate that the referenced information has been included. Also, complete the Section 3 Statement and the Bidder's Statement noted on the subsequent page:

X=ITEM INCLUDED	SUBMIT	ITAL ITEMS
		Form of Bid (Attachment F)
	Tab 2	HUD Forms & Conflict of Interest Questionnaire(Attachment B)
	Tab 3	Profile of Firm Form, Company Profile (Attachment C)
	Tab 4	Client Information
	Tab 5	Joint Venture/Partnership Information
	Tab 6	Subcontractor Information
	Tab 7	Section 3 Preference
	Tab 8	S/W/MBE Small Business Plan
	Tab 9	Section 3 Good Faith Effort Compliance Plan
	Tab 10	Financial Viability and Other Information

SECTION 3 STATEMENT

Are you claiming a Section 3 business preference? YES or NO If "YES," puther documentation justifying such submitted under Tab No. 7, which category claiming?	
Category I – Owned by a public housing resident where work is p	erformed
Category II – Owned by any other public housing resident	
Category III – HUD Youth Build Program	
Category IV – 30% of workforce is Section 3 qualified or sub-cont greater than 25% of contract value to certified Section 3 qualified or sub-contract value to certified Section 3 qualified Se	

Bid Fee Sheet

page 1 of 1

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if SAHA discovers that any information entered herein to be false, that shall entitle SAHA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the submittal, and by entering the costs where provided, the undersigned is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by SAHA, in hard copy. Pursuant to all IFB Documents, all attachments, and all completed Documents submitted by proposer, including these forms, addendums, and all attachments, the undersigned proposes to supply SAHA with the services described herein for the fee(s) entered within the areas provided.

Base Bid Items	Qty	Unit	Cost
#1. Exterior and Site Improvements complete and turnkey with steel fencing as specified herein	1	Job	\$
#2. Exterior and Site Improvements complete and turnkey with wood fencing as specified herein	1	Job	\$

Delivery in _____ days: (Failure to enter a delivery time will subject bidder to completion in 240 days. Days are defined as calendar days.)

SAHA requests pricing for the following alternate add items. If SAHA chooses some or all of the items the cost would be in addition to the base bid. There is no guarantee that SAHA will accept any.

Alternate Add Items	Qty	Cost added to Base Bid
Window Treatments (all newely installed windows)PVC Mini Blind	All buildings where new windows are installed.	\$
Patio Door window treatments (all newely installed Patio doors)PVC Mini Blind.	All buildings where new Patio doors are installed.	\$
Concrete Splash Blocks reference General Notes #60	All buildings where new Gutters are installed.	\$
Gutter Gaurds reference General Notes #60	All buildings where new Gutters are installed.	\$
Rubberized Asphalt (Grace Ice & Water shield)	All buildings where new Roofs are installed	\$
synthetic (Tyvec Protec 120)	All buildings where new Roofs are installed	\$

Unit Price items: These items will only be utilized for unforeseen/hidden damage and require approval of the project manager. Items are to be installed complete and finished to match existing material where applicable. SAHA will determine which if any will be utilized.

Item	Unit	Est. Qty	Unit Cost	Extension
5/8" GYP. BD. PTD.	SQ.FT.	120	\$	\$
5/8 Water resistant G.W.B	SQ.FT.	60	\$	\$
Gyp. BD. Repair PTD.	SQ.FT.	100	\$	\$
1/2" Exterior Grade Wall Sheathing	SQ.FT.	1000	\$	\$
Single Exterior LED Pole Light(Photo Cell)			\$	\$
(complete installation, wired to nearest				
house meter)	EA.	15		
Double Exterior LED Pole Light(Photo Cell)			\$	\$
(complete installation, wired to nearest				
house meter)	EA.	15		
Pole Base Footing 9"Lx10.23"Wx24"D	EA.	15	\$	\$
Company Name:				

Item	Unit	Est. Qty	Unit Cost	Extension
Provide & Install Air handler PER CODE			\$	\$
(GOODMAN Model#: AWUF250516 5KW				·
WMA4)	EA.	10		
Provide and install Condensing Unit PER			\$	\$
CODE (GOODMAN Model#:				
GSX140241)	EA.	10		
R&R 2"x 2" Yellow Pine Framing	LF.	75	\$	\$
R&R 2"x 4" Yellow Pine Framing	LF.	120	\$	\$
R&R 2"x 6" Yellow Pine Framing	LF.	100	\$	\$
R&R 2"x 8" Yellow Pine Framing	LF.	50	\$	\$
R&R 2"x 10" Yellow Pine Framing	LF.	30	\$	\$
R&R 2"x 6" Yellow Pine Rafter	LF.	3	\$	\$
R&R 2"x 8" Yellow Pine Rafter	LF.	3	\$	\$
R&R 2"x 10" Yellow Pine Joist	LF.	3	\$	\$
R&R 2"x 12" Yellow Pine Joist	LF.	3	\$	\$
R&R 16-1/2" Pre Engineered Wood Truss	EA.	4	\$	\$
5/8" Plywood (Decking)	SQ.FT	100	\$	\$
1/2" Plywood (Decking)	SQ.FT	75	\$	\$
16-1/2" Pre Engineered Wood Truss	EA.	6	\$	\$
1x10 Rough Sawn Cedar Trim	LF.	50	\$	\$
2x8 Rough Swan Cedar Trim (Painted)	LF.	25	\$	\$
1x2 Rough Sawn Cedar Trim (Painted)	LF.	25	\$	\$
R&R 2x4 treated Lumber	LF.	200	\$	\$
R&R 2x6 treated Lumber	LF.	100	\$	\$
R&R 2x8 treated Lumber	LF.	50	\$	\$
R&R 2x10 treated Lumber	LF.	10	\$	\$
R&R 1x2 treated Lumber	LF.	50	\$	\$
R&R 1x4 treated Lumber	LF.	40	\$	\$
R&R 1x6 treated Lumber	LF.	60		
R&R 1x8 treated Lumber	LF.	30		
R&R 1x10 treated Lumber	LF.	10		
R&R 5/8 Plywood (2nd floor balcony repair)	SQFT.	100		
R&R Lightweight concrete (2nd floor				
balcony repair) 1-1/2 thickness	SQFT.	100		
R&R #15 felt (2nd floor balcony repair)	SQFT.	100		
Continuous metal edge Flashing (2nd story				
Patio)	LF.	75		
Sidewalk repair (demo, prep, &				
installation)refer SidewalkDetails #7 sheet	LF.			
C9.0 match existing surface		200		
Concrete Curb match existing	LF.	90		
Asphalt Repair (Demo/Installation) refer to				
Asphalt Repair Detail	SQFT.	475		
Curb Ramp (Demo/Installation) refer to				
Curb Ramp Detail #13 sheet C9.1	E.A	2		
Curb Painting	LF.	225		
Asphalt stripping 4"	SQFT.	90		
No Parking Fire lane Sign & Pole installed	E.A	5		
Cementitious Lap Siding 8.25" Smooth	LF.	600		
Cementitious Trim 3.5" Smooth	LF.	100		
No Parking Fire lane Sign & Pole installed	E.A	5		
		+		
Cementitious Lap Siding 8.25" Smooth	LF.	600		
Company:				Page 2 of 3

Item	Unit	Est. Qty	Unit Cost	Extension
Cementitious Trim 3.5" Smooth	LF.	100		
Cementitios Trim1.65"	LF.	200		
Cementitios Fascia 7.25"	LF.	300		
Cementitios Soffit smooth peforated	LF.	300		
1.25" Square Steel pipe (welded)	LF.	90		
1.5" Square Steel pipe (welded)	LF.	30		
R&R Stair Landing Guardrail	LF.	45		
R&R Patio Guardrail	LF.	80		
Stair Tread and bracket.	EA.	30		
Patio concrete pad repair	SQ.FT	30		
Prep, & Painting (Stair Assembly, Railing)	SQ.FT	30		
Rail Repair (welding)	LF.	90		
Install New Railing (Match Existing, Inc.				
Paint)	LF.	25		
Install New Stair Tread	EA.	60		
1st Floor concrete Patio repair (refer to Note				
1 below.)	EA.	45		

Note 1: Concrete slab spawled areas . Remove all loose rust and scaling on exposed reinforcing steel predampen repair areas and apply Euclid Corr-Bond Epoxy Bonding Agent in accordance with Manufacturer's directions. Apply Euclid Poly-Patch resurfacing Material to repair areas and hand trowel to match surrounding concrete.

Landscaping Items	Unit	Est. Qty	Unit Cost	Extension
Shrub removal	EA.	10		
Shrub Pruning	CY.	20		
Landscape steel edging	LF.	175		
Weed barrier	CY.	20		
Mulch	CY.	20		
Supply and install Zeon Zoysia Sod only	SQ.FT	1000		
Supply and install Zeon Zoysia Sod, apply				
weed killer, place top soil, and fertilize	SQ.FT	100		
Site Grading	CY.	100		
Tree Pruning	CY.	20		
Landscape Maintenance - Establishment				
Period (per Month)	MO.	2		
Top soil (Landscape Mix)	CY.	600		
Nolina Foothill (1.25 QT)	EA.	3		
Aztec Grass (1.25 QT)	EA.	30		
Dalea Black (1 gallon)	EA.	4		
Rosemary (1 gallon)	EA.	4		
Lavender (1 gallon)	EA.	4		
Esperanza (1gallon)	EA.	4		
Gaillardia Red (1 Flat)	EA.	4		
Indian Paint Brush (1 Flat)	EA.	4		
Bougainvillea (1 Flat)	EA.	4		
Miscellaneous Items	Unit	Est. Qty	Unit Cost	Extension
PowerWash Exterior Walls	Building	6		
Powerwash sidewalk & Stairs	Building	6		
R&R Thermostat (White Rodgers 24vDigital				
Heat/Cool thermostat MFG #:1F78-144)	EA.	10		
Tuck & Point Brick	LF.	100		
Company:				Page 3 of 3

	Addenda Ack	knowledgements	
Addendum #1	Date		
Addendum #2	Date		
Addendum #3	Date		
Addendum #4	Date		
Signature		Date	
Printed Name		Company	
E-mail address if available			
Phono		,	

Invitation For Bids (IFB) INVITATION FOR BIDS (IFB) NO. 1903-910-65-4901 Castle Point Exterior Renovations and Site Improvements

Bidder's Certification

By signing below, Bidder certifies that the following statements are true and correct:

- 1. He/she has full authority to bind Bidder and that no member Bidder's organization is disbarred, suspended or otherwise prohibited from contracting with any federal, state or local agency,
- 2. Items for which Bids were provided herein will be delivered as specified in the Bid,
- 3. In performing this contract, the contractor(s) shall comply with any and all applicable federal, state or local laws including but not limited to: Occupational Safety & Health, Equal Employment Opportunity, Immigration and Naturalization, The Americans with Disabilities Act, State Tax and Insurance Law, and the Fair Housing Act.,
- **4.** Bidder agrees that this bid shall remain open and valid for at least a period of 90 days from the date of the Bid Opening and that this bid shall constitute an offer, which, if accepted by SAHA and subject to the terms and conditions of such acceptance, shall result in a contract between SAHA and the undersigned Bidder,
- 5. He/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this Bid,
- **6.** Bidder, nor the firm, corporation, partnership, or institution represented by the Bidder, or anyone acting for such firm, corporation or institution has violated the antitrust laws of the State of Texas or the Federal Antitrust laws, nor communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business,
- 7. Bidder has not received compensation for participation in the preparation of the specifications for this IFB,
- 8. Non-Collusive Affidavit: The undersigned party submitting this bid hereby certifies that such bid is genuine and not collusive and that said Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any Bidder or person, to put in a sham Bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other Bidder, to fix overhead, profit or cost element of said bid price, or that of any other Bidder or to secure any advantage against SAHA or any person interested in the proposed contract; and that all statements in said bid are true.
- **9. Child Support:** Pursuant to Section 231.006 (d) of the Texas Family Code, regarding child support, the bidder certifies that the individual or business entity named in this bid is not ineligible to receive the specified payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.
- 10. Lobbying Prohibition: The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- 11. Non-Boycott of Israel: SAHA may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that; (i) it does not Boycott Israel; and (ii) will not Boycott Israel during the term of the contract. (Texas Government Code chapter 2270) by accepting these General Conditions and any associated contract, the CONTRACTOR certifies that it does not Boycott Israel, and agrees that during the term of this contract will not Boycott Israel as that term is defined in the Texas Government Code Section 808.001, as amended.
- 12. **Tx. Gov. Code 2252.152:** Prohibits a government entity from awarding a contract to a company identified as Iran, Sudan, or a Foreign Terrorist Organization as identified on a list maintained by the Texas Comptroller of Public Accounts. By signature hereon bidder certifies that it is not affiliated in any manner with the businesses on these lists.

SIGNED:	(Print Na	me)	
(Print Company Name)	(Company Phone)	(Fax)	
(Email Address)		(Date)	