



**Jacksonville Housing Authority**  
**Scattered Sites**  
**3617 Buchman St. Unit # 1 and # 2**  
**Modernization Project**

**Scope of Work:**

- Remove existing kitchen cabinets and replace with new kitchen cabinets counter tops, sink, faucets and associated plumbing materials lines, stops etc. Cabinets to be all wood cabinets and include toe plates and backs. Layout to match existing.
- Remove and replace all interior hollow wood doors and frames with new solid core doors and frames; replace all knobs and locks.
- Remove and replace all flooring with Flooring Armstrong Premium Excelon Raffia 55800 Snowdrift, remove old base and install new black vinyl cove case. Strip and wax the new VCT flooring. A minimum of 4 coats of wax should be applied to provide a high lustrous shine.
- Replace all damaged and broken glass and hardware in existing windows service to operating condition.
- Remove existing tub surround down to stud wall and replace with new ½" moisture and mold resistant gypsum board and Install new complete tub surround with Bright White 4-1/4 in. x 4-1/4 in. Ceramic Wall Tile from tub to ceiling all bullnose finish edges grout to be white.
- Install new 12x12 anti-slip matte white ceramic floor tiles with matching ceramic base bullnose finish edges and marble threshold grout to be white.
- Contractor is responsible for supplying and installing one (1) each China Soap dish and towel bar in bath surround area and one (1) each Towel bar in area of bathroom selected by property Foreman.
- Contractor to install new Toilet (American Standard cadet-3 ADA height), Seat, angle stop and supply line and (1) one china toilet paper holder.
- Contractor to install new white steel Bathtub, Brass tub waste and overflow, Delta pressure balancing tub and shower valve, shower riser with head and trim kit.
- Contractor to install new Vanity with cultured marble top with sink, to include new Delta two handle faucet with pop up, angle stops, P-trap, waste arm and supply lines and one china tooth brush holder.
- Contractor shall upgrade existing electrical panel; all damaged wiring must be replaced. Remove and replace electrical receptacles, toggle switches, and cover plates; all replacement wiring and circuits must meet the current Electrical code requirements (a separate permit may be required). Existing lighting to be removed and replaced with new LED lighting; install new smoke and carbon monoxide sensors.
- Clean, prime and paint all wall and ceiling surfaces. Contractor shall sand, patch and repair all damaged drywall, doors and frames. Loose, peeling, blistering, chalking and scaling paint shall be removed, including, but not limited to, existing paint runs, holes, dents and other imperfections. Resulting edges of all areas scraped shall be spackled to a feathered edge and



sanded smooth achieving acceptable wall finishes providing a uniform surface. Wipe down all walls to remove dirt and grime prior to painting. Remove all abandoned hardware, including hooks, screws, nails, anchors, wire, etc. and fill holes.

- Contractor shall repair all areas of ceiling that are damaged, fallen, sagging, peeling, blistering, chalking or scaling finish to match existing texture popcorn, crows foot, knock down ETC. Finish work shall be uniform in color, smooth and free from defects, lap marks, bleeding, ghosting and shadowing. Edges where paint adjoins other materials or colors shall be sharp, straight and clean.

Exterior Painting: Walls shall be pressure washed to remove existing loose paint and coatings. Surfaces shall be pressure washed to a stable substrate layer by water at a pressure of 2,000 to 2,500 psi. Remove all mold, stains, oils, loose paint, contaminants and bond breakers from wall. Surface shall be clean, dry, and free from contaminants and foreign matter. Mildew and chalking shall be removed. Any Chipped, peeling, or blistered paint shall be removed. Hard glossy surfaces shall be dulled and roughened to ensure proper adhesion. Repair all damaged or rotten areas before applying primer and paint.

Contractor will not be permitted to paint or cut in around signage; the signage shall be removed prior to pressure washing and painting, stored, and replaced following completion of painting. Any signage damaged during removal shall be replaced at no cost to the owner.

The following items shall not be field painted:

1. Items made from brass, bronze, copper or stainless steel.
2. Manufactured items furnished with factory applied finishes, etc.
3. Electrical panels, switchgear, substations, transformers and other electrical equipment.
4. Compressors, air handling units and other mechanical equipment.
5. Aluminum surfaces except where specifically noted otherwise.
6. Glass.
7. Rubber and fabric surfaces.

Finish schedule

Sherwin Williams Problock series primer

Interior wall paint color Sherwin Williams Paint, Biscuit SW 6112, latex, semi-gloss

Interior ceiling paint Sherwin Williams SW 7005 Pure White latex, semi-gloss

Interior Door paint architectural brown, latex, semi-gloss



Exterior wall/body paint Sherwin Williams SW 6888 Pizazz Peach satin EMERALD®

Exterior Acrylic K48 Series

Exterior door paint architectural brown, oil base, semi-gloss

Bathroom surfaces, ceilings, door, jamb and walls high gloss white enamel.

Flooring Armstrong Premium Excelon Raffia 55800 snowdrift.

Counter top Wilsonart natural almond D30-60 matte finish

Kitchen cabinets all wood and must meet HUD severe use; color cherry match existing lay out

Kitchen Faucet Delta 2100 LF Kitchen Sink Elkay - K233221 - Dayton Stainless Steel 33" x 22" x 6-1/16",  
Equal Double Bowl Drop-in Sink (ADA)

All wood vanity with cultured marble top, faucet to be Delta 2522 LF 2 handle style.

Lighting: Bedrooms, kitchen, hallways, living room, and dining area will be Lithonia FMLRL 14 20840 M4  
LED Low-Profile Round 120V 1600 Lumens

Over vanity lighting should be Lithonia 2' Linear LED Catenary in Brushed Nickel

Exterior Lighting Honeywell #SS05A1-08 Dusk to Dawn outdoor wall lantern

Range Hood 30" Broan White with light ductless MFG Part: BUEZ130WW

GE Panel 100AMP 20 Circuits

- Deep cleaning must be completed. Wipe walls and ceilings, doors and doorframes, Windows and sills, baseboards, cabinets, (both inside and out), shelves and any other surfaces where dust particles might have settled. Strip and wax the new VCT flooring. A minimum of 4 coats of High-Gloss metal interlock commercial wax to be applied to provide high lustrous shine units to be turnkey; a complete product that is ready for immediate use.