



A COMMUNITY OF POSSIBILITIES

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# QUICK QUOTE

## Signs for Snowden Senior Living Development

*for*

**Opportunity Home San Antonio** *and*  
Affiliated Entity **Beacon Communities**

Date Issued

**April 16, 2024**

Quick Quote #

**2404-5478**

NIGP Code #

**801-76, 801-83  
801-59**

Closes

**April 30, 2024 at 11 a.m.**

**Prepared by**

Opportunity Home San Antonio  
Department of Procurement

**President and CEO**

Ed Hinojosa Jr.

- 1.0 Purpose:** The Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (“Opportunity Home”) and its affiliated entities, hereby invites independent Contractors to submit bids for the installation of signs for Snowden Senior Living Development
- 2.0 OPPORTUNITY HOME SAN ANTONIO (Opportunity Home) CONTACT:** All questions or requests for documents pertaining to this solicitation shall be addressed to Shayne Everett-Endres, Contract Specialist, Using the portal <https://homesa.bonfirehub.com/portal/?tab=openOpportunities>.
- 3.0 APPLICABILITY:** By submitting a bid, the bidder is agreeing to abide by all terms and conditions listed herein, including those terms and conditions within HUD Handbook 7460.8 REV 2, Procurement Handbook for Public Housing Agencies, dated 2/2007 and HUD Table 5.1, Mandatory Contract Clauses for Small Purchases Other Than Construction and if attached; HUD 5370EZ, Davis Bacon or HUD Wage Decision.
- 4.0 OPPORTUNITY HOME’S RESERVATION OF RIGHTS: Opportunity Home reserves the right to:**
- 4.1** Reject any or all bids, to waive any informalities in the solicitation process, or to terminate the solicitation process at any time, if deemed by Opportunity Home to be in its best interest.
  - 4.2** Terminate a contract awarded pursuant to this solicitation at any time for its convenience upon delivery of a 30-day written notice.
  - 4.3** Determine the days, hours, and locations that the successful bidder shall provide the items or services called for in this solicitation.
  - 4.4** Reject and not consider any bid that does not, in the opinion of Opportunity Home, meet the requirements of this solicitation, including but not necessarily limited to incomplete bids and/or bids offering alternate (not including “or equal” items) or non-requested items or services.
  - 4.5** To make an award to the same bidder (aggregate) for all items; or,
  - 4.6** To make an award to multiple bidders for the same or different items.
- 5.0 BIDDER’S RESPONSIBILITY:** Each bidder shall carefully review and comply with all instructions provided herein or provided within any named attachments or addenda.
- 6.0 DEADLINE:** Bids are due at the time and date posted herein. Opportunity Home reserves the right to extend the posted deadline at any time prior to the deadline.
- 7.0 QUESTIONS:** All questions or requests for information concerning this solicitation must be submitted in writing eight (8) days prior to the closing deadline to [Bonfire Portal](#).

**8.0 HOLD PRICES/NON-ESCALATION:** By submitting a bid, the bidder agrees to "hold" or not increase the bid prices for a minimum period of ninety (90) days. Quantities listed in this solicitation are for the purpose of determining the best pricing per line item. Contractor shall field verify all quantities and dimensions.

**9.0 METHOD OF AWARD:** Opportunity Home may, at its sole discretion, procure the applicable goods or services by the issuance of a PO or execution of a contract. By submitting a bid, the successful proposer agrees to accept the PO or execute the contract.

**10.0 FEES and FORMS:**

**10.1 FEE:** All fees are all-inclusive of all related costs that a proposer will incur to provide the noted goods or services in compliance with this solicitation, including, but not limited to employee wages and benefits, clerical support, travel and lodging, overhead, profit, licensing, insurance, materials, supplies, tools, equipment, long-distance telephone calls, document copying, and motor vehicle fuel, all costs shall be fully burdened.

**10.2 FORMS:** Bids shall be submitted utilizing the bid/fee forms included herein. Submission of forms other than the Opportunity Home forms may result in disqualification of the response. Any bidder-attached or included Terms and Conditions (Ts & Cs) are subject to acceptance by Opportunity Home at its sole discretion.

**11.0 AWARD CRITERIA:** Award shall be made to the responsive and responsible contractor that submits the best value to Opportunity Home using price and other factors listed below.

- a. Ability to best provide services for the project beyond the minimum requirements may be considered in the "Best Value" determination.
- b. Lead time will be considered in awarding.

**12.0 BID COSTS:** Opportunity Home shall not compensate any bidder for any costs that may be incurred in responding to this solicitation.

**13.0 ASSIGNMENT OF PERSONNEL:** Opportunity Home retains the right to demand and receive a change in personnel assigned by the Contractor to provide services to Opportunity Home if Opportunity Home believes that such change is in its best interest.

**14.0 UNAUTHORIZED SUBCONTRACTING PROHIBITED:** The successful bidder shall not assign any right nor delegate any duty for the work proposed pursuant to this solicitation (including, but not limited to, selling or transferring the ensuing PO or contract without the prior written consent of Opportunity Home. Any purported assignment of interest or delegation of duty without the prior written consent of Opportunity Home, shall be void and may result in the cancellation of the PO or contract with Opportunity Home.

**15.0 LICENSING REQUIREMENTS:** By submitting a bid, the successful bidder certifies that he/she possesses and will, prior to issuance of a PO or execution of a contract, present to Opportunity Home proof and/or certification of the following:

**15.1** If applicable, local business license issued by the City of San Antonio.

**15.2** If applicable, a copy of the bidder’s license issued by the State of Texas licensing authority allowing the bidder to provide the services or products as detailed herein.

**16.0 PERMITS:** Contractor shall obtain all permits required to complete the work per the specifications.

**17.0 INSURANCE:** Contractor is required to have in place during the term of the contract the following minimum insurance requirements. Contractor will be required to provide an original Certificate of Insurance to Opportunity within 10 days of contract signature compliant with HUD requirements to include Builders Risk and the requirements below.

Professional Liability	Required Limits
Housing Authority of the City of San Antonio and its affiliates must be named as a Certificate Holder. This is required for vendors who render observational services to Opportunity Home, such as appraisers, inspectors, attorneys, engineers, or consultants.	<del>\$1,000,000</del> Not Required.
Business Automobile Liability	Required Limits
Housing Authority of the City of San Antonio 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 Opportunity Home 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 Opportunity Home must be included in the Workers’ Compensation policy.  Housing Authority of the City of San Antonio and its affiliates must be a Certificate Holder.	Statutory Employer’s Liability is \$500,000
Commercial General Liability	Required Limits
This is required for any vendor who will be doing hands-on work at Opportunity Home properties. Housing Authority of the City of San Antonio and its affiliates must be named as an Additional Insured and as the Certificate Holder.	\$1,000,000 per accident \$2,000,000 aggregate

[Continued on Next Page](#)



Builders Risk	Required Limits
Builder shall carry Builder's Risk to cover the loss of materials and/or the building under construction/rehabilitation. Housing Authority of the City of San Antonio and its affiliates must be named as an Additional Insured and as the Certificate Holder.	Equal to the Contract Cost of the construction or rehabilitation project stated in the contract.

**18.0 INVOICING:** To help ensure timely payments and, unless utilizing a progress payment schedule, invoices shall be sent to the following address:

[Accounts\\_Payable@homesa.org](mailto:Accounts_Payable@homesa.org).

**Please include Purchase Order or Assigned Contract Number with all invoices**

If contractor lacks electronic invoicing capability, they may send invoices to **Opportunity Home San Antonio | Accounts Payable | P.O. Box 830428| San Antonio, TX 78283-0428.**

The Contractor shall invoice Opportunity Home within 60 days after the delivery of the goods or service. If the Contractor fails to invoice within 60 days, Opportunity Home reserves the right not to pay the invoice. In an effort to be more efficient, Opportunity Home processes all payments electronically. Contractors will be required to complete a direct deposit form. Opportunity Home's standard payment terms are net 30 days.

**19.0 Fair Labor Standards Act:** Both parties hereby agree to comply with the provisions of the Fair Labor Standards Act (29 U.S.C. 201, et seq).

**20.0 Indemnification.** The Contractor shall indemnify and hold harmless Opportunity Home 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 Contractor, 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, resulting in whole or in part from the negligent acts or omissions of the Contractor, any subcontractor, or any employee, agent or representative of the Contractor or any subcontractor. **CONTRACTOR ACKNOWLEDGES AND AGREES THAT THIS INDEMNITY CONTROLS OVER ALL OTHER PROVISIONS IN THE AGREEMENT, AND SURVIVES TERMINATION OF THIS AGREEMENT.**

**Continued on Next Page**

Contractor shall indemnify and hold harmless Opportunity Home, 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 Contractor*, its employees, sub-subcontractors, suppliers, manufacturers, or other persons or entities for whose acts Contractor may be liable.

**21.0 SECTION 3: Training and Employment Opportunities for Residents in the Project Area (Section 3, HUD Act of 1968; 24 CFR 135)**

(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. 1701 (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.

**22.0 EPA REQUIREMENTS (This section applies only to Painting):** Contractor must be EPA certified. Contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes, childcare facilities, and schools built before 1978 must be certified by EPA and must follow specific work practices to prevent lead contamination.

**This includes, but is not limited to:**

**Contain the work area.**

**Minimize dust.**

**Clean up thoroughly.**

Contractors must provide to Opportunity Home and tenants a copy of the EPA pamphlet “*Renovate Right: Important Lead Hazard Information for Families, Childcare Providers and Schools*,” before the renovations start. Federal law requires this in housing, child-care facilities, and schools built before 1978 and when renovating six square feet or more of painted surfaces in a room for interior projects or more than twenty square feet of painted surfaces for exterior projects. For a copy of this pamphlet go to:

[epa.gov/lead/pubs/renovaterightbrochure.pdf](http://epa.gov/lead/pubs/renovaterightbrochure.pdf)

**Continued on Next Page**

**23.0 GENERAL CONDITIONS:**

**23.1 Scope of Work is Attachment A.**

**23.2 Location of Property:**

**Snowden Senior Living Development  
7223 Snowden Rd, San Antonio, TX 78240**

**23.3 WARRANTY:** All services and goods provided pursuant to this solicitation and the resulting contract shall be covered by the most favorable commercial warranties given to any customer for same or similar supplies or services, but in any event, such goods and services shall be warranted for at least a period of two (2) years.

**23.4 OR EQUAL:** Catalogs, brand names, or manufacturer’s references where provided are descriptive only and indicate the 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 the product offered and illustrations and must be included in the bid submittal. Failure to include the above-referenced data will require the Contractor to furnish specified brand names, numbers, etc.

**23.5** Acceptance by Opportunity Home is required prior to payment. Acceptance will be based on adherence to the specifications, best industry practice, and inspection by Opportunity Home personnel.

**23.6** Contractor shall supply all material, labor, and equipment to complete the requirement of this solicitation unless otherwise specified in this solicitation.

**23.7** Contractor shall dispose of all debris and trash offsite in accordance with all local, State and Federal laws and codes. At no time will the Contractor discard any debris or trash into any Opportunity Home refuse container.

**23.8 Responses must be completed and submitted through the following Bonfire E-Procurement system portal:**

**<https://homesa.bonfirehub.com/portal/?tab=openOpportunities>**

## Quote Fee Sheet

**Quick Quote Closes on April 18, 2024, at 11:00 AM**  
**2404-5478**

**State Law limits procurements using this method of solicitation to \$50,000.00 or less.**

- 1. Base Bid:** The following must be completed per the specifications herein and applied over the correct base. (All fees must be included in cost)

Description	QTY	UOM	Total Cost	Days to Complete
Total Project Costs	1	JOB		

Description	QTY	UOM	Cost	Extended
Labor	1	hr		
<b>Office Area &amp; Interior</b>				
No Cash / Desk	1	ea		
ID Required - Desk	1	ea		
Restroom /Clean	2	ea		
Restroom ID	2	ea		
Suite Panels	135	ea		
Suite Directionals (color/floor)	38	ea		
Fitness Room	1	ea		
Community Room	1	ea		
Leasing Office	2	ea		
HUD Plaque	1	ea		
Fitness Rules	1	ea		

**Company Name:** \_\_\_\_\_

Description	QTY	UOM	Cost	Extended
Main ID - Letters only	1	job		
Amenities - Standing	1	job		
<b>Pool Area</b>				
Pool Rules	1	ea		
In Case of Emergency	1	ea		
No Life Guard	1	ea		
No Diving	1	ea		
Max Load	1	ea		
Persons under 14	1	ea		
Diapers/Diarrhea	1	ea		
<b>Outdoor &amp; Other Areas</b>				
Electric Car charge	3	ea		
Leasing Center Letters	1	ea		
Gun Laws, Hours	1	ea		
Building Numbers	6	ea		
FDC	6	ea		
Stairwell numbers	12	ea		
Resident Parking	3	ea		

Company Name: \_\_\_\_\_

Description	QTY	UOM	Cost	Extended
<b>Outdoor and Other Areas Continued</b>				
Leasing Office Directionals	2	ea		
Site Map	1	ea		
Welcome to Dog Park	1	ea		
Dog Park Entrance	1	ea		
Sign Permit	1	ea		

**a. Completion Date:**

**If the Contractor fails to list days to complete, the project must be completed within 60 days from notification to begin work.**

Total Days to Complete: \_\_\_\_\_

**2. Additional Information:** Enclose a one-page summary of your company's ability to provide and install signs at Snowden Living Senior Development.

a. A breakdown of the materials used in the project; is to be included with the Fee Sheet.

**3. Sub-Contractors:** Proposer shall identify his subcontractors if any:

a) \_\_\_\_\_

b) \_\_\_\_\_

**Acknowledge Receipt of Addenda**

Addendum #1 \_\_\_\_\_ Date: \_\_\_\_\_

Addendum #2 \_\_\_\_\_ Date: \_\_\_\_\_

_____ <b>Signature</b>	_____ <b>Date</b>
_____ <b>Printed Name</b>	_____ <b>Company</b>
_____ <b>E-mail address if available</b>	_____ <b>Phone</b>
	_____ <b>Fax</b>

## 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 Opportunity Home and subject to the terms and conditions of such acceptance, shall result in a contract between Opportunity Home 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 the 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 Opportunity Home or any person interested in the proposed contract; and that all statements in the 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 an 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:** Opportunity Home 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 this list.

Submitted by (Firm): \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Printed name and title \_\_\_\_\_

Business address: \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

# **ATTACHMENT A**

## **Scope of Work/Specifications**



### **SCOPE OF WORK/SPECIFICATIONS**

- 1.** The image files for each sign type will be provided by the owner. Sign images will be in full color, a minimum of 600 dpi raster images sized to each sign type and location indicated.
- 2.** All the signs will be back-printed acrylic as stated in the specs.
- 3.** Floor Unit Directional signs will be a different color for each floor.
- 4.** Colors are specified in the drawings attached.
- 5.** The ADA braille signs will be Romark
- 6.** Building Interior Signs in this package are based on 1/8" P95 Clear acrylic sign bodies with custom-printed second surface. Sign-Panel Perimeter: Finish edges smooth. Edge Condition: Beveled Corner Condition in Elevation: Square
- 7.** Building Exterior Signs in this package are based on ACM (Composite Aluminum) sign bodies with custom-printed second surface. Sign-Panel Perimeter: Finish edges smooth. Edge Condition: Beveled Corner Condition in Elevation: Square
- 8.** Where Sign Holders are indicated, offerors shall provide clear holders meant for the insertion of changeable paper printed signs supplied by owner. P95 Clear acrylic shall be used for the view pane. Edge Condition: Beveled Corner Condition in Elevation: Square. There shall be a back pane of clear or opaque acrylic to accommodate mounting with double-stick tape.
- 9.** Contractor will submit proofs for approval by Opportunity Home prior to print.

**Specifications on Next Page**

## SPECIFICATIONS

### **PART 1 - GENERAL**

#### **1.1 SUMMARY**

- A. Section includes building egress map and related signs that are directly attached to the building.

#### **1.2 ACTION SUBMITTALS**

- A. Product Data: For each type of product.
- B. Shop Drawings: For egress map signs.
  1. Include fabrication and installation details and attachments to other work.
  2. Show sign mounting heights, locations of supplementary supports to be provided by other installers, and accessories.
  3. Show message list, typestyles, graphic elements, and layout for each sign
- C. Samples: Submit full-sized mockups for each sign type specified

#### **1.3 INFORMATIONAL SUBMITTALS**

- A. Sample warranty.

#### **1.4 CLOSEOUT SUBMITTALS**

- A. Maintenance data.

#### **1.5 WARRANTY**

- A. Special Warranty: Manufacturer agrees to repair or replace components of signs that fail in materials or workmanship within specified warranty period.
  1. Warranty Period: [Five] years from date of Substantial Completion.

### **PART 2 - PRODUCTS**

#### **2.1 PERFORMANCE REQUIREMENTS**

- A. Accessibility Standard: Comply with applicable provisions in the USDOJ's "2010 ADA Standards for Accessible Design" the ABA standards of the Federal agency having jurisdiction and ICC A117.1
  - The ADA braille signs will be Romark.

#### **2.2 BUILDING SIGNS**

- A. **The Signage in this package IS based on 1/8" P95 Clear Frosted acrylic sign bodies or ACM (composite aluminum) with custom-printed full-color second surface.**

1. Other manufacturing processes able to achieve the result indicated and required code compliance are acceptable pending prior approval.
2. Sign-Panel Perimeter: Finish edges smooth.
  - a. Edge Condition: **Beveled**
3. Mounting: **Manufacturer's standard method for substrates indicated. Surface-mounted to the wall with adhesive or two-face tape.**

### 2.3 SIGN MATERIALS

- A. Acrylic Sheet: ASTM D4802, category as standard with manufacturer for each sign, Type UVF (UV filtering).
- B. Vinyl Film: UV-resistant vinyl film with pressure-sensitive, permanent adhesive; die cut to form characters or images as indicated on **Drawings and suitable for exterior applications.**
- C. ACM ( Composite Aluminum): Exterior signs**
- D. Adhesive: (At Face Brick mounting locations noted) As recommended by sign manufacturer.
- E. Two-Face Tape: Manufacturer's standard high-bond, foam-core tape, 0.045 inches (1.14 mm) thick, with adhesive on both sides.

**Note: Sign diagrams in Exhibit A-1 below.**  
**End of Scope of Work/Specifications**

## EXHIBIT A-1 Sign Diagrams

## SNOWDEN SENIOR LIVING

# SNOWDEN LIVING

Sign Package



SAN ANTONIO, TX

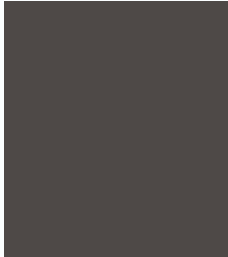
Main Id  
ID-Wayfinding to Property Office  
Parking for Leasing Office  
Interior Room ID's/Leasing Office  
Fair Housing-ADA Rest Room  
Resident Parking Only  
Site Maps at entrances  
Leasing Office ID  
Gun Rules Vinyl on Entry Glass  
Leasing Office Hours  
Building Numbers w/Unit #s  
Hallway Directionals/Elev Directionals  
Storage Units  
Charging Stations  
Fitness Center ID & Rules  
"Pool Rules + NO Life Guard, etc."  
Carport Numbers or Garage #'s  
Resident Parking Only  
FDC Signs  
Stairwell Floor's  
Dog Park/BBQ Rules

7223 Snowden RD  
San Antonio TX

# SNOWDEN LIVING

6mm Aluminum Composite Material  
3mm HP Vinyl Digital Print Vinyl  
Anchored to wall with stainless steel hardware

Romark  
ADA Tactile Color  
Graphite



Romark  
Pearl Gray  
Background



Match Silver Gray  
Romark for Print

10"x4.5" Romark on desk stand

1

**No Cash Accepted**

10"x4.5" Romark on desk stand

1

**Government Issued Photo Id  
Required for all Tours**

10"x4.5" Romark/Wall Mount in RR

2

**Please Be Considerate and Keep  
this Restroom Clean by Wiping  
Up Counter After Use.**

8" x 8" Romark- Wall Mount @ RR



1

2

6"x3" Romark Braille/Suite #

**2001**

6 PCS 6 X 3

**FDC**

(QTBD) 6"x3"

STAIRWELL A1  
**1★**

(QTBD) 6"x3"  
Elevator Signage

Elevator A1  
**1★**

1

10"x4.5" Romark /Wall Mount

1

**FITNESS ROOM**

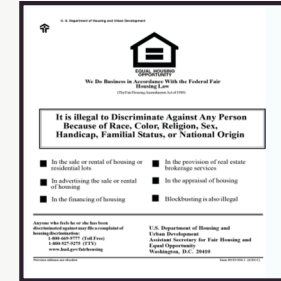
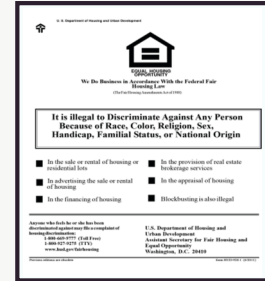
1

**COMMUNITY  
ROOM**

1

**LEASING OFFICE**

## 24"x28"- ACM



## 22"x28"

### FITNESS CENTER RULES

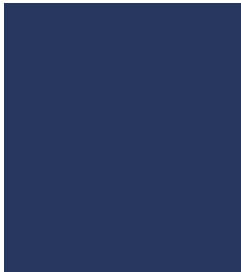
- The Fitness Center is provided for the use of residents and one guest only.
- Please consult a physician prior to starting any exercise program.
- The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
- Resident(s) shall carefully inspect each piece of equipment prior to use and shall refrain from using any equipment that may be functioning improperly or that may be dangerous or damaged.
- Resident(s) shall immediately report to Management any equipment that is not functioning properly, as well as any other person's use that is dangerous or in violation of Community Rules and Regulations.
- It is recommended that any person under the age of 14 must be accompanied by a responsible party. Resident(s) must accompany guests.
- No glass, smoking, eating, or alcoholic beverages are permitted in the Fitness Center.
- Management is not responsible for any lost or stolen personal items.
- The Owner, its managing agents and employees of same, shall not be liable for any health problem or injury arising out of entry into the above premises and surrounding area, and resident, his family, and his guests, by using same, hereby release the Owner, its managing agents, and employees of same, from any and all claims for injuries or adverse health problems arising out of, or in connection with, entrance into or use of these facilities.

In Case of Emergency, Dial 911  
7223 Snowden Road

# SNOWDEN LIVING

6mm Aluminum Composite Material  
3mm HP Vinyl Digital Print Vinyl  
Anchored to wall with stainless steel hardware

PMS 540



PPG 17-20  
Tesoro



PMS 206C



## Pool Area Signage

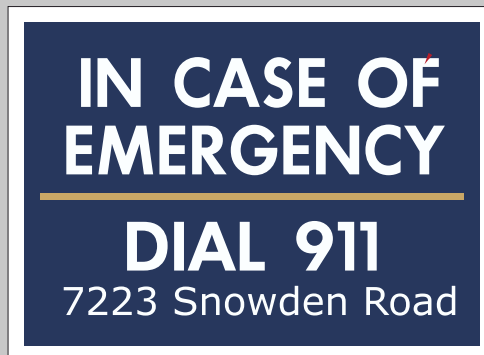
26"x20"



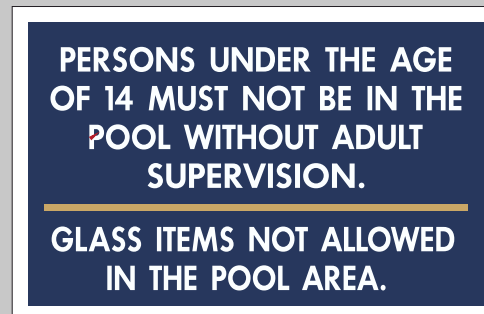
20"x5.5"

MAXIMUM USER  
LOAD LIMIT 00

40"x28"



40"x28"



48"x48"

**SNOWDEN LIVING** | **POOL RULES** | **10 am to 8 pm**  
Pool Closes on Mondays for Maintenance

- Rules WILL BE ENFORCED by all management staff. Swim at your own risk NO LIFEGUARD is on duty. Owner/Management assume no responsibility for accident or injury. Our swimming pool is for Snowden Living residents so please adhere to the following:
- It is recommended that anyone under the age of 14 be accompanied by a responsible party.
- It is recommended that residents and guests be especially careful in supervising and watching those who are poor or inexperienced swimmers inside the pool or within the enclosure area.
- Only (2) guest per apartment allowed at a time. Resident must accompany guest at all times.
- ABSOLUTELY NO HORSEPLAY, NO RUNNING, NO PUSHING, NO SPITTING, NO PROFANITY or OFFENSIVE BEHAVIOR.
- No playing with Emergency or lifesaving equipment. Safety equipment is to be used only in case of emergency.
- Causing undue disturbance or any conduct that may endanger the welfare of pool guests is PROHIBITED.
- NO ALCOHOL ALLOWED in pool area. DO NOT use the pool while under the influence of alcohol.
- NO SMOKING in pool area.
- No loud music.
- Drinking or eating while in the water is prohibited. No glass containers are allowed in the pool area and eating and drinking in the water.
- DO NOT use the pool if you have the following: open sores, wounds, skin infections, or nasal/ear discharges.
- PROPER swim attire must be worn. NO jeans, cut-offs or colored t-shirts/tank tops. (Only white t-shirts may be worn)
- ABSOLUTELY NO DIAPERS ALLOWED IN THE POOL. Those not toilet-trained MUST wear swim diapers under swimsuits at all times.
- No flotation devices other than arm and body swim aids allowed in pool.
- Animals are NOT permitted in the pool area unless an assistance or service animal.
- We are not responsible for lost or stolen items.

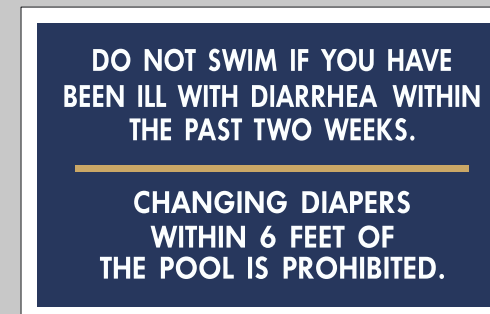
All residents and guest are expected to conduct themselves in a safe and appropriate manner at all times. Management and Staff has the authority to enforce these rules and we may remove any persons who violates these rules. A resident will be verbally warned, failure to adhere to the pool rules may lead all pool privileges revoked, given a lease violation or asked to move out. Owners representatives may close the pool at any time for safety or maintenance reasons.

In Case of Emergency, Dial 911  
7223 Snowden Road

40"x35"

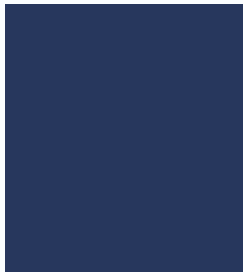


40"x28"



SNOWDEN  
LIVING

PMS 540



PPG 17-20  
Tesoro



PMS 375 C



20"x32"x 6mm ACM

6mm Aluminum Composite Material  
3mm HP Vinyl Digital Print Vinyl  
Anchored to wall with stainless steel hardware



6mm Aluminum Composite Material  
3mm HP Vinyl Digital Print Vinyl  
Anchored to wall with stainless steel hardware

(3) 16"x20" ACM



(1) 16"x20" ACM



(1) 16"x20" ACM



18"x20"  
6mm Aluminum Composite Material  
3mm HP Vinyl Digital Print Vinyl  
Bolted to Powder Coated 2"x2" square Tube with Stainless Steel Hardware  
Cement 24" below Grade



# SNOWDEN LIVING

3M HP 220  
CUT VINYL  
ARRANGED TO FIT  
DOOR

PMS 206C



Mounted lettering above leasing office door, size TBD

# LEASING OFFICE

7223 Snowden Road

## SNOWDEN LIVING

### HOURS

Monday Friday 9:00-5:30  
Saturday 9:00-5:30  
Sunday, CLOSED



"PURSUANT TO SECTION 30.06,  
PENAL CODE (TRESPASS BY LICENSE  
HOLDER WITH A CONCEALED  
HANDGUN), A PERSON LICENSED UNDER  
SUBCHAPTER H, CHAPTER 411, GOVERNMENT  
CODE (HANDGUN LICENSING LAW), MAY NOT  
ENTER THIS PROPERTY WITH A CONCEALED  
HANDGUN"

"DE ACUERDO CON LA SECCION 30.06 DEL  
CODIGO PENAL (INGRESO SIN AUTORIZACION  
DE UN TITULAR DE UNA LICENCIA CON UNA  
PISTOLA OCULTA), UNA PERSONA CON  
LICENCIA SEGUN EL SUBCAPITULO H,  
CAPITULO 411, CODIGO DEL GOBIERNO (LEY  
SOBRE LICENCIAS PARA PORTAR PISTOLAS),  
NO PUEDE INGRESAR A ESTA PROPIEDAD  
CON UNA PISTOLA OCULTA"



"PURSUANT TO SECTION 30.07,  
PENAL CODE (TRESPASS BY LICENSE  
HOLDER WITH AN OPENLY  
CARRIED HANDGUN), A PERSON  
LICENSED UNDER SUBCHAPTER H, CHAPTER  
411, GOVERNMENT CODE (HANDGUN LICENSING  
LAW), MAY NOT ENTER THIS PROPERTY WITH A  
HANDGUN THAT IS CARRIED OPENLY"

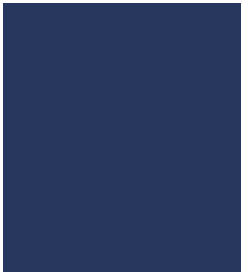
"DE ACUERDO CON LA SECCION 30.07 DEL  
CODIGO PENAL (INGRESO SIN AUTORIZACION  
DE UN TITULAR DE UNA LICENCIA CON UNA  
PISTOLA A LA VISTA), UNA PERSONA CON  
LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO  
411, CODIGO DEL GOBIERNO (LEY SOBRE  
LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE  
INGRESAR A ESTA PROPIEDAD CON UNA  
PISTOLA A LA VISTA"

Text to be Adapted to  
Snowden front Entrance  
**Gun Rules**

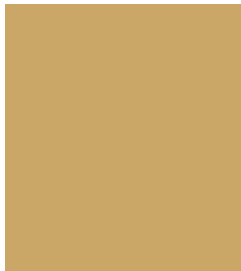
# SNOWDEN LIVING

6mm Aluminum Composite Material  
3mm HP Vinyl Digital Print Vinyl  
Anchored to wall with stainless steel hardware

PMS 540



PPG 17-20  
Tesoro



QTBD  
42" x 48"



**WELCOME  
TO YOUR DOG PARK!**


---

This area is dedicated to fun and exercise activities with your dog. Dogs may run off-leash, under voice control, within the confines of the fenced area.

- 🐾 Please keep your dog from jumping on other dogs or people.
- 🐾 Pick up your dog's waste and dispose of it in the receptacles provided.
- 🐾 Do not allow your dogs to be aggressive towards people or other dogs.
- 🐾 Remember to keep your dog on a leash until you enter the park area.
- 🐾 Remember that off leash does not mean out of control.
- 🐾 Park is not responsible for injury or damage; enjoy at your own risk.


In Case of Emergency Call 911  
7223 Snowden RD

QTBD  
18" x 20"



**DOG PARK!  
ENTRANCE**

---

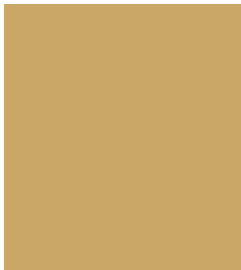


# SNOWDEN LIVING

PMS 540

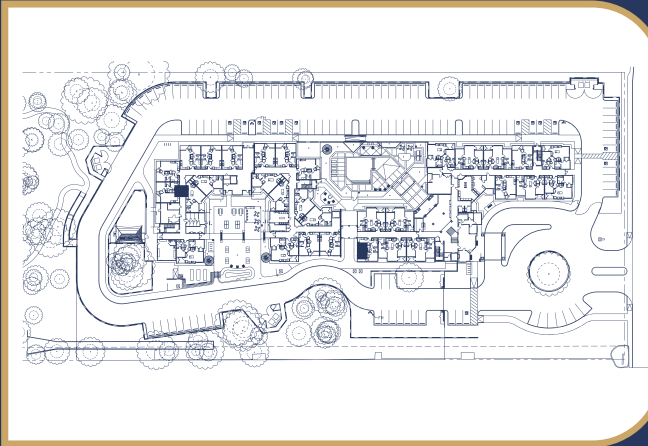


PPG 17-20  
Tesoro



36"

## SNOWDEN LIVING



### AMENITIES

- 1 Gate
- 2 Mail
- 3 Office/Business Center/  
Community Center/  
Community Room
- 4 Fitness Center
- 5 Laundry
- 6 Pool
- 7 Picnic and BBQ Area
- 8 Playground
- 9 Community Garden
- 10 Dog Park

7223 Snowden RD

60"

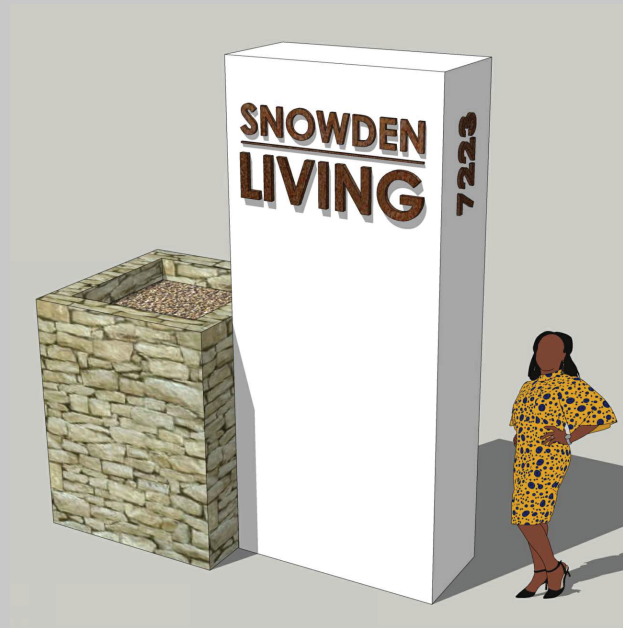
2pc 6MM Faces 36" x 31"  
2" Square Tubing  
6' Above Grade

# SNOWDEN LIVING

FAUX RUST FINISH



back lit  
1" letters with  
a rust finish.  
stud mounted  
on to monument.

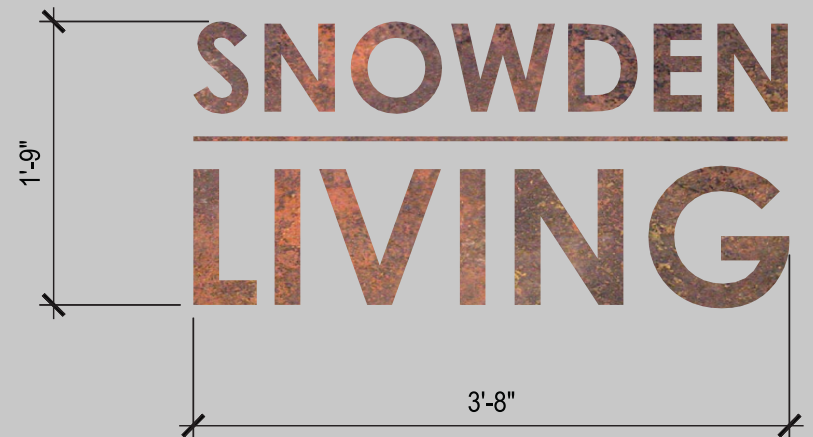


T.5 | PIN MOUNTED SIGN  
LETTERS; BACK LIT COR-TEN  
METAL FACE & RETURNS

ONE SET



TWO SETS

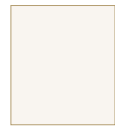


# SNOWDEN

135-Suite &  
38-Directionals

## Matte Finishes

Matte Finish  
**Romark  
ADA**



Parchment  
Background



Graphite  
Text

12"x 8"

← 1101-1104  
→ 1401-1411  
→ ELEVATORS

6"x3" Romark Braille/Suite #

1001



Marine  
Blue

2101

← 2101-2104  
→ 2401-2411  
→ ELEVATORS



Vintage  
Gold

← 3101-3104  
→ 3401-3411  
→ ELEVATORS

3001



Bahama  
Blue

4001

← 4101-4104  
→ 4401-4411  
→ ELEVATORS



Hunter  
Green

**ATTACHMENT B**  
**HUD & Other Forms**  
**(5370EZ)**

## TABLE 5.1 MANDATORY CONTRACT CLAUSES FOR SMALL PURCHASES OTHER THAN CONSTRUCTION

The following contract clauses are required in contracts pursuant to **24 CFR 85.36(i) and Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act**. HUD is permitted to require changes, remedies, changed conditions, access and records retention, suspension of work, and other clauses approved by the Office of Federal Procurement Policy. The PHA and contractor is also subject to other Federal laws including the U.S. Housing Act of 1937, as amended, Federal regulations, and state law and regulations.

**Examination and Retention of Contractor's Records.** The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three 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.

**Right in Data and Patent Rights (Ownership and Proprietary Interest).** The PHA shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials, and documents discovered or produced by Contractor pursuant to the terms of this Contract, including, but not limited to, reports, memoranda or letters concerning the research and reporting tasks of the Contract.

**Energy Efficiency.** The Contractor shall comply with all 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 this contract is performed.

### 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.

### Termination for Cause and for Convenience (contracts of \$10,000 or more).

(a) The PHA may terminate this contract in whole, or from time to time in part, for the PHA's convenience or the failure of the Contractor to fulfill the contract obligations (cause/default). The PHA shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the PHA all information, reports, papers, and other materials accumulated or generated in performing the contract, whether completed or in process.

(b) If the termination is for the convenience of the PHA, the PHA shall be liable only for payment for services rendered before the effective date of the termination.

(c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (cause/default), the PHA may (1) require the Contractor to deliver to it, in the manner and to the extent directed by the PHA, any work described in the Notice of Termination; (2) take over the work and prosecute the same to completion by contract of otherwise, and the Contractor shall be liable for any additional cost incurred by the PHA; and (3) withhold any payments to the Contractor, for the purpose of set-off or partial payment, as the case may be, of amounts owned by the PHA by the Contractor. In the event of termination for cause/default, the PHA shall be liable to the Contractor for reasonable costs incurred by the Contractor before the effective date of the termination. Any dispute shall be decided by the Contracting Officer.