

# REVISED SPECIFICATIONS

August 24, 2017

(please note changes and/or additions noted in red)

## Scope of Work

2017-8-2

Replace all flooring, ~~(except bathroom floor)~~, paint interior, refinish kitchen cabinets, prepare for occupancy,

### Time Requirements

**Contract Date:** The contract must be signed within five business days after the Quote Due Date.

**Start Date:** Contractor must start work within five business days after the contract is signed unless approved in writing by the Housing Authority.

**Completion:** The project must be complete within 30 business days after the Start Date unless approved in writing by the Housing Authority.

|             | General                                                                                                                                                                                                            |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | Contractor is responsible for confirming measurements and quantities prior to submitting bid.                                                                                                                      |
|             | Contractor responsible for providing all labor and materials, including paint.                                                                                                                                     |
|             | Contractor will obtain permits and incur costs of permits and fees required to complete this project.                                                                                                              |
|             | The Contractor shall maintain insurance required by this solicitation. The Contractor must notify the Housing Authority immediately upon any lapse in coverage.                                                    |
|             | The Contractor shall comply with all laws and requirements regarding licensing, inspections and fees.                                                                                                              |
|             | All salvage debris & material will become the property of, and be promptly disposed of by, the contractor in a legal manner.                                                                                       |
|             | All aspects of this project will be conducted in accordance with HUD 5370 EZ, General Conditions of the Construction Contract and other applicable forms provided in bid packages.                                 |
|             | The Contractor shall complete all activities included in the attached specifications and write-up                                                                                                                  |
| Davis-Bacon | For all construction related/modernization contracts exceeding \$2,000.00, compliance with all applicable Davis-Bacon wages and reporting activities is required. This compliance includes, but is not limited to: |
|             | <ul style="list-style-type: none"><li>• Payroll reporting</li></ul>                                                                                                                                                |
|             | <ul style="list-style-type: none"><li>• Onsite document postings</li></ul>                                                                                                                                         |

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|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <ul style="list-style-type: none"> <li>Paying employees wage rates equal to, or exceeding, the rates noted on the current applicable Wage Determination for each classification listed.</li> </ul>                                                           |
|                       | Set controls to guard access to the work area during demolition and installation of the new materials to maintain safety of the residents during performance of the work.                                                                                    |
|                       | The contractor shall take steps to avoid any damage to the units' walls, flooring and resident belongings/furnishings.                                                                                                                                       |
|                       | The contractor is responsible for all measurements and calculations prior to bidding. Change Orders shall not be issued due to the failure of the Contractor to conduct onsite inspections or confirm measurements.                                          |
|                       | The Contractor shall complete all activities and leave the unit ready for immediate occupancy at the completion of the project.                                                                                                                              |
| <b>Specifications</b> |                                                                                                                                                                                                                                                              |
|                       |                                                                                                                                                                                                                                                              |
| <b>Flooring</b>       | Replace all flooring in unit <del>EXCEPT FOR BATHROOM.</del> Replace bathroom tile to match the rest of the flooring.                                                                                                                                        |
|                       | Remove floor down to sub floor (EXCEPT FOR BATHROOM). <del>Floor is OK)-It is not necessary to replace the bathroom sub floor.</del>                                                                                                                         |
|                       | Install new 1/2" B/C plywood with B side up over existing sub floor                                                                                                                                                                                          |
|                       | Attach plywood with screws and float and sand joints and imperfections prior to installing new tile,                                                                                                                                                         |
|                       | Plywood to lap 4'.                                                                                                                                                                                                                                           |
|                       | New VCT tile to be 1/8" vinyl applied with appropriate adhesive                                                                                                                                                                                              |
|                       | Style and color to match existing                                                                                                                                                                                                                            |
|                       |                                                                                                                                                                                                                                                              |
| <b>Bathroom</b>       | Replace Shower head                                                                                                                                                                                                                                          |
|                       | Replace medicine cabinet                                                                                                                                                                                                                                     |
| <b>Interior Walls</b> | Patch holes in walls and closets, texture to match existing surfaces. Paint entire unit interior. See attached painting specifications                                                                                                                       |
|                       |                                                                                                                                                                                                                                                              |
| <b>Ceilings</b>       | Scrape popcorn ceiling down to smooth surface. Prep and retexture to match wall surfaces. See attached painting specifications.                                                                                                                              |
|                       |                                                                                                                                                                                                                                                              |
| <b>Exterior</b>       | Replace front screen door closer and handle<br>Recaulk around doors and paint door trim<br>Paint over graffiti with color to match existing<br>Replace missing metal corner trim on exterior of house.<br>Board up the garage with plywood to prevent entry. |

|                             |                                                                                                                                                                |
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|                             |                                                                                                                                                                |
| <b>Kitchen Cabinets</b>     | Strip, prep and refinish exterior of cabinets. See attached painting specifications                                                                            |
| <b>Kitchen Ceiling</b>      | Replace approximately 4'x10' section of ceiling adjacent to north kitchen wall.<br><b>Contractor responsible for confirming exact measurements.</b>            |
| <b>Kitchen – North Wall</b> | Replace all sheetrock on north kitchen wall. Replace, tape, texture, paint to match existing. <b>Contractor responsible for confirming exact measurements.</b> |
| <b>Kitchen – Vent Hood</b>  | Replace vent hood                                                                                                                                              |

|                    |                                                                                                |
|--------------------|------------------------------------------------------------------------------------------------|
| <b>MAKE READY</b>  |                                                                                                |
|                    |                                                                                                |
| <b>Entire Unit</b> | Remove and clean all light globes. Reinstall                                                   |
|                    | Clean all window surfaces (interior and exterior)                                              |
|                    | Clean window sills and trim. (including all dirt/debris collected where window meets the sill) |
|                    | Clean all interior door surfaces.                                                              |
|                    | Clean exterior doors                                                                           |
|                    | Clean screen doors                                                                             |
|                    | Sweep, <del>mop, strip</del> , wax and buff all flooring in the unit,                          |
|                    | Clean stove and oven, including exterior surfaces                                              |
| <b>Bathroom</b>    | Clean toilet interior and exterior surfaces                                                    |
|                    | Clean sink and plumbing fixtures                                                               |
|                    | Clean <del>vanity and</del> mirror                                                             |
|                    | Remove trash, food particles, etc. from cabinets and drawers.                                  |
|                    | Clean interior/exterior surfaces of cabinets including drawers and doors.                      |
|                    | Clean bathtub interior and exterior surfaces including shower walls.                           |
|                    | Clean all handles and faucets                                                                  |
| <b>Kitchen</b>     | Clean and deodorize refrigerator/freezer including exterior surfaces and top.                  |
|                    | Clean sink and plumbing fixtures                                                               |
|                    | Clean Counter                                                                                  |
|                    | Remove trash, food particles, etc. from cabinets and drawers.                                  |
|                    | Clean interior/exterior surfaces of upper/lower cabinets including drawers and doors.          |
|                    | Clean top surface of cabinets.                                                                 |

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## **Painting Specifications:**

### **Exterior Painting:**

All wood shall be scraped to remove loose and flaking paint and washed or brushed prior to priming or top coating.

Any holes to be filled are to be filled with appropriate filler to priming or top coating.

All paint applied to all material other than metal to be semi-gloss acrylic latex applied over oil-based primer. Paint applied to metal surfaces other than drip edge shall be oil based enamel applied over appropriate primer. Bare wood to be primed with oil based primer.

All voids and gaps shall be caulked and primed prior to top coating. The bottom of all lap siding to be caulked where gaps exist prior to top coating, the bottom edge of all lap siding to be painted.

All paint to be applied with minimum thinning to provide complete coverage of all material.

Paint to be applied with brush.

### **Interior Painting:**

All paint used on the interior to be semi-gloss acrylic latex.

The method of application may be any approved manner so as to provide complete coverage of material being coated.

All holes to be filled or repaired and textured to match adjacent surfaces prior to painting,

All spills and splatters to be cleaned up prior to job being approved.

If painting an occupied unit it is the responsibility of the contractor to provide protection for furnishings in unit.

Finished used for cabinets shall be two coats of polyurethane applied over oil-based stain.