

IFB 2018-1-3
1823 E Amherst
REVISED SPECIFICATIONS

Note: All changes appear in bold and red.

Scope of Work

Make repairs as specified. Clean interior and site. Upon completion, unit should be ready for immediate occupancy.

Time Requirements

Contract Date: The contract must be signed within seven calendar days after the Quote Due Date.

Start Date: Contractor must start work within 15 calendar days after the contract is signed unless approved in writing by the Housing Authority.

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

General Specifications

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:

- Payroll reporting
- Onsite document postings
- Paying employees wage rates equal to, or exceeding, the rates noted on the current applicable Wage Determination for each classification listed.

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.

Lubbock Housing Authority does not permit smoking inside any building or within 25 feet within the exterior walls of any building owned by the Housing Authority, occupied or not. This applies to employees, tenants, contractors, vendors, visitors and guests.

Occupied units must be functional and suitable for occupancy at the end of each workday, including:

- Toilet installed and fully functional
- All utilities connected

Specifications

Entire Unit

- Popcorn ceiling texture
 - Scrape popcorn ceiling down to smooth surface.
 - Seal the ceiling with one coat latex based stain blocker
 - Prep and retexture to match wall surfaces.
 - See attached painting specifications.
 - Reinstall all light fixtures and smoke/CO2 detectors

Living Room

- Repair hole in ceiling
 - **1/2**" sheetrock
 - Tape, float, texture and paint to match surrounding surface
- Blow –in insulation 10" depth- R26.
 - Ensure all water pipes are completely covered
- Replace approximately 15' flexible, insulated 8" ductwork
- Replace Heat/AC Register – Mechanically attached
- Replace missing baseboard and shoe mold. Seal and paint. Two coats
- Clean east living room wall
- Prep and paint walls. Two coats. See painting specifications.
- Reattach light fixture

Pantry

- Seal and paint base board and shoe mold – Two coats shoe

Dining Room

- Repair hole in ceiling
 - 5/8" sheetrock
 - Tape, float, texture and paint to match surrounding surface
- Blow –in insulation 10" depth- R26.
 - Ensure all water pipes are completely covered
- Replace Heat/AC Register – Mechanically attached
- Seal and paint baseboard and shoe mold. Two coats
- Clean east living room wall
- Prep and paint walls. Two coats. See painting specifications.
- Replace light fixture

Hallway

- Replace light fixture
- Seal and paint baseboard and shoe mold. Two coats

Southwest Bedroom

- Replace baseboard on southwest wall
- Seal and paint all baseboard, and shoe mold. Two coats
- Tighten door hardware on entry door and closet door

Southeast Bedroom

- Seal and paint baseboard and shoe mold. Two coats
- **Replace bedroom entry door**

Linen Closet

- Seal and paint baseboard and shoe mold. Two coats

Northeast Bedroom

- Seal and paint baseboard and shoe mold. Two coats

Kitchen

- Replace Heat/AC Register – Mechanically attached
- Replace light fixture
- Seal and paint baseboard and shoe mold. Two coats
- Refinish all cabinets and bases. See painting specifications
- Replace faucet assembly

Bathroom

- Replace vent fan

Exterior

- Scrape, prep, prime and paint
 - **carport posts**
 - **porch posts**
 - **front corner of house by carport**
 - **2x6 board on west side of carport between posts**
 - **front door trim**

MAKE READY

Entire Unit

- Remove and clean all light globes. Reinstall
- Replace any defective light bulbs
- 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, mop, wax and buff all flooring in the unit,
- Clean stove and oven, including exterior surfaces

Bathroom

- Clean toilet interior and exterior surfaces
- Clean sink and plumbing fixtures
- Clean 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

Kitchen

- 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.

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.
- Use self adhesive plastic film for painting floor protection.
- Mask walls when applying ceiling texture.

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.