

IFB 2018-1-5
5817 B 25th St
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 Interior

- Ceiling Texturing
 - Scrape popcorn ceiling down to smooth surface.
 - Prep and retexture to match wall surfaces
- Repair holes in walls
 - Prep for painting to match existing surfaces
- Paint - Interior
 - Clean and paint interior walls, ceilings, doors, shelving, closet interiors with semi gloss latex paint

- See painting specifications
- Flooring
 - Remove existing tile flooring
 - Scrape and prep surface for new tile installation
 - Float as necessary to ensure smooth surface
 - Install new VCT. Match existing color and pattern as closely as possible.
- Electrical outlet covers
 - Replace all outlet covers in unit
- Replace Baseboard
 - Remove and replace all baseboard
 - Use 4" cove base

Front Exterior Door

- Replace weather striping
- Repair loose strike plate

Front and Rear Screen Door

- Replace closer on front rear screen doors

Kitchen

Refinish cabinets

- Strip, prep and refinish exterior of cabinets and bases. See attached painting specifications
- Replace counter top
- Replace kitchen faucet
- Replace vent hood
- Repair oven door
- Repair two holes 1x3 ft and 2 x 4 ft
 - Tape, float, texture, paint to match existing

Bathroom

- Remove existing tub and shower.
 - Install new tub and shower kit made by A², or approved equivalent.
 - White color.
 - Install all new shower valves and drain, shower valves to be "Delta model # 1343 NPS" or approved equal.
- Install 4"x4" tile around entire shower and tub. Use white colored tile.
- Remove all sheetrock and Mylar from walls, install water resistant board, Install 2 x 8 around the two sides of shower walls without plumbing, the bottom to be 30" above floor nailed between studs to enable the installation of grab bar if needed in the future, use only 2x8 or greater to fill the distance.
- Install new vinyl baseboard after floor is installed and walls are painted.

- Replace vinyl floor tile with like kind and quality with a color to match as close as possible.
 - Repair/replace sub-floor as necessary
- Remove popcorn texture from ceiling
 - Texture to match wall surface
- Paint all interior surfaces (including walls, ceiling, doors, closet shelves, window/door trim.)
 - See Painting Specifications
- Reuse existing toilet
- **Vanity**
 - **Repair and refinish base (see Painting Specifications)**
 - **Replace vanity top laminate. Match laminate in kitchen**

Bedroom 1 (Southeast)

- Replace 2 outlets

Bedroom 2 (Northeast)

- Replace closet doors
- Remove molded sheetrock
 - Remove and replace any framing with evidence of mold/mildew
 - Clean all framing with 1:8 bleach/water solution.
 - After framing dries, apply mildewcide spray on exposed framing.
 - Replace sheetrock
 - Tape, float, texture, and paint to match surrounding surfaces

Hallway Linen Closet by Bedroom

- Repair door latch

HVAC

- Rehang return air register

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:

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.