



# **Project Manual**

Single Family House Renovations  
at:

**1020 Woodale Cr.  
Columbia SC 29203**

Project No.  
**CI-021419**

**February 14, 2019**

For

**The Housing Authority Of the  
City of Columbia, SC  
1917 Harden Street  
Columbia, SC 29204**



Reasonable Accommodations  
Available Upon Request  
TDD: (803) 256-7762



DOCUMENT 00020 - INVITATION FOR BIDS

May 31, 2019

Project Title: SFH Renovations: 1020 Woodale Circle Columbia SC 29203 ([Click Here for Street View](#))

Project No: CI-021419

Bid Opening: **July 9, 2019 at 2:00 pm**  
**1917 Harden St.**  
**Columbia, SC 29204**

**Bidders must have at least the minimum license indicated below:**

- SC General Contractor's License**
- SC Residential Builder's License**
- SC Specialty License**
- SC Business License**

Owner:

Architect/Engineer: N/A

Columbia Housing Authority  
Columbia, SC 29204  
Phone: (803) 376-5047

The Columbia Housing Authority will receive sealed bids for a renovations contract from qualified licensed residential builder to complete the renovations at **1020 Woodale Cr.** All quantities shall be verified and the contractor's bid shall not be based on the Housing Authority's count.

This project is to be completed within sixty (60) calendar days from the date of notice to proceed. Liquidated damages for this project are set at \$100.00 (one hundred dollars) per day for each day beyond the contractual date of completion.

A site visit has been scheduled for June 18, 2019 at 10:00 am. The site visit is suggested, but not mandatory. Those interested should report to **1020 Woodale Circle Columbia SC 29203** not later than that time.

Bids will be on a lump sum basis. **No conditions can be included in the bid. Bids must be based solely on the written bid package and all subsequently issued addenda. Conditional bids will be rejected without further consideration.**

Bid Packets may be obtained by downloading them from the **Procurement & Contracting** section of CHA's website at [www.chasc.org](http://www.chasc.org). The prospective bidders are responsible for obtaining the project related documents from the CHA website to include all project related addendums.

Bids will be opened and publicly read aloud immediately after specified opening time indicated above. Bids received after specified time will not be accepted. Faxing or emailing of bid documents is not allowed. All interested parties are invited to attend the bid opening.

All bids must contain the following: (All documents must be downloaded from <http://www.chasc.org/individual-bid-forms.html>)

1. Bid Guarantee, for contracts exceeding \$100,000. This Guarantee must be consistent for Section 9, of the Instructions To Bidders (HUD 5369)
2. 00 310 Bid Form
3. 00 430 Non-Collusive Affidavit
4. 00 426 Representations, Certifications and Other Statements of Bidders (HUD 5369-A)
5. Certificate of Section 3 Compliance
  - a. 00 443 Estimated Project Work Force – Prime Contractor
  - b. 00 444 Estimated Project Work Force – Sub Contractor
6. 00 451 MBE Participation Certification

Prior to Contract Execution, the low Bidder shall furnish on forms provided by or in a format acceptable to the Owner the following documents:

1. Subcontractor and Supplier List(s)
2. Performance and Payment Bonds (For Bids \$90,000.00 and greater)
3. Insurance Certificate(s)
4. Sub-grantee/Contractor/Subcontractor Certifications & Assurances

**Performance and Payment Bonds in the amount of One Hundred Percent (100%) of the contract amount will be required on bids \$90,000.00 and greater. Bonds must be issued by a company listed in the Department of Treasury's most recent version of Treasury Circular 570 which can be found at [https://www.fiscal.treasury.gov/fs\\_a\\_z\\_index.htm](https://www.fiscal.treasury.gov/fs_a_z_index.htm).**

Contract for work under this bid will obligate the Contractor and subcontractors not to discriminate in employment practices. Bidders shall submit a compliance report in conformity with Executive Order No. 11246. The Housing Authority encourages minority owned businesses to participate.

The Columbia Housing Authority shall have the right to reject any or all bids and to waive minor technicalities and irregularities in the bidding process.

Direct all technical inquiries to: Troy K. Wages, Contract Administrator

The Columbia Housing Authority, Phone (803) 376-5047, Ext. 325

Direct all procedural inquiries to: Cynthia Godbey, Director of Procurement & Contract Administration

The Columbia Housing Authority, Phone (803) 254-3886, Ext. 234

END OF DOCUMENT 00020

<b>Schedule of Amounts for Contract Payments</b>	<b>U.S. Department of Housing and Urban Development</b>	OMB Approval No.
	Office of Public and Indian Housing	2577-0157 (Exp. 12/31/14)

No progress payments shall be made to the contractor unless a schedule of values for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection on information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HA s maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HA s to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location:	Project No.
----------------------------	-------------

Name, Address and Zip Code of Contractor
--

Approved for Contractor by	Title	Date (mm/dd/yyyy)
----------------------------	-------	-------------------

Item No.	Description of Item	Quantity	Unit of Measure	Unit Price	Amount of Sub Item	Amount of Principal Item
<b>B</b>	<b>Walls</b>					
1	Repalce all insulation in exterior walls					
2	Install 2x6 blocking as required					
3	Frame doorway from hall to laundry					
4	Construct a 2x4 wall to separate lundry room from utility					
5	Install new 1/2 inch drywall throughout					
<b>C</b>	<b>Ceilings</b>					
1	Fram and install a 22x30 attic access opening					
2	Replace attic insulation					
3	Install new 1/2 inch drywall throughout					
<b>D</b>	<b>Flooring</b>					
1	Replace all insulation in crawl space					
2	Remove floor covering throughout					
3	Build up floor in laundry room as shown					
4	Install lauan and vinyl plank flooring					
5	Install new padding and carpet					
6	Install new baseboard and quarter round where required					
<b>E</b>	<b>Cabinet/Vanities/Shelving</b>					
1	Install new solid wood kitchen cabinets					
2	Install new solid wood counter tops					

Total amount Carried Forward	
------------------------------	--

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012;31 U.S.C. 3729, 3802)

Signature of Authorized Representative	Date Signed (mm/dd/yyyy)
--	--------------------------

# Schedule of Amounts for Contract Payments

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing

OMB Approval No.  
2577-0157  
(Exp. 12/31/14)

No progress payments shall be made to the contractor unless a schedule of values for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection on information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HA s maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HA s to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location: \_\_\_\_\_ Project No. \_\_\_\_\_

Name, Address and Zip Code of Contractor \_\_\_\_\_

Approved for Contractor by \_\_\_\_\_ Title \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

Item No.	Description of Item	Quantity	Unit of Measure	Unit Price	Amount of Sub Item	Amount of Principal Item
3	Install new solid wood vanity					
4	Construct new shelf above washer					
<b>F</b>	<b>Doors</b>					
1	Install new interior doors					
2	Relace esterior laundry room door					
3	Install 2 new full glass storm doors					
4	Install new wide angle peep hole					
5	Install rigid door stops					
6	Install new interior door hardware					
<b>G</b>	<b>Coatings</b>					
i.	First Coat					
ii.	Second Coat					
iii.	Third Coat					
<b>H</b>	<b>Porch/Handraisl</b>					
1	Replace handrails at the front porch					
<b>I</b>	<b>Heating/Venting/Air Conditioning</b>					
1	replace all registers, grilles and ducts					
2	Replace filter at air handler and clean coils					
3	Repalce thermostat					
4	Replace bathroom exhaust fan					

Total amount Carried Forward \_\_\_\_\_

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012;31 U.S.C. 3729, 3802)

Signature of Authorized Representative \_\_\_\_\_ Date Signed (mm/dd/yyyy) \_\_\_\_\_

# Schedule of Amounts for Contract Payments

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing

OMB Approval No. 2577-0157  
(Exp. 12/31/14)

No progress payments shall be made to the contractor unless a schedule of values for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HA s maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HA s to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location:	Project No.
----------------------------	-------------

Name, Address and Zip Code of Contractor
--

Approved for Contractor by	Title	Date (mm/dd/yyyy)
----------------------------	-------	-------------------

Item No.	Description of Item	Quantity	Unit of Measure	Unit Price	Amount of Sub Item	Amount of Principal Item
5	Install a new metal dryer vent box and pipe outside					
<b>J</b>	<b>Plumbing/Gas</b>					
1	Replace plumbing piping					
2	Replace gas pipe shut-off valve at the utility closet					
3	replace flex gas pipe					
4	Install new 1/4 turn brass shut off valves					
5	replace the water heater with tankless as specified					
6	Install watts brass ball valve at water heater					
7	Repalce tub and surround					
8	Repalce plumbing components					
9	Install steel washing machine box					
<b>K</b>	<b>Electrical</b>					
1	Replace electrical wiring throughout					
2	Install main disconnect at exterior meter can					
3	Replace all switches, receptacles and cover plates					
4	Install new GFCI as required					
5	Install hardwired caomindation smoke and CO detectors					
6	Install new telephone jacks and cable outlets					
7	Relace interior light fixtures throughout					

Total amount Carried Forward

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012;31 U.S.C. 3729, 3802)

Signature of Authorized Representative	Date Signed (mm/dd/yyyy)
--	--------------------------



## SECTION 01100 - SUMMARY

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. General provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.
- B. Recent code revision enforced by the City/County at the time of the bid opening will adhere to this project.
- C. Asbestos Containing Materials – All ACM has been removed as part of a separate contract. An ACM clearance report will be available to the contractor upon request, prior to starting work. Note that all doors, cabinets, trim and wallboard has been removed by others.

#### 1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Project consists of renovations of one (1) single family house.
  - 1. Project Location: 1020 Woodale Cr. Columbia SC 29203
  - 2. Owner: The Housing Authority of the City of Columbia, 1917 Harden Street, Columbia, South Carolina, 29204.
- B. Architect Identification: N/A
- C. This house is approximately 1,000 sq ft. The work consists of but is not limited to the installation of new drywall, cabinets, counter tops, trim, plumbing and electrical components, floor coverings, shingles and doors. The scope of work also includes painting and pressure washing.

##### 1.2.1 ITEMS OF WORK

- A. General
  - 1. Upon receipt of written Notice to Proceed, the contractor shall be responsible for project security and for the cost and repair of any damages due to vandalism. This responsibility shall extend until the date of final acceptance of the work by the owner.
  - 2. The Contractor shall be responsible for obtaining all necessary permits for the performance of the work. The Contractor shall provide CHA with copies of all permits prior to beginning work.
  - 3. The Contractor shall be responsible for the daily and continuous removal of all debris from the site. All debris and excess materials removed from the site shall be disposed of in an approved solid waste facility. The stockpiling of waste material in and around the site is prohibited; however a construction dumpster is acceptable.



4. At completion of work and prior to a request for final inspection by CHA, the Contractor shall thoroughly clean the house and remove all construction debris, dust and left over materials.
5. This house is vacant and will remain vacant during renovations.

B. Walls

1. Replace all insulation at exterior walls with R-13 paper faced, fiber glass insulation.
2. Install 2x6 blocking, prior to installing drywall, for bathroom accessories and kitchen cabinets.
3. Frame an opening leading from the hallway to the laundry room to accommodate a new 30" interior door and frame. This will make the laundry room accessible from the hallway.
4. Once the floor is raised, as mentioned in D.3 below, construct a 2x4 wall to divide the laundry room and exterior storage then install ½ inch drywall on each side.
5. Install all new 1/2" drywall throughout and finish smooth. Regular type gypsum wall board shall be installed throughout except for the kitchen and bathroom. Moisture resistant drywall shall be installed throughout the bathroom and at the "wet walls" in the kitchen. Walls where piping is present are considered "wet walls". Use metal corner beads for outside corners and mud and tape each inside corner and joint. Sand smooth and prepare for paint. All drywall shall be installed and finished in accordance with the manufacturer's written instructions and per local code.

C. Ceilings

1. Frame and install a 22x30 attic access panel in the hallway. Attic access panel/door shall be ply-wood with hinges and hasp. Case out opening and allow the ply-wood to rest on a 3/4" reveal. Insulate back side of panel.
2. Replace insulation with R-30 faced fiber glass insulation throughout. Staple insulation to trusses.
3. Install new 1/2" drywall throughout and finish smooth. Regular type gypsum wall board shall be installed throughout except for the bathroom. Moisture resistant drywall shall be installed throughout the bathroom. Use metal corner beads for outside corners and mud and tape each inside corner and joint. Sand smooth and prepare for paint. All drywall shall be installed and finished in accordance with the manufacturer's written instructions and per local code.

D. Flooring

1. Replace all insulation in the crawl space with R-19 paper faced, fiberglass insulation. Use steel insulation supports to secure insulation in crawl space.
2. Remove floor covering throughout to expose sub-floor.
3. Build up the floor in the laundry room with 2x8's and ply wood. Laundry room floor shall be built up to the same elevation as the interior floor. New floor covering shall transition seamlessly from the hall to the laundry room. Laundry room shall be a minimum of 5 ft deep from the hallway as shown on appendix B.
4. Install lauan everywhere except the bedrooms and bedroom closets. Staple lauan and apply float compound to joints and staple indentions. Properly prepare floors and install vinyl planked flooring everywhere lauan is installed. Plank flooring shall be Rapture Plank by Earth Werks or equal (Color: SRP712) and installed per manufacturer

recommendation. Planked flooring shall be installed by a reputable installer with at least 5 years of experience. Install transition strips as needed when one material transitions to another.

5. Install new 6 pound padding and commercial grade carpet in each bedroom and bedroom closet. Carpet shall be Shaw Knockout II or equal. (Color: #55750 Candid Truffle, 30 oz polyester with a 10 year warranty) Secure padding as recommended by the manufacturer.
6. Install new 3-1/4 inch colonial style baseboard throughout and 3/4 x 3/4 inch quarter round in areas where vinyl planked flooring is installed. Fill nail holes with wood putty and caulk all joints/gaps prior to painting. All baseboard and 1/4 round shall be finger jointed pine (no mdf will be accepted).

#### E. Cabinets/Vanities/Shelving

1. Install new solid wood kitchen cabinets. New cabinets shall be KCMA Certified and be constructed of solid 3/4 inch 7ply face panels, 1/2 inch 5 ply end panels and 1/2 inch shelves. All exposed ends shall be finished. Provide a clear opening above the stove to receive a 30 inch vent less range hood. All cabinets and vanities are required to be factory finished. Color to be selected by owner from samples provided by the contractor. Cabinets and counter tops shall not exceed 36" in height. Cabinets shall not extend to the ceiling. The new cabinets shall match the layout of the previously removed cabinets, however do not include the soffit. Cabinets shall not extend to the ceiling. See attached pictures in appendix A for quick reference.
2. Install new kitchen counter tops with new laminated, post form, solid wood countertops. Counter tops shall have 180 degree front nose return. Backsplashes shall be a minimum of 4 inches. Include a side splash at each counter top that butts up to a wall.
3. Install a new solid wood bathroom vanity. New vanity shall KCMA Certified and be construction of the same material as the kitchen cabinets.
4. Construct a new shelf from 1x6's and 1x12's above the washing machine and dryer. Install a 1x6 on the back wall to support shelf.

#### F. Doors

1. Install new interior doors and frames (to include door trim/casing). Interior doors shall be 6 panel. Interior doors shall have 3 hinges. (Door hardware shall match door hinges which shall both coordinate with light fixture finishes) Top and bottom rails of door shall be wood. No MDF will be accepted. NOTE: The door at the utility closet needs to be a half door and shall match adjacent doors. Seal off closet by installing a 2x4 "threshold" and self-adhesive foam weather stripping to separate combustible air from the living space. Provide a cased opening at living room to kitchen and kitchen to hallway and install a 32" door, frame and casing at the laundry room.
2. Replace the exterior laundry room and front/rear entrance doors and frames with 6-panel fiberglass doors and wood frames/casing.
3. Install two (2) new, full glass, storm doors at the front and side entrances.
4. Install a new wide angle peep hole at the front door at 60 inches above finished floor.
5. Install new rigid door stops throughout at each door.
6. Install new interior door hardware throughout. Bedrooms and bathrooms shall receive privacy locks. Closets shall receive passage knobs. Exterior locks are not part of this contract. Knobs shall be Kwikset.

## G. Coatings

1. Once all drywall has been installed and finished, paint the interior of the house.
  - a. All painted surfaces, including ceiling, are to receive primer and two coats of paint. Doors shall be painted on all 6 sides.
  - b. Walls: CHA Bone White (Eggshell or Satin finish) except for kitchens and bathrooms which shall be CHA Bone White semi-gloss. Walls shall have a smooth finish.
  - c. Trim/Interior and Exterior Doors: White (Semi-gloss)
  - d. Ceilings: White (Eggshell or Satin) with smooth finish.

## H. Porch/Handrails

1. Replace handrails and guardrails at the front porch. Layout shall be a like kind replacement. Use molded handrails, 25.4 lbs at 20' with 1x1/2x1/8 bars channels and 11 gauge 1 inch tubing. Pickets shall be solid. Picket spacing and handrail height shall meet code. Railings from Lowe's or Home Depot do not meet the above requirements.

## I. Heating/Venting/Air Conditioning

1. Replace all registers, register boots, return grilles, and ducts associated with the system. New ducts shall be constructed from galvanized sheet metal with flex branches, insulated and all seams shall be sealed using 2 inch wide; fiber reinforced tape and polymerized butyl sealant. Use flanged joint mastic at each connection. New registers shall be rectangle and return grill shall be the same dimensions as existing. Remove all dust from the plenum.
2. Replace filter at existing air handler. Clean coils using an evaporator coil cleaner and water and remove all dust.
3. Replace thermostat with a digital, non-programmable thermostat.
4. Replace exhaust fan in hall bathroom with a 70 cfm exhaust fan and install new switch, wire and 70 cfm exhaust fan in the master bath. Pipe bathroom vent to the exterior in accordance with manufacturers written instructions and current code requirements. Pipe shall terminate at the gables and install a diffuser to redirect the exhaust downward.
5. Install a new metal dryer vent and vent hood in the laundry room. Dryer vent shall be vented properly to the exterior of the house.

## J. Plumbing/Gas

1. Replace all potable supply piping with a conventional PEX system (to include manifold) from the foundation wall to each fixture. Connect the new plumbing system to existing copper supply yard pipe at the foundation wall. Yard piping shall not be replaced. Do not rough-in an ice maker. Install and mount manifold as shown on drawings. The PEX System shall not have any coupling or joints. Bend supports shall be used at each wall outlet and where the pipes turn to connect to manifold. Bend supports shall be secured to studs at each wall outlet and the ply-wood installed behind the manifold. See Appendix B for details. Manifold shall be a minimum of 18 ports.
2. Replace gas pipe shut-off valve inside the utility closet. Extend pipe prior to installing the new shut-off valve so the valve is easily accessible.
3. Replace flex gas pipe from shut-off valve to air handler.
4. Install new 1/4 turn brass shut off valves at each plumbing supply wall outlet.

5. Replace the water heater with a tankless water heater. New water heater shall be a natural gas, direct vent, 110 Indoor Model or equal and shall have a 6.6 maximum GPM. The water heater shall have built in freeze protection, overheat cutoff fuse and flame sensor. Replace flue pipe and install a new direct vent kit per the manufacturer's instructions and penetrate the roof as needed. Install the required boots at each penetration to avoid leaks. Correctly mount water heater on the wall in the laundry room. (Provide unions for easy removal)
6. Install a Watts (or equal) brass ball relief valve on the cold water side of the water heater and pipe outside.
7. Replace tub and surround with a fiberglass tub and 3 piece surround. Surround must be screwed to the studs with drywall installed over flange. Install a new p-trap and overflow at tub. P-trap shall be PVC, glued type. Provide a pop up stopper at tub drain.
8. Replace plumbing components including sink, lavatory and fixtures, toilet, shower valves and supply risers. Kitchen sink shall be stainless steel with a minimum of 6 inch deep bowls. Lavatory shall be a cultured marble with overflow and side splashes. Fixtures and shower valves shall be single lever Wolverine. Supply risers shall be braided, reinforced stainless steel. Vanities and tops shall not exceed 34" in height and shall be cultured marble in accordance with the specifications listed above. GPM for fixtures are as follows: Kitchen fixture – 1.5; Lavatory Fixture – 1.0; Toilet – 1.28 and Shower Head – 1.75.
9. Install a steel washing machine box to include ¼ turn brass shut-off valves.

#### K. Electrical

1. Replace all electrical wiring throughout the house with insulated copper wiring in accordance with local code and relocate the panel box to the wall behind the master bedroom door. Replace the service entry cable from the meter can to the panel box. Replace breakers with necessary arc fault breakers as required per code. Location and layout of electrical components shall be the same as existing.
2. Install main disconnect at the meter can outside.
3. Replace all switches, receptacles and cover plates to include the stove and dryer. Replace GFCI receptacles in the kitchen and install new GFCI receptacles and wiring in each bathroom in accordance with code. Receptacles shall be tamper resistant. Remove receptacle in bedroom 3 below the window to the left, disconnect from panel and remove electrical box.
4. Install new GFCI receptacles and wiring at the front and side doors including plastic cover to protect circuit from rain.
5. Install hardwired combination smoke and carbon monoxide detectors, with battery backup, in each bedroom and hallway. (3 bedrooms + 1 hall = 4 total) New electrical wire shall be installed from the panel box to the new smoke/CO detectors.
6. Install new telephone jacks and cable outlets in each bedroom to include wire for each. New wire shall terminate at the existing utility junction boxes located on the exterior of the building. Install a new telephone jack in the kitchen and a new cable outlet in the living room. (total of 4 each) Remove all cable and phone wiring/surface mounted wiring from the interior and exterior of the home.
7. Replace interior and exterior light fixtures throughout. New fixtures shall receive 13w LED light bulbs except for fluorescent lights. Closet fixtures shall be a one bulb, pull string fixture with globe. Two (2) bulb fixtures shall be installed in the bedrooms, living room and dining area. Contractor must install a switch and wire in the living for living room light. All other non-fluorescent fixtures shall be one (1) bulb. Bathroom fixture shall be a wall mounted vanity light fixture with four (4) bulbs. Install a 4 ft 4 bulb

florescent fixture in the laundry room and kitchen near sink and a 2 ft one bulb florescent fixture above the sink. Add a switch to control light in laundry room.

8. Install a new hardwired door bell system at the front door. Doorbell chime shall be located in the hallway.
9. Install a new 30 inch ductless range hood above stove.

L. Exterior

1. Replace windows throughout the house. Maintain window sills and drywall returns. Windows shall be double hung and have an overall frame depth of 3-1/4"; sashes shall be rigid PVC extrusions; sash is required to be a 3/4" thick, filled with Argon filled gas and have full screen; balancing sash mechanism shall consist of stainless steel constant force springs, two metal cam-type seep locks and the upper sash shall be equipped with vent locks. **EGRESS: Two windows in at the rear elevation of bedroom 3 need to be enlarged to meet code.**
2. Remove window from shower. Install R-13 insulation where window was removed; install drywall on the interior and moisture barrier and vinyl siding at the exterior.
3. Replace foundation vents with plastic, automatic vents and clean dirt and debris from drywells at the left elevation. New foundation vents shall be black.
4. Pressure wash house using medium pressure spray (400 to 800 psi) and use mild acidic cleaner for brick veneer and a non-acidic liquid cleaner for vinyl siding.
5. Install wiring, pull string light fixture with globe and GFCI receptacle in the crawlspace within 4 ft of the crawl space access door.

M. Miscellaneous

1. Install new bathroom accessories to include surface mounted medicine cabinets, toilet paper holder, shower curtain rod, towel bar, soap dish and tooth brush tumbler. Secure bathroom accessories to blocking installed as part of this contract.
2. Install a 30"x30" stainless steel back splash at wall behind stove. Back splash shall extend from behind the range hood to behind the top of stove.

## CONTRACT

- A. Project will be constructed under a general construction contract.

### 1.3 CONTRACT TIME

- Q. This project is to be completed within sixty (60) calendar days.

### 1.4 WORK SEQUENCE

- Q. The Contractor shall have access to the house(s) upon receiving a written Notice to Proceed.

### 1.5 USE OF PREMISES

- Q. General: Contractor shall have limited use of site for construction operations, including use of Project site, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

#### 1.6 OWNER-FURNISHED PRODUCTS

- Q. None

#### 1.7 MISCELLANEOUS PROVISIONS

- Q. Contractor shall provide a full time project superintendent experienced in this type of work and acceptable to the Owner. This individual must meet the OSHA requirements for capability of identifying hazardous materials in the workplace. See Division 1 Section "Project Management and Coordination".
- R. Contractor is responsible for Project security and for the cost and repair of any damage due to vandalism from the Notice to Proceed date to the date of final acceptance of the building by the Owner. See the General Conditions of the Contract for Construction, The Supplementary Conditions of the Contract, and Division 1 Sections "Work Restrictions" and "Temporary Facilities and Controls."

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01100

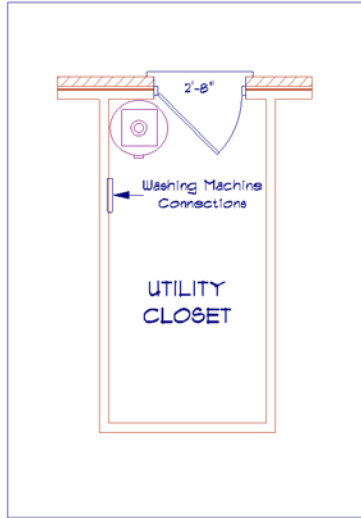
# APPENDIX A

## Previous Kitchen Cabinet Layout

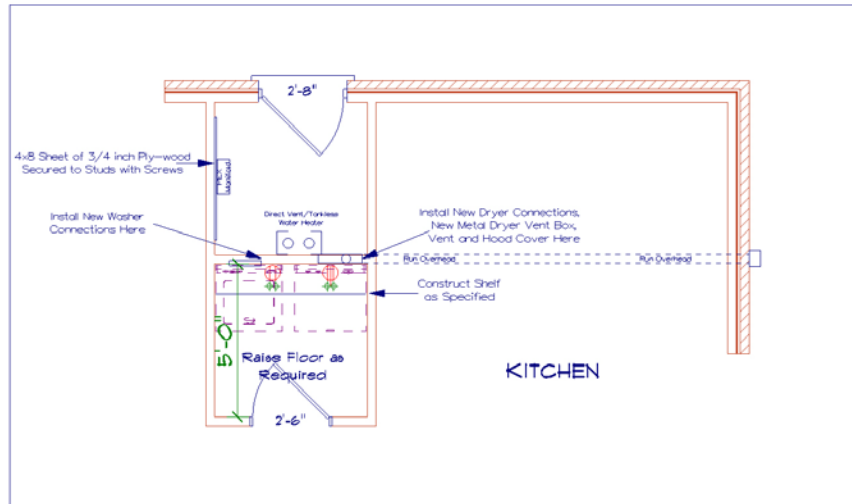


# APPENDIX B

## Laundry Room Details



Existing Conditions



New Work