



Memphis Housing Authority

Capital Improvements Department

700 Adams Avenue, Room 107
Memphis, Tennessee 38105-5029

ADDENDUM NO. 5

Issued: April 25, 2023

This addendum shall become and form a part of the following solicitation:

Solicitation #CI 23 B 00659

Renovation of Five [5] dwelling units at Montgomery Plaza for MHA, Memphis, TN

TO ALL POTENTIAL OFFERORS:

This Addendum, including all articles and corrections listed below, shall become a part of the original solicitation package, and shall be considered in preparing your proposals.

To ensure that all firms are given an equal opportunity to submit a competitive bid, copies of the Pre- Bid Conference meeting minutes, vendor's questions and responses and clarifications regarding Solicitation # CI 23 B 00659 for Renovation of Five [5] dwelling units at Montgomery Plaza for MHA, Memphis, TN were included to Addendum #1 included.

Please acknowledge receipt of this addendum by signing, dating, and including a copy of this addendum cover sheet in your proposal.

Name of Firm: _____

Signature: _____ Date: _____

Title: _____

Dates: April 17, 2023,

To: All Potential Offerors & Meeting Attendees (as listed below)

From: Kevin Pilate, Senior Project Manager, MHA Capital Improvements

RE: Pre-Bid Conference

Solicitation # CI 23 B 00659: Renovation of Five [5] Dwelling units at for MHA, Memphis, TN

CC: David Walker, DW	Contracting Officer, MHA
Kevin Pilate, KP	Senior Project Manager, MHA
Kelitia Dickson, KD	Director, MHA
Moshe Cole, MC	Project Manager, MHA
Walter Blalack, WB	Senior Project Manager, SSR

Pre- Bid Meeting was held at the Memphis Housing Authority Central Office in Board Room on Monday, April 17, 2023, at 10:00 A.M. regarding Solicitation No. CI 23 B 00659 for the Renovation of Five [5] Dwelling units at Montgomery Plaza, Memphis TN.

Meeting Attendees were as follows:
See attached Attendee Sign in Sheets

The following items were discussed in the Pre-Bid and are listed as follows:

KP: Instructed all attendees to sign the meeting attendance sheet.

KP: Welcome and Introductions

KP: Instructed attendees to sign the sign in sheet legibly.

KP: Instructed all attendees to hold questions till the end unless prompted for questions.

KP discussed and explained the MHA Bid Process to Attendees.

KP discussed and explained the bid form and answered questions from attendees regarding the bid form.

KP discussed mandatory submittals, required documents for bid submission.

Legal Notice

Invitation for Bid

Bid Form

Bid Bond

Representations, Certifications and Other Statements of Bidders

Previous Participation Certification

Qualifications Questionnaire.

Non collusion Affidavit Certification

Debarment or Suspension Certification

Equal Opportunity Employer Certification

Drug Free Workplace Certification

DW discussed and explained the HUD Section 3 Program

KD discussed MHA's MBE/WBE Participation Program and Goals

KP discussed Davis Bacon Wage Rates and Requirements for Certified Payroll

WB: Scope of work is pretty straight forward the units have been abated down to the studs. The goal of this project is to rebuild the units from the studs out make any necessary structural repairs as noted from structural engineer. Then follow project drawings and specs in order to completely renovate each unit.

KP discussed the HUD 5370 General Conditions for Construction Contracts

KP discussed the following.

- Form of Contract
- Special Conditions
- Weather Delays
- Davis Bacon Wage Rates
- HUD 51000 Documents for Payments
- Certified Payroll Requirements
- Special Conditions
 - Working hours
 - Weather delays

KP discussed the following project closeout documents.

Certificate and Release of Lien

Waiver and Release of Lien

KP reviewed and discussed the Division 1 Specifications.

Please see attached document for additional meeting minutes.

Addition:

1. Unit 1406 Fairview unit 1.
 - a. UNIT 1406 FAIRVIEW UNIT 1 WILL BE ADDED TO THE SCOPE OF WORK, TO BE RENOVATED AS SUGGESTED BY THE PROJECT DOCUMENTS AND THE STRUCTURAL REPORT.

Please see attached drawings.

Revision:

1. New Bid Form
 - a. PLEASE REMOVE THE PREVIOUS BID FORM FROM THE BID DOCUMENTS. THERE SHALL BE A NEW BID FORM ATTACHED TO THIS ADDENDUM.

END OF ADDENDUM # 5



**Specification Standards for Renovation, Improvements and Repairs for
Memphis Housing Authority Public Housing Units
2nd Pre-Bid Meeting for
Solicitation # CI 23 B 00659
MHA Board of Director's Conference Room at 10:00 A.M.**

2nd Pre-Bid Meeting Notes

Date: April 17, 2023

- Attendance sheets for each of the three Pre bid meetings are attached.
- The meeting progression generally followed the attached agenda, presented to attendees.
- Project contact list in order of priority
 - Kevin Pilate (MHA) PH: (901) 544-1882 FX: (901) 544-1126**
e-mail: kpilate@memphisha.org
 - Walter Blalack (SSR) PH: (901) 683-3900 FX: (901) 683-3990**
e-mail: wblalack@ssr-inc.com
- **Kevin Pilate (MHA)** discussed contract compliance issues:
 1. The project now consists of renovating seven (7) dwelling units at Montgomery Plaza.
 2. A sample BID FORM was distributed to all in attendance. The bid shall be good for 90-days.
 3. Bidders are encouraged to review the entire project manual for all forms to be submitted in the bid package, completed, signed and notarized as applicable.
 4. Bids are due May 9, 2023, time stamped by 2:00 PM, delivered to MHA Office, Room 107.
 5. Site will be available for examination, by appointment with Kevin Pilate. Bidders are encouraged to visit all units to satisfy themselves of the scope of the work.
 6. All questions are due and visitation to the units will end 3:00 PM, April 28, 2023.
 7. Performance and Payment Bond 100% of contract is required in accordance with HUD 5369.
 8. 5% Bid Bond is required.
 9. Bid Form is a line-item format per dwelling unit.
 10. The \$50,000.00 general allowance in the BID FORM is allocated for unforeseen conditions. Unused allowance balance will be returned to MHA in the form of a deductive change order at the end of the project.
 11. Project completion is 210 Consecutive Calendar Days (Monday – Friday) from Notice To Proceed (NTP), excluding MHA Holidays listed in the Project Manual.
 12. The project holds liquidated damages at \$300.00 per day for incomplete contracted work, beginning day one after the substantial completion date.
 13. Notice to Proceed (NTP) will be issued based on all upfront document review.
 14. Within five (5) days of contract award and NTP, contractor shall submit schedule of values and a work schedule. Schedule of Values shall be submitted on HUD Form 51000.

15. Wage Rates – Davis Bacon Wage Rates are found in the project manual for single family structures up to 4-stories in height.
 16. Contractors are responsible for the security of all material and equipment.
 17. Any utility outages will require minimum 72-hour prior notice to MHA.
 18. Davis Bacon Wage Rates and Application for Payment Procedures. Certified Payrolls shall be submitted with every Application for Payment.
 19. Payment application process (one per month). Submit certified payrolls with every payment application. Release forms shall be submitted with every payment application.
 20. Specific work hours are 8:00 AM to 4:30 PM, Monday through Friday. Contractor will not be allowed to work on MHA observed Holidays, or weekends.
 21. Weather delays are included in the bid package, but, since most of the work is inside, weather delays may be difficult to claim.
 22. RFI process
 - All Requests for Information (RFI) shall be in writing to Kevin Pilate. Verbal direction is not binding. Written responses will be forwarded to all bidders in the form of an addenda to the bid package.
 - RFI's will be accepted through, and final site visits will end 3:00 PM CDT, April 28, 2023.
 - The final formal addenda addressing all received questions will be issued no later than April 28, 2023, prior to bid date, May 9, 2023.
 23. Quality of construction is paramount for this project.
- **David Walker (MHA)** discussed Labor Compliance, Section 3 HUD initiative and MBE/WBE reporting requirements. Section 3 is not a requirement to submit a bid, but the document shall be submitted with the bid.
 - **Walter Blalack (SSR)** discussed the project in general.
 1. MHA development, Montgomery Plaza has presently selected seven (7) dwelling units receiving renovation.
 2. The photos shown in the drawings were taken at an early stage of design and may not reflect the present condition of the respective units. Bidders are encouraged to visit each dwelling units to satisfy themselves of the present conditions to be renovated.
 3. The selected units are vacant, but the remainder of the complex is occupied.
 4. Bidders are encouraged to read all notes and specifications.
 5. Wall finishes, ceiling finishes, flooring material, building insulation, cabinets, have been removed from a previous HAZMAT abatement project, down to the stud framing. This project is to replace the removed material, wall and ceiling finishes, doors, HVAC, plumbing and electrical components and fixtures. Tubs are to be removed and replaced, in like kind and color. HVAC equipment (furnace, cooling coils and condensers) and ductwork and refrigerant piping are to be removed and replaced in like size, connected to the HVAC equipment (2-ton cooling for 2- and 3-bedroom units; 3-ton cooling for 4- and 5-bedroom units). Electrical service panels will be upgraded to a 100 Amp panel with new feeder from existing meter through 1¼" conduit from meter to new panel. Concrete stoops are removed at the dwelling



- unit exterior front entrance and replaced with concrete ramps as detailed on the plans. If existing exterior shut-off valves boxes are in the confines of the new ramp, the existing precast concrete box shall be cast in the new concrete slab.
6. Plans have been submitted to Code Enforcement per address as listed on the cover sheet. Code Enforcement requires a permit be drawn for each dwelling unit address.
 7. Bidders are cautioned about scaling the drawing for quantity take-offs of the areas receiving material replacements.
 8. Contractors are always directed to maintain a professional conduct while on the job.
 9. Complete submittals will be received in one binder.

SIGN IN SHEET

Solicitation # CI 23 B 00659 for the Renovation of
Five [5] Dwelling units at Montgomery Plaza for Memphis Housing Authority
Monday, April 17, 2023 @ 10:00 a.m.

PLEASE WRITE LEGIBLY

Print Name (DO NOT SIGN)	Name of Business	Phone	Fax	Email Address
Kevin B. Pilate	MHA	901-544-1882	901-544-1126	kpilate@memphisha.org
Kelitia M. Dickson <i>KD</i>	MHA	901-544-1334	901-544-1312	kdickson@memphisha.org
Moshe Cole <i>MC</i>	MHA	901-	901-	mcole@memphisha.org
David Walker	MHA	901-544-1298		dwalker@memphisha.org
Ali AlQarwini	A+B	615-965-5636		ali@aandbconstructionco.com
WALTER BLACK	SSR	901 683 3900 901 260 9813	901 683 3990	WBLACK@SSR-INC.COM

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Moshe Cole <i>MC</i>	MHA	901-	901-	mcole@memphisha.org
David Walker	MHA	901-544-1298		dwalker@memphisha.org
Ali AlQarwini	A+B	615-965-5676		ali@aandbconstructionco.com
WALTER BLACK	SSR	901 683 3900 901 265 9813	901 683 3990	WBLACK@SSR-INC.COM

RENOVATION, IMPROVEMENTS, AND REPAIRS
FOR
MEMPHIS HOUSING AUTHORITY
PUBLIC HOUSING UNITS
SOLICITATION # CI 23-B-00660

MONTGOMERY PLAZA TN-1-21 MULTIPLE UNITS 1406 FAIRVIEW STREET, UNIT #1

MAYOR OF MEMPHIS : JIM STRICKLAND
MHA EXECUTIVE DIRECTOR: DEXTER D. WASHINGTON
MHA BOARD COMMISSIONERS:
JUSTIN BAILEY: CHAIRPERSON
MARY W. SHARP: VICE-CHAIRPERSON
MICHAEL A. BOYD: BOARD COMMISSIONER
DOROTHY L. CLEAVES: BOARD COMMISSIONER
KATHY MOORE COWAN: BOARD COMMISSIONER
SHAWNA ENGEL: BOARD COMMISSIONER
SHELIA TERRELL: BOARD COMMISSIONER



OWNER: MEMPHIS HOUSING AUTHORITY
700 ADAMS AVE.
MEMPHIS, TN 38105
OFFICE: (901) 544-1148
FAX: (901) 544-1331

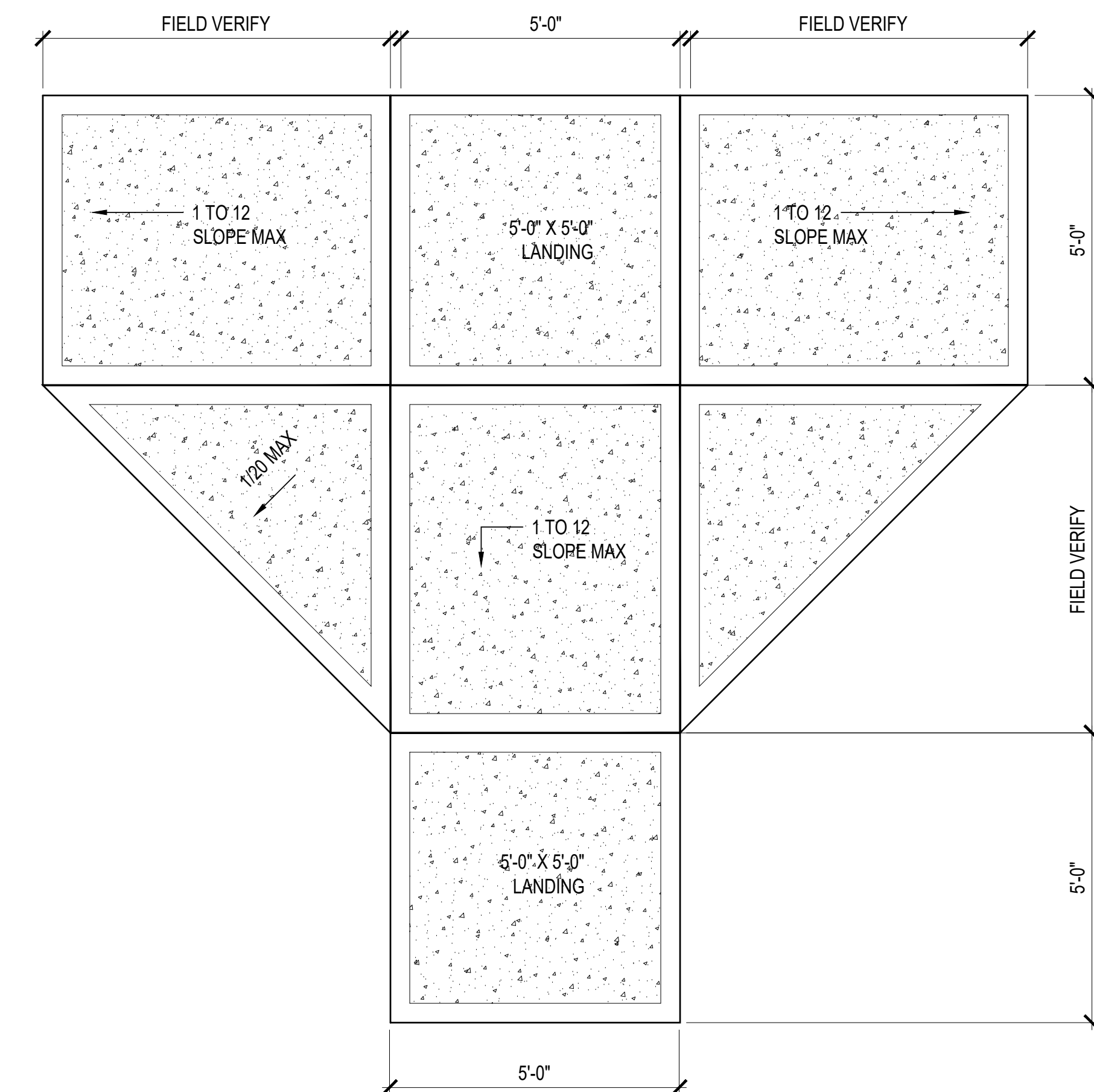
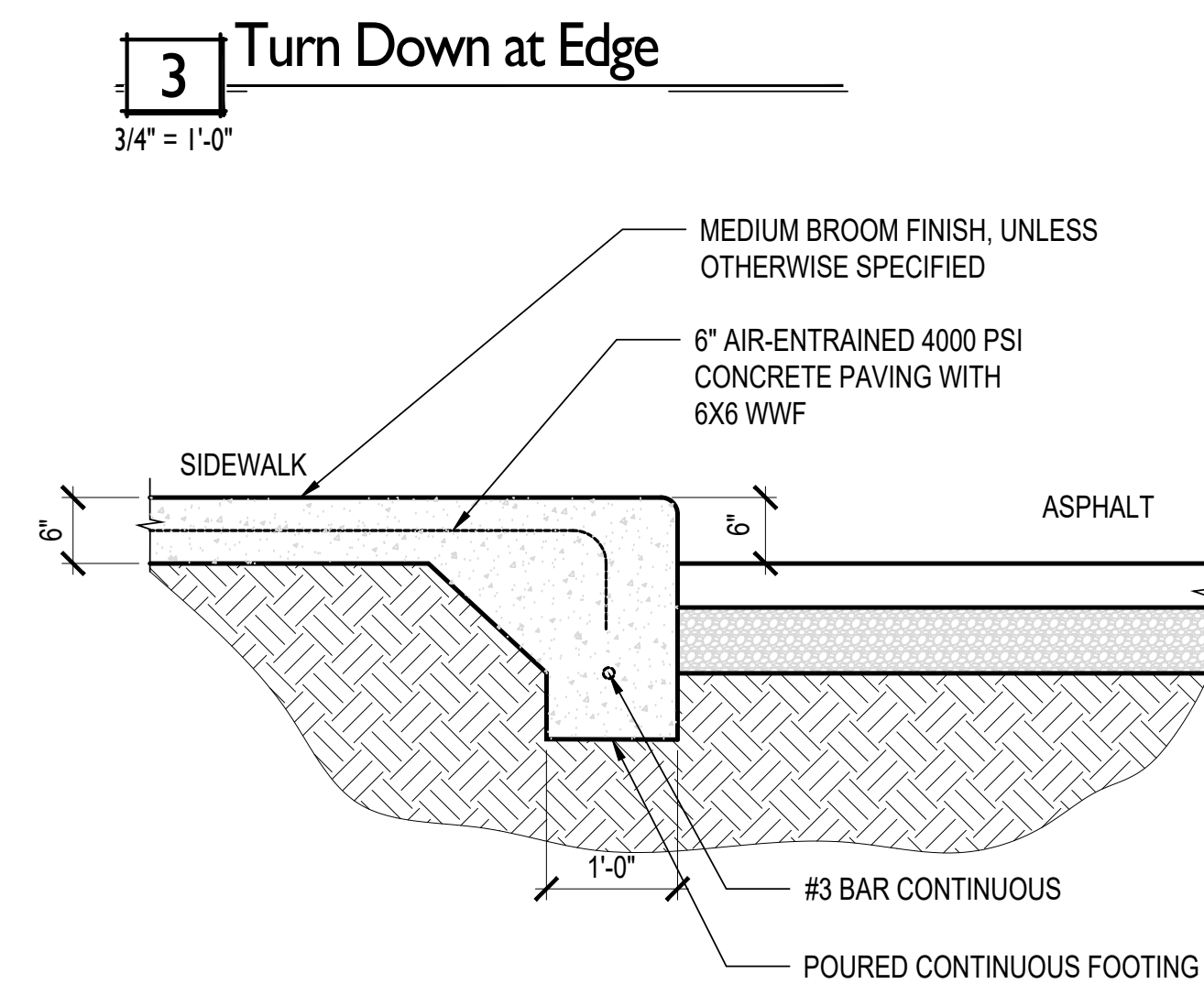
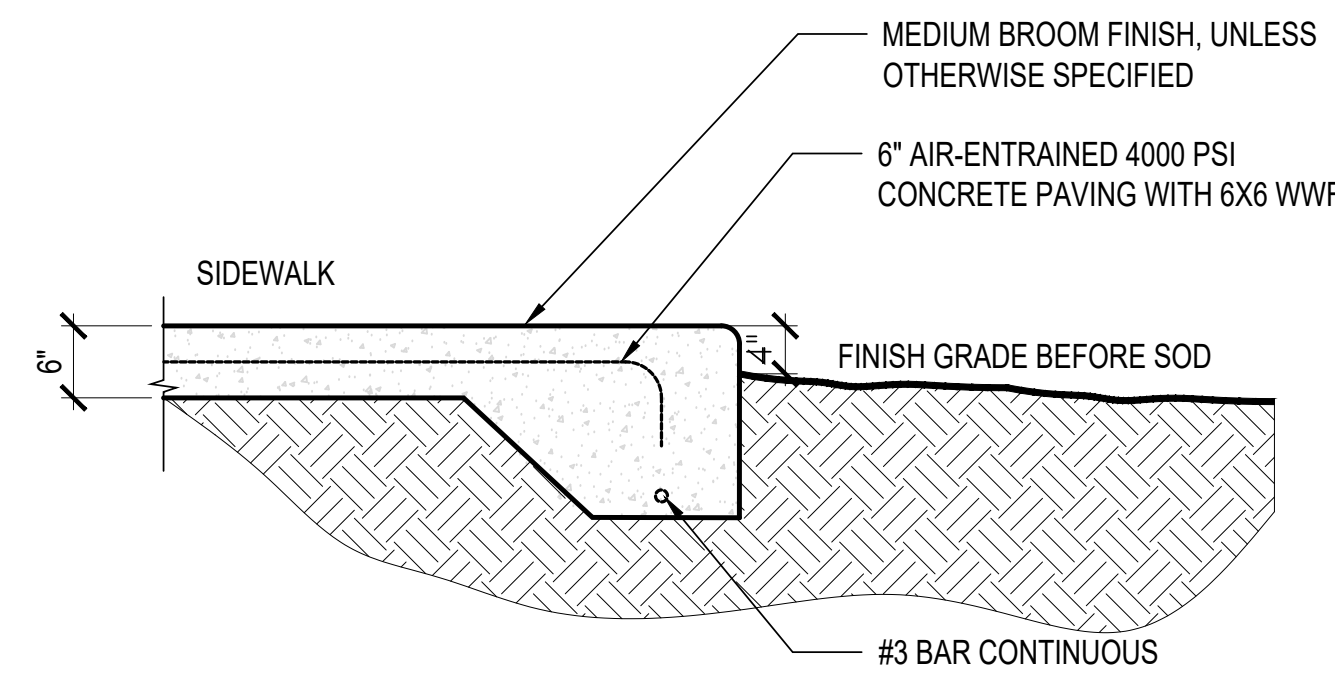
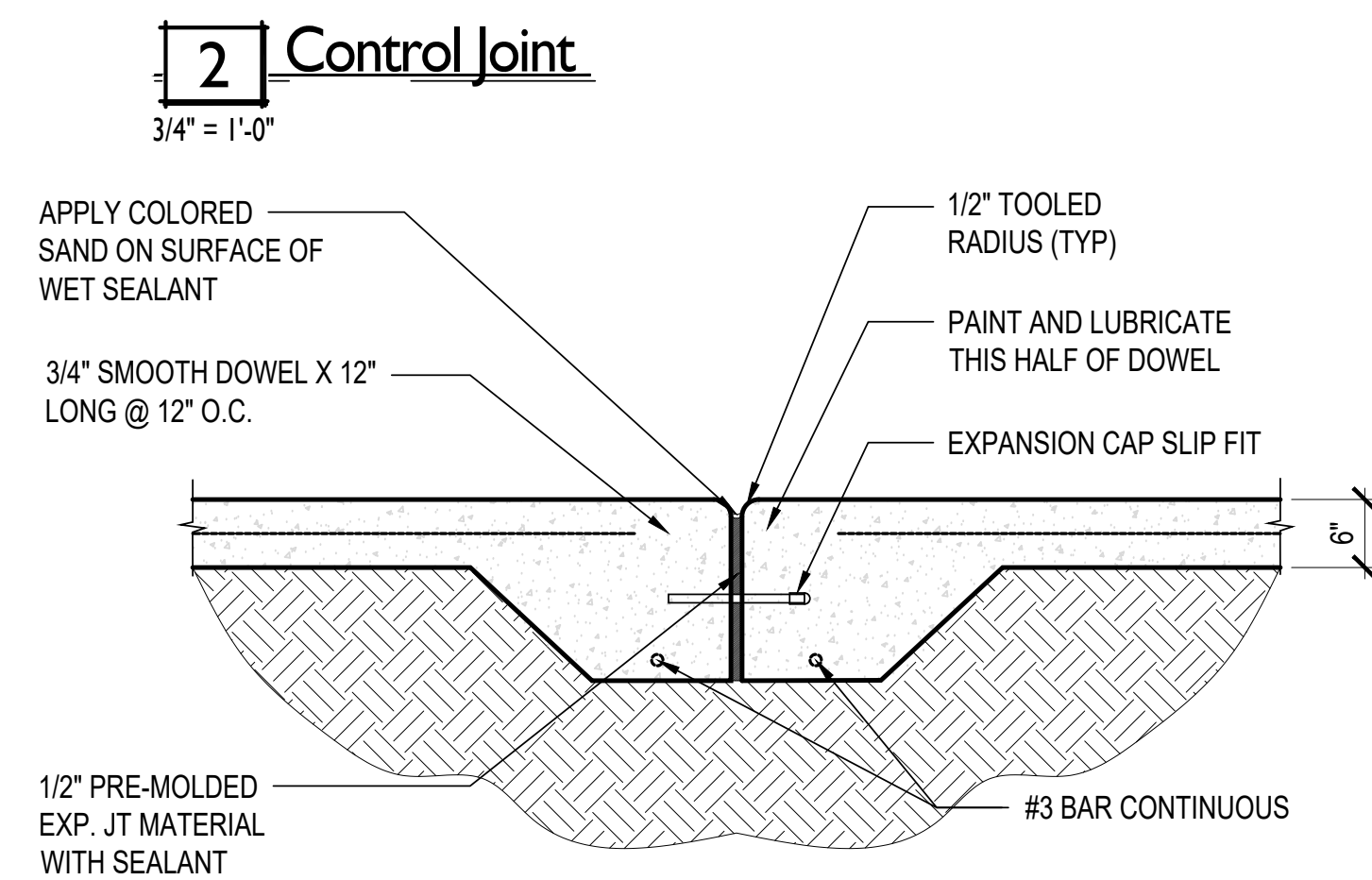
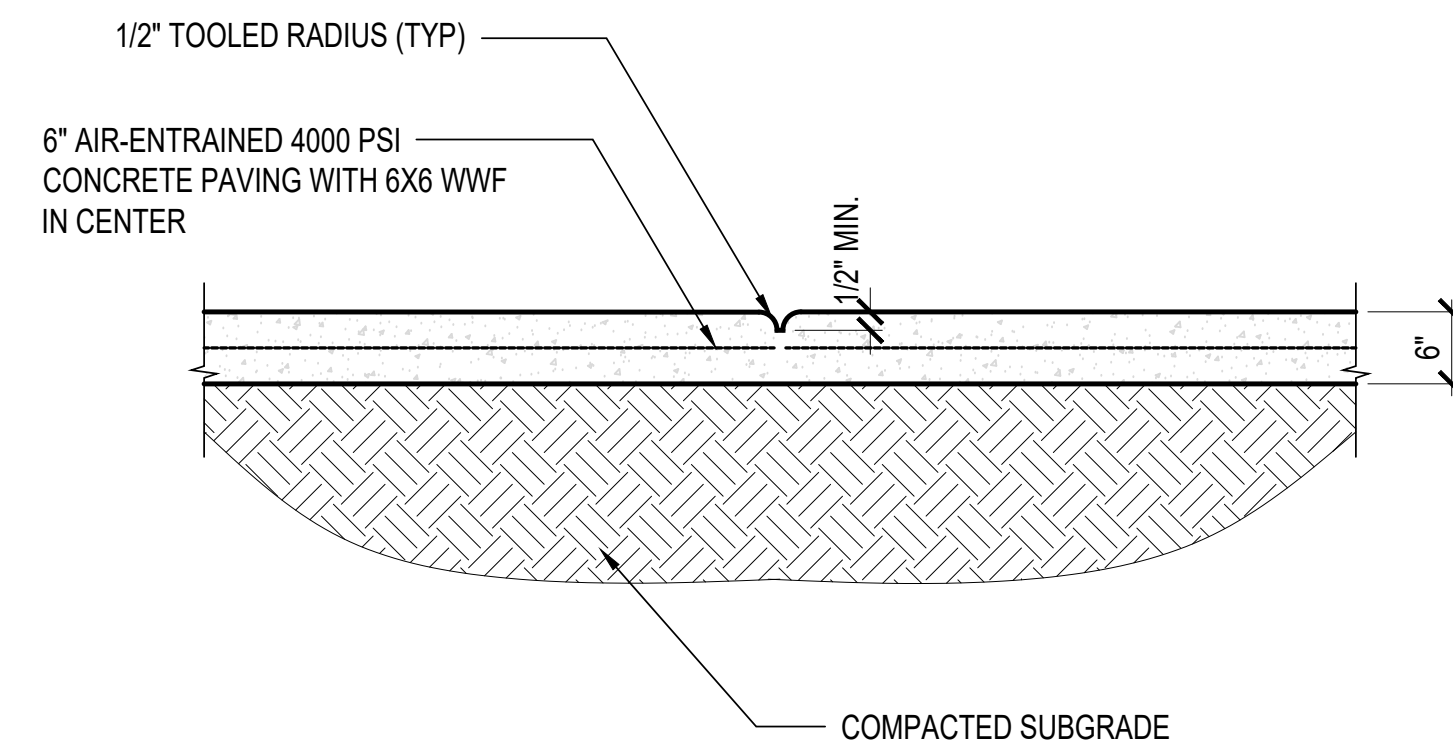
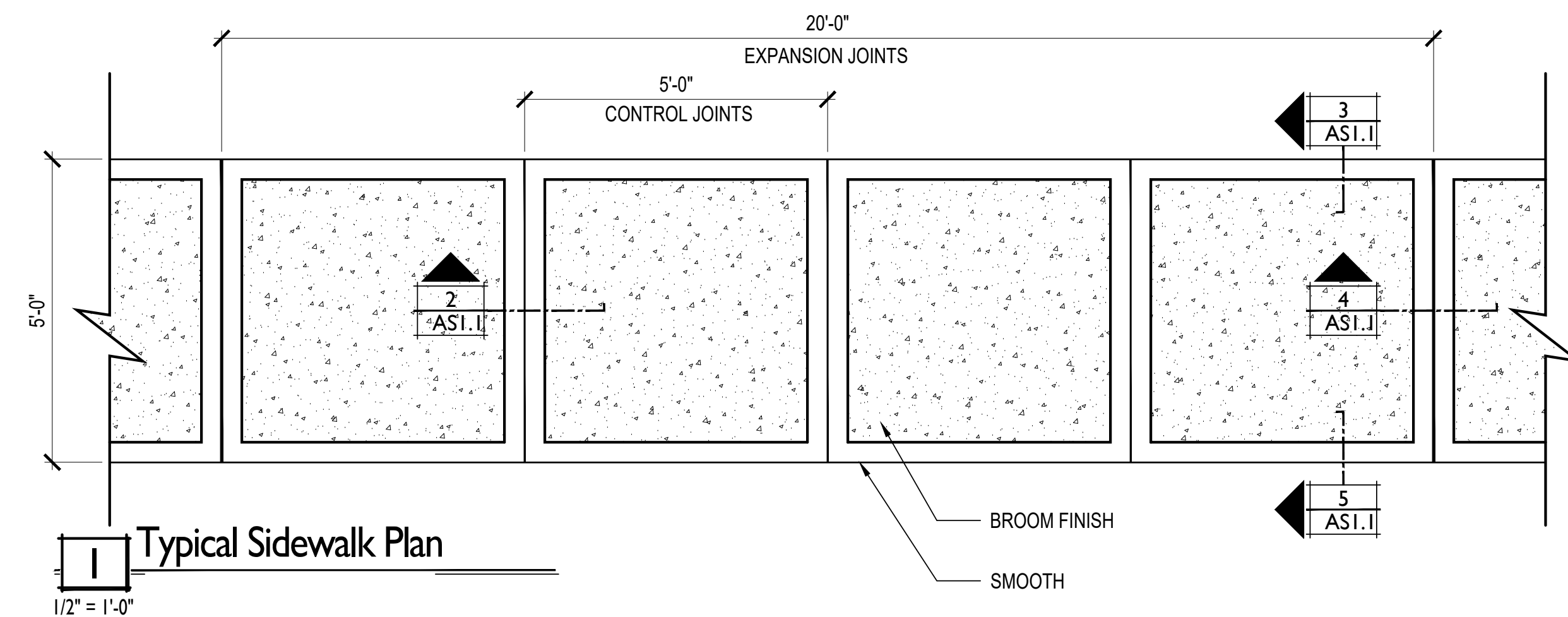
BID DOCUMENT
APRIL 20, 2023

SSR Smith
Seckman
Reid, Inc.
2650 Thousand Oaks Boulevard,
Suite 4200
Memphis, TN 38118
(901) 683-3900
FAX: (901) 683-3990
www.ssr-inc.com

SET # _____

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
COVER SHEET	
AC1.0	ACCESSIBILITY DETAILS
AC1.1	ACCESSIBILITY DETAILS
AC1.2	ACCESSIBILITY DETAILS
AC1.3	ACCESSIBILITY DETAILS
AC1.4	ACCESSIBILITY DETAILS
A 1.1	1406 FAIRVIEW STREET - UNIT 1 - FLOOR PLANS / KEY NOTES
A 1.2	1406 FAIRVIEW STREET - UNIT 1 - PHOTOS
A 1.3	1406 FAIRVIEW STREET - UNIT 1 - RENOVATION PLAN / ELEV'S
A 1.4	1406 FAIRVIEW STREET - UNIT 1 - FIXTURE / APPLIANCE / MILLWORK PLANS
AG 1.1	SPECIFICATION SHEET
AG 1.2	SPECIFICATION SHEET
AG 1.3	SPECIFICATION SHEET
AG 1.4	SPECIFICATION SHEET
AG 1.5	SPECIFICATION SHEET
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AG 1.10	SPECIFICATION SHEET
MPE 1.1	1406 FAIRVIEW STREET- UNIT 1 - MEP FLOOR PLANS / KEY NOTES



General Notes:

1. EXPANSION JOINTS SHALL BE LOCATED WHERE SIDEWALK ABUTS CONCRETE DRIVEWAYS, CURB OR OTHER ADJACENT STRUCTURES.
2. ONE-HALF INCH BITUMINOUS JOINT FILLER SHALL BE INSTALLED AT EXPANSION JOINT LOCATIONS AND SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
3. 1" DEEP CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF APPROXIMATELY 15' 3/4" OR AT A SPACING THAT MATCHES THE ADJACENT CURB.
4. FORMED CONTRACTION JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 1/4" RADIUS.
5. SCORED JOINTS SHALL BE 1/4" DEEP AND PLACED AT THE SPACING INDICATED FOR THE WIDTH OF SIDEWALK OR MATCH SCORED JOINTS OF ADJACENT CURB.
6. CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN A TRANSVERSE DIRECTION.
7. 1/2" DEEP SCORED JOINTS (TYP) SPACED AT 5' OR EQUAL TO SIDEWALK WIDTH.

- THESE DETAILS APPLY TO ALL UNITS LOCATED AT MONTGOMERY PLAZA
- FIELD MEASURE EACH UNIT AND CONSTRUCT WALKS WITH REQUIRED SLOPES AS SHOWN ABOVE.

DO'S:

1. ORDER A QUALITY CONCRETE MIX WITH THE APPROPRIATE SLUMP FOR PROPER PLACEMENT REQUIRED.
2. PLACE CONCRETE ON A WELL-DRAINED SUB-GRADE THAT HAS ADEQUATE AND UNIFORM LOAD-BEARING CHARACTERISTICS.
3. GRADE THE SUB-GRADE SO THAT THE CONCRETE IS OF UNIFORM THICKNESS AND PROPERLY SLOPED FOR DRAINAGE.
4. VIBRATE OR TAMP AND SCREED THE CONCRETE, THEN FLOAT IT TO THE SPECIFIED GRADE, FLATNESS, AND LEVELNESS.
5. TEXTURE ALL SURFACES ADEQUATELY AND UNIFORMLY FOR SLIP RESISTANCE.
6. FINISH ALL SURFACES WITHIN REASONABLY THE SAME TIME AFTER PLACEMENT.
7. FINISH THE EDGES FIRST AND DO ALL HAND-FINISHING IN THE SAME DIRECTION.
8. PROTECT THE CONCRETE SURFACE FROM RAPID EVAPORATION OF BLEED WATER.
9. USE AN APPROVED CURING COMPOUND FOR PROPER CURING OF CONCRETE.
10. PROTECT THE FRESHLY PLACED CONCRETE FROM FREEZING FOR THE FIRST 72 HOURS.

DON'TS:

1. DON'T USE CALCIUM CHLORIDE ACCELERATORS TO ACHIEVE FAST CONCRETE SET TIME.
2. DON'T ORDER CONCRETE IN LESS THAN 3 YD3 INCREMENTS. FULL COLOR CONSISTENCY IS NOT GUARANTEED.
3. DON'T PLACE CONCRETE ON A SUB-GRADE THAT IS NOT THOROUGHLY COMPACTED AND DAMPENED.
4. DON'T PLACE CONCRETE OVER FREESTANDING WATER OR MUDDY, FROZEN OR SIFT SPOTS.
5. DON'T ADD WATER AFTER A PORTION OF THE LOAD HAS BEEN DISCHARGED, OR RETEMPER CONCRETE THAT HAS STARTED TO SET.
6. DON'T SPRINKLE WATER, OR OTHERWISE ADD WATER TO THE SURFACE DURING FINISHING OPERATIONS.
7. DON'T USE INCONSISTENT FINISHING PRACTICES.
8. DON'T OVER-TROWEL (BURN OR BURNISH) THE CONCRETE SURFACE.
9. DON'T USE PLASTIC SHEETING TO CURE CONCRETE.
10. DON'T ALLOW ITEMS TO STAND ON CONCRETE DURING THE CURING PROCESS.

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MEMPHIS HOUSING AUTHORITY
IMPROVEMENTS AND REPAIRS
FOR PUBLIC HOUSING UNITS
MEMPHIS, TENNESSEE

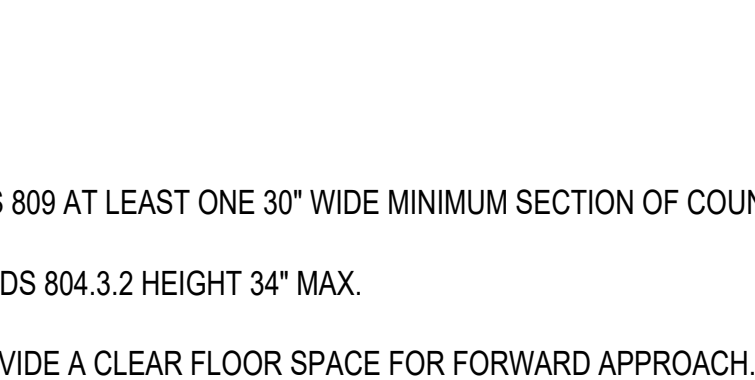
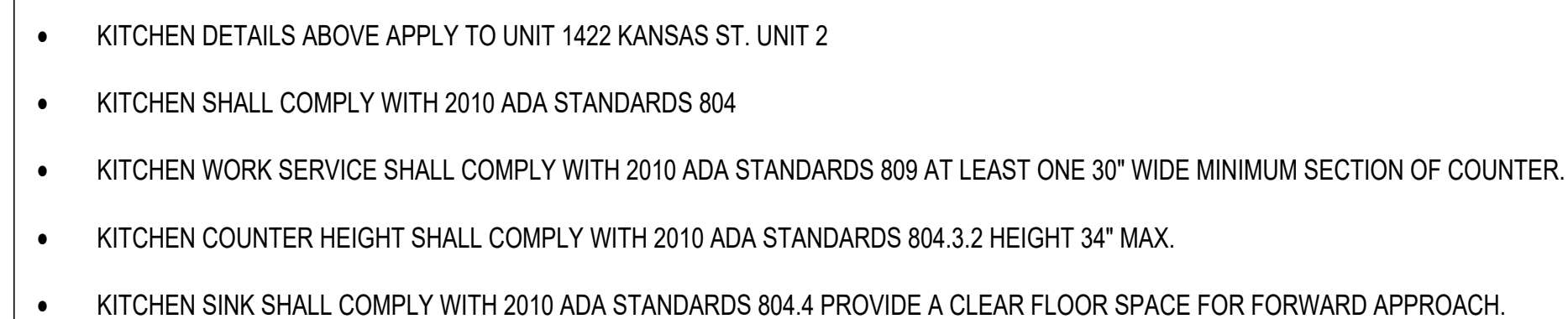
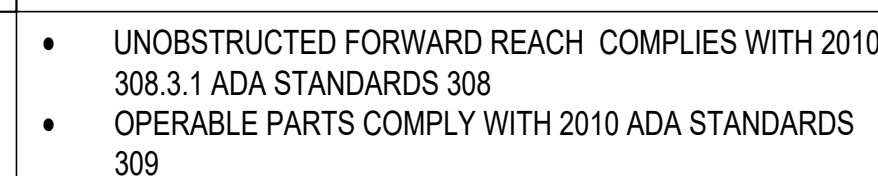
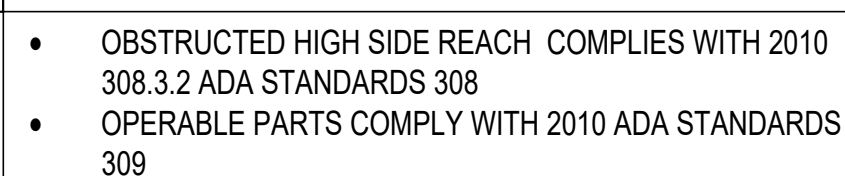
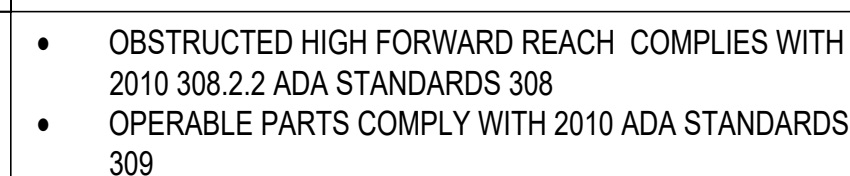
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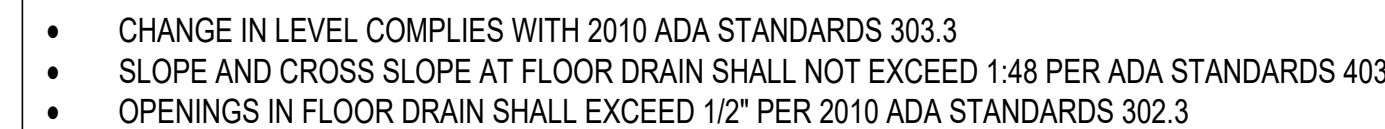
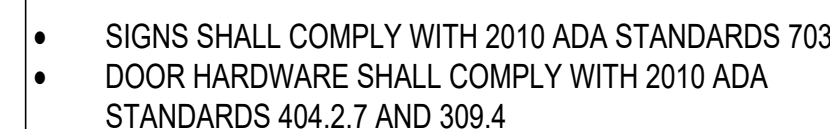
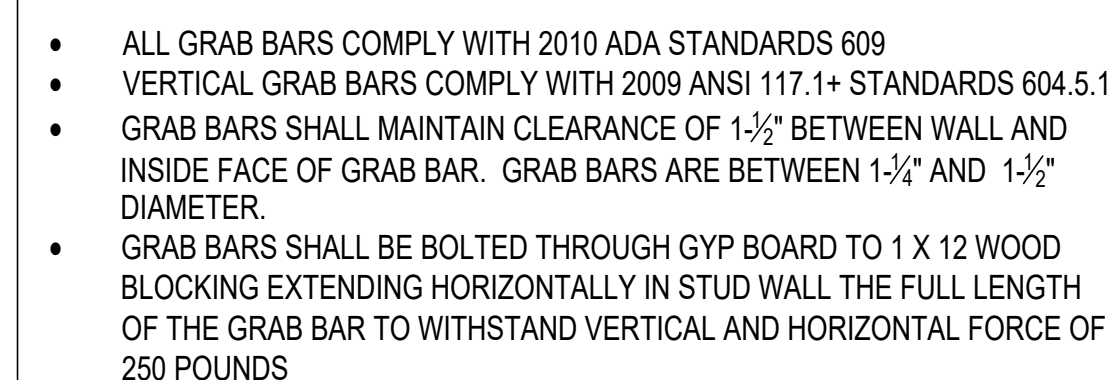
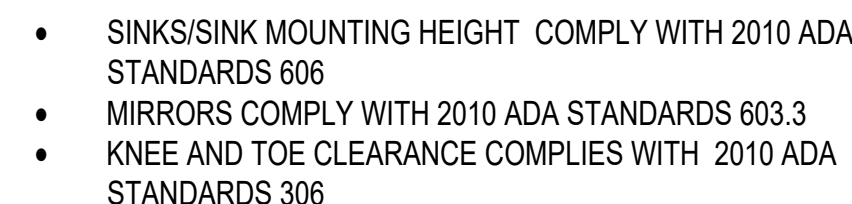
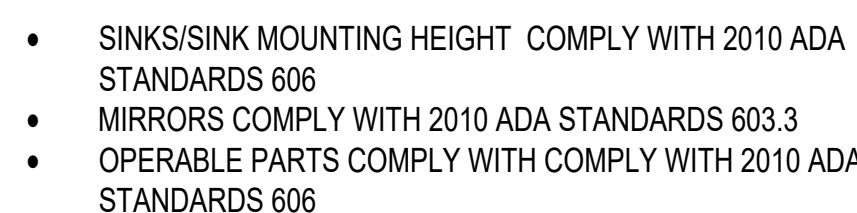
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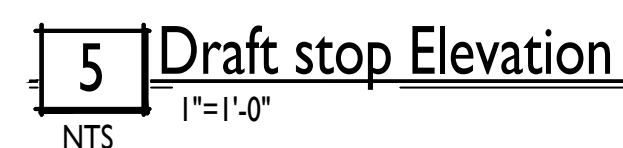
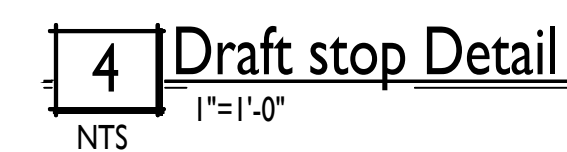
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PROJECT STATUS
CONSTRUCTION DOCUMENTS
SHEET NUMBER

AC1.0





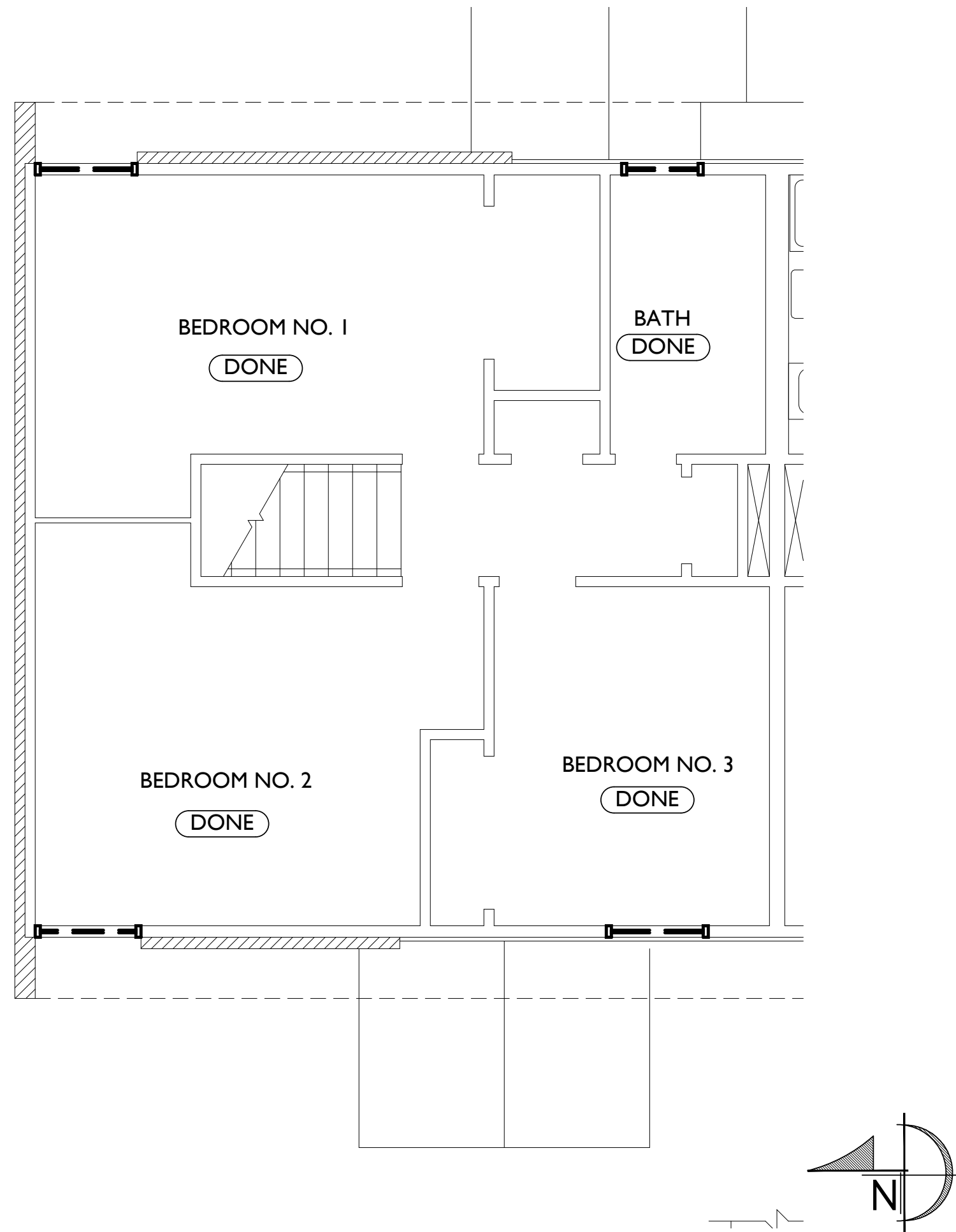
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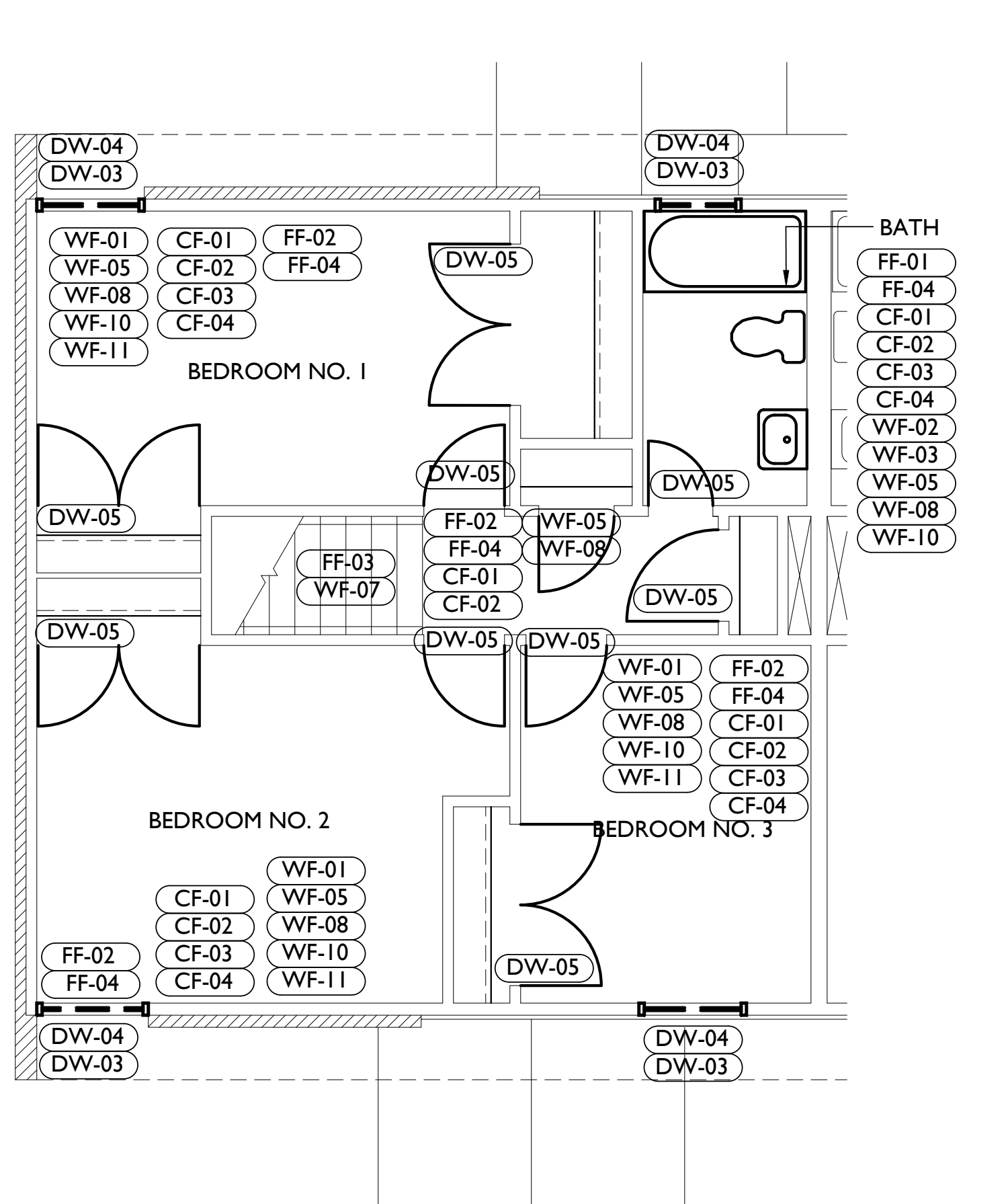
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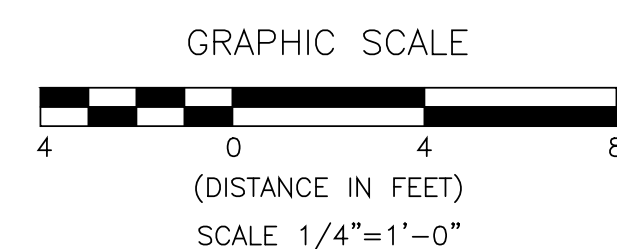
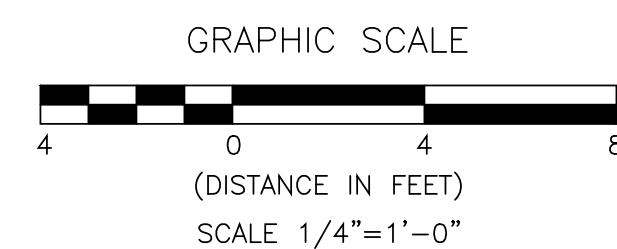
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2 Second Floor Demolition Plan

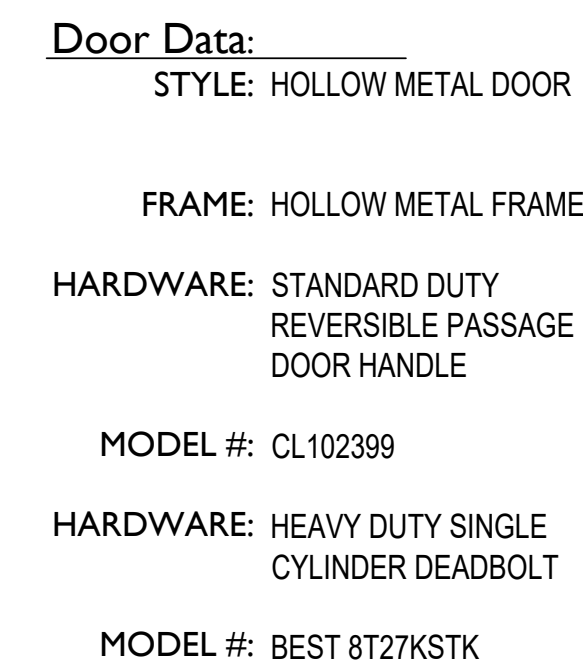
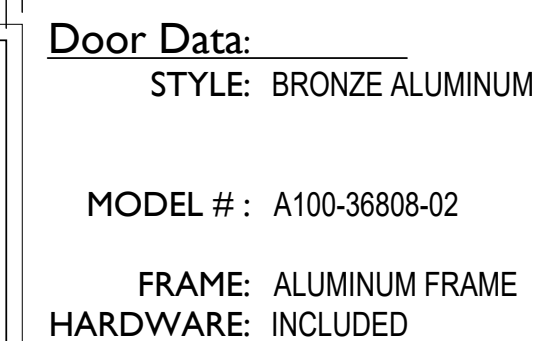
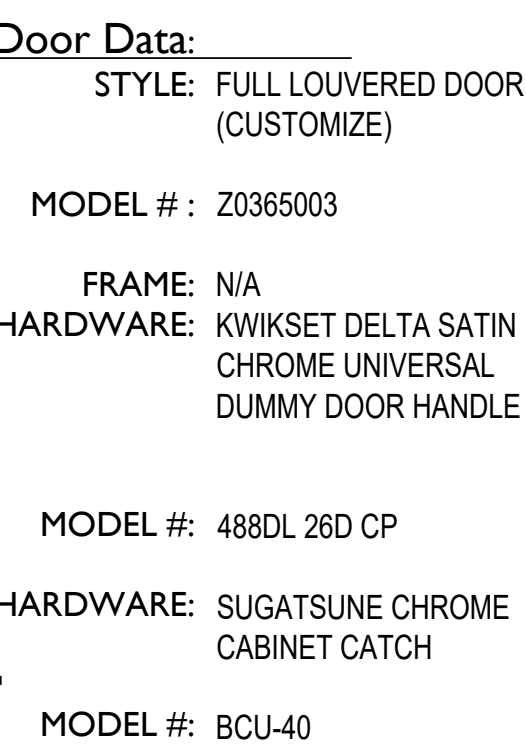
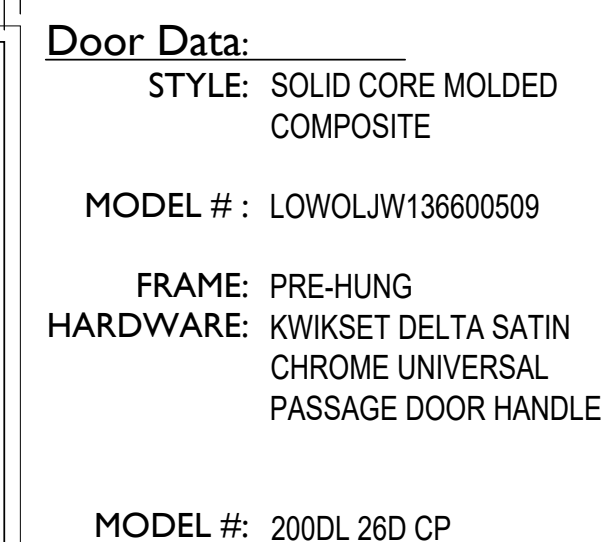
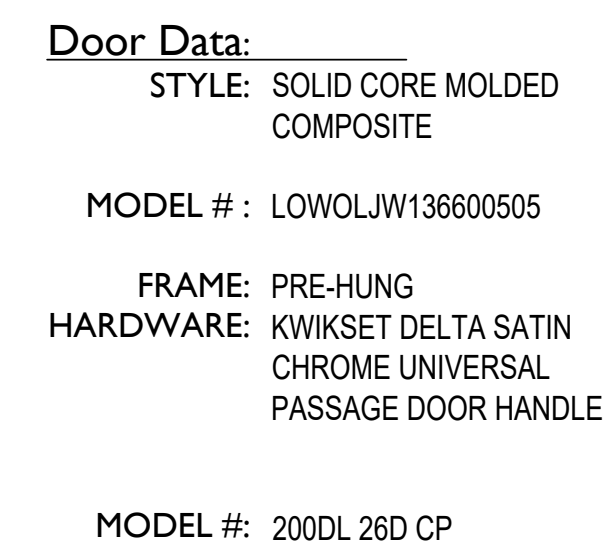
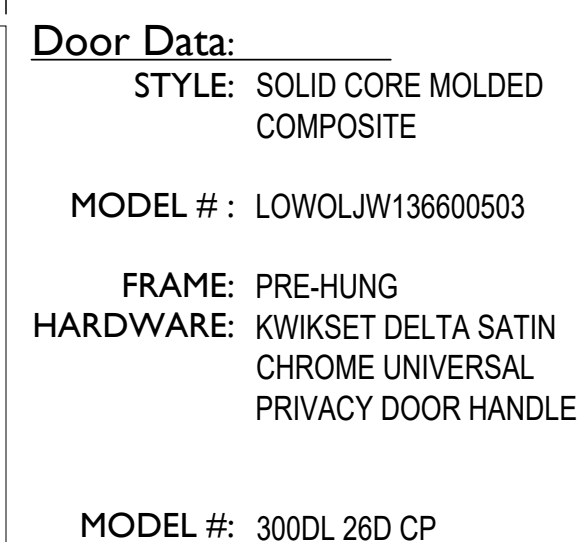
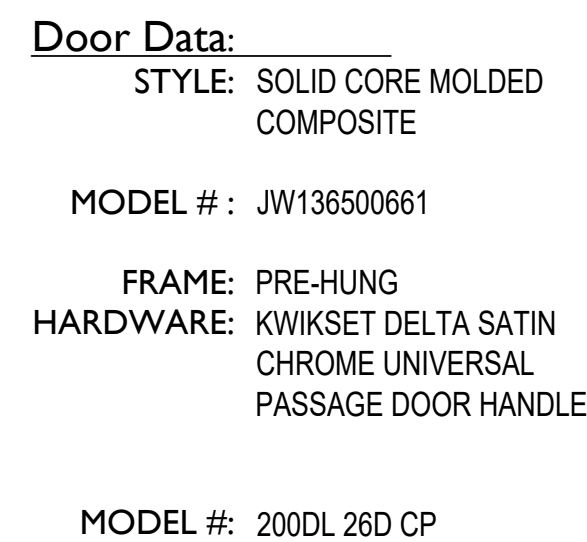
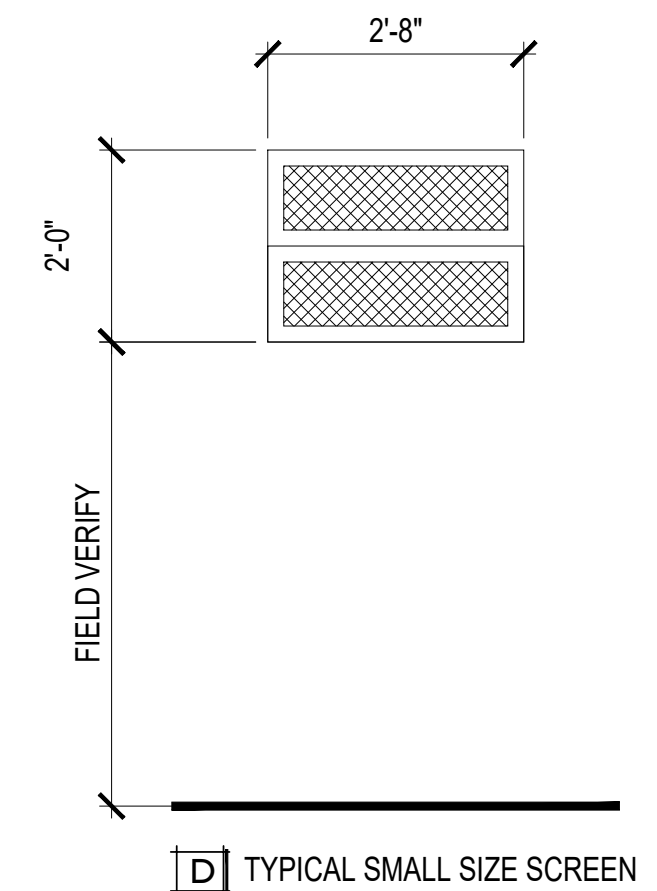


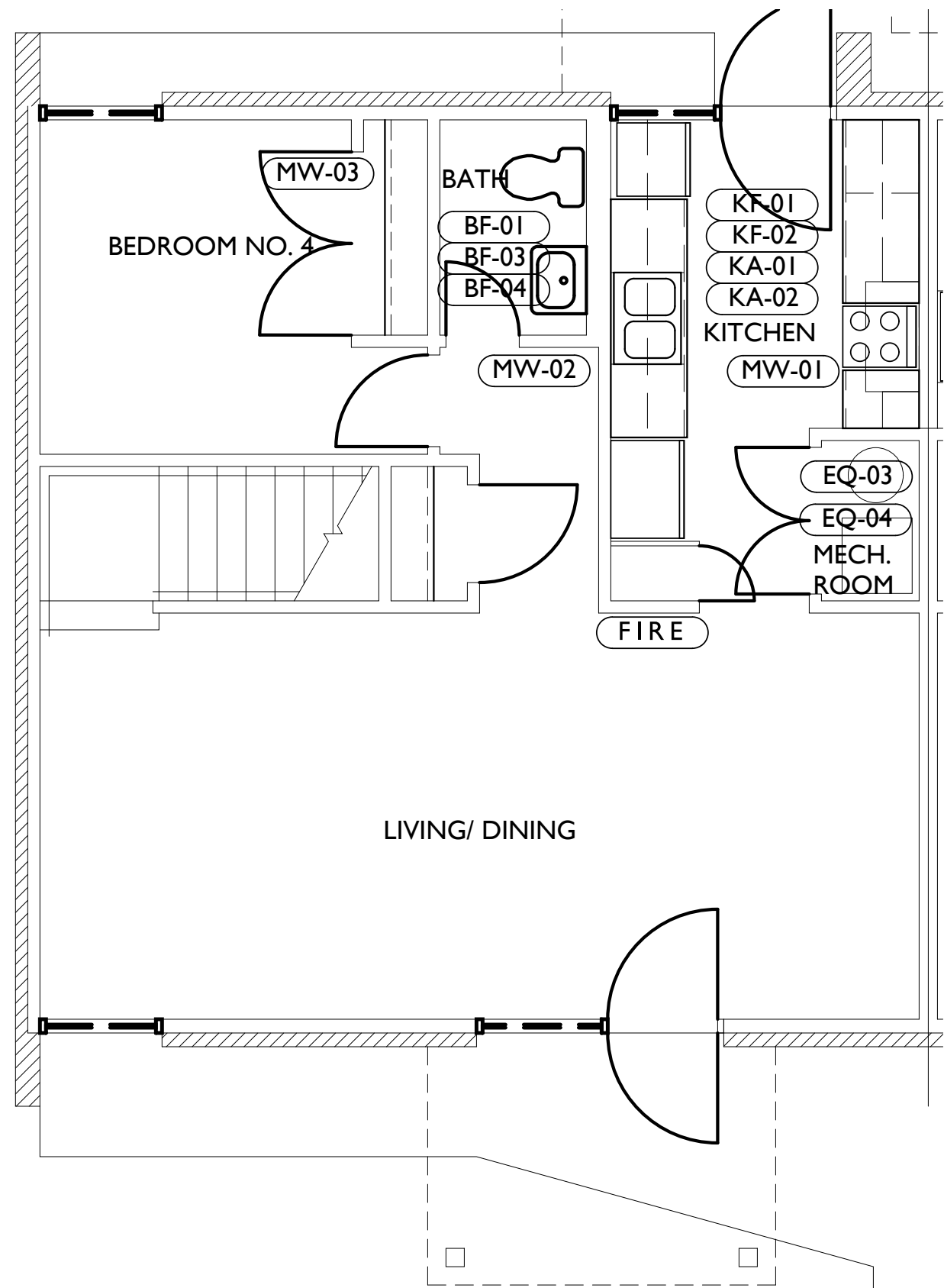
2 Second Floor Renovation Plan



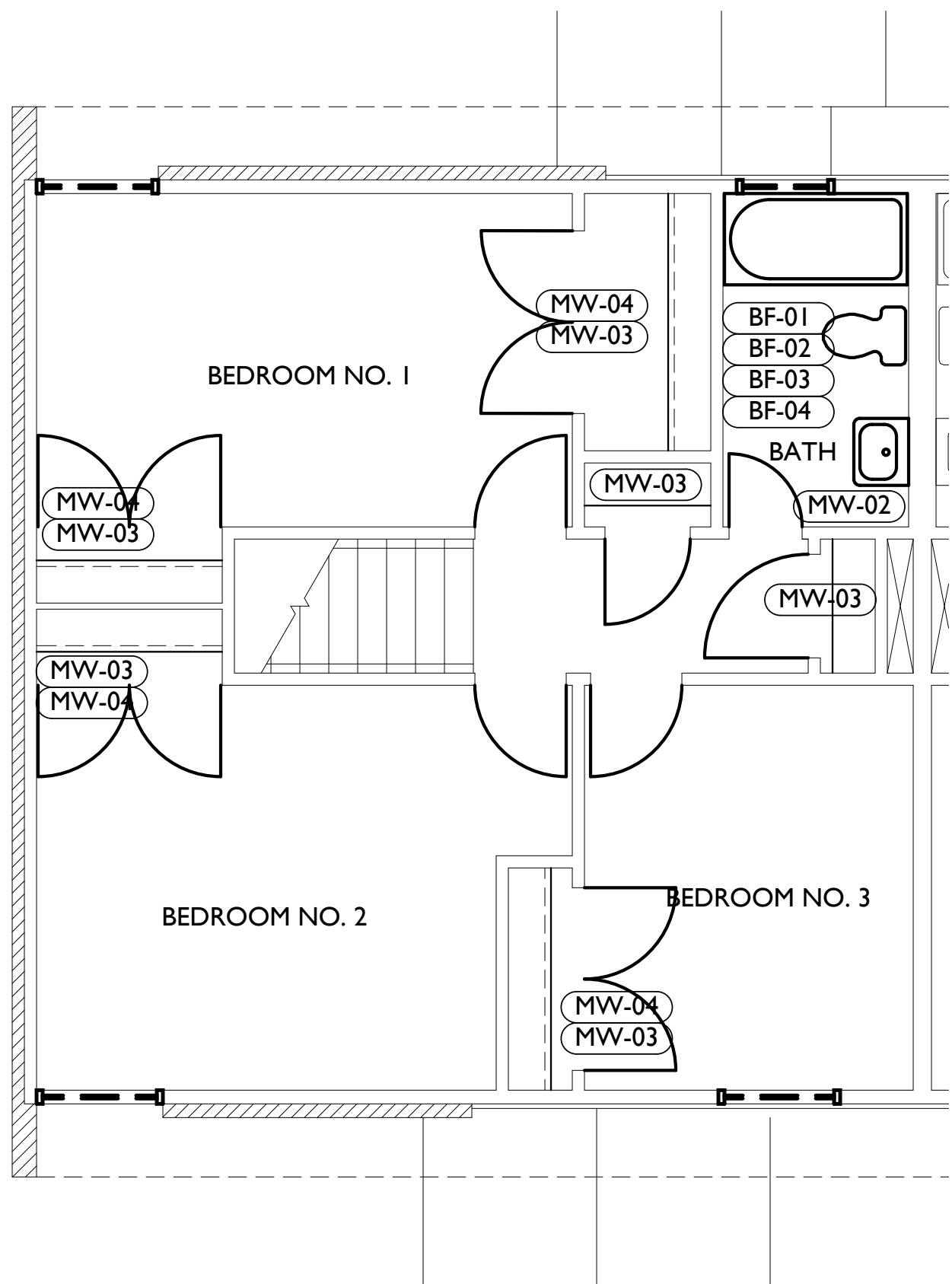
1. ALL UNITS IN MONTGOMERY PLAZA SHALL HAVE A DRAFT STOP (SEPARATION) IN THE ATTIC SPACE. (SEE DETAIL 5 ON SHEET AC1.4)

A1.1





1 New Fixture / Appliance Plan
1/4" = 1'-0"



2 New Fixture / Appliance Plan
1/4" = 1'-0"

KEYNOTES - FIXTURES, APPLIANCES, MILLWORK, AND EQUIPMENT

- | | |
|-------|--|
| BF-01 | CONTRACTOR SHALL INSTALL NEW BATHROOM SINK WITH ADA COMPLIANT FAUCET, MEDICINE CABINET AND LIGHT FIXTURE. |
| BF-02 | CONTRACTOR SHALL INSTALL REFINISHED TUB, FAUCET & SHOWER FIXTURE.. |
| BF-03 | CONTRACTOR SHALL INSTALL NEW TOILET FIXTURE. |
| BF-04 | CONTRACTOR SHALL INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING TOWEL RACK (42-48" AFF), TOILET PAPER ROLL (26" AFF), SOAP DISH (48" AFF) AND TOOTHBRUSH HOLDER (48" AFF.) |
| BF-05 | CONTRACTOR SHALL INSTALL NEW ADA COMPLIANT GRAB BARS, SHOWER BENCH, AND SHOWER FIXTURES. |
| KF-01 | CONTRACTOR SHALL INSTALL NEW VENT HOOD. |
| KF-02 | CONTRACTOR SHALL INSTALL NEW KITCHEN SINK AND FAUCET |
| KA-01 | NEW OR EXISTING REFRIGERATOR SHALL BE PROVIDED BY OWNER |
| KA-02 | NEW OR EXISTING STOVE SHALL BE PROVIDED BY OWNER |
| MW-01 | CONTRACTOR SHALL INSTALL NEW KITCHEN MILLWORK |
| MW-02 | CONTRACTOR SHALL INSTALL NEW BATHROOM VANITY MILLWORK |
| MW-03 | CONTRACTOR SHALL INSTALL NEW CLOSET SHELVEING AND ROD. |
| MW-04 | CONTRACTOR SHALL FINISH EXISTING PLATFORM WITH PLYWOOD, TRIM, AND QUARTER ROUND AND PAINT |
| EQ-01 | CONTRACTOR SHALL PRESERVE EXISTING WATER HEATER |
| EQ-02 | CONTRACTOR SHALL PRESERVE EXISTING HEATING/ COOLING UNIT. |
| EQ-03 | CONTRACTOR SHALL INSTALL NEW WATER HEATER. |
| EQ-04 | CONTRACTOR SHALL INSTALL HEATING/ COOLING UNIT. |
| FIRE | CONTRACTOR SHALL INSTALL NEW 10-LBS WALL MOUNTED ADC FIRE EXTINGUISHER |

MILLWORK NOTE

CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS PRIOR TO INSTALLATION OF MILLWORK

FINISHES SPECIFICATIONS

- | | | | | |
|-------------------------|----------------------|-----------------------|--------------------------|-----------------------|
| • LVT FLOORING | MANU: ARTISTEK FLOOR | SIZE: 6" X 36" | COLOR: HERITAGE | MODEL #: 73308 |
| • FLOOR / WALL TILE | MANU: DALTILE | SIZE: 7" X 20" | COLOR: GLENWOOD FOG | MODEL #: GW09720HD1P2 |
| • TUB / SHOWER SURROUND | MANU: SWAN | SIZE: 30" X 60" X 60" | COLOR: (25) GRAY GRANITE | MODEL #: SS-60-3-042 |
| • PAINT TO MATCH | MANU: BENJAMIN MOORE | FINISH: MATTE | COLOR: COSTAL FOG | COLOR #: AC-1 |
| • BASE MOLDING | MANU: VERANDA | SIZE 3/8" X 3 1/4" | COLOR: WHITE | MODEL #: 0752708001 |
| • QUARTER ROUND BASE | MANU: VERANDA | SIZE 1/2" X 1/2" | COLOR: WHITE | MODEL #: 0202408025 |
| • TREAD AND RISER COVER | MANU: TARKETT | FINISH: DIAMOND | COLOR: FUDGE | MODEL #: CNN 167 SQ |

BATHROOM ACCESSORIES SPECIFICATIONS

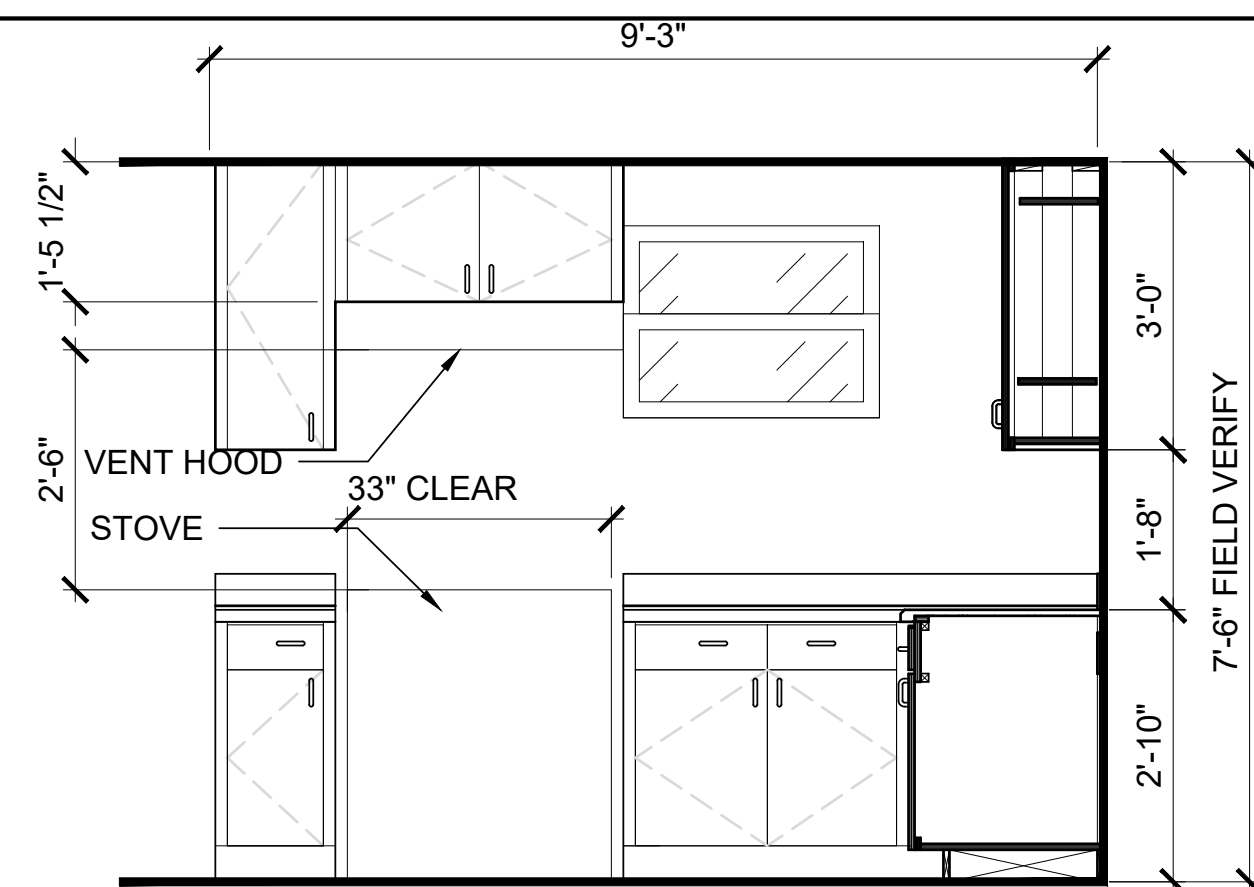
- | | | | | |
|-----------------------|----------------------|-----------------|---------------|-------------------|
| • TOWEL BAR | MANU: FRANKLIN BRASS | SIZE: 18" | COLOR: CHROME | MODEL #: D2418PC |
| • TOILET PAPER HOLDER | MANU: FRANKLIN BRASS | SIZE: N/A | COLOR: CHROME | MODEL #: D2408PC |
| • TOOTHBRUSH HOLDER | MANU: FRANKLIN BRASS | SIZE: N/A | COLOR: CHROME | MODEL #: D2405PC |
| • SOAP DISH | MANU: FRANKLIN BRASS | SIZE: N/A | COLOR: CHROME | MODEL #: D2406PC |
| • MEDICINE CABINET | MANU: GLACIER BAY | SIZE: 16" X 26" | COLOR: N/A | MODEL #:45406 |
| • DOUBLE SHOWER ROD | MANU: MOEN | SIZE: 60" | COLOR: CHROME | MODEL #: DN2141CH |

EQUIPMENT SPECIFICATIONS

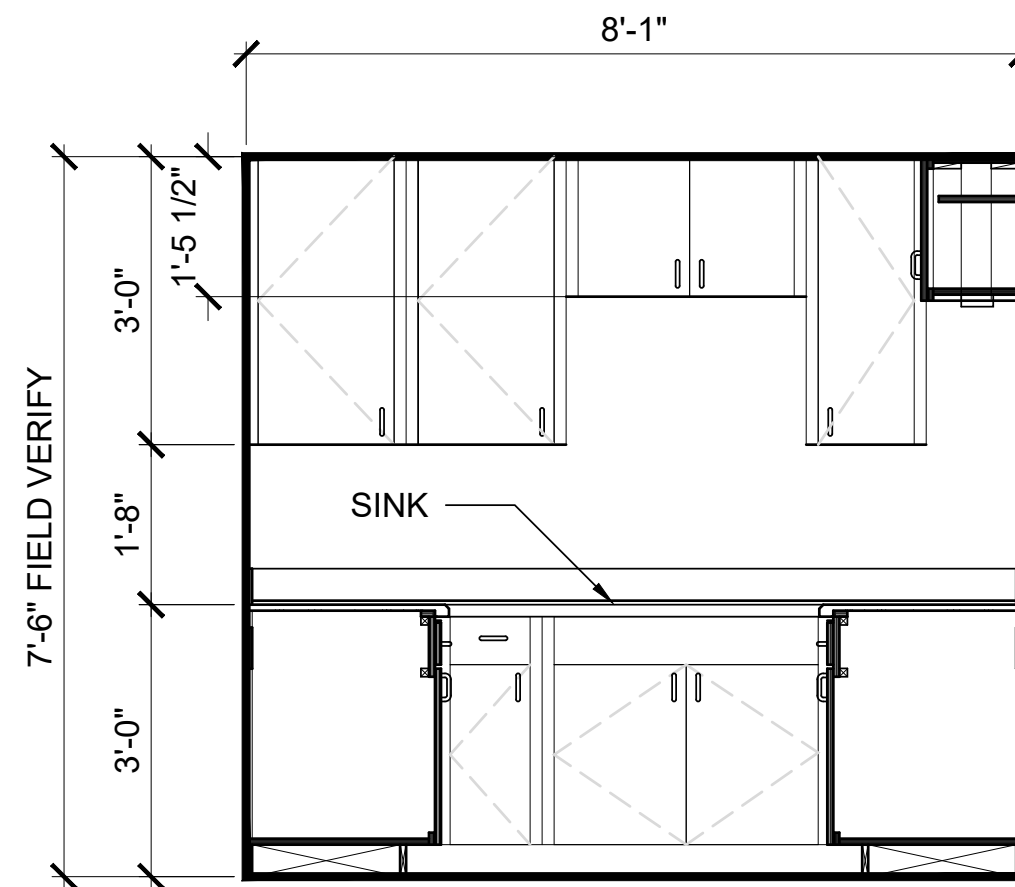
- | | |
|----------------|-------------------|
| • REFRIGERATOR | PROVIDED BY OWNER |
| • OVEN/STOVE | PROVIDED BY OWNER |

FIXTURES SPECIFICATIONS (SEE MPE SHEETS FOR MORE INFORMATION)

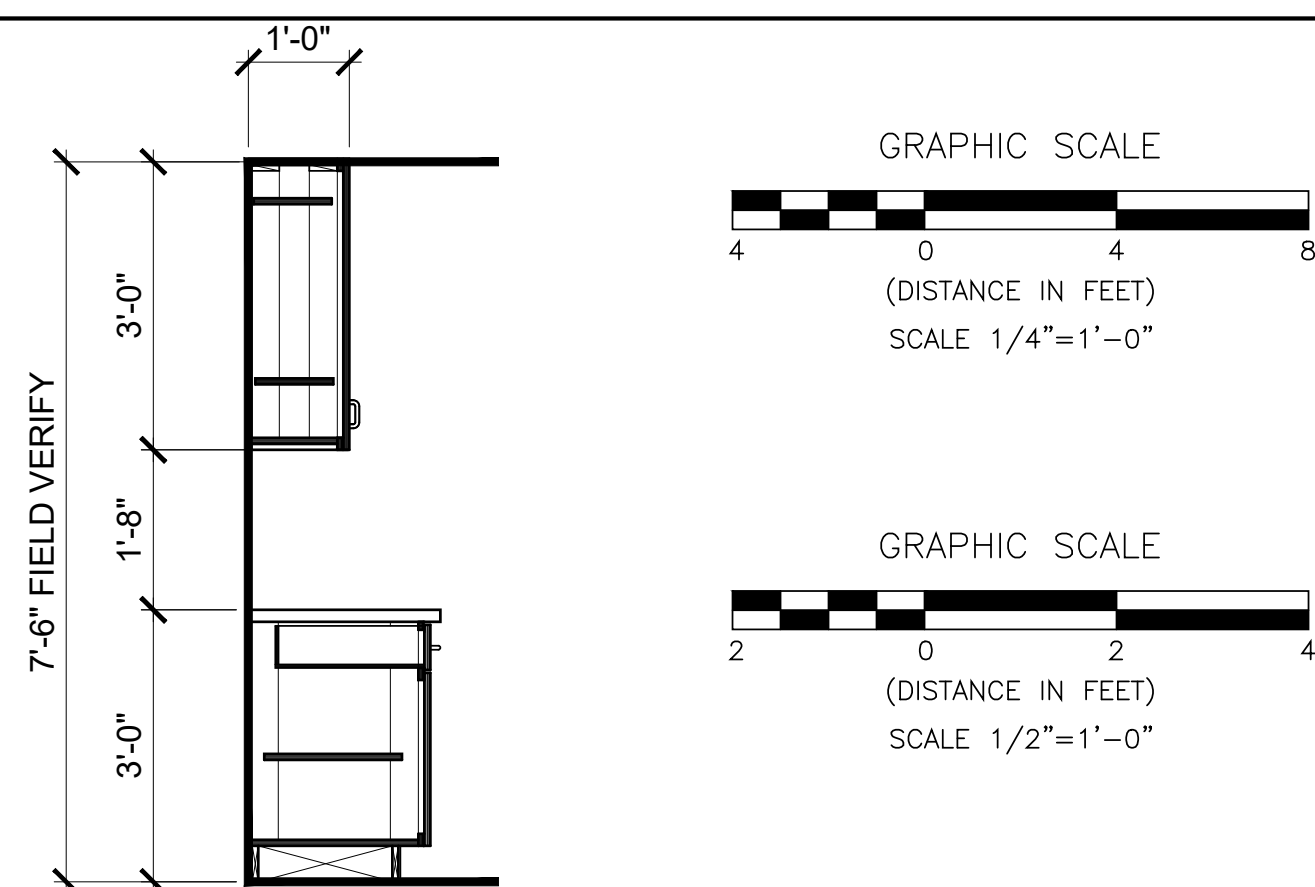
- | | | | | |
|-------------------------|-----------------------------|-------------------------|------------------------|---------------------------------|
| • RANGE HOOD | MANU: BROAN | SIZE:36" WIDE | COLOR: WHITE | MODEL #:403601 |
| • CEILING LIGHT FIXTURE | MANU: EXCLUSIVE | SIZE: 11" | COLOR: O-R BRONZE | MODEL #: HUI8011L-2/ORB |
| • WALL LIGHT FIXTURE | MANU: DEL MAR LIGHTING, LLC | SIZE: 24.5" X 6" X 5.9" | COLOR: SATIN NICKEL | MODEL #: DM-FL2103D-LED DEL MAR |
| • ELONGATED TOILET | MANU: ZURN | SIZE: N/A | COLOR: WHITE | MODEL #: Z5571 |
| • LAVATORY FAUCETS | MANU: DELTA | SIZE: N/A | COLOR: N/A | MODEL #: B510LF-PPU-ECO |
| • SHOWER HEAD | MANU: DELTA | SIZE: 2.75" | COLOR: CHROME | MODEL #: 52653-PK |
| • KITCHEN FAUCETS | MANU: DELTA | SIZE: N/A | COLOR: N/A | MODEL #: B4410LF |
| • SINGLE BOWL SINK | MANU: JUST MANUFACTURING | SIZE: 19" X 21" | COLOR: STAINLESS STEEL | MODEL #: SLN-2119-A-GR |
| • DOUBLE BOWL SINK | MANU: JUST MANUFACTURING | SIZE: 33" X 21" | COLOR: STAINLESS STEEL | MODEL #: DLN-2133-A-GR |
| • WASHING MACHINE BOX | MANU: OATEY | SIZE: N/A | COLOR: N/A | MODEL #: |



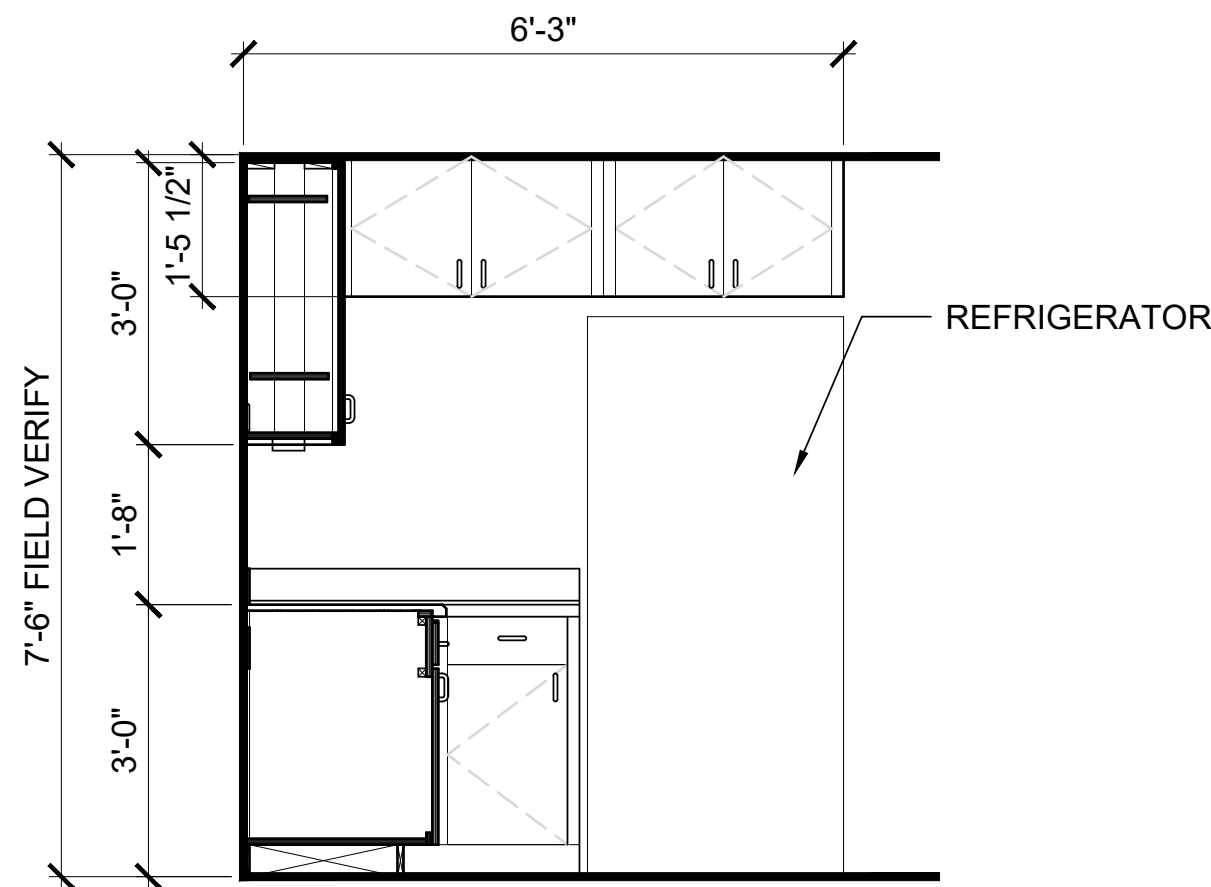
3 Kitchen Millwork Elevation
1/2" = 1'-0"



5 Kitchen Millwork Elevation
1/2" = 1'-0"



4 Kitchen Millwork Elevation
1/2" = 1'-0"



6 Kitchen Millwork Elevation
1/2" = 1'-0"

MILLWORK NOTE

FIELD VERIFY ALL MILLWORK. MILLWORK WILL NEED TO BE REWORKED TO ACCOMMODATE NEW GAS LOCATION. (SEE MECHANICAL SHEETS) IF ANY DISCREPANCIES ARE FOUND NOTIFY DESIGNER.

NOTE

FOR SPECIFICATIONS OF PLUMBING FIXTURES, ELECTRICAL DEVICES, AND HVAC DIFFUSERS SEE MPE SHEETS.

CLOSET NOTES

ALL CLOSETS SHALL HAVE CLOSET MAID WIRE SHELVEING WITHIN CUT TO SIZE. CONTRACTOR SHALL USE APPROPRIATE MOUNTING ACCESSORIES.

- CLOSET MAID 96" X 12" WIRE SHELF
MODEL #: 4718
- CLOSET MAID 12" X 1" SHELVEING BRACKET
MODEL#: 76606
- CLOSET MAID BACK WALL CLIPS FOR SHELVEING
MODEL # 76610

BATHROOM VANITY NOTES

ALL BATHROOM SINKS SHALL BE REPLACE WITH.....

- GLACIER BAY VANITY WITH SINK
SIZE: 24"
CHESTNUT WITH CULTURED MARBLE TOP
MODEL #: VP24P5-CN



04-20-2023
ARCHITECT OF RECORD
ROSS WITT PLLC.
STATE : TN
REGISTRATION # :23180

REVISIONS

BY DATE DESCRIPTION

MEMPHIS HOUSING AUTHORITY IMPROVEMENTS AND REPAIRS FOR PUBLIC HOUSING UNITS MEMPHIS, TENNESSEE

SOLICITATION NO: HM 19-R-00500

DRAWN BY
DESIGNED BY
CHECKED BY

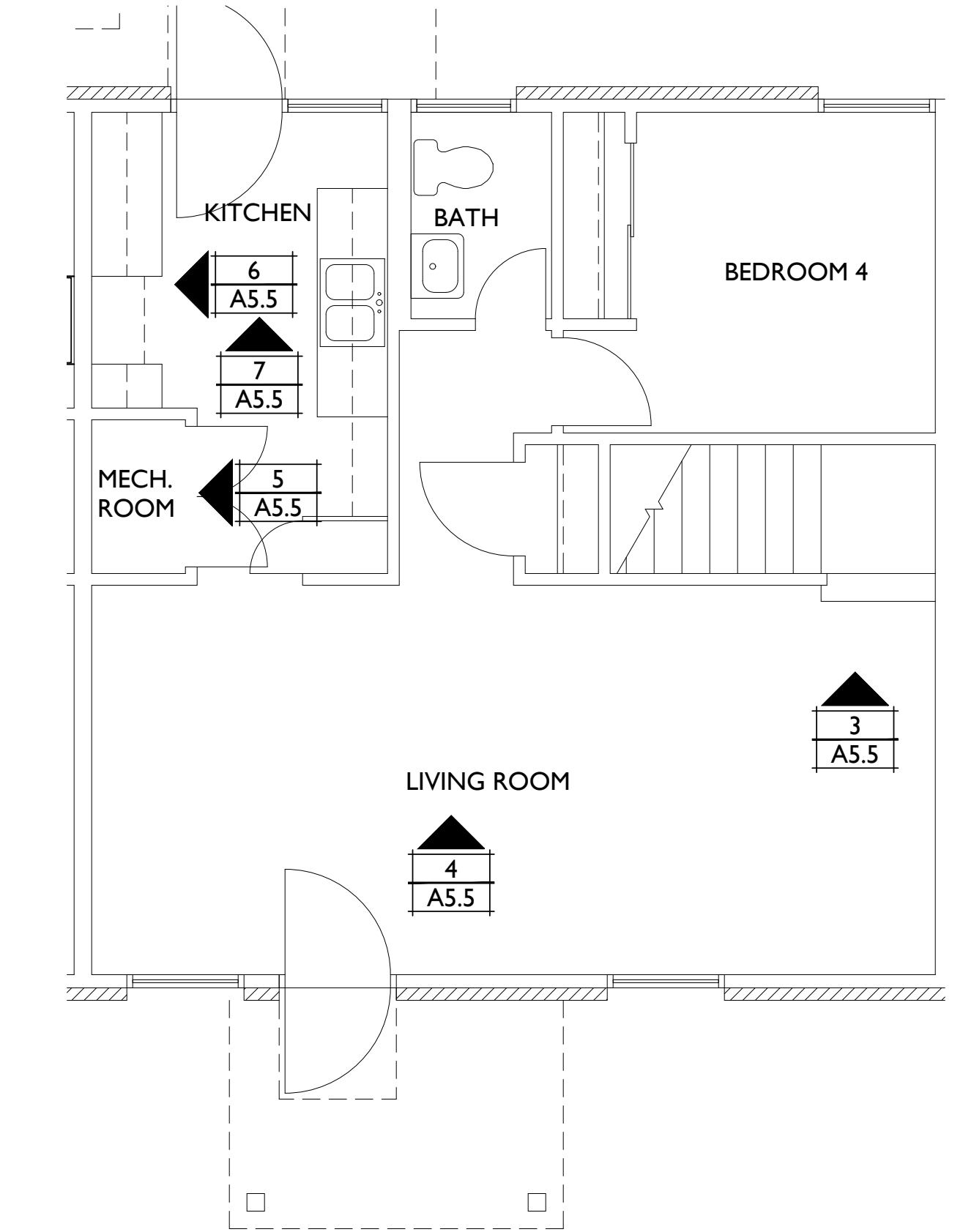
SHEET TITLE

MONTGOMERY PLAZA
1406 FAIRVIEW ST.
UNIT 1
4 BEDROOM

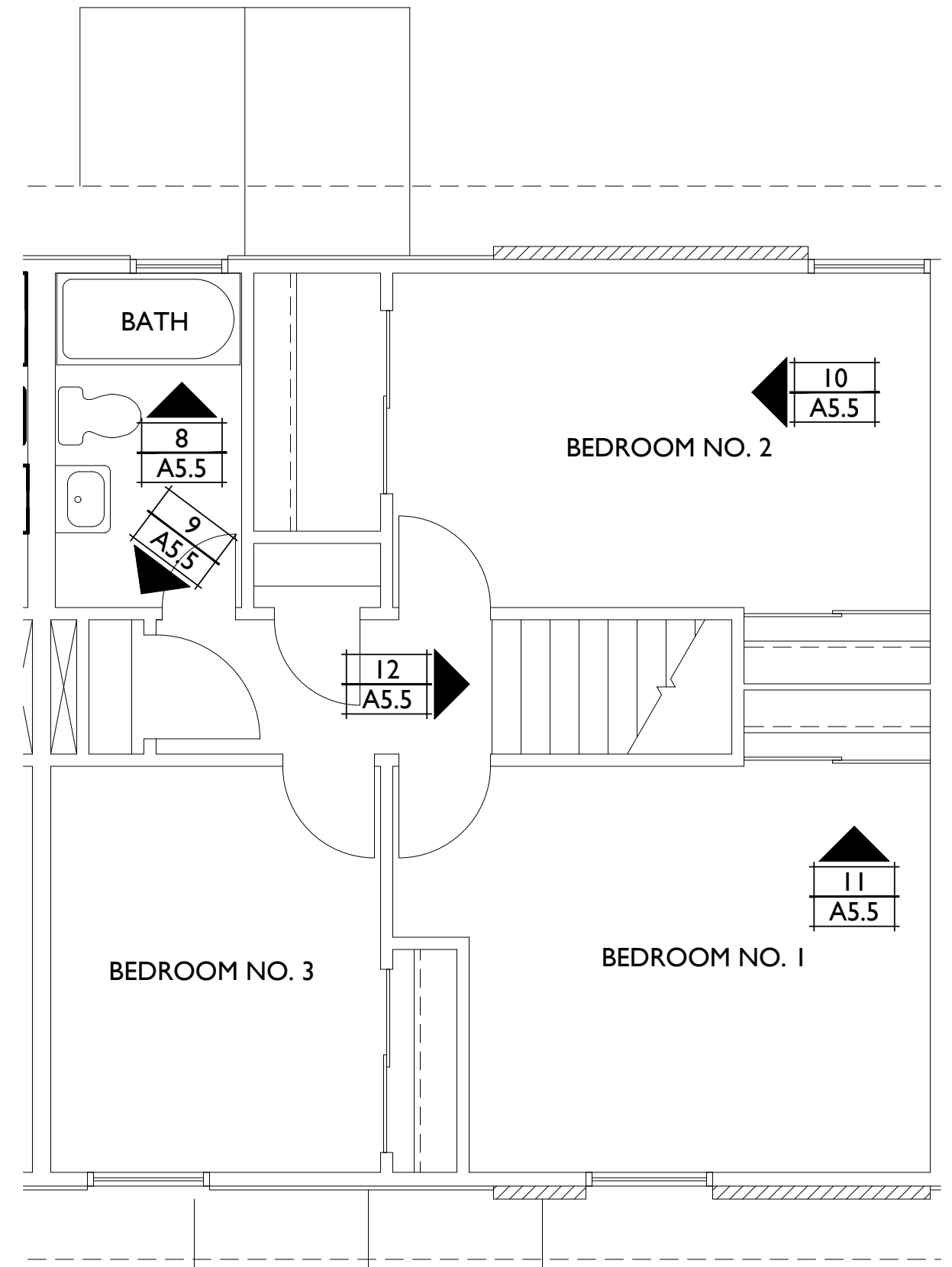
DATE
04-20-2023
PROJECT STATUS
CONSTRUCTION DOCUMENTS

SHEET NUMBER

A1.4



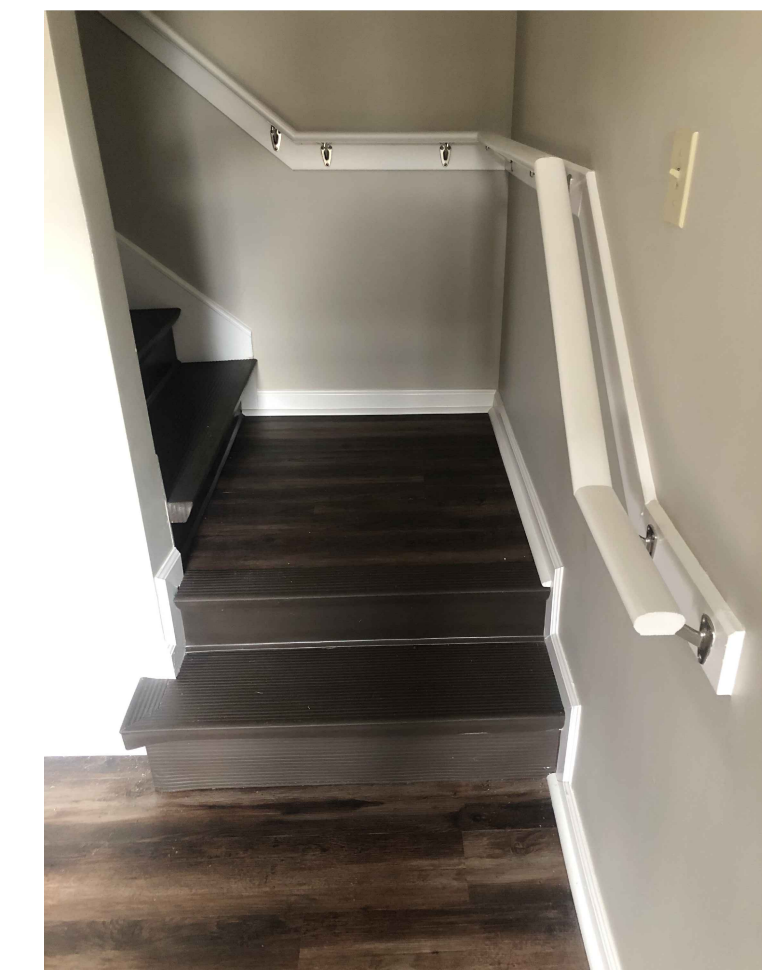
1 First Floor Photo Key Plan
1/4" = 1'-0"



2 Second Floor Photo Key Plan
1/4" = 1'-0"

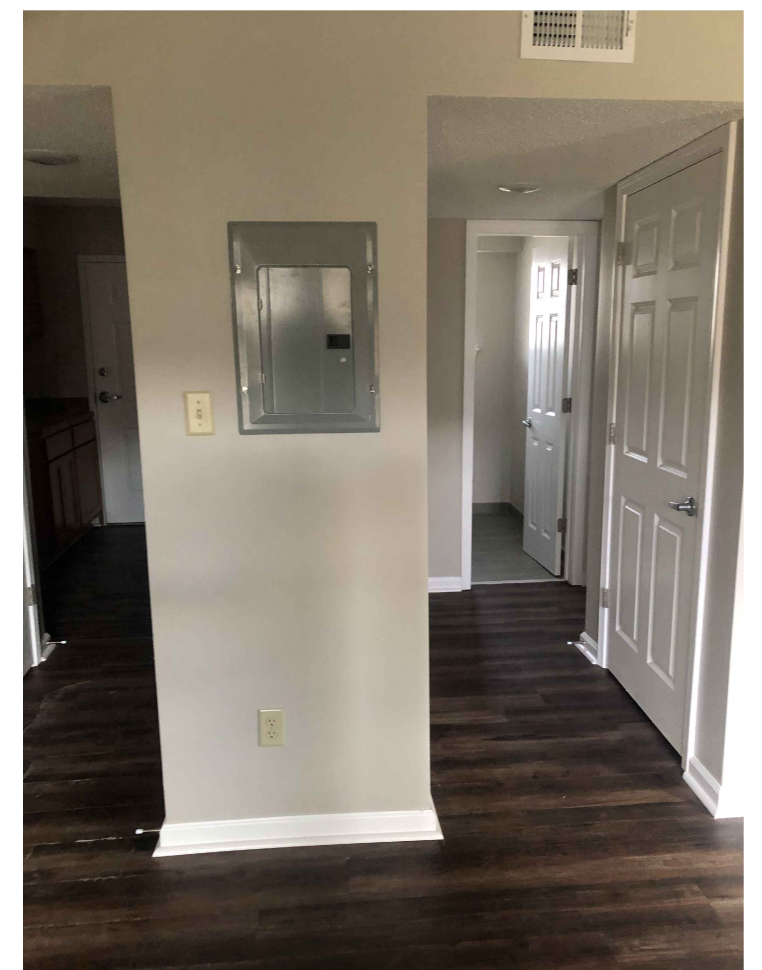
GRAPHIC SCALE
4 0 4 8
(DISTANCE IN FEET)
SCALE 1/4"=1'-0"

PHOTO NOTE
THIS SHEET CONTAINS PHOTOS OF MHA BASELINE STANDARDS OF UNIT INTERIORS. IMAGES SERVE AS AN ACCURATE REPRESENTATION OF HOW FINISHED UNITS SHOULD LOOK UPON COMPLETION.



3 Photo
NTS

NOTE: CONTRACTOR SHALL INSTALL NEW SKIRT BOARDS WITH QUARTER ROUND CAP PIECE AT STAIRS



4 Photo
NTS

NOTE: CONTRACTOR SHALL INSTALL NEW SKIRT BOARDS WITH QUARTER ROUND CAP PIECE BASE



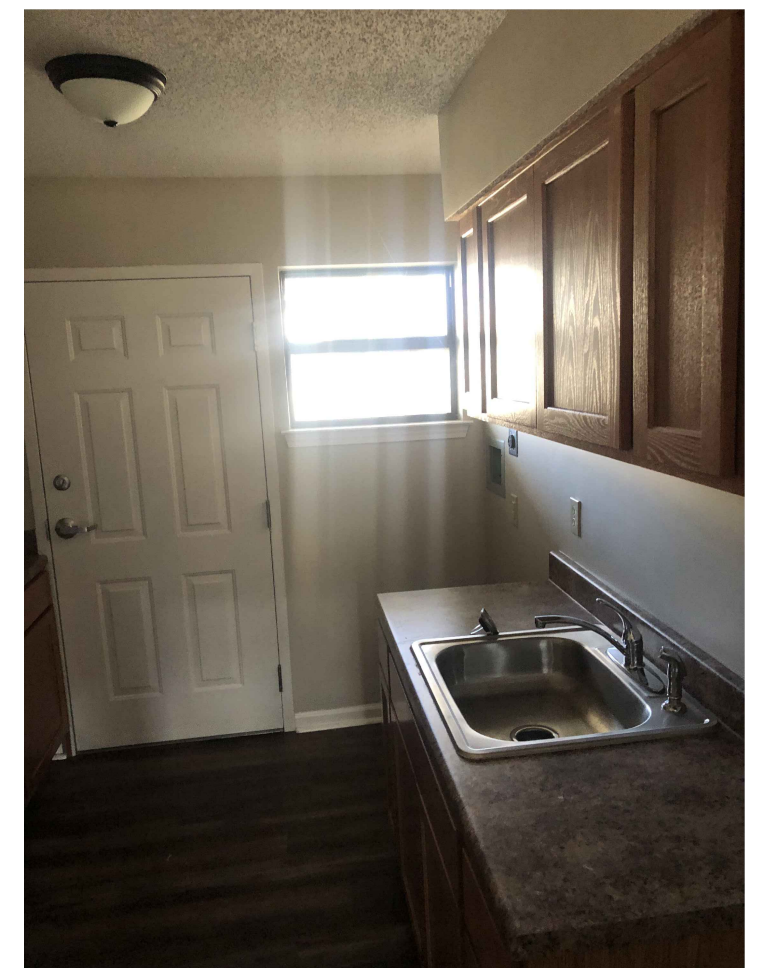
5 Photo
NTS

NOTE: CONTRACTOR SHALL INSTALL REPLACED RETURN AIR PLATFORM IN HVAC CLOSET AS REQUIRED



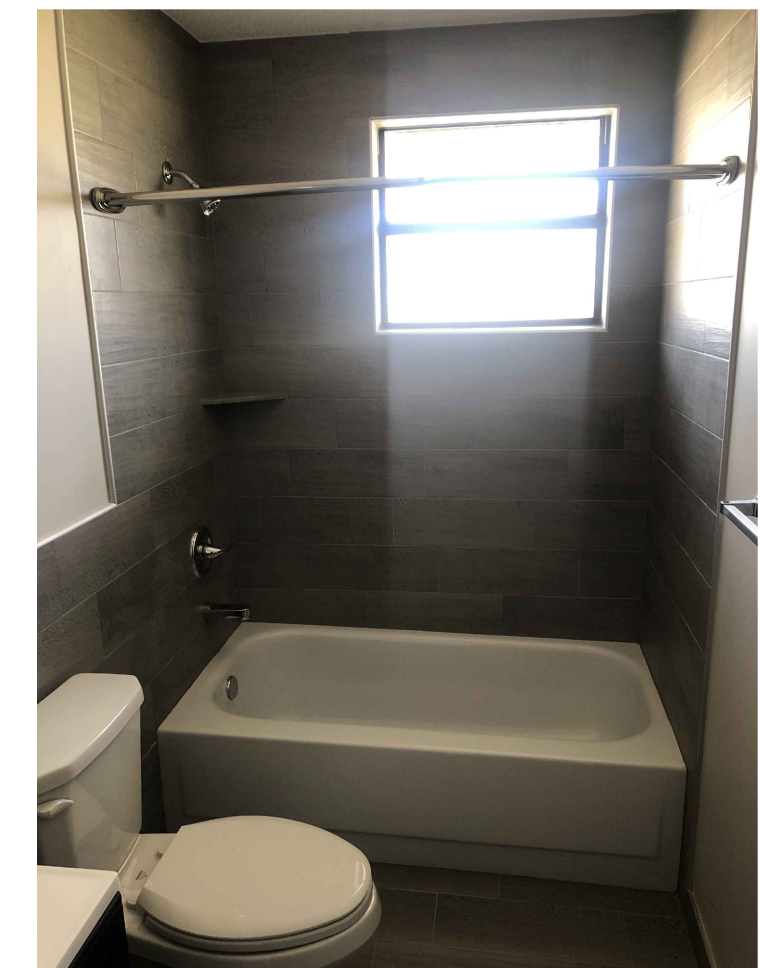
6 Photo
NTS

NOTE: CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL MILLWORK DIMENSIONS PRIOR TO INSTALLING MILLWORK



7 Photo
NTS

NOTE: CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL MILLWORK DIMENSIONS PRIOR TO INSTALLING MILLWORK



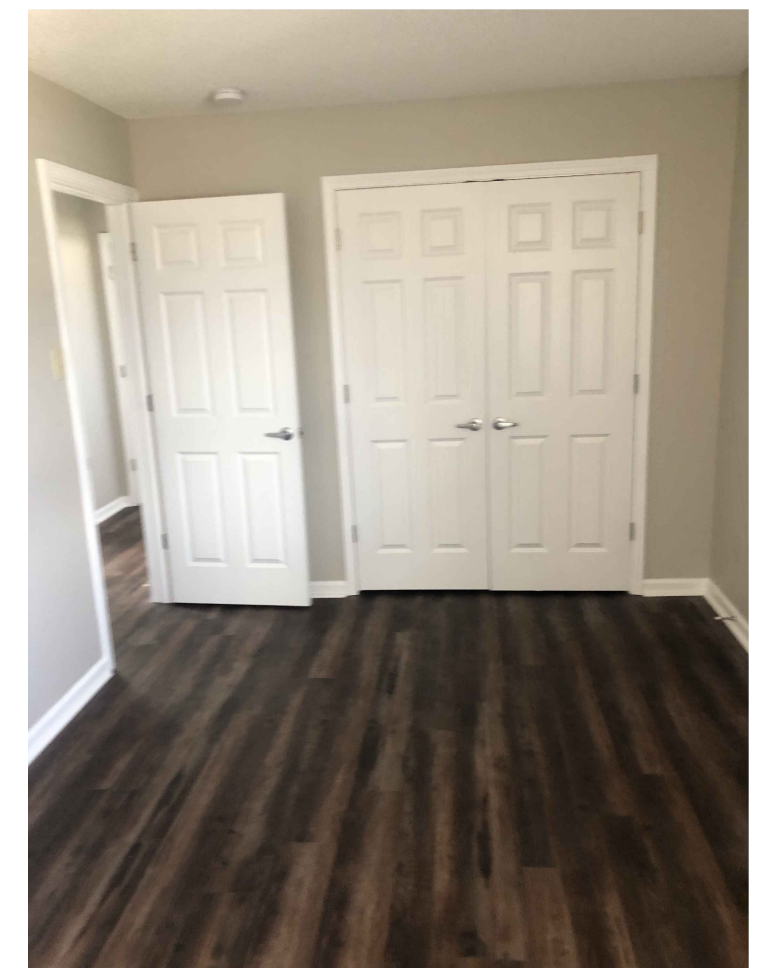
8 Photo
NTS

NOTE: CONTRACTOR SHALL INSTALL FULL HEIGHT WALL TILE AT TUB/SHOWER SCHLUTER EDGING CAPING TILE AT TOP AND EDGES



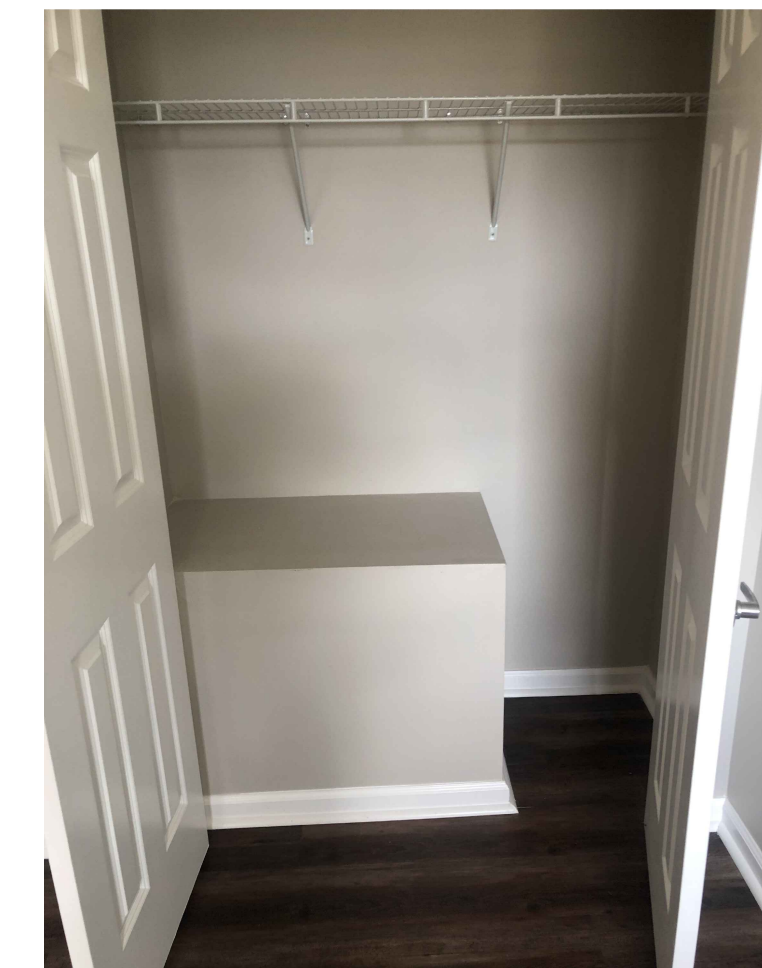
9 Photo
NTS

NOTE: CONTRACTOR SHALL INSTALL WALL TILE TO 4'-0" AT VANITY CAPPED WITH SCHLUTER EDGING CAPING TILE



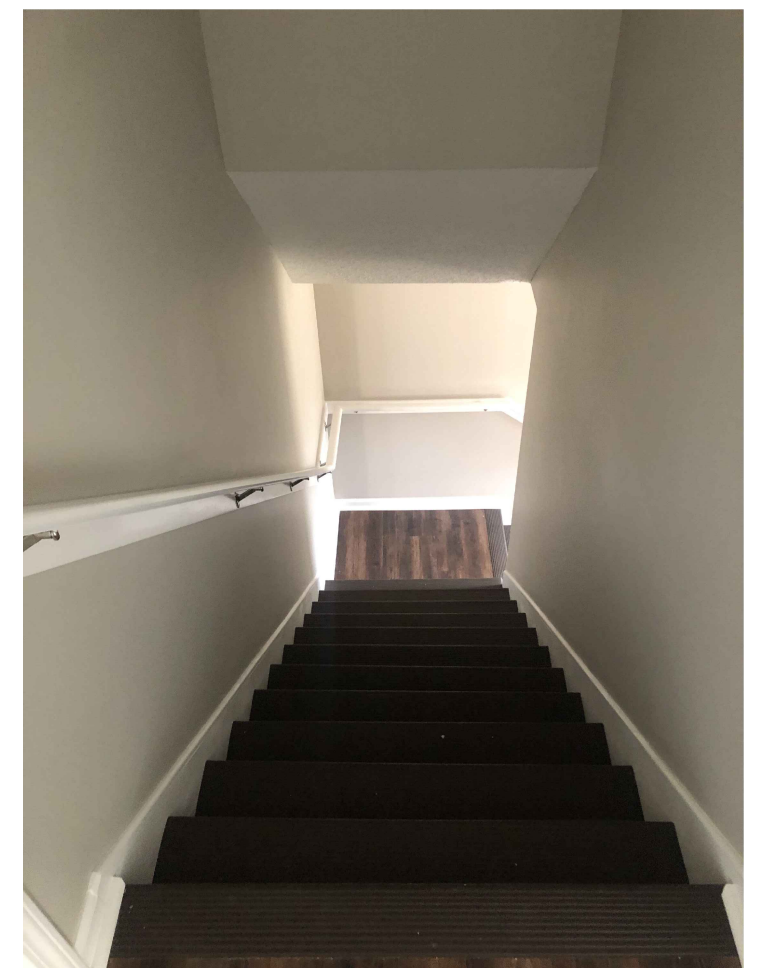
10 Photo
NTS

NOTE: CONTRACTOR SHALL INSTALL WALL TILE TO 4'-0" AT VANITY CAPPED WITH SCHLUTER EDGING CAPING TILE



11 Photo
NTS

NOTE: CONTRACTOR SHALL FINISH CLOSET PLATFORM WITH PAINTED PLYWOOD, TRIM AND QUARTER ROUND CAP



12 Photo
NTS

NOTE: CONTRACTOR SHALL INSTALL NEW SKIRT BOARDS AT STAIRS

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www.ssr-inc.com
SSR Project #: 18672010

ARCHITECT OF RECORD
ROSS WITT PLLC.
STATE: TN
REGISTRATION #: 23180

REVISIONS		BY	DATE

MEMPHIS HOUSING AUTHORITY
IMPROVEMENTS AND REPAIRS
FOR PUBLIC HOUSING UNITS
MEMPHIS, TENNESSEE
SOLICITATION NO: HM 19-R-00500

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DESIGNED BY	
CHECKED BY	

SHEET TITLE
MONTGOMERY PLAZA
FINISHED UNIT
EXAMPLE

DATE	04-20-2023
PROJECT STATUS	CONSTRUCTION DOCUMENTS
SHEET NUMBER	A1.5

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.

2. Report discrepancies to the Architect before disturbing existing installation.

B. Remove existing work as indicated and as required to accomplish new work.

2. Relocate items indicated on drawings.

4. Where new surface finishes are not specified or indicated, patch holes and damaged surfaces to match adjacent finished surfaces as closely as possible.

1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components; if necessary, modify installation to allow access or provide access panel.

3. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.

b. Provide temporary connections as required to maintain existing systems in service.

5. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification; patch holes.

1. Prevent movement of structure; provide shoring and bracing if necessary.

3. Repair adjacent construction and finishes damaged during removal work.

E. Adapt existing work to fit new work:

F. Refinish existing surfaces as indicated:

2. If mechanical or electrical work is exposed accidentally during the work, re-cover and refinish to match.

G. Clean existing systems and equipment.

I. Do not begin new construction in alterations areas before demolition is complete.

J. Comply with all other applicable requirements of this section.

A. Execute cutting and patching to complete the work, to uncover work in order to install improperly sequenced work, to remove and replace defective or non-conforming work, to remove samples of installed work for testing when requested, to provide openings in the work for penetration of mechanical and electrical work, to execute patching to complement adjacent work, and to fit products together to integrate with other work.

C. Employ original installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.

E. Restore work with new products in accordance with requirements of Contract Documents

G. Put penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material, to full thickness of the penetrated element.

l. Make neat transitions. Patch work to match adjacent work in texture and appearance. Where new work abuts or aligns with existing, perform a smooth and even transition.

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

PART 1 – GENERAL

1.01 SUBMITTALS

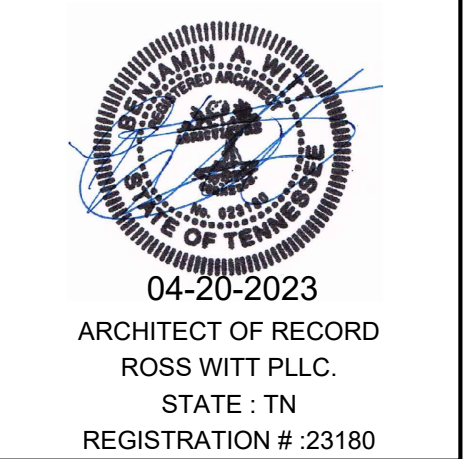
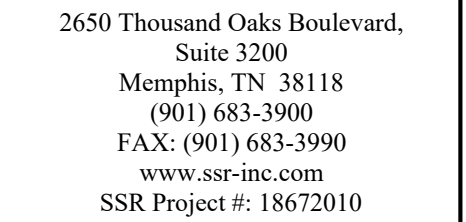
A. Product Data: Provide technical data on wood preservative materials, and application instructions.

PART 2 – PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Dimension Lumber: Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee (www.alsc.org) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

B. Lumber fabricated from old growth timber is not permitted.



REVISIONS			
DESCRIPTION	BY	DATE	

**MEMPHIS HOUSING AUTHORITY
IMPROVEMENTS AND REPAIRS
FOR PUBLIC HOUSING UNITS
MEMPHIS, TENNESSEE**

SOLICITATION NO.: HM 19-R-00500

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DESIGNED BY	---
CHECKED BY	---

SHEET TITLE

SPEC SHEET

DATE	
04-20-2023	
PROJECT STATUS	
CONSTRUCTION DOCUMENTS	
SHEET NUMBER	

AG1.1

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B. Fire-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.

END OF SECTION

A. Install tile, thresholds, and grout in accordance with applicable requirements of ANSI A108.1 through A108.13,

END OF SECTION

c. Length and Configuration: As indicated on drawings.



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2.03 PAINT SYSTEMS – INTERIOR

A. Ferrous Metals: One Alkyd (oil base) Primer Coat & Two Alkyd Gloss Finish Coats

Primer:	
Moore	P06 Super Spec HP Alkyd Metal Primer (323 g/L)
PPG	6–208 Speedhide Alkyd Rust Inhibiting Metal Primer (330 g/L)
S/W	B50Z Kem Kromik Universal Metal Primer (405 g/L)
FC	1024 Tuff Boy Rust Stop Primer Red (380 g/L), Gray (390 g/L)
Finish:	
Moore	P22 Super Spec HP Urethane Alkyd Gloss Enamel (394 g/L)
PPG	7–282 Speedhide Alkyd Gloss Enamel (332 g/L)
S/W	B54Z Industrial Alkyd Gloss Enamel (440 g/L)
	B54Z–100, Pro–Industrial Industrial Enamel – 100, (<100 g/L)
FC	580 Interior High Gloss Alkyd Enamel (375 g/L)

Optional Low VOC System: One Primer Coat & Two Finish Coats

Primer:	
Moore	P04 Super Spec HP Acrylic Metal Primer (54 g/L)
PPG	90–712 Pitt–Tech Waterborne Acrylic DTM Primer (123 g/L)
S/W	B66W1 Direct to Metal (DTM) Acrylic Primer (138 g/L)
	Pro Industrial Pro–Cryl Universal Metal Primer, B66–310 (<100 g/L)
FC	5–56 Tuff Boy 100% Acrylic DTM Primer (45 g/L)
Finish:	
Moore	P29 Super Spec HP Acrylic DTM Semi–Gloss Enamel (206 g/L)
	P28 Super Spec HP Acrylic DTM Gloss Enamel (147 g/L)
PPG	90–474 Pitt–Tech Int/Ext DTM Acrylic Satin Industrial Enamel (192 g/L)
	90–347 Pitt–Tech Int/Ext DTM Acrylic Gloss Industrial Ename (192 g/L)
S/W	B66–200 Direct To Metal (DTM) Acrylic Semi Gloss Enamel (208 g/l)
	B66W100 Direct To Metal Acrylic Gloss Enamel(208 g/l)
FC	000 Series 100% Acrylic DTM enamel (95 g/L)

A. Ferrous Roof Decking: One Alkyd Primer Coat & One Alkyd Finish Coat.

Primer	
Moore	P07 Super Spec HP Alkyd Universal Metal Primer (340 g/L) P07–20 Red
PPG	97–680 Multiprime Quick Dry Universal Metal Primer (393 g/L)
S/W	B50Z Kem Kromik Universal Metal Primer (405 g/L)
FC	1024 Tuff Boy Rust Stop Primer Red (380 g/L), Gray (390 g/L)
Finish:	
Moore	151 Sweep Up Alkyd Flat Dry Fall (393 g/L)
	158 Sweep Up Alkyd Eggshell Dry Fall (380 g/L)
	157 Sweep Up Alkyd Semi–Gloss Dry Fall (387 g/L)
PPG	6–160 XI Speedhide Alkyd Interior Flat Dry Fog (384 g/L)
	6–161 XI Speedhide Alkyd Interior Lo–Lustre Dry Fog (362 g/L)
S/W	B48W61 Super Save Lite Alkyd Flat Dry Fog (349 g/l)
	B47W62 Super Save Lite Alkyd Semi Gloss Dry Fog (350 g/l)
	B47WZ65 Super Save Lite Alkyd Gloss Dry Fog (382 g/l)
FC	990 Tuff Boy Alkyd Flat Dryfog (360 g/L)
	954 Tuff Boy Alkyd Semi–Gloss Dryfog (400 g/L)

A. Galvanized Metal: One Solvent Base or Acrylic Prime Coat & Two Alkyd Finish Coats

Primer:	
Moore	P07 Super Spec HP Universal Metal Primer (340 g/L)
PPG	90–712 Pitt–Tech Waterborne Acrylic DTM Primer (123 g/L)
S/W	B50W3 Galvite Galvanized Metal Primer (312 g/L)
	B66–310 ProCryl Universal WB Metal Primer (<100 g/l)
FC	5–56 Tuff Boy 100% Acrylic DTM Primer (45 g/L)
Finish:	
Moore	C305 Dulamel Alkyd Eggshell Enamel (376 g/L)
	C271 Super Spec Alkyd Semi–Gloss Enamel (372 g/L)
	M22 Urethane Alkyd Gloss Enamel (394 g/L)
PPG	6–90 Speedhide Alkyd Eggshell Enamel (355 g/L)
	6–1110 Speedhide Alkyd Semi–Gloss Enamel (334 g/L)
	7 Line Alkyd Gloss Industrial Enamel (332 g/L)
S/W	B33W200 ProMar 200 Alkyd Eg–Shel Enamel (434 g/L)
	B34W200 ProMar 200 Alkyd Semi–Gloss Enamel (442 g/L)
	B54 Alkyd Gloss Industrial Enamel (440 g/L)

B54Z–100, Pro–Industrial Industrial Enamel –100 (<100

g/L)	5200 Interior Satin Alkyd Enamel (379 g/L)
FC	500 Line Interior Alkyd Semi Gloss Enamel (368 g/L)
	580 Line Interior High Gloss Alkyd Enamel (375 g/L)

A. Galvanized Roof Decking:One Alkyd or Acrylic Prime Coat and One Alkyd Finish Coat

Primer:	
Moore	P04 Super Spec HP Acrylic Metal Primer (54 g/L)
PPG	90–712 Pitt–Tech Waterborne Acrylic DTM Primer (138 g/L)
S/W	B50W3 Galvite Galvanized Metal Primer (312 g/l)
	B66–310 Pro–Cryl WB Universal Metal Primer (<100 g/L)
FC	5–56 Tuff Boy 100% Acrylic DTM Primer (45 g/L)



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Memphis, TN 38118
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FAX: (901) 683-3990
www.ssr-inc.com
SSR Project #: 18672010



04-20-2023
ARCHITECT OF RECORD
ROSS WITT PLLC.
STATE - TN
REGISTRATION # -23180

REVISIONS											DATE
											BY
											DESCRIPTION

MEMPHIS HOUSING AUTHORITY
IMPROVEMENTS AND REPAIRS
FOR PUBLIC HOUSING UNITS
MEMPHIS, TENNESSEE
SOLICITATION NO: HM 19-R-00500

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CHECKED BY		---

SHEET TITLE

SPEC SHEET

DATE	04-20-2023
PROJECT STATUS	CONSTRUCTION DOCUMENTS
SHEET NUMBER	AG1.7

					(0 g/l voc)
Finish		B31W200 ProMar 200 Acrylic Latex SG Enamel (138 g/L)			
Moore	151 Sweep Up Alkyd Flat Dry Fall (393 g/L)	FC	300 Line Interior Flat Wall Paint (<50 g/L)		ProMar 200 Zero VOC Interior Latex SG B31–2600 (0 g/L)
	158 Sweep Up Alkyd Eggshell Dry Fall (380 g/L)		370 Line Interior Eggshell Latex Enamel (49 g/L)		
	157 Sweep Up Alkyd Semi–Gloss Dry Fall (387 g/L)		680 Line Interior Latex Semi–Gloss Enamel (59 g/L)	FC	370 Line Interior Eggshell Latex Enamel (49 g/L)
					680 Line Interior Latex Semi–Gloss Enamel (59 g/L)
PPG	6–160 XI Speedhide Alkyd Interior Flat Dry Fog (384 g/L)	C. Wood Doors & Trim: <u>Painted</u> One <u>Alkyd</u> Prime Coat &		E. Wood Doors & Trim: <u>Stained</u> <u>Oil</u> Stain & Two Clear	
	6–161 XI Speedhide Alkyd Interior Lo–Lustre Dry Fog (362 g/L)	Two <u>Alkyd</u> Finish Coats		<u>Polyurethane</u> Coats	
S/W	B48W61 Super Save Lite Alkyd Flat Dry Fog (349 g/L)	Primer:			
	B47W62 Super Save Lite Alkyd Semi Gloss Dry Fog (360 g/L)	Moore	C245 Super Spec Alkyd Enamel Interior Undercoater (346 g/L)	Stain:	
	B47W65 Super Save Lite Alkyd Gloss Dry Fog (382 g/L)	PPG	17–941NF Seal Grip Alkyd Quick Dry Enamel Undercoater (341 g/L)	Moore	C234 Benwood Interior Alkyd Wood Stain (540 g/L)
FC	990 Tuff Boy Alkyd Flat Dryfog (360 g/L)	S/W	B28W8111 Multi–Purpose Wall & Wood Primer, (41 g/l voc)	PPG	44500 Olympic Alkyd Wood Stain (<250 g/L)
	954 Tuff Boy Alkyd Semi–Gloss Dryfog (400 g/L)	FC	B79W8810, ProBlock Alkyd HS Primer, (349 g/L)	S/W	A49–200 WoodClassics Interior Oil Stain (524 g/L)
			599 Enamel Undercoater (350 g/L)	FC	1500 Wood Kraft WB Alkyd Penetrating Wiping Stain (125 g/L)
A. Direct To Galvanized Metal (No Primer Required) Two Finish Coats of DTM Dryfog		Finish:			
Finish		Moore	C305 Dulamel Alkyd Eggshell Enamel (376 g/L)		
Moore	153 Super Spec Sweep Up Spray Acrylic Latex Flat Dry Fall (46 g/L)		C271 Super Spec Alkyd Semi–Gloss Enamel (372 g/L)		
PPG	6–725XI Speedhide Super Tech WB Acrylic Flat Dry Fog (29 g.L)	g/L)	P22 Super Spec HP Urethane Alkyd Gloss Enamel (394 g/L)		
S/W	B42W1 Waterborne Flat DTM Dry Fog (B42W2 Eggshell Finish (58 g/L)	PPG	6–90 Speedhide Alkyd Lo–Lustre Enamel (355 g/L)		
FC	999 Tuff Boy Waterborne Flat Dryfog (34 g/L)		6–1110 Speedhide Alkyd Semi–Gloss Enamel (334 g/L)		
			6–282 Speedhide Alkyd Gloss Enamel (332 g/L)		
		S/W	B33W200 ProMar 200 Alkyd Eg–Shel Enamel (434 g/L)		
			B34W200 ProMar 200 Alkyd Semi–Gloss Enamel (442 g/L)		
B. Gypsum Drywall One Acrylic Latex Primer & Two Acrylic Latex Finish Coats			B54 Alkyd Gloss Industrial Enamel (440 g/L)		
Primer:		FC	5200 Interior Satin Alkyd Enamel (379 g/L)		
Moore	253 Super Spec Acrylic Latex Undercoater & Primer Sealer (54g/L)		500 Line Interior Alkyd Semi Gloss Enamel (368 g/L)		
PPG	6–2 Speedhide Interior Latex Primer Sealer (<50 g/L)		580 Line Interior High Gloss Alkyd Enamel (375 g/L)		
S/W	B28W8200 ProMar 200 Latex Primer (86 g/L)	D. Wood Doors & Trim: <u>Painted</u> One <u>Acrylic</u> Prime Coat &			
FC	380 Perfik Seal Latex Primer (<50 g/l)	Two <u>Latex</u> Finish Coats.			
Finish:		Primer:			
Moore	275 Moorcraft Super Spec Acrylic Latex Flat Paint (46 g/L)	Moore	284 Moorcraft Super Hide Latex Undercoater (47 g/L)		
	274 Moorcraft Super Spec Acrylic Latex Eggshell Enamel (35 g/L)	PPG	17–921 Seal Grip Latex Enamel Undercoater (84 g/L)		
	276 Moorcraft Super Spec Acrylic Latex SG Enamel (42 g/L)	S/W	B28W8111 Multi–Purpose Wall & Wood Primer, (41 g/L)		
PPG	6–70 Speedhide Acrylic Latex Flat Wall Paint (<50 g/L)	FC	235 Int/Ext 100% Acrylic Primer (35 g/L)		
	6–411 Speedhide Acrylic Latex Eggshell Enamel (<50 g/L)	Finish:			
	6–500 Speedhide Acrylic Latex SG Enamel (<50 g/L)	Moore	C274 Super Spec Acrylic Latex Eggshell Enamel (144 g/L)		
S/W	B30W200 ProMar 200 Acrylic Latex Flat Wall Paint (94 g/L)		276 Super Spec Acrylic Latex Semi–Gloss Enamel (145 g/L)		
	B20W200 ProMar 200 Acrylic Latex Eg–Shel Enamel (96 g/L)	PPG	6–411 Speedhide Acrylic Latex Eggshell Enamel (<50 g/L)		
			6–500 Speedhide Acrylic Latex Semi–Gloss Enamel (<50 g/L)		
		S/W	ProMar 200 Zero VOC Interior Latex Eg–Shel, B20–2600		

REVISIONS		
DESCRIPTION	BY	DATE

**MEMPHIS HOUSING AUTHORITY
IMPROVEMENTS AND REPAIRS
FOR PUBLIC HOUSING UNITS
MEMPHIS, TENNESSEE**

SOLICITATION NO: HM 19-R-00500

DRAWN BY	----
DESIGNED BY	----
CHECKED BY	-----

SHEET TITLE

SPEC SHEET

DATE
04-20-2023

PROJECT STATUS

CONSTRUCTION DOCUMENTS

SHEET NUMBER

AG1.8

Moore	428 Benwood Polyurethane Gloss Finish (348 g/L) (Thinned 1 pint per Gallon)
PPG	DFT21 Deft Polyurethane Gloss (<275 g/L) DFT26- Satin (Thinned 1 pin Per gallon)
S/W	A67V1 WoodClassics Polyurethane Gloss Finish (447 g/L)
FC	1120 Wood Kraft Gloss Polyurethane Varnish (448 g/L) 1122 Satin (446 g/L)

Moore	N435 Benwood Polyurethane Low Lustre Finish (342 g/L) 428 Gloss (443 g/L)
PPG	DFT26 Deft Polyurethane Satin Finish (<275g/L) DFT21 Gloss(<550 g/L)
S/W	A67F1 WoodClassics Polyurethane Satin Varnish (488 g/L) A67V1 Gloss (447 g/l)
FC	1120 Wood Kraft Gloss Polyurethane Varnish (448 g/L) 1122 Satin (446 g/L)

Moore	C234 Benwood Interior Alkyd Wood Stain (540 g/L)
PPG	DFT400 Series Deft Alkyd Wood Stain (<250 g/L)
S/W	A49-200 WoodClassics Interior Oil Stain (524 g/L)
FC	1500 Wood Kraft WB Alkyd Penetrating Wiping Stain (125 g/L)

Moore	413 Benwood Alkyd Interior Quick Dry Sanding Sealer (494 g/L)
PPG	DFT26 Deft Polyurethane Satin Finish (<275g/L) DFT21 Gloss(<550 g/L)
S/W	B26V43 WoodClassics Fast Dry Sanding Sealer (522 g/L)
FC	1120 Wood Kraft Gloss Polyurethane Varnish (448 g/L) 1122 Satin (446 g/L)

Moore	N435 Benwood Alkyd Low Lustre Varnish (342 g/L) #420 Gloss
PPG	DFT26 Deft Polyurethane Satin Finish (<275g/L) DFT21 Gloss(<550 g/L)
S/W	A66-300 WoodClassics Fast Dry Oil Base Varnish (Gloss 500 g/L) (Satin 507 g/L)
FC	1120 Wood Kraft Gloss Polyurethane Varnish (448 g/L) 1122 Satin (446 g/L)

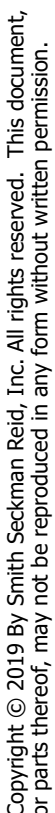
B. Prepare surfaces using the methods recommended by

END OF SECTION

A. Stainless Steel: No. 4 satin brushed finish, unless otherwise noted.

- a. Push/Pull Point Load: 250 pound-force, minimum.
- b. Dimensions: 1-1/4 inch outside diameter, minimum 0.05 inch wall thickness, exposed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
- c. Length and Configuration: As indicated on drawings.

END OF SECTION



1. PRODUCTS , MATERIALS, EQUIPMENT, COMPONENTS, FIXTURES AND/OR EQUIPMENT HEREIN CALLED FOR BY NAME ESTABLISH THE QUALITY INTENDED TO BE INSTALLED IN THE PROJECT. PRODUCTS, ETC. OF EQUAL OR GREATER QUALITY AND PERFORMANCE MAY BE SUBMITTED FOR APPROVAL PROVIDED SUBSTITUTION PRODUCT FITS IN AVAILABLE SPACE.
2. PHOTOGRAPHS WERE TAKEN DURING PRELIMINARY PROJECT DESIGN AND MAY NOT REFLECT CURRENT CONDITIONS. THE CONTRACTOR SHALL VISIT EACH UNIT AND BECOME FAMILIAR WITH THE SCOPE OF REQUIRED WORK PRIOR TO SUBMITTING BIDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND QUANTITY OF DEVICES AND FIXTURES TO BE REPLACED AND/OR INSTALLED.
3. THE DRAWING FLOOR PLANS ARE SCHEMATIC AND MAY NOT PRESENT THE ACTUAL DWELLING UNIT ORIENTATION, BUT THE QUANTITY OF WORK SCOPE IS INDICATED ON THE PLANS.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED TO PERFORM THE SCOPE OF WORK.
5. ALL WORK FOR THIS PROJECT SHALL BE COORDINATED WITH THE OWNER/OWNER'S REPRESENTATIVE.
6. WORKING HOURS OUTSIDE THE ESTABLISHED WORK PERIOD TO PERFORM THE SCOPE OF WORK SHALL BE APPROVED BY THE OWNER.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH HUD AND FEDERAL REGULATIONS, STATE OF TENNESSEE REGULATIONS AND SHELBY COUNTY REGULATIONS.
8. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY. NO WASTE WILL BE ALLOWED TO BE STORED ON SITE DURING THE PROJECT.
9. ALL REMOVED OPERATING EQUIPMENT AND FIXTURES SHALL BE TURNED OVER TO FACILITY MANAGEMENT.
10. PROVIDE DRY TYPE FIRE EXTINGUISHER IN KITCHEN.
11. KEY NOTES IDENTIFIED WITH "TYP" SIGNIFY THAT ALL DEVICES WITHIN THE DWELLING UNIT OF SIMILAR TYPE ARE TO RECEIVE THE SAME VERBAGE AS THE DEVICE INDICATED.

1. ALL PUMING WORK SHALL COMPLY WITH CURRENT IPC ENFORCED BY LOCAL AHJ, INSTALLED BY A LICENSED CONTRACTOR.
2. ALL DOMESTIC WATER PIPING SHALL BE INSULATED WITH $\frac{1}{2}$ " THICK ARMAFLEX INSULATION. INSULATION AT FITTINGS SHALL BE MITERED. JOINTS SHALL BE CONTINUOUSLY SEALED AS RECOMMENDED BY THE INSULATION MANUFACTURER.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VISUALLY INSPECT ALL PLUMBING FOR DAMAGES AND POTENTIAL LEAKS AND REPORT CONDITIONS TO OWNER WITH PHOTOGRAPHS. PRIOR TO INSTALLING PIPE INSULATION, THE CONTRACTOR SHALL INSPECT AND PRESSURE TEST ALL PLUMBING FOR LEAKS AND REPORT UNSATISFACTORY CONDITIONS OF EXISTING PIPING TO THE OWNER. REPAIR COSTS FOR COVERING EXISTING NON-FUNCTIONAL SYSTEMS SHALL BE BORNE BY THE CONTRACTOR FOR THE WARRANTY PERIOD OF THE CONTRACT.
4. RAISE EXISTING EXTERIOR CONCRETE VALVE BOX AND SANITARY WASTE CLEANOUT PLUGS AS REQUIRED TO BE FLUSH WITH FINISHED SURFACE OF NEW HANDICAP RAMP.
5. TEMPORARILY PLUG EXISTING WASTE ROUGH-INS TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING THE SANITARY WASTE SYSTEM. CONTRACTOR SHALL FLUSH SANITARY SYSTEM PRIOR TO SETTING PLUMBING FIXTURES IN PLACE.

1. ALL MECHANICAL WORK SHALL COMPLY WITH CURRENT IMC ENFORCED BY LOCAL AHJ, INSTALLED BY A LICENSED CONTRACTOR.
2. HVAC EQUIPMENT REPLACEMENT IS UNDER THIS CONTRACT. REMOVE AND REPLACE ALL HVAC DUCTWORK. VERIFY AND DOCUMENT EXISTING SIZES AND ROUTING PRIOR TO DEMOLITION. NEW DUCTWORK SHALL BE GALVANIZED STEEL, GAUGE AND INSTALLATION METHODS MEETING SMACNA STANDARDS. SUPPLY AIR DUCTWORK SHALL BE WRAPPED WITH FOIL FACED FIBERGLASS INSULATION OF THICKNESS MEETING THE APPLICABLE EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE. ALL LAP AND LONGITUDINAL INSULATION JOINTS SHALL BE TAPED AND SEALED TO PREVENT UNCONDITIONED AIR FROM CONTACTING THE OUTSIDE STEEL DUCTWORK SURFACE.
3. KITCHEN EXHAUST SHALL COMPLY WITH CURRENT IMC, SECTION 505. EXHAUST SHALL BE HARD DUCTED TO THE EXTERIOR ATMOSPHERE, TERMINATED BY A WALL CAP WITH BACKDRAFT FLAPPER.
4. MECHANICAL BATHROOM EXHAUST SHALL COMPLY WITH CURRENT IMC, CHART 403.3.1. EXHAUST SHALL BE DUCTED TO THE EXTERIOR ATMOSPHERE, TERMINATED WITH A WALL CAP AND FLAPPER.

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT EDITION OF NEC BY A LICENSED CONTRACTOR.
2. PROVIDE HARD WIRED SMOKE DETECTOR IN EACH BEDROOM, KITCHEN, LIVING ROOM, TOP OF STAIRS, AND AS REQUIRED BY IBC 907.11.2
4. PROVIDE HARD-WIRED CARBON MONOXIDE SENSOR OUTSIDE EACH MECHANICAL ROOM / KITCHEN SPACE.
5. ALL ELECTRICAL WIRING SHALL BE ENCASED IN FLEXIBLE STEEL CONDUIT. REPLACE ALL WIRING NOT ENCASED IN CONDUIT.
6. PRIOR TO THE INSTALLATION OF NEW WALLS, THE CONTRACTOR SHALL INSPECT ELECTRICAL DEVICES FOR FUNCTIONAL OPERATION. REPAIR COSTS FOR COVERING EXISTING NON-FUNCTIONAL SYSTEMS SHALL BE BORNE BY THE CONTRACTOR FOR THE WARRANTY PERIOD OF THE CONTRACT.
7. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER NEC, ARTICLE 210.12 (A). ALL 120-VOLT SINGLE PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNITS.
8. KITCHEN AREA OUTLETS SHALL COMPLY WITH 2021 NEC, 210.52 (B) OR LATEST EDITION THEREOF.
9. PROVIDE 20-AMP BRANCH BATHROOM CIRCUIT PER 2021 NEC, 210.10(C) OR LATEST EDITION THEREOF.
10. SIMPLEX 20-AMP RECEPTACLES ARE REQUIRED FOR APPLIANCES RATED 1,000 WATTS OR MORE, OR $\frac{3}{4}$ " HP OR MORE.
11. TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN AREAS SPECIFIED BY 2021 NEC, 210.52 OR LATEST EDITION THEREOF.

P1 REPLACE FLUSH TANK TOILET WITH FLOOR MOUNTED, 2 PIECE FLUSH TANK FIXTURE AS SCHEDULED. PROVIDE NEW BEESWAX COLLAR, FLANGE BOLTS, CHINA CAPS AND SUPPLY STOP.

P2 ELECTRIC WATER HEATER SHALL BE EQUAL TO AMERICAN (E6N-40R 100) OR BRADFORD WHITE (R340S6-NCWW), 40 GALLON, WITH TWO 4.5 KW ELEMENTS, WIRED 240/208/160. PIPE & TRAP RELIEF VALVE TO 6" ABOVE PROVIDED GALVANIZED DRAIN PAN. PIPE DRAIN PAN OUTLET TO BUILDING EXTERIOR. PROVIDE DISCONNECT IN WATER HEATER CLOSET. PROVIDE SHUT OFF BALL VALVE ON COLD WATER SUPPLY.

P3 REMOVE WALL HUNG LAVATORY AND INSTALL FIXTURE P-2. PROVIDE NEW FAUCET, POP-UP DRAIN, TAIL PIECE, P-TRAP AND SUPPLY STOPS.

P4 REPLACE TUB/SHOWER, VALVE, STOPPER AND STOPPER OPERATOR, FAUCET WITH DIVERTER, AND SHOWER HEAD. PROVIDE STUD WALL FURRING REQUIRED ON TUB END TO PROVIDE FLUSH WALL FINISH.

P5 REPLACE WASHING MACHINE BOX WITH OATLEY 18 GA METAL BOX WITH 1/4 TURN SHUT OFF VALVES. RECONNECT WATER AND WASTE TO EXISTING.

P6 REPLACE STAINLESS STEEL SINK WITH NEW FIXTURE. PROVIDE SINGLE LEVER FAUCET WITH HOSE SPRAY, STRAINER WITH CUP, TAIL PIECE, P-TRAP AND SUPPLY STOPS. CONNECT TO EXISTING ROUGH-INS.

P7 PROVIDE ALL COMPONENTS REQUIRED TO MAKE FINAL CONNECTIONS TO GAS-FIRED STOVE.

P8 CONTRACTOR SHALL VERIFY LOCATION AND REWORK DOMESTIC WATER POINT OF ENTRY TO DWELLING UNIT AND INSTALL NEW SOLDERED JOINT 1/4 TURN BALL VALVE IN THE WALL CAVITY, BEHIND AND WITHIN CABINET BASE, EQUAL TO APOLLO 70LF SERIES, ZERO LEAD, VALVE WITH TE HANDLE. "SHARK-BITE" TYPE VALVE IS NOT ACCEPTABLE. PROVIDE VALVE 8" x 8" 2 GAUGE STEEL SELF CLOSING, FIRE RATED ACCESS DOOR WITH MORTISE LOCK (SAME KEY PATTERN FOR ALL UNITS) EQUAL TO BABCOCK INSULATED FIRE-RATED ACCESS DOOR. CONTRACTOR SHALL ALSO LOCATE EXISTING WATER VALVE BOX AND REPLACE THE EXTERIOR VALVE WITH NEW SOLDERED JOINT 1/4 TURN BALL VALVE EQUAL TO APOLLO 70LF SERIES, ZERO LEAD, VALVE WITH LEVER HANDLE.

H1) REPLACE SIDE WALL AIR REGISTER IN LIKE SIZE, WHITE COLOR EQUAL TO METAL-FAB AND MAKE FINAL DUCT CONNECTION FROM NEW DUCTWORK.

H2) REPLACE CEILING AIR REGISTER IN LIKE SIZE, WHITE COLOR EQUAL TO METAL-FAB AND MAKE FINAL DUCT CONNECTION FROM NEW DUCTWORK.

H3) MAKE FINAL DUCT CONNECTIONS TO STOVE VENT HOOD AND TERMINATE HARD DUCT TO ATMOSPHERE WITH WALL CAP AND FLAPPER WITH INSECT SCREEN.

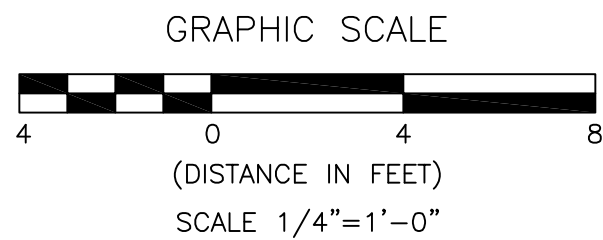
H4) TOILET EXHAUST FAN SHALL BE EQUAL TO BROAN (#696N) .50-CFM 3.5 SONE CEILING MOUNT, CONTROLLED BY A SEPARATE WALL SWITCH THAN LIGHT. FLEX METAL DUCT EXHAUST TO ATMOSPHERE TERMINATED TO WALL CAP WITH FLAPPER AND INSECT SCREEN.

H5) UPFLOW NATURAL GAS HVAC SINGLE STAGE HEATING FURNACE SHALL BE EQUAL TO KELVINATOR, GIBSON, TRANE OR APPROVED EQUAL WITH HEATING CAPACITY OF 34,000 BTUH INPUT (2 AND 3 BEDROOM UNIT) 48,000 BTUH INPUT (4 AND 5 BEDROOM UNIT) AND CONDENSING CAPACITY OF 12,000 BTU/H (2 AND 3 BEDROOM UNIT) 16,000 BTU/H (4 AND 5 BEDROOM UNIT). MAKE FINAL GAS CONNECTIONS TO UNIT WITH AGA APPROVED GAS SHUT OFF VALVE. EXTEND GAS FLUE VENT AND CONNECT TO EXISTING FLUE THRU ROOF. UNIT SHALL BE FIRED 204/208/1160. PROVIDE DISCONNECT IN HVAC CLOSET AS REQUIRED. VERIFY WIRING CAPACITY FROM DISCONNECT TO CONDENSING UNIT PRIOR TO CONSTRUCTION. PROVIDE NEW INSULATED REFRIGERANT LINE SETS.

- (E1) REPLACE ELECTRICAL WALL RECEPTACLE IN LIKE KIND (IVORY COLOR). REPLACE COVER PLATE WITH STANDARD 3-1/2 x 5-1/4 IVORY COLOR. KITCHEN RECEPTACLES SHALL BE 48" AFF.
- (E2) REPLACE WALL SWITCH(IES) IN LIKE KIND (IVORY COLOR). REPLACE WALL COVER PLAT WITH STANDARD 3-1/2 x 5-1/4 IVORY COLOR.
- (E3) REMOVE WALL TELEPHONE JACK AND COVER WITH SOLID IVORY PLATE.
- (E4) CABLE TV JACK AND COVER PLATE TO REMAIN. REINSTALL AT COMPLETION OF WALL FINISH.
- (E5) PROVIDE NEW BLANK COVER PLATE.
- (E6) INSTALL NEW CEILING LIGHT FIXTURE EQUAL TO 11" DIAMETER, FLUSH MOUNT, 60 WAT LED, OIL RUBBED BRONZE, COMMERCIAL ELECTRIC MODEL HU8011L-2 / ORB. CEILING LIGHT FIXTURE IN FIRST FLOOR HALLWAY IN THE PATH OF DOOR SWING SHALL BE LOW PROFILE LED EQUAL TO SDOOEELUX 12 INCH FLUSH MOUNT 4000K, 24W 2400L LED FLAT PANELS MODERN ROUNO, NON DIMMABLE (BLACK)
- (E7) INSTALL NEW WALL LIGHT FIXTURE EQUAL TO SUNPARK 23 W LED FIXTURE, MODEL FL2103D, SATIN NICKEL FINISH.
- (E8) MAKE FINAL CONNECTIONS TO STOVE VENT HOOD.
- (E9) MAKE FINAL ELECTRICAL CONNECTIONS TO STOVE.
- (E10) REPLACE EXISTING CIRCUIT BREAKER PANEL WITH A 100-AMP UL LISTED PANEL EQUAL TO GE POWERMARK GOLD LOAD CENTER 120 / 240 VAC. PULL (3) #2 AWG, (1) #8 AWG GROUND CONDUCTOR, INSIDE 1-1/4" CONDUIT.
- (E11) HARD WIRE ELECTRICAL POWER TO WATER HEATER WITH DISCONNECT.
- (E12) RECONNECT ELECTRICAL POWER TO GAS-FIRED HVAC EQUIPMENT WITH DISCONNECT
- (E13) INSTALL 240V/160L CONNECTION FOR CLOTHES DRYER AT MINIMUM 72" AFF. COORDINATE WITH OWNER FOR STACKABLE WASHER/DRYER TO BE INSTALLED BY OWNER.



1406 FAIRVIEW STREET, UNIT #1



PLUMBING FIXTURE SCHEDULE		
LABEL	DESCRIPTION	DESCRIPTION
P-1	WATER CLOSET	FLOOR MOUNTED FLUSH TANK, 2 PIECE ELONGATED BOWL, 1.28 GPF SINGLE FLUSH, SIPHON JET ACTION, WHITE VITREOUS CHINA, EQUAL TO GERBER WS-21-112 MAXWELL SE HET (PROVIDE HANDICAP MODEL AS REQUIRED FOR ADA DWELLING UNIT). REPLACE FLOOR FLANGE. PROVIDE NEW BEESWAX COLLAR SEAL, ANCHOR BOLTS WITH CHINA CAPS, AND SULLY PLAT. PROVIDE NEW ELONGATED CLOSET SEAT AND SOLID TOP LID EQUAL TO GERBER 99-213 SOFT-CLOSE.
P-2	VANITY / LAVATORY	CHELSEA 26Wx36Hx18D BATHROOM VANITY IN COGNAC WITH WHITE PORCELAIN VANITY TOP WITH WHITE SINK EQUAL TO GLACIER BAY CH24P2-CG/206925833. PROVIDE SINGLE LEVER FAUCET EQUAL TO DELTA 1.2 GPM FAUCET B510F-PPU-ECO, CRAFT 3/8" SUPPLY STOPS, 1-1/4" PVC TRAP. PROVIDE ESCUTCHEON PLATES AT WALL PENETRATIONS.
P-3	TWO COMPARTMENT SINK	COUNTERTOP DROP-IN 18 IN. 304 STAINLESS STEEL WITH NO. 4 FINISH, WITH 3-HOLE PUNCH EQUAL TO DAYTON D23319, TAIL PIECE AND OR STRAINER. DUAL LEVER FAUCET WITH CAST SPOUT EQUAL TO UNION BRASS 80C (PROVIDE WRIST BLADE HANDLES FOR ADA UNITS). CRAFT 3/8" ANGLE SUPPLY STOPS AND 1-1/2" PVC TRAP. PROVIDE ESCUTCHEON PLATES AT WALL PENETRATIONS.
P-4	TUB / SHOWER	ONE PIECE SEAMLESS TUB ASME A112.19.1 COMPLIANT PORCELAIN ENAMEL STEEL 60"x30"x14", ASTM F 462 SLIP RESISTANT EQUAL TO BOOZT ALOHA TUB / SHOWER TRIM ASSEMBLY EQUAL TO DELTA T13H23 SHOWER HEAD, BLADE HANDLE VALVE, TUB SPOUT WITH DIVERTER AND LEVER HANDLE STOPPER.
P-5	WASHING MACHINE BOX	REVERSIBLE 20 GA METAL WASHING MACHINE OUTLET BOX WITH 1/4 TURN BRASS HOT AND COLD SHUT OFF VALVES AND 2" DRAIN OUTLET EQUAL TO OATLEY 3800 SERIES.
NOTE TO ALL PLUMBING FIXTURES		MAKE FINAL CONNECTIONS TO EXISTING WASTE AND WATER ROUGH-INS. FIXTURES SHALL BE WOOD SENSE CERTIFIED. PLUMBING FIXTURES CALLED FOR BY NAME REPRESENT A STANDARD OF QUALITY BY WHICH PRODUCTS ARE TO BE FURNISHED. FIXTURES MEETING OR EXCEEDING THE STANDARD OF QUALITY AND PERFORMANCE BY THE MODEL NUMBER SPECIFIED MAY BE SUBMITTED FOR APPROVAL.

[illegible]

BID FORM

Memphis Housing Authority
700 Adams Avenue
Memphis, Tennessee 38105

RE: Renovation, Improvements and Repairs to Seven [7] Montgomery Plaza Dwelling Units, Memphis, TN

To all prospective bidders:

The undersigned have familiarized himself/herself/themselves with the local conditions affecting the cost of the work, and with the Contract Documents which are on file in the office of the Memphis Housing Authority, hereby proposes to furnish all labor, materials, equipment and services required to undertake the above referenced project in accordance with the Contract Documents. **Please note: MHA reserves the right to not award a contract for this solicitation. MHA also reserves the right to award the contract in its entirety or partially to one or more bidders.**

Having become completely familiar with local conditions affecting the cost of work at the place where work is to be executed, and having carefully examined the specifications for such work and other related "Contract Documents" entitled Solicitation # CI 23 B 00659: Renovation, Improvements and Repairs to Five [5] Montgomery Plaza Dwelling Units, Memphis, TN the undersigned hereby proposes and agrees to provide all services, labor, and materials required by them to execute all of the work described by the aforementioned documents for a lump sum price.

ALLOWANCES: All unused allowances shall be deducted from the contract value at the end of the project. Work performed without authorization from the owner will not be acknowledged as extra work. Therefore, a change request for such work will not be considered. Instructions and specified materials in the Construction Documents shall be applicable toward all authorized allowance work. All allowances shall include general conditions, bonds, permits, overhead profit, all direct and indirect costs, etc. The Contractor is to include a \$50,000.00 (fifty thousand dollar) General Allowance amount in the Base Bid for construction services for unforeseen conditions not covered in the Contract Documents.

UNIT PRICES: The unit price is an amount proposed by bidders, as per unit price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if the estimated quantities of Work required by the Contract Documents increased or decreased. Unit costs shall include all direct and indirect costs necessary to complete the unit of work. Therefore, if necessary, to complete the work, the unit cost shall include, but is not limited to; labor, material, equipment, supervision, GC&P, permitting fees, removal of unwanted materials and transportation.

BASE BID: Renovation, Improvements and Repairs for MHA Public Housing Units – (See project manual and construction drawings for the detailed scope of work.) including but not limited to removal and replacement of kitchen and bathroom plumbing fixtures and components, vent hoods, cabinets, flooring and subflooring, drywall, ceramic tile, lighting installation, electrical upgrades, mechanical and plumbing upgrades, doors and windows, HVAC diffusers, exterior concrete, etc. All costs shall include all direct and indirect costs, general conditions, profit, bonds and permits.

Montgomery Plaza Addresses:

1. General Conditions, Overhead and Profit: \$ _____
2. General Allowance: \$ 50,000 _____
3. Mobilization: \$ _____
4. 1409 Tumberland, Unit 1 (2 Bedroom Unit): \$ _____
5. 1409 Tumberlad, Unit 2 (2 Bedroom Unit): \$ _____
6. 1411 Tumberland, Unit 1 (2 Bedroom Unit): \$ _____
7. 1421 Tumberland, Unit 1 (3 Bedroom Unit): \$ _____
8. 61 West Olive, Unit 2 (2 Bedroom Unit): \$ _____
9. 169 Rowe, Unit 1 (5 Bedroom Unit): \$ _____
10. 1406 Fairveiw Unit 1 (4 Bedroom Unit): \$ _____

BASE BID TOTAL:

\$ _____
(Sum of General Conditions, General Allowance, Mobilization and Dwelling Units)

Bid Guarantee in the sum of _____ dollars

(\$ _____)

in the form of _____

is submitted herewith in accordance with the Instructions to Bidders.

Bidding Documents

The undersigned acknowledges the receipt of the following Addenda and has included them in this bid.

NOTICE TO PROCEED

The undersigned agrees to commence actual work on the site with an adequate force & equipment within seven [7] business days of the date of "Notice to Proceed."

CONSTRUCTION TIME

The undersigned agrees to complete all of the work described by the aforementioned "Contract Documents" by **the time as listed below**.

BASE BID: Two Hundred Ten [210] consecutive calendar days (Monday – Friday) from the Notice to Proceed.

LIQUIDATED DAMAGES

The undersigned agrees to pay, as liquidated damages, the sum of **Three hundred dollars and zero cents (\$300.00)** per day for work per day per uncompleted contracting beginning day one after completion date.

PERFORMANCE & PAYMENT BOND

For bids greater than \$25,000.00, upon receipt of a written acceptance of this bid, Bidder shall deliver performance & payment bond in accordance to HUD 5369 [10/02], "Instructions to Bidders for Contracts, Public & Indian Housing Programs, page 3, clause 10.

BID BOND

For bids greater than \$25,000.00, the bid bond or security attached in the sum of _____ dollars [\$_____] is to become the property of the Owner in the event of the Contract and bond are not executed with the time set forth, as liquidated damages for the delay and additional expense to the Owner, who is entitled to the difference between the amount of this bid and the amount for which a contract for the work is subsequently executed. The check shall be made payable to the Memphis Housing Authority.

PAYMENT

Payment at the lump sum price bid herein shall include replacement of identified damaged components within the plumbing chase wall per the scope of work. Additional items included herewith as appurtenant and incidental to these work items are all ancillary items associated with said work.

SUBMITTED BY: _____ DATE: _____
[Signature]

NAME & TITLE: _____
[Please print]