

**SUBMITTAL TO THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

316



FROM: Housing Authority

SUBMITTAL DATE:
June 14, 2012

SUBJECT: Cabinet and Flooring Project at Thermal I Apartments— Award of Construction Contract

RECOMMENDED MOTION: The Board of Commissioners:

1. Accept and award the construction contract to the lowest responsive and responsible bidder, Crown Contracting, Inc., in the amount of \$319,750 for cabinet and flooring improvements at Thermal I Apartments;
2. Authorize the Chairman of the Board of Commissioners to sign the contract documents on behalf of the Housing Authority of the County of Riverside (HACR);

(Continued)

Robert Field

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 351,725	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Department of Housing and Urban Development, Capital Fund Program	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
Jennifer L. Sargent
BY: Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: Samuel Wong 6/13/12
 SAMUEL WONG
 Departmental Controller
 FORM APPROVED COUNTY COUNSEL
 DATE: 6/14/12
 BY: MARSHA L. VICTOR
 Policy Policy
 Dept't Recomm.: Consent
 Per Exec. Ofc.: Consent

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

10.3

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Approve the total project budget of \$351,725; and
4. Authorize the Executive Director, or designee, to administer the contract.

BACKGROUND:

The Housing Authority of the County of Riverside (HACR) advertised an Invitation for Bids for a cabinet and flooring improvement project located at the Thermal I Apartments, a public housing development site. The improvement project is located at 56640 Polk Street, Thermal, CA 92274.

The HACR advertised an Invitation for Bids (IFB) with a closing date of May 17, 2012. The Housing Authority received and opened two bids. Crown Contracting, Inc. was the lowest bidder that responded to the solicitation. County Counsel and staff reviewed the submitted bid documents and determined that Crown Contracting, Inc. was the lowest responsive and responsible bidder.

HACR staff recommends that the Board of Commissioners approve and award the construction contract between the HACR and Crown Contracting, Inc. in the amount of \$319,750. The funding source is the Housing & Urban Development (HUD) Capital Fund Program and does not involve the use of County General Funds. County Counsel has reviewed and approved the contract as to form.

Staff recommends that the Board of Commissioners approve and award the construction contract to Crown Contracting, Inc., in the amount of \$319,750, and approve the construction project budget as follows:

Construction	\$319,750
Contingency (10%)	\$ 31,975
Total:	\$351,725

Attachments:

1. Performance Bond
2. Payment Bond
3. Certificate of Insurance
4. Construction Contract

- 1 2. Bid Proposal, including:
 - 2 a. The Bid
 - 3 b. Non-Collusive Affidavit
 - 4 c. Designation of Subcontractors
- 5 3. Payment and Performance Bonds
- 6 4. Davis-Bacon Prevailing Wage Decision No. **CA120028 Mod 6 (05/04/2012)**
- 7 **CA28**
- 8 5. General Conditions for Construction Contracts, Public Housing Programs HUD-
- 9 5370 (11/2006)
- 10 6. Special Conditions
- 11 7. Drawings and photographs
- 12 8. Specifications
- 13 9. Addenda

ARTICLE 2

STATEMENT OF WORK

2.1 Scope of Services

18 CONTRACTOR shall furnish all labor, material, equipment and services and perform and
19 complete all WORK required for the project identified as **Cabinet and Flooring Project at**
20 **Thermal I Apartments located at 56640 Polk Street, Thermal, CA 92274** for the
21 AUTHORITY. CONTRACTOR shall perform all services Monday - Friday, 7:30a.m. to
22 5:30p.m.

- 23 i. The full scope of WORK is more particularly described on the approved plans and
24 specifications in Exhibit "A," attached hereto and incorporated by this reference.
- 25 ii. All such WORK shall be in strict accordance with the specifications and addenda
26 thereto and the drawings included therein, all as prepared by the AUTHORITY,
27 which said specifications and drawings are incorporated herein by reference and
28 made a part hereof.

1 ///

2 2.2 Data provided in the specifications and drawings are believed to actually depict the
3 conditions to be encountered by the CONTRACTOR, but the AUTHORITY does not guarantee
4 such data as being all-inclusive or complete in any respect. Nothing contained herein shall
5 relieve CONTRACTOR from making any and all investigations he/she may deem necessary to
6 apprise him/herself of the WORK. CONTRACTOR hereby accepts the location of the
7 PROJECT in an "as is" condition and herein warrants that all such investigations have been
8 performed by him/her, and hereby expressly waives any and all rights under this Construction
9 Contract, or in law, to additional compensation and/or time adjustments for alleged unknown
10 subsurface and/or latent conditions.

11 ARTICLE 3

12 TIME OF COMMENCEMENT AND COMPLETION

13 3.1 The WORK to be performed under this Construction Contract shall commence within
14 ten (10) days after a Notice to Proceed is received by the CONTRACTOR, or on the date
15 specified in the Notice, whichever is later, and shall be completed within **sixty (60) calendar**
16 **days** following the date of said Notice to Proceed.

17 3.2 Liquidated Damages

18 a. If the CONTRACTOR fails to complete the WORK within the time specified in the
19 Contract, or any extension, as specified in the clause entitled Default of this Contract, the
20 CONTRACTOR shall pay to the AUTHORITY as liquidated damages, the sum of **Three**
21 **Hundred and 00/100 Dollars (\$300.00)** for each day of delay. If different completion dates are
22 specified in the contract for separate parts or stages of the WORK, the amount of liquidated
23 damages shall be assessed on those parts or stages which are delayed. To the extent that the
24 CONTRACTOR's delay or nonperformance is excused under another clause in this Contract,
25 liquidated damages shall not be due the AUTHORITY. The CONTRACTOR remains liable for
26 damages caused other than by delay.

27 b. If the AUTHORITY terminates the CONTRACTOR's right to proceed, the
28 resulting damage will consist of liquidated damages until such reasonable time as may be

1 required for final completion of the WORK together with any increased costs occasioned the
2 AUTHORITY in completing the WORK.

3 c. If the AUTHORITY does not terminate the CONTRACTOR's right to proceed, the
4 resulting damage will consist of liquidated damages until the WORK is completed or accepted.

5
6 **ARTICLE 4**

7 **CONTRACT SUM**

8 4.1 The AUTHORITY shall pay the CONTRACTOR for the performance of the Contract,
9 subject to the additions and deductions by Change Order(s) as provided in the Contract
10 Documents, in current funds, the sum of **Three Hundred Nineteen Thousand Seven Hundred**
11 **Fifty and 00/100 Dollars (\$319,750.00).**

12 a. All Contracts for construction, alteration, repair and painting, in excess of \$2,000,
13 in which federal funds are used, shall be subject to Davis-Bacon prevailing wage laws.
14 CONTRACTOR represents and warrants that he/she shall pay his/her employees and all
15 individuals performing work, not less than the prescribed prevailing wage rate by the U.S.
16 Department of Labor or the California State Department of Industrial Relations, whichever is
17 higher. Prevailing wage rates are amended from time to time, and the most current wage
18 decision is always available from the AUTHORITY. CONTRACTOR shall abide by the
19 Federal Labor Standards Provisions (HUD-5370).

20 4.2 The Contract Sum set forth herein includes the payment by CONTRACTOR of all sales
21 and use taxes required by any local codes, or any law existing or which may hereafter be
22 adopted by federal, state or governmental authority, taxing the materials, services required or
23 labor furnished, and of any other tax levied by reason of the WORK to be performed hereunder.

24 4.3 The Contract Sum is not subject to escalation, the CONTRACTOR having satisfied
25 himself/herself with said Contract Price which includes all labor and material increases
26 anticipated throughout the duration of this Construction Contract.

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2 **ARTICLE 5**

3 **PROGRESS PAYMENTS**

4 5.1 Based upon Applications for Payment submitted by the CONTRACTOR to the
5 AUTHORITY, and certificates for payment issued by the CONTRACTOR, the AUTHORITY
6 shall make progress payments on account of the Contract Sum to the CONTRACTOR, as
7 provided in the General Conditions of the Construction Contract.

8 5.2 Approved applications for progress payment will be paid by the 30th day of each month,
9 provided that application for payment has been submitted to the AUTHORITY on or before the
10 first working day of the month.

11
12 **ARTICLE 6**

13 **INDEMNIFICATION AND HOLD HARMLESS**

14 6.1 CONTRACTOR shall indemnify and hold harmless the AUTHORITY, County of
15 Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors,
16 officers, Board of Supervisors, elected and appointed officials, employees, agents and
17 representatives (individually and collectively hereinafter referred to as Indemnites) from any
18 liability whatsoever, based or asserted upon any services of CONTRACTOR, its officers,
19 employees, subcontractors, agents or representatives arising out of or in any way relating to this
20 Contract, including but not limited to property damage, bodily injury, or death or any other
21 element of any kind or nature whatsoever arising from the performance of CONTRACTOR, its
22 officers, employees, subcontractors, agents or representatives Indemnitors from this Contract.
23 CONTRACTOR shall defend at its sole expense, all costs and fees including, but not limited to,
24 attorney fees, cost of investigation, defense and settlements or awards, the Indemnites in any
25 claim or action based upon such alleged acts or omissions.

26 6.2 With respect to any action or claim subject to indemnification herein by CONTRACTOR,
27 CONTRACTOR shall, at their sole cost, have the right to use counsel of their own choice and
28 shall have the right to adjust, settle, or compromise any such action or claim without the prior

1 consent of AUTHORITY; provided, however, that any such adjustment, settlement or
2 compromise in no manner whatsoever limits or circumscribes CONTRACTOR'S indemnification
3 to Indemnitees as set forth herein.

4 6.3 CONTRACTOR'S obligation hereunder shall be satisfied when CONTRACTOR has
5 provided AUTHORITY the appropriate form of dismissal relieving AUTHORITY from any
6 liability for the action or claim involved.

7 6.4 The specified insurance limits required in this Contract shall in no way limit or
8 circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees
9 herein from third party claims.

10 6.5 In the event there is conflict between this clause and California Civil Code Section 2782,
11 this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not
12 relieve the CONTRACTOR from indemnifying the Indemnitees to the fullest extent allowed by
13 law.

14 **ARTICLE 7**

15 **PROJECT CLOSEOUT**

16 7.1 Prior to completion of the PROJECT, the AUTHORITY shall receive a certificate from
17 the CONTRACTOR that such portion of the PROJECT is ready for use and shall cause a Notice
18 of Completion to be issued. A Notice of Completion shall be issued only when the WORK,
19 including all phases thereof, is finally completed, and all requirements of this contract have
20 been satisfied. The AUTHORITY shall cause the Notice of Completion to be recorded in the
21 office of the County Recorder.

22 7.2 After recordation of the Notice of Completion, and expiration of the thirty (30) day
23 period for filing of stop notices, the AUTHORITY shall settle all claims and disputes, notify the
24 CONTRACTOR of final acceptance of the project, and make final payment of the entire unpaid
25 balance of the Contract Sum, including the ten percent (10%) retention, less any amounts which
26 the AUTHORITY is entitled to receive from the CONTRACTOR under the terms of this
27 Contract, including liquidated damages.

28 7.3 In addition to all other requirements, a Notice of Completion shall be issued only when

1 the AUTHORITY has received the following:

- 2 a. A Certificate of Completion, executed by the AUTHORITY.
- 3 b. All guarantees and warranties issued by the manufacturers or installers of
4 appliances or other component parts of the project. CONTRACTOR guarantees
5 that the equipment, materials, and workmanship, not otherwise covered by a
6 guarantee or warranty, will be free from defects in materials and workmanship
7 for a period of one year following final acceptance of the project.
- 8 c. The waiver and release of all liens, claims of liens, or stop notice rights of the
9 CONTRACTOR and all subcontractors, and the CONTRACTOR's Certificate
10 and Release.
- 11 d. Verification from the AUTHORITY that CONTRACTOR has removed all waste
12 materials, rubbish, tools, construction equipment, machinery, and surplus
13 materials from the project site. If the CONTRACTOR has failed to remove any
14 of such items, the AUTHORITY may remove such items, and the
15 CONTRACTOR shall pay the AUTHORITY for all costs incurred in connection
16 with such removal.

18 **ARTICLE 8**

19 **BREACH AND TERMINATION**

20 8.1 Waiver by AUTHORITY of any breach of this Construction Contract shall not
21 constitute a waiver of any other breach or of any future breach. No payment made hereunder
22 shall be construed to be an acceptance of defective WORK or improper materials.

23 8.2 In addition to any right of termination reserved to the AUTHORITY by paragraph 34 of
24 the General Conditions of the Construction Contract, the AUTHORITY may terminate this
25 contract if the CONTRACTOR is adjudged bankrupt, a receiver is appointed because of the
26 CONTRACTOR's insolvency, or the CONTRACTOR makes a general assignment for the
27 benefit of his/her creditors, fails to make prompt payment to subcontractor(s), or for material or
28 labor, persistently disregards laws, ordinances, rules, regulations or orders of any public

1 authority having jurisdiction, fails to construct the project in accordance with the Drawings and
2 Specifications, or otherwise substantially violates any provision of the Contract documents.

3 8.3 The AUTHORITY shall give the CONTRACTOR and his surety five (5) days written
4 notice prior to terminating this Contract, pursuant to this section, provided, however, that the
5 CONTRACTOR shall, upon receipt of such notice, immediately stop the installation of
6 improvements, or other permanent construction work encompassing part of the PROJECT.
7 Upon termination, the AUTHORITY may take possession of the PROJECT and all materials,
8 equipment, tools, and construction equipment and machinery owned by the CONTRACTOR
9 and located at the PROJECT Site and may finish the PROJECT by whatever method it may
10 deem expedient. In such case, the CONTRACTOR shall not be entitled to receive any further
11 payment under this Contract.

12 8.4 The AUTHORITY shall not be deemed to have waived any of its other rights of
13 remedies against the CONTRACTOR by exercising its right of termination under this section.

14 8.5 Any action at law or in equity brought by either of the parties hereto for the purpose of
15 enforcing a right or rights provided for by this Contract shall be tried in a court of competent
16 jurisdiction in the County of Riverside, State of California, and the parties hereby waive all
17 provisions of law providing for a change of venue in such proceedings to any other county.

18 19 **ARTICLE 9**

20 **MISCELLANEOUS PROVISIONS**

21 9.1 CONTRACTOR shall give all notices and comply with all laws, rules, regulations,
22 ordinances and orders of any governmental entity relating to the WORK. Should
23 CONTRACTOR become aware that any provisions of the Construction Contract is at variance
24 with any such rule, law, regulation, ordinance or order, he/she shall promptly give notice in
25 writing to the AUTHORITY of such variance.

26 9.2 It is hereby declared to be the intention of the parties that the sections, paragraphs,
27 sentences, clauses and phrases of this Contract are severable, and if any phrase, clause,
28 sentence, paragraph or section of this Contract shall be declared unconstitutional, invalid or

1 unenforceable by the valid judgment or decree of a court of competent jurisdiction, such
2 unconstitutionality, invalidity or unenforceability shall not affect any of the remaining clauses,
3 sentences, paragraphs and sections of this Contract.

4 9.3 In the event of any conflict between this Construction Contract and provisions of the
5 General Conditions of the Contract, the provisions in the Construction Contract shall govern. In
6 case of difference between the Technical Specifications and the Drawings, the Technical
7 Specifications shall govern. In case of any difference between the Special Conditions and other
8 provisions of the Construction Contract, or the Contract Documents, the provisions of the
9 Special Conditions shall govern. In the event of difference between the Contract or General
10 Conditions or Special Conditions or Technical Specifications or General Requirements, the
11 former documents shall govern.

12 9.4 The persons executing this Contract on behalf of the parties warrant and represent that
13 they have the authority to execute this Contract on behalf of each respective party and further
14 warrant and represent that they have the authority to bind each respective party to the
15 performance of its obligation hereunder.

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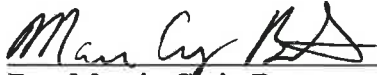
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1 IN WITNESS WHEREOF, the parties hereto have caused their duly authorized
2 representatives to execute this Construction Contract this ____ day of _____, 2012.

3 (to be filled in by Clerk of the Board)

4
5
6 **Housing Authority of the County of Riverside Contractor**

7
8
9 _____
10 John Tavaglione, Chairman
11 Board of Commissioners

12
13 
14 _____
15 By: Marvin Craig Burton
16 Its: President
17 License # 961841

18 **Attest:**
19 Kecia Harper-Ihem
20 Clerk of the Board

21 _____
22 Deputy

23
24 **Approved As To Form:**
25 Pamela J. Walls
26 County Counsel

27
28 
29 _____
30 Marsha Victor, Deputy County Counsel

1 **EXHIBIT "A"**

2 **Scope of Services**

3
4 *Please refer to the plot plan and floor plan details as a technical resource for the scope of
5 services below.

6
7 **CABINET AND FLOORING PROJECT AT THERMAL I APARTMENTS**

8 56640 POLK ST, THERMAL, CA 92274

9 (APN: 757-061-031 & 757-061-032)

10
11 **Unit Information:**

- 12 • All units are occupied during this work.

13
14 Bldg. 87015 5 Units townhouse style - 2 br. - 1 bath -840 sq. ft.

- 15
16 • "A-D" 4-Units – Replace 22 Ln. ft. of Kitchen Cabinets & Formica counter top

- 17 • 4 Ln. ft. Bath Vanity Cabinets & Formica counter top

- 18 • 258 sq. ft. of VTC flooring to ceramic tile and with a tile baseboard

19
20 Bldg. 87025: 4 Units - townhouse style - 2 br. / 1 bath 840 sq. ft.

- 21
22 • "A-D" 4 – Units – Replace 22 Ln. ft. of Kitchen Cabinets & Formica counter top

- 23 • 4 Ln. ft. Bath Vanity Cabinets & Formica counter top

- 24 • 258 sq. ft. of VTC flooring to ceramic tile and with tile base

25
26 Bldg.87045: 5 Units – townhouse style – 2 br. / 1 bath 840 sq. ft.

- 27
28 • "A-D" 4 – Units Replace 22 Ln. ft. Kitchen Cabinets & Formica counter top

1 • 4 Ln. ft. Bath Vanity Cabinet & Formica counter top

2 • 258 sq. ft. of ceramic tile flooring

3

4 Bldg. 56640: 5 Units – townhouse style-2 br. / 1 bath – 750sq. ft.

5

6 • A-D” 4 – Units Replace 22 Ln. ft. Kitchen Cabinets & Formica counter top

7 • 4 Ln. ft. Bath Vanity Cabinet & Formica counter top

8 • 258 sq. ft. of ceramic tile flooring

9

10 Bldg. 56660: 5 Units – townhouse style-2 br. / 1 bath – 750sq. ft.

11

12 • A-D” 4 – Units Replace 22 Ln. ft. Kitchen Cabinets & Formica counter top

13 • 4 Ln. ft. Bath Vanity Cabinet & Formica counter top

14 • 258 sq. ft. of ceramic tile flooring

15

16 Bldg. 56680: 4 Units - townhouse style - 2 br. / 1 bath 840 sq. ft.

17

18 • “A-D” 4 – Units – Replace 22 Ln. ft. of Kitchen Cabinets & Formica counter top

19 • 4 Ln. ft. Bath Vanity Cabinets & Formica counter top

20 • 258 sq. ft. of VTC flooring to ceramic tile and with tile base

21

22 The following specifications only apply to the **three (3) handicap units**. The three (3) units are

23 **87015-A, 87045-A Church St and 56640- A Polk Street** and each unit is **(2 bedroom /1 bath)**

24 **750 sq. ft. in size.**

25

26 • All handicap units to meet current ADA Requirements of all phases of work.

27 • Replace 16 Ln. ft. of Kitchen cabinets and Formica countertop and 240 sq. ft. of VCT flooring

28 to ceramic tile and with tile baseboard.

- 1 • Replace the wall mounted sink, faucet drain piping and wrapping, water angle stops, water
2 supply lines and low-flow dual flush toilet (handicap) including angle stop and water supply
3 lines.
- 4 • The existing VCT vinyl floor tile in units will be removed that includes the dining room,
5 kitchen, and entrance door areas. These flooring areas will have new ceramic tile installed.
6 The living room, bedrooms and its adjoining hallway will be done with mid-grade glue down
7 carpet (425 square feet.). There will be no flooring work in the bathroom.
- 8 • The units are supplied with a 21 inch wide gas stove and hood vent not a standard 30 inch
9 unit.
- 10 • Provide a removable cabinet under kitchen sink when installing new cabinets.

11

12 **Cabinet Specifications (please refer to the Crotone Kitchens Inc. MetroHUD specifications**

13 **and construction details):**

14 • FACE FRAME

15 Kiln dried solid wood; Mortise and tenon, glued and power nailed; Rails 3/4"x13/4", Styles
16 3/4"x13/4", Mullion 3/4"x31/2"

17 • END PANELS

18 1/2" phenolic hardwood plywood. Ends to be rabbeted to receive tops, bottoms and shelves-
19 glued and stapled into face frame.

20 • BACKS

21 1/4" thick exterior hardwood plywood. Securely glued and stapled to ends.

22 •BASE BOTTOMS

23 1/2" thick exterior hardwood plywood. Bottoms let into end panels and face frame. Back of
24 floor set on supporting member, glued and fastened.

25 • WALL TOP / BOTTOM

26 1/2" phenolic hardwood plywood. Top/bottoms let into end panels and face frame, glued and
27 fastened.

28

1 • INSTALLATION CLEATS

2 Wall cabinets have a 3/4"x3 1/2" solid lumber running full length of cabinet at top and bottom.

3 Base cabinets have a 7 1/2" cleat at the top and 3 1/2" cleat at the bottom.

4 • DOOR AND DRAWER FACES

5 3/4" thick, Phenolic hardwood with no more than one veneered joint on face. Overlay type with
6 edges reversed (reverse bevel) to form a continuous finger pull on all sides. Edges filled and
7 sanded prior to finishing.

8 • FINISH

9 Consisting of stain from standard color selection, sealer and two top coats UV Finish.

10 • SHELVING

11 3/4" phenolic hardwood plywood with front edge. For wall and base cabinets shelves are let into
12 dados of end panels.

13 • DRAWERS

14 Drawer fronts are same material as doors. Sides, backs and fronts are 3/4" thick solid wood.
15 Sides are mortised and tenoned into front and back. Drawer bottoms are 1/4" hardwood
16 exterior plywood let into sides, front and back components.

17 • TOE KICK

18 3/4"x4 1/2" pressure treated solid wood. Toe kick is inset 3".

19 • HARDWARE

20 Hinges: barrel antique brass fin, standard heavy duty semi-concealed, 1/2" overlay, wrap around,
21 self-closing. Drawer slides are galvanized metal ball-bearing, mounted on the side rails with
22 metal rear mount brackets having a minimum of 75 pound load capacity. Bumper pads are
23 white foam (or brown felt).

24 • Door model: Raised panel birch door.

25 • All ceiling cabinets to have crown molding, cabinet side scribe, and toe-kick (3/4" base shoe on
26 toe kick).

27 • Counter tops to be Formica composite with bull nosed edge, back splash, and end caps all
28 locations.

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Additional Kitchen and Bathroom Specifications:

- Contractor to carefully remove and replace all furniture, refrigerator, and miscellaneous items as necessary to properly remove and install flooring.
- Demo all cabinets, bath vanities, counter tops, garbage disposals, sinks, drains including p-trap, water supply angle stops stoves, range and hoods, toilet, and VTC vinyl flooring and cove base.
- Reinstall all items listed in above sentence with all new products. All appliances' fixtures, valves will be replaced by same manufacturer or equivalent. Submittals of all items will be submitted at preconstruction meeting.
- Kitchen sink to be stainless steel two bowls (7" depth), 20 gauge, surface mount 3 holes for faucet.
- Price Pfister two handle kitchen faucet (mfg. # 41430) (H/C # 41309 single lever) and bath vanity faucet (mfg. # 414019) (H/C 414331) or equal.
- Bath vanity sink surface mount 17" x 20" Oval White China Lavatory 4" center.
- Toilet to be ultra-low flow dual flush type.
- Replace all sink supply and drain plumbing with new plumbing materials.
- Replace existing Braun 30" hood vent (7" vent pipe), Hot Point 30" gas stove (electronic ignition), and 1/3hp garbage disposals.
- Repair walls, prime and paint complete kitchen and bath area prior to cabinets installed. HA to provide paint.
- Remove all vinyl floor tile and cove base in kitchen, bath room, dining room and front entry.
- Prep and repair (including floor leveling and cracks) all floors were necessary. Install new ceramic 12" gloss finish floor tile (middle grade) with minimum 1/4" grout lines. Ceramic tiles and grout color to be submitted for HA approval. Seal all grout joints.
- Contractor will be responsible to identify and insure that all entrance doors will close and seal due to the added thickness of ceramic tile at these locations. This may require grinding or filling uneven concrete surfaces.

- 1 • Bathroom floor tile will need to be set around toilet drain and toilet reinstalled on same day.
- 2 • Install matching ceramic tile base board around perimeter of all newly installed floor tile.
- 3 • Where tile meets carpet new carpet z-metal transition needs replace and carpet rolled over to
- 4 meet tile or some other pre-approved method.
- 5 • All work to be performed to all current codes, regulation, and construction practices.
- 6 • Units will be occupied during this construction therefore scheduling and planning will be very
- 7 important.
- 8 • Contractor to verify all cabinet and flooring dimensions in all apartments.

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