



818 S. FLORES ST. ① SAN ANTONIO, TEXAS 78204 ① [www.saha.org](http://www.saha.org)

Procurement Department

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## **REQUEST FOR QUOTATIONS**

**For**

**Clean, Paint, and Minor Repair Services**

**For**

**HOUSING AUTHORITY OF THE  
CITY OF SAN ANTONIO, TEXAS  
AND  
AFFILIATED ENTITIES**

**RFQ #: 1010-910-99-3348  
Closes October 21, 2010 @ 11:00 AM**

Prepared by:

**Department of Procurement  
of the  
San Antonio Housing Authority  
818 South Flores Street  
San Antonio, Texas 78204**

President and CEO..... Lourdes Castro Ramirez

October 2010

## Request for Quotes 1010-910-99-3348

- 1.0 **SAN ANTONIO HOUSING AUTHORITY (SAHA) CONTACT:** All questions pertaining to this quotation shall be addressed to Daniel Gines, Purchasing Agent, telephone 210-477-6172, fax 210-477-6167 or e-mail at [daniel\\_gines@saha.org](mailto:daniel_gines@saha.org).
- 2.0 **APPLICABILITY:** By submitting a quote (hereinafter referred to as "bid") to SAHA, the firm or individual doing so (hereinafter, "the bidder") is automatically agreeing to abide by all terms and conditions listed herein, including those terms and conditions within the HUD document, *Table 5.1, Mandatory Contract Clauses for Small Purchases Other Than Construction*, HUD Handbook 7460.8 REV 2, Procurement Handbook for Public Housing Agencies, dated 2/2007, and SAHA General Terms and Conditions and HUD prevailing wage decision. These documents may be obtained by contacting Daniel Gines, Purchasing Agent, telephone 210-477-6172, fax 210-477-6167 or e-mail at [daniel\\_gines@saha.org](mailto:daniel_gines@saha.org).
- 3.0 **SAHA's RESERVATION OF RIGHTS:** SAHA reserves the right to:
  - 3.1 Reject any or all bids, to waive any informalities in the Solicitation process, or to terminate the Solicitation process at any time, if deemed by SAHA to be in the best interest of SAHA.
  - 3.2 Terminate a contract awarded pursuant to this Solicitation at any time for its convenience upon delivery of a 14-day written notice to the apparent or successful bidder.
  - 3.3 Determine the days, hours and locations that the successful bidder shall provide the items or services called for in this Solicitation.
  - 3.4 Reject and not consider any bid that does not, in the opinion of SAHA, meet the requirements of this Solicitation, including but not necessarily limited to incomplete bids and/or bids offering alternate (not including "or equal" items) or non-requested items or services.
  - 3.5 SAHA reserves the right to:
    - 3.5.1 To make an award to the same bidder (aggregate) for all items; or,
    - 3.5.2 To make an award to multiple bidders for the same or different items.
- 4.0 **BIDDER'S RESPONSIBILITY:** Each bidder must carefully review and comply with all instructions provided herein, or provided within any named attachments.

- 5.0 DEADLINE:** Each bidder shall submit his/her proposed costs, prior to the posted deadline, where provided herein. Whereas this is an informal solicitation process, SAHA reserves the right to extend the posted deadline at any time prior to the deadline, if, in the opinion of SAHA, it is in the best interests of SAHA.
- 6.0 HOLD PRICES/NON-ESCALATION:** By submitting a bid, each bidder thereby agrees to "hold" or not increase the proposed bid prices for a minimum period of sixty (60) days with no escalation. Quantities listed in this Solicitation are for the purpose of determining best pricing per line item.
- 7.0 PURCHASE ORDER (PO):** SAHA will procure the applicable goods or services by issuance of a PO. PO's will be issued on an as-needed basis only. By submitting a bid, the successful bidder thereby agrees to confirm receipt of the PO in the manner directed by SAHA.
- 8.0 AWARD CRITERIA:** If an award is completed pursuant to this Solicitation, and unless otherwise instructed by SAHA, an award shall be made to the responsive and responsible contractor that submits the best value to SAHA using price and other factors listed below.
- Past Experience  
Cost  
Past Performance
- 9.0 BID COSTS:** There shall be no obligation for SAHA to compensate any bidder or prospective bidder for any costs that he/she may incur in responding to this Solicitation.
- 10.0 ASSIGNMENT OF PERSONNEL:** SAHA retains the right to demand and receive a change in personnel assigned by the successful bidder to provide services to SAHA if SAHA believes that such change is in the best interest of SAHA and the completion of the work or provision of the items.
- 11.0 UNAUTHORIZED SUB-CONTRACTING PROHIBITED:** The successful bidder shall not assign any right, nor delegate any duty for the work proposed pursuant to this Solicitation (including, but not limited to, selling or transferring the ensuing PO or contract) without the prior written consent of SAHA. Any purported assignment of interest or delegation of duty, without the prior written consent of SAHA shall be void and may result in the cancellation of the PO or contract with SAHA.
- 12.0 LICENSING REQUIREMENTS:** By submitting a bid the successful bidder thereby certifies that he/she possess and will, prior to issuance of a PO by SAHA, present to SAHA, proof and/or certification of the following:

- 12.1 If applicable, local business license or permit issued by the City of San Antonio.**
- 12.2 If applicable, a copy of the bidder's license issued by the State of Texas licensing authority allowing the bidder to provide the services or products as detailed herein.**

**13.0 SPECIFICATIONS /SCOPE OF WORK FOR THIS SOLICITATION:**

- 13.1 SAHA is seeking independent contractors for Clean, Paint, and Minor Repair Services as specified in the scope of work in attachment C. The Contractor shall perform all work to the specifications and standards as prescribed in this request for quotes.  
Attachment A- HUD Wage Decision.  
Attachment B- Technical Specifications.  
Attachment C- Scopes of Work.  
Attachment D- W-9 Form.**
- 13.2 Contractor(s) shall comply with all applicable federal, state and local laws, rules, regulations, ordinances and codes and obtain any licenses or permits required to provide the services under this request for quotes.**
- 13.3 Upon completion of the work, Contractor(s) shall clean the area where the work was performed and Contractor shall remove any waste and debris generated by the work under this request for quotes and dispose of off-site. At no time, will Contractor discard waste or debris into any SAHA Refuse container.**
- 13.4 Contractor(s) shall practice acceptable safety precautions, follow industry safety standards, and use only industry approved safety equipment in the performance of all duties. Contractor shall maintain at all times all equipment in proper and safe operating condition in accordance with the manufacturer's specifications. Contractor must be cognizant of safety at all times and take necessary safety precautions, so as to not cause harm to any persons or property while performing services under this request for quotes. Contractor(s) shall exercise extreme caution around pedestrians and parked cars.**
- 13.5 SAHA shall retain salvage rights on any replaced equipment. However if the replaced equipment is of no value to SAHA, it will be the responsibility of the Contractor to dispose of the equipment.**
- 13.6 Contractor shall pay all of its employees, including any and all approved subcontractors, the prevailing wage for maintenance as determined by the United States Department of Labor and the United States Department of**

**Housing and Urban Development. Wages have been included as attachment A.**

- 13.7 Contractor(s) must provide supervision and other items, at Contractor's own expense, to include but not limited to: all equipment, labor, cleaning supplies, bleach, chrome polish, oven cleaner, glass cleaner, floor stripper and wax, non abrasive bathroom cleaners, tools, etc. necessary to perform all of the required services under this request for quotes. SAHA will furnish all building materials and supplies (such as paint, texture, caulking, flooring, doors, appliances, etc.) with the exception of cleaning supplies.**
- 13.8 Contractor shall have work crews, qualified by training and experience, and licensed to perform the work required. Contractor shall have adequate staff to insure make ready units are completed to include punch list items within three (3) calendar days of purchase order.**
- 13.9 Contractor shall perform criminal history checks and drug screening tests on all prospective employees performing work under this request for quotes and provide summaries of the results to SAHA CA if requested. Prospective employees whose criminal history check discloses a misdemeanor or felony involving crimes of moral turpitude, sexual offenses or harm to persons or property shall not be employed to perform work under this request for quotes. Contractor(s) is required to perform drug screening of all employees and to ensure acceptable test results. Criminal history and drug screening checks will be completed at the sole expense of the Contractor. Any employee of the Contractor suspected of being under the influence of drugs and/or alcohol will be reported to the SAHA's Security Department and/or other local law enforcement. If the employee is determined to be under the influence of drugs or alcohol in any form or manner, or believed by proper authority to be dealing in the illicit sale of alcohol or drugs they will be removed and shall not be allowed to return to any job site on SAHA property.**
- 13.10 Contractor shall provide ID badges and uniforms for all employees working on SAHA's properties. No employee will be allowed on SAHA's properties without his/her ID badge and uniform on his/her person. Contractor must submit to SAHA's Procurement Department a sample of his/her ID badge if requested. Contractor(s) is to report personnel changes to SAHA CA as they occur and prior to the person reporting to SAHA's property.**
- 13.11 Contactor(s) shall use reasonable care to clearly mark all work areas that might reasonably be expected to endanger the health and safety of residents, guests, or any other persons. Contractor will provide at their own expense such signs, markers and barricades as required to identify all work areas and minimize inherent dangers.**

- 13.12 Prior to commencing work, Contractor shall receive a purchase order.**
- 13.13 Physical Security:** Contractor shall be responsible for safeguarding all SAHA property provided for Contractor use. At the close of each workday, SAHA facilities, property and materials shall be inspected and secured. The Contractor shall establish and implement methods of ensuring that all keys issued to the Contractor by SAHA employees are not lost or misplaced and are not used by unauthorized persons. No keys issued to the Contractor by SAHA shall be duplicated. If the Contractor loses the keys to the lock, SAHA will replace the lock and bill the Contractor for the cost to replace the locks.
- 13.14 Environmental Control:** The Contractor shall be knowledgeable of and comply with all applicable Federal, State, and Local laws, regulations, and requirements regarding environmental protection. In the event environmental laws/regulations change during the term of this request for quotes, the Contractor is required to comply as such laws come into effect. If Contractor subjects SAHA to any environmental issue, he shall notify Property Manager immediately.
- 13.15 Notification of Environmental Spills:** If the Contractor spills or releases any substance mark as hazardous into the environment, the Contractor or its agent shall immediately report the incident to the Maintenance Operations Service Call Desk at 477-6800. The liability for the clean up of spill or release of such substances rests solely with the Contractor and its agent.
- 13.16 Make Ready Start Date:** The Contractor shall start the make ready no later than the very next day after being provided with a purchase order and must complete the unit within three (3) calendar days to include weekends and holidays unless other arrangements are made. The Contractor must have the equipment and manpower capability in order to complete at once all make ready units that are assigned. Once the purchase order is issued to the Contractor, the three (3) day turn around time applies to the entire group of make readies. This is including completing punch list and final inspection. If Contractor fails to complete the scope of work to include all punch list items within three (3) calendar days, SAHA may assess liquidated damages at a rate of \$50.00 dollars a day per unit.
- 13.17 Make Ready Acceptance:** After the Property Staff has identified unsatisfactory or incomplete discrepancies as per the scope of work, they will provide Contractor with punch list of items to be corrected. The Contractor shall notify the Maintenance Supervisor when the unit is ready for inspection. Inspections shall be scheduled no later than 4:00 p.m. daily, in order to be accepted within the specified time allowed. Property Staff will walk the unit with the Contractor to verify that the items on the punch list have been completed no later than the very next day when notified by

**Contractor that the unit is ready. Contractor shall not invoice SAHA until punch list is completed and signed off by Property Staff.**

**13.18 Green Initiatives: The Contractor is encouraged to investigate and offer alternatives for cleaning supplies and materials that would increase the “green” or environmental efficiency of the project.**

**13.19 If not on file already with SAHA, Contractor shall provide completed W-9 form and insurance certificate within twenty four (24) hours of being notified by SAHA of awarded bid. The insurance certificate shall meet all of our insurance requirements as stated in section 14.0 below.**

**13.20 EPA Requirements. SAHA requires that all make ready Contractors must be EPA certified. Contractors performing renovation, repair and painting projects that disturb lead- based paint in homes, child care facilities, and schools built before 1978 must be certified by EPA and must follow specific work practices to prevent lead contamination.**

**This includes, but is not limited to:**

**Contain the work area.**

**Minimize dust.**

**Clean up thoroughly.**

**Contractors must provide to SAHA and tenants a copy of the EPA pamphlet “*Renovate Right: Important Lead Hazard Information for Families, Childcare Providers and Schools,*” before the renovations start. Federal law requires this in housing, child-care facilities and schools built before 1978 and when renovating six square feet or more of painted surfaces in a room for interior projects or more than twenty square feet of painted surfaces for exterior projects. For a copy of this pamphlet go to**

**[www.epa.gov/lead/pubs/renovaterightbrochure.pdf](http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf)**

**13.21 Contractor shall remove and dispose of any items or debris abandoned in the apartment. Dispose of these materials to an approved offsite location. Hazardous materials shall be restricted to the use of appropriate containers and disposed of in a proper and legal manner to an approved offsite location. This is the sole responsibility of the contractor.**

**14.0 INSURANCE: The following table details the standard liability policies with the required limits and waivers of subrogation required by SAHA of all contractors performing work on SAHA property.**

Business Automobile Liability	Required Limits
SAHA and its affiliates must be named as an additional insured and as the certificate holder. This is required for any vendor that will be using their vehicle to do work on SAHA properties.	\$500,000 combined single limit, per occurrence
Workers Compensation and Employer's Liability	Required Limits
Workers' Compensation coverage is Statutory and has no pre-set limits. Employer's Liability limit is \$500,000. Workers' Compensation is required for any vendor made up of more than one person. A Waiver of Subrogation in favor of SAHA must be included in the Workers' Compensation policy.  SAHA and its affiliates must be a Certificate Holder.	Statutory \$500,000
Commercial General Liability	Required Limits
This is required for any vendor who will be doing hands on work at SAHA properties. SAHA and its affiliates must be named as an Additional Insured and as the Certificate Holder.	\$1,000,000 per accident \$2,000,000 aggregate

**15.0 Invoicing:** Invoices shall be sent to: San Antonio Housing Authority, Accounts Payable, P.O. Box 830428, San Antonio, TX 78283-0428 or may be e-mailed to [AccountsPayable@saha.org](mailto:AccountsPayable@saha.org). Contractor shall invoice SAHA within 60 days after the delivery of the goods or service. If contractor fails to invoice within 60 days SAHA reserves the right to not pay the invoice.

**16.0 WARRANTY:** All services and goods provided pursuant to this RFQ and the resulting contract shall be covered by the most favorable commercial warranties given to any customer for same or similar supplies or services, but in any event such goods and services shall be warranted for at least a period of one (1) year.

**17.0 Fair Labor Standards Act:** Both parties hereby agree to comply with the provisions of the Fair Labor Standards Act (29 U.S.C. 201, et seq).

**18.0 Responses may be hand delivered to:**

San Antonio Housing Authority,  
 attn. Daniel Gines, Purchasing Agent  
 818 S. Flores, San Antonio, TX 78204.

Faxed to: Attn. Daniel Gines at 210-477-6167  
 Emailed to: [daniel.gines@saha.org](mailto:daniel.gines@saha.org).

**Quote Form**  
**RFQ Closes on October 21, 2010 at 11:00AM**

1) 3226 Tampico (Villa Veramendi)	Cleaning and Paint Additional Repairs Floor Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
2) George Cisneros # 138 (3003 Weir Ave)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
3) Westway # 1903 (5627 Culebra)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
4) 3302 Colima (Villa Veramendi)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
5) 124 Lila Cockrell (3500 Pleasanton)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
6) 3306 Colima (Villa Veramendi)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
7) 1022 Hedges (Springview)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
8) 120 Ira Aldridge (Wheatley)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____

9) 119 Ira Aldridge (Wheatley)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
10) George Cisneros # 117 (3003 Weir Ave)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
11) Cheryl West # 4201 (333 W. Cheryl)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
12) Cheryl West # 3402 (333 W. Cheryl)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
13) Cheryl West # 2202 (333 W. Cheryl)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
14) Cheryl West # 4002 (333 W. Cheryl)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
15) Cheryl West # 3301 (333 W. Cheryl)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
16) Cheryl West # 4102 (333 W. Cheryl)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
17) 129 Ocaso (Villa Veramendi)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____

18) 453 Micklejohn Walk (Lincoln Courts)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ <u>N/A</u>
	Total Make Ready Cost	\$ _____
19) 1248 Lombrano (Lincoln Courts)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ <u>N/A</u>
	Total Make Ready Cost	\$ _____
20) Highview # 401 (1351 Rigsby)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ <u>N/A</u>
	Total Make Ready Cost	\$ _____
21) 345 Albert Walk (Lincoln Courts)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ _____
	Total Make Ready Cost	\$ _____
22) Highview # 2401 (1351 Rigsby)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ <u>N/A</u>
	Total Make Ready Cost	\$ _____
23) Highview # 3501 (1351 Rigsby)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ <u>N/A</u>
	Total Make Ready Cost	\$ _____
24) 5831 Analissa (Mission Park)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ _____
	Total Make Ready Cost	\$ _____
25) 5859 Analissa (Mission Park)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ _____
	Total Make Ready Cost	\$ _____
26) Springhill I # 2801-3 (4830 Ray Bon Dr.)	Cleaning and Paint	\$ _____
	Additional Repairs	\$ _____
	Flooring Repairs	\$ <u>N/A</u>
	Total Make Ready Cost	\$ _____

<b>27) Dietrich Rd. # 108 (4618 Dietrich Rd.)</b>	<b>Cleaning and Paint</b>	\$ _____
	<b>Additional Repairs</b>	\$ _____
	<b>Flooring Repairs</b>	\$ <u>N/A</u>
	<b>Total Make Ready Cost</b>	\$ _____

<b>28) Dietrich Rd. # 109 (4618 Dietrich Rd.)</b>	<b>Cleaning and Paint</b>	\$ _____
	<b>Additional Repairs</b>	\$ _____
	<b>Flooring Repairs</b>	\$ <u>N/A</u>
	<b>Total Make Ready Cost</b>	\$ _____

**Sub-Contractors: Proposer shall identify his sub-contractors if any:**

- a) \_\_\_\_\_
- b) \_\_\_\_\_

Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such bid is genuine and not collusive and that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, to fix overhead, profit or cost element of said bid price, or that of any other bidder or to secure any advantage against the SAHA or any person interested in the proposed contract; and that all statements in said bid are true.

**Initials** \_\_\_\_\_

In performing this contract, the contractor(s) shall comply with any and all applicable federal, state or local laws including but not limited to: Occupational Safety & Health, Equal Employment Opportunity, Immigration and Naturalization, The Americans with Disabilities Act, State Tax and Insurance Law, and the Fair Housing Act.

**Initials** \_\_\_\_\_

In submitting this bid, it is understood if written notice of the acceptance of this bid is mailed, e-mailed, or delivered to the undersigned within sixty (60) days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver the products and/or services described herein. By signature hereon the bidder certifies he has the right and authority to bind the company.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Firm)

\_\_\_\_\_  
 (Signature) (Printed name and title)

\_\_\_\_\_  
 (Business address,)

\_\_\_\_\_  
 (Phone) (E-mail)

# **ATTACHMENT A HUD WAGE DECISION**

<b>Maintenance Wage Rate Determination</b>	<b>U.S. Department of Housing and Urban Development Office of Labor Relations</b>	<b>HUD FORM 52158 (06/2006)</b>
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<b>Agency Name:</b>  <b>San Antonio Housing Authority</b>	<b>LR 2000 Agency ID No:</b>  <b>TX006A</b>	<b>Wage Decision Type:</b> <input checked="" type="checkbox"/> Routine Maintenance <input type="checkbox"/> Nonroutine Maintenance
	<b>Effective Date:</b>  <b>7/1/2010</b>	<b>Expiration Date:</b>  <b>6/30/2011</b>

The following wage rate determination is made pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended, (public housing agencies), or pursuant to Section 104(b) of the Native American Housing Assistance and Self-determination Act of 1996, as amended, (Indian housing agencies). The agency and its contractors may pay to maintenance laborers and mechanics no less than the wage rate(s) indicated for the type of work they actually perform.

*Karen Clark*  
**Karen Clark, Labor Relations Specialist** **Date** **3/24/10**

WORK CLASSIFICATION(S)	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFIT(S) (if any)
Broiler Mechanic	\$15.35	\$4.61
Carpenter	\$14.20	\$4.26
Construction Inspector	\$15.35	\$4.61
Custodian Lead	\$10.09	\$3.03
Custodian	\$9.36	\$2.81
Electrician	\$15.35	\$4.61
HQ Inspector	\$13.16	\$3.94
HVAC Mechanic	\$15.35	\$4.61
Plumber	\$14.80	\$5.03
Maintenance Tech	\$10.95	\$3.28
Landscaper	\$10.95	\$3.65

	<b>FOR HUD USE ONLY</b> <b>LR2000:</b> <b>Log in: OMW5411</b>
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## **ATTACHMENT B TECHNICAL SPECIFICATIONS**

### **UNIT MAKE READY SERVICES**

The Contractor will furnish all labor, tools, paint brushes, paint rollers, drop cloths, cleaning materials, supplies, transportation, equipment, and supervision of contractor employees (regardless of full time, temp or other) as required to complete unit make ready tasks/functions at the various multi-family and senior residential developments, high-rises and single-family developments.

Prior to commencement of the make-ready, the Authority will furnish all building materials and supplies (such as cabinets, paint, texture, caulking, flooring, windows, doors, door jambs, appliances, etc.).

Basic Make-Ready work will consist of items listed below:

- “A” Cleaning
- “B” Painting
- “C” Cleanup

The make ready scope of work will document and list all items in need of repair or replacement during the completion of the make ready. Scope of work will include Interior and exterior of apartments, residential homes, additional spaces, porches, steps, carports, exterior storage structures, and/or garages attached or detached to include yards, gates, and fences.

**\* Note: Prior to commencing with the make-ready, property management will notify the contractor of any hazardous materials (such as lead and/or asbestos).**

#### **A. CLEANING:**

- ❑ Range/Ovens: All loose parts such as drip pans, oven bottoms and broiler pans are removed and cleaned or replaced if directed by Housing Authority staff.
- ❑ Dishwasher: All surfaces, float and rubber seals are cleaned. Scum and hard water deposits on interior bottom of door and heating element is removed.
- ❑ Garbage disposal shall be free of debris.
- ❑ Bathrooms non-abrasive cleaners shall be used to remove soap scum, mildew and calcium deposits from tub, commode, shower, sink and ceramic tile.
- ❑ Cabinets/drawers interior and exterior, doors, drawers and hinges shall be cleaned and free of debris.
- ❑ Carports, storage rooms, patios, porches and walks shall be free of debris, dirt, cobwebs, etc. Excessive oil and grease must be removed from floor areas and all areas must be swept.

## **B. PAINTING**

All painted surfaces will be repainted to provide a uniform finish. Work shall be performed in accordance with the manufacturers recommendations. The contractor will be responsible for correcting at his/her expense any work not accepted by SAHA staff.

Materials provided will be used for their intended purpose only (i.e. interior paint for interior surfaces and exterior paint for exterior surfaces, etc.).

NOTE: The Housing Authority will provide products required to perform the following tasks. There will be no substitutions unless approved in writing by Authority staff.

### **PAINT PREPARATION, INTERIOR & EXTERIOR:**

- ❑ Scrape off all flaking and/or loose paint from ceiling, walls and trim, interior and exterior doors, and exterior windowsill surfaces. Where chipped paint exists, sanding will be performed by use of various grades of sandpaper to featheredge chipped areas to allow a smooth flow of paint and prevent further chipping.
- ❑ All nails, screws, brackets, debris etc., shall be removed. All holes in the walls, ceilings, doors, trim, etc. as well as cracks, will be properly filled, floated or caulked flush with existing surfaces. Finish will match all other existing finish work.
- ❑ All bare wood shall receive a thorough primer coat prior to the application of any finished coats of paint. Under no circumstances shall a finished coat product be used as a suitable substitute for a primer product manufactured solely for that purpose.
- ❑ New doors shall be properly primed on all six (6) sides before final paint is applied.
- ❑ The contractor shall insure sufficient drying time between primer and subsequent finished coats, as recommended by the manufacturer of the product.
- ❑ Appropriate texture and primer products will be used where repairs are made on ceilings, walls, siding or trim work.
- ❑ Areas where exposed grain or transparent finishes exist the contractor will be required to use putty or other fillers to match the existing color shade.
- ❑ On any loose, cracked or chipped filler materials, they shall be completely removed and redone prior to any application of primer or finished coat products.
- ❑ Unfinished walls and ceiling surfaces due to repairs will be textured with matching texture and painted (to include new and old patches and/or repairs).
- ❑ All old caulking material will be removed and replaced with new caulking around tubs, fixtures, countertops, and other surfaces as required.
- ❑ As applicable, in apartments with metal type window units, properly scrape and sand the metal prior to installing an oil base primer. Allow sufficient drying time prior to applying a finish coat of oil base gloss enamel paint.
- ❑ Sand, clean, and paint screens and entrance doors.
- ❑ All HVAC Registers (supply/return) vents shall be cleaned and free of rust, dust and debris. The contractor shall install new air filters and filter media with each make ready.
- ❑ All heating units will be cleaned inside and out as well as the face panels.
- ❑ All exhaust fans and heating fans located in restrooms will be cleaned and oiled.
- ❑ Kitchen vent hoods will be cleaned, free of paint, new vent filter installed with each make ready.

**C. CLEAN UP:**

- ❑ The contractor shall remove all equipment and debris from the exterior grounds and will not leave cleanup tools or any other equipment on any grass areas. Residual buildup on yard surfaces, sidewalks or streets is strictly prohibited.
- ❑ Any damages caused by the contractor shall be restored to its original condition at the contractor's own expense.
- ❑ All floors, cabinets, fixtures etc. that require cleaning as a result of repairs made, shall be cleaned off, leaving the apartment ready for occupancy.
- ❑ Chrome fixtures shall be free of any stains and receive a coat of chrome polish. Areas where acid is used for the cleaning of fixtures, contractor shall insure proper and timely neutralization of the acid to eliminate any permanent stains on chrome or other surfaces. All pipe escutcheons will be installed properly and free of paint. Any items damaged due to contractor employee negligence, shall be replaced at the contractor's expense.
- ❑ The contractor shall install spring type doorstops (door bumpers) behind all doors.

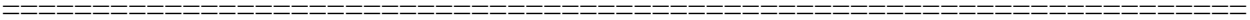
**Additional Repairs:**

Additional repairs for Unit Make Ready Services are defined as those repairs on the scope of work other than clean, paint and flooring repairs.

**Floor Repairs:** Floor repairs are accomplished in conjunction with Make Ready Maintenance and must be on the original scope of work and purchase order. The Contractor shall replace damaged, worn, torn, stained etc. flooring (vinyl tile, sheet vinyl, etc.) when acceptable repairs cannot be made. Items such as commodes, door tracks, caulking and moldings shall be removed to facilitate work underneath.

**The Contractor shall complete the following tasks for all Make Ready Units**

<b>Location</b>	
General	All areas should be clean and free of cobwebs, dirt, and debris. All HVAC registers and vents shall be cleaned and free of rust, dust and debris.
Exterior	All exterior shall be cleaned and free of graffiti. Porch and sidewalk shall be power washed. Wash all windows
Interior	Paint/clean entire apartment; wash windows; all tile floors shall be thoroughly cleaned and free from old wax and shall receive a coat of non-buffing, non-yellowing clear wax. All cabinets shall receive a light coat of furniture oil.
Garage	Clean and remove excess grease and oil from floor, free of cobwebs
Storage room	Clean/paint
Front door	Clean/paint
Back door	Clean/paint
Side door	Clean/paint
A/C room	Clean/paint Replace A/C filter
Kitchen	Clean refrigerator, dishwasher, stove & cabinets (Remove all food particles, grease and dirt from all surfaces and under appliances) (Clean all seals and ice cube trays) (Clean and empty drip pan from refrigerator; remove dust from coils) (Counter top shall be thoroughly cleaned and all stains removed) (Cabinets shall be empty and cleaned)
	Garbage disposal rubber collar shall be cleaned.
	Exhaust fans, Vent-a-hood and microwaves shall be free of grease and have a clean filter installed.
Laundry room	Clean/paint
Hallway	Clean/paint
Upstairs bathroom	Clean/Paint clean shower/tub, commode & vanity, remove all stains, soap scum, and calcium deposits, clean mirror, medicine cabinet, counter, exhaust fan grill, oil exhaust fan.
Master bathroom	Clean/paint Clean shower/bathtub, commode & vanity remove all stains, soap scum, and calcium deposits, clean mirror, medicine cabinet, counter, exhaust fan grill, oil exhaust fan.
Living room	Clean and paint Clean light fixtures, blinds, shades, mini blinds.
1 <sup>st</sup> bedroom	Clean and paint Clean light fixtures, blinds, shades, mini blinds.
2 <sup>nd</sup> bedroom	Clean and paint Clean light fixtures, blinds, shades, mini blinds.



3 <sup>rd</sup> bedroom	Clean and paint Clean light fixtures, blinds, shades, mini blinds.

# **ATTACHMENT C SCOPES OF WORK**

**SCOPE OF WORK FOR 3226 Tampico 3-bedroom Total floor area=1,167 SF**

<b>Location</b>	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.
	Paint 6 LF of front porch railings
	Paint 12 LF of back porch railings
Interior	Paint/clean entire house/apartment
Front door	Clean/paint
Back door	Clean/paint
Living room	Replace two damaged 38 X 52 mini-blind and one damaged 34 X 52 mini-blind
	<b>Replace 30 SF of worn VCT floor tiles</b>
	Replace missing smoke alarm
	Replace broken outlet plate
Kitchen	Clean the dirty refrigerator and dirty stove
	Stain/varnish 25 LF of upper & lower cabinets
W/H room	Clean/paint
Storage room	Clean/paint
A/C room	Clean/paint
Laundry room	Replace 30 SF of damaged ceiling drywall
	Stain/varnish 6 LF of upper cabinet
	<b>Replace 24 SF of worn VCT floor tiles</b>
	Replace damaged 23 X 52 mini-blind
	Replace cracked 220 outlet plate
Stairway	Clean/paint
Upstairs' hallway	Replace worn 34 X 52 mini-blind
	<b>Replace 20 SF of worn/cracked VCT floor tiles</b>
Upstairs' hallway bathroom	Install/replace toilet seat (elongated) and showerhead
	Stain/varnish 9 LF of cabinets
	<b>Replace 45 SF of worn/cracked VCT floor tiles</b>
	Replace cracked lavatory oval sink
1 <sup>st</sup> bedroom	Replace two worn door stops
	<b>Replace 40 SF of worn/cracked VCT floor tiles</b>
	Replace worn 38 X 52 mini-blind and worn 34 X 52 mini-blind
2 <sup>nd</sup> bedroom	Replace two worn door stops
	<b>Replace 20 SF of worn/cracked VCT floor tiles</b>
	Replace missing 38 X 52 mini-blind
3 <sup>rd</sup> bedroom	Replace two worn door stops
	<b>Replace 120 SF of worn/cracked VCT floor tiles</b>
	Replace worn 38 X 52 mini-blind
	Replace missing smoke alarm

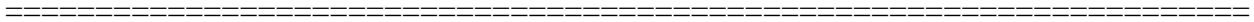
**SCOPE OF WORK FOR (1) BED ROOM ELDERDY UNIT# 138 AT Cisneros SF 644**

<b>Location</b>	
Exterior	Install light fixture's
Interior	Replace -(1)faucet ,(3) blind's, (1) a/c filter, (1)shower head ,(1) toilet seat (2) smoke detector battery's. Refinish cabinet 36 LF . Caulk counter top in kitchen & bath room. Caulk all nail hole's ,Strip &wax all floor's. Patch hole –3x3
Garage	N/A
W/H room	Patch hole – 3x3
Storage room	N/A
Front door	Clean/paint INSTALL DOOR SWEEP& WEATHER STRIPING
Back door	N/A
Side door	Clean door and track
A/C room	REPLACE A/C FILTER PATCH CRACK
Kitchen	Clean the dirty refrigerator, and dirty stove. Caulk counter & sink . Install blind 35x36, faucet & drip- pan's. Clean & paint , strip – wax floor's. Refinish cabinet's 29 LF.
Laundry room	N/A
Stairway	N/A
Hallway	N/A
Hallway bathroom	N/A
Master bathroom	Replace toilet seat (round/elongated), and showerhead. Caulk shower and sink. Replace shower rod , ballcock assembly , wax ring for toilet, Refinish cabinet 7-LF .
Living room	Clean/paint, patch all nail hole's, Replace blind 35x72 . Strip wax floor
Downstairs' bedroom	N/A

1 <sup>st</sup> bedroom	Clean/paint, patch all nail hole's , install blind 35x72. Strip- wax floor
2 <sup>nd</sup> bedroom	N/A
3 <sup>rd</sup> bedroom	N/A
4 <sup>th</sup> bedroom	N/A
5 <sup>th</sup> bedroom	N/A

**SCOPE OF WORK FOR \_\_\_\_\_ Westway \_\_\_\_\_  
Apartment \_\_\_\_\_ 1903 \_\_\_\_\_**

<b>Location</b>	
Exterior	Power wash front porch
Interior	Clean and paint, remove all trash, replace 6 doorstops throughout unit
Garage	N/a
W/H room	clean
Storage room	N/a
Front door	paint
Back door	N/a
Side door	N/a
A/C room	Clean
Kitchen	Clean and paint, clean stove and refrigerator, repair 2'X2' hole in wall, replace mini blinds, repair nail holes
Laundry room	Clean and paint,
Stairway	
Hallway	Clean and paint,
Hallway bathroom	Clean and paint, replace toilet seat, replace shower head, recaulk all caulked surfaces, repair 12" hole in wall, replace shower rod
Master bathroom	Clean and paint, replace toilet seat, replace shower head, replace 12 damaged or cracked VCT tiles
Living room	Clean and paint, repair 1' hole in wall, replace miniblind, repair all nail holes
1 <sup>st</sup> bedroom	Clean and paint, replace cable cover
2 <sup>nd</sup> bedroom	Clean and paint, repair 12" hole in wall
3 <sup>rd</sup> bedroom	Clean and paint
4 <sup>th</sup> bedroom	Clean and paint, replace miniblind
5 <sup>th</sup> bedroom	N/A
Screens	



Flooring	Strip and wax
Square footage	926 sqft

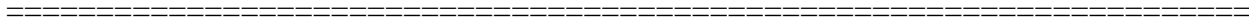
**SCOPE OF WORK FOR 3302 Colima 2-bedroom Total floor area is 928 SF**

<b>Location</b>	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.
Interior	Paint/clean entire apartment
W/H room	Clean/paint
Storage room	Clean/paint
Front door	Clean/paint
Back door	Clean/paint
A/C room	Clean/paint
Kitchen	Clean the dirty refrigerator and wipe down the stove
	Stained/varnish 25 LF of upper/lower cabinet
Laundry room	Stained/varnish 6 LF of upper cabinet
	Replace worn 27" X 64" mini-blind
Stairway	<b>Replace 21 SF of worn VCT floor tiles</b>
Upstairs' Hallway	Clean/paint
	<b>Replace 6 SF of worn VCT floor tiles</b>
Upstairs' Hallway bathroom	Install/replace toilet seat (elongated) and showerhead
Living room	Replace the three worn 38" X 64" mini-blinds
	Replace worn 22" X 64" mini-blind
	<b>Replace 20 SF of worn/stained VCT floor tiles</b>
Upstairs' 1 <sup>st</sup> bedroom	Replace two worn 37" X 64" mini-blinds
	Replace missing 23" X 64" mini-blind
	<b>Replace 15 SF of worn VCT floor tiles</b>
Upstairs' 2 <sup>nd</sup> bedroom	Repair 1" hole on wall
	Replace two worn 37" X 64" mini-blinds
	<b>Replace 10 SF of worn VCT floor tiles</b>

**SCOPE OF WORK FOR 124 Lila Cockrell**  
**2 BDR 720 SQFT**

**9/28/10**

Location	
Exterior	
Interior	Paint/clean entire house/apartment
	Remove and clean all blinds thru out unit and re-install
	Strip/wax floor with machine
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Clean paint
Front screen door	Clean paint
Side door	N/A
A/C room	Clean/paint replace filter and clean return grill/ all vents
Kitchen	Clean the refrigerator, and stove, replace drip pans
	Caulk metal flashing on wall
	Varnish 12 lf of base cabinets
	Secure spray nozzle on sink
	Clean all cabinets
Laundry room	N/A
Hallway	Caulk two cable wire holes
	Tape/float/patch 5 lf on ceiling
	Spray 10 sqft acoustic
Bathroom	Replace 7 ceramic tiles in shower
	replace showerhead
	Caulk around lavatory
	Caulk around door frame
	Paint medicine cabinet
Living room	Replace cable cover
	Caulk around inside of closet area
	Tape/float/patch 25 lf on wall
	Spray 50 sqft texture on wall
1 <sup>st</sup> bedroom	Patch 12"x 12" on top of window
	Tape/float/patch 5 lf on wall
	Spray 10 sqft texture
	Install one blind



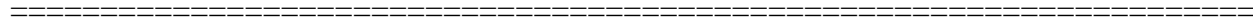
2 <sup>nd</sup> bedroom	Tape/float/patch 8 lft on wall
	Spray 16 sqft texture
	Tape/float/patch 12 lf on ceiling
	Spray 24 scft acoustic Install blind Caulk/fill in area were bi-fold doors were located
3 <sup>rd</sup> bedroom	

**SCOPE OF WORK FOR 3306 Colima 3 bedroom Total floor area=1,167 SF**

<b>Location</b>	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.
Storage room	Clean/paint
Interior	Paint/clean entire house/apartment
Living room	Replace three missing 38 X 52 mini-blinds
	Replace two missing 34 X 52 mini-blinds
	<b>Replace 28 SF of worn/stained VCT floor tiles</b>
W/H room	Clean/paint
Kitchen	Clean the dirty refrigerator and dirty stove
	<b>Replace 42 SF of worn VCT floor tiles</b>
	Replace two worn 27 X 52 mini-blinds
	Paint 9 LF of countertop
	Replace broken outlet plate
Laundry room	Stain/varnish 25 LF of upper & lower cabinets
	Stain/varnish 6 LF of upper cabinet
	<b>Replace 46 SF of worn/stain VCT floor tiles</b>
	Repair 2" hole on wall
	Replace damaged 27 X 52 mini-blind
Stairway	<b>Replace 21 SF of worn VCT floor tiles (landing area)</b>
A/C room	Clean/paint
Front door	Replace screen door broken lock
Back door	Install missing door stop
Upstairs' Hallway	Clean/paint
	<b>Replace 60 SF of worn/loose VCT floor tiles</b>
Upstairs' Hallway bathroom	Install/replace toilet seat (elongated) and showerhead
Upstairs' 1 <sup>st</sup> bedroom	Replace two worn door stops
	Replace two damaged 38 X 52 mini-blinds
	<b>Replace 170 SF of worn/loose VCT floor tiles</b>
Upstairs' 2 <sup>nd</sup> bedroom	Replace two missing door stops
	Replace two missing 38 X 52 mini-blinds
	<b>Replace 110 SF of worn/loose VCT floor tiles</b>
Upstairs' 3 <sup>rd</sup> bedroom	Replace two worn door stops
	Replace one damaged 38 X 52 mini-blind
	<b>Replace 110 SF of worn/loose VCT floor tiles</b>

SCOPE OF WORK FOR Spring view **1022 Hedges** 3-BR square footage  
1100sf.

Location			
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.		
	Dispose of junk items at front/back yards		
	Dispose of junk from unit / Trash out		
	Storm door needs to be adjusted		
Interior	Paint/clean entire house/apartment		
	Replace 6 missing/worn door stops throughout the house		
	Clean all ceiling fans		
	Clean all windows through out unit.		
Garage	Clean/paint		
W/H room	Clean/paint		
Storage room	Clean/paint		
Front door	Clean/paint		
Back door	Clean/paint		
Side door	Clean/paint		
	Replace damaged 24" X 40" mini-blind		
A/C room	Clean closet		
Kitchen	Clean the dirty refrigerator, dishwasher and dirty stove		
	Check and repair or replace cabinet hinges		
Laundry room	Clean/paint		
	repair closet doors - sand and stain		
Hallway	Clean/paint		
	repair closet doors - sand and stain		
	Clean all A/ C intake and return air vents		



Hallway bathroom	Install/replace toilet seat (round) and showerhead			
	install tooth brush holder			
Master bathroom	Install/replace toilet seat (round) and showerhead			
	Replace water cut off to commode and replace flush Handle			
	Install toilet paper bracket & roller			
Living room	Replace damaged 24 " X 60" mini-blind			
	sand and re-stain (2) doors			
	install closet rod in closet			
1 <sup>st</sup> bedroom	Replace missing 59" X 60" mini-blind			
2 <sup>nd</sup> bedroom	Replace missing window screen (30" X 35")			
	Replace missing damaged 59" X 36" mini-blind			

**Note:** Need Contractor to cover or remove smoke detectors during - painting process -

DO NOT WANT over spray on smoke detectors, GFCI's or Carpet - Contractor will be held responsible for any damages caused by over spray and will be required to purchase materials and replace. (at Contractors Cost)

SCOPE OF WORK FOR Wheatley Courts 120 Ira Aldridge 1-BR square footage 578sf.					
<b>Location</b>					
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.				
	Dispose of junk items at front/back yards				
Interior	Paint/clean entire house/apartment				
	Replace 6 missing/worn door stops throughout the house				
	Clean all windows through out unit.				
Storage room	Clean/paint				
Front door	Clean/paint				
Back door	Clean/paint				
Metal Doors	Clean/paint				
Kitchen	Clean the dirty refrigerator, dishwasher and dirty stove				
	Check and repair or replace cabinet hinges				
Hallway	Clean/paint				
	Clean all wall heater intake and return screens DO NotPaint				
Bathroom	Install/replace toilet seat (round) and showerhead				
	Replace water cut off to commode and replace flush handle				
	Install toilet paper bracket & roller				

Living room	Replace damaged 24 " X 60" mini-blind				
1 <sup>st</sup> bedroom					
2 <sup>nd</sup> bedroom					

**Note:** Need Contractor to cover or remove smoke detectors during - painting process -

DO NOT WANT over spray on smoke detectors, GFCI's or Carpet/ floor - Contractor will be held responsible for any damages caused by over spray and will be required to purchase materials and replace. (at Contractors Cost)

SCOPE OF WORK FOR Wheatley Courts 119 Ira Aldridge 3 -BR Square Footage 670sf.					
<b>Location</b>					
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.				
	Dispose of junk items at front/back yards				
	Dispose of junk from unit / Trash out HEAVY				
	Metal door needs to be cleaned and painted.				
Interior	Paint/clean entire house/apartment				
	Replace 6 missing/worn door stops throughout the house				
	Clean all windows through out unit. Repair wall damage in living room wall.				
Garage	Clean/paint				
W/H room	Clean/paint				
Storage room	Clean/paint				
Front door	Clean/paint				
Back door	Clean/paint				
Kitchen	paint cabinets				
	Clean the dirty refrigerator, dishwasher and dirty stove				
	Gas - Stove needs a cut off added				
	Check and repair or replace cabinet hinges				
Laundry room	Clean/paint				
	repalce & repair closet doors -				
Hallway	Clean/paint				
	Install (1) new smoke detector and carbon monoxide detector.	(1)			

	Clean all wall heater intake and return screens				
Bathroom	Install/replace toilet seat (round) and showerhead				
	repair ceiling around trap doors.				
	install towel bar and end caps				
	install tooth brush holder				
	Install toilet paper bracket & roller				
	Replace damaged 32 " X 48" mini-blind				
Living room	Replace damaged 30 " X 72" mini-blind				
	install cover plug plate				
1 <sup>st</sup> bedroom	Replace (2) missing damaged 59" X 36" mini-blind				
2 <sup>nd</sup> bedroom	Install passage lock				
	Replace (1) missing damaged 54" X 72" mini-blind				
3rd bedroom	Replace (1) missing damaged 72" X 72" mini-blind				

**Note:** Need Contractor to cover or remove smoke detectors during - painting process -

DO NOT WANT over spray on smoke detectors, GFCI's or Carpet/ floor - Contractor will be held responsible for any damages caused by over spray and will be required to purchase materials and replace. (at Contractors Cost)

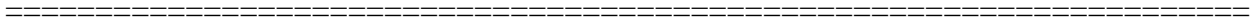
**SCOPE OF WORK FOR (1) BED ROOM ELDERDY UNIT# 117 at Cisneros apt  
10/01/2010 SF 644**

Location	
Exterior	Install light fixture outside front door & back door.
Interior	Paint/clean entire apartment. Strip & wax all floor's. Replace(3)door stop's. Replace weather striping & door sweep to front door. Install (1) Smoke detector battery , (1) a/c filter , (3) blind's 1 is 35x36, and 2 35x72 . Replace faucet in kitchen sink. Recaulk counter top in kitchen . Caulk shower ,replace toilet seat ,install new door trim for bathroom , refinish cabinet 7 LF . Remove a/c cover clean- paint.
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Clean/paint-INSTALL DOOR SWEEP& WEATHER STRIPING.
Back door	N/A
Side door	N/A
A/C room	Clean/paint cover install new filter
Kitchen	Clean the dirty refrigerator, and dirty stove . Caulk counter & sink . Replace blind 35x36.
Laundry room	N/A
Stairway	N/A
Hallway	N/A
Hallway bathroom	N/A
Master bathroom	Install/replace toilet seat (round/elongated). Replace showerhead , caulk shower & sink. Replace shower rod , ballcock assembly & wax ring for toilet. Refinish cabinet 7 LF, Rplace trim on door inside-out .
Living room	Clean/paint & patch all nail hole's, strip & wax floor Replace blind 35x72
Downstairs'	

bedroom	N/A
1 <sup>st</sup> bedroom	Clean/paint , patch all nail hole's , strip & wax floor. Replace blind 35x72
2 <sup>nd</sup> bedroom	N/A
3 <sup>rd</sup> bedroom	N/A
4 <sup>th</sup> bedroom	N/A
5 <sup>th</sup> bedroom	N/A

**SCOPE OF WORK FOR 333 W. Cheryl Apt. 4201**  
**2 Bedroom Date 09/29/2010**

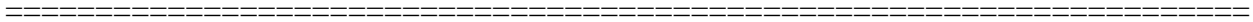
Location	
Exterior	Powerwash front porch
	Secure all window latches properly
	Replace front porch light
Interior	Trashout unit
	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (8), Strip and wax floor with buffer (811 Sq Ft), Clean all windows and window edges
	Clean all outlets and coverplates
	Install 2 interior fixtures Repair 3 holes 2x2 texture and paint
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Replace weatherstripping, doorsweep, and kick plate Replace striker
Front and back screen door	Paint
Back door	Replace weatherstripping, doorsweep, and kick plate Replace striker
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Install 2 miniblind
	Replace 2 supply lines
	Sand, Prime, and Paint 34 ft of kitchen cabinets Replace 4 cabinets hinge sets
Laundry room	N/A
Hallway	
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking
	Replace commode and showerhead
	Sand Prime and Paint 6 ft of bathroom cabinets
	Replace 2 knobs and 2 hinge sets in Bathroom Cabinets
	Replace cove base behind toilet
	Patch hole behind toilet 1x1
	Replace 2 supply lines



Living room	Install 2 miniblind
1 <sup>st</sup> bedroom	Replace hollow core door and hardware (hinges and doorknob)
	Install 1 miniblind
2 <sup>nd</sup> bedroom	Install 1 miniblind
3 <sup>rd</sup> bedroom	

**SCOPE OF WORK FOR 333 W. Cheryl Apt. 3402****3 Bedroom****Date 09/29/2010**

<b>Location</b>	
Exterior	Powerwash front porch
	Secure all window latches properly
Interior	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (6), wax new floor with buffer, Clean all windows and window edges
	<b>Replace all flooring (VCT) 888 sq ft</b>
	Replace 16 outlet covers throughout apartment
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Install weatherstripping and doorsweep and kickplate
Front and back screen door	Paint
Back door	Install weatherstripping and doorsweep and kickplate
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Replace 2 supply lines
	Replace outlet with GFI by kitchen sink and coverplate
	Replace drywall in kitchen 4x4
	Texture 16 sq ft
Replace 2 miniblinds	
Replace window pane	
Laundry room	N/A
Hallway	
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking
	Replace heat lamp in restroom
	Replace commode seat, showerhead
Replace GFI by bathroom sink	
Living room	
	Replace 2 miniblinds
	Tape and float, Retexture, popcorn acoustic 96 sq ft

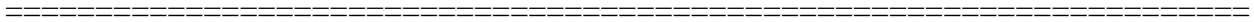


	Replace 3 sheets of sheetrock
1 <sup>st</sup> bedroom	Replace hollow core door and hardware (hinges and doorknob)
	Replace 1 miniblind
	Replace striker
2 <sup>nd</sup> bedroom	Replace 1 miniblind
3 <sup>rd</sup> bedroom	Replace 1 miniblind

**SCOPE OF WORK FOR 333 W. Cheryl Apt. 2202**  
**3 Bedroom Accessible**

**Date 09/29/2010**

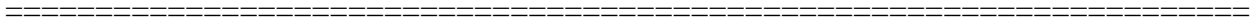
<b>Location</b>	
Exterior	Power wash front porch
	Secure all window latches properly
	Replace 2 light fixtures
Interior	Trashout unit
	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (7), Strip and wax floor with buffer (888 Sq Ft), Clean all windows and window edges
	Replace 3 outlet covers
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Paint
Front screen door	Install weather-stripping and door-sweep and kick-plate
Back door	Adjust striker for one sided lock
	Install weatherstripping and doorsweep and kickplate
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Stain and varnish 25 ft
	Install 2 miniblinds
	Replace 2 supply lines
	Replace 1 light fixture
Replace outlet with GFI and cover by kitchen sink	
Laundry room	N/A
Hallway	
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking
	Replace 2 supply lines
Living room	
	Install 2 mini blinds
	Reinforce, Patch and texture of sheet rock lining 14 Ft
1 <sup>st</sup> bedroom	



	Install 1 mini blind
2 <sup>nd</sup> bedroom	Install 1 mini blind
3 <sup>rd</sup> bedroom	Install 1 miniblind

**SCOPE OF WORK FOR  
2 Bedroom****333 W. Cheryl Apt. 4002****Date 09/29/2010**

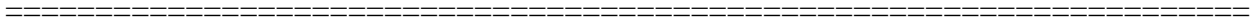
<b>Location</b>	
Exterior	Powerwash front porch
	Secure all window latches properly
	Repair 3 miniblinds on front window
	Repair 3 window screen frames
Interior	Trashout unit
	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (7), Strip and wax floor with buffer (811 Sq Ft), Clean all windows and window edges
	Install 12 window locks throughout the unit
	Clean all outlets and coverplates
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Repair framing around front entrance door Replace door jams
Front and back screen door	Paint screen doors
Back door	Repair framing around back door
	Replace door jams
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Install stove and fridge
	Replace 2 miniblind
	Replace supply lines (2)
	Replace 24 Kitchen knobs and 4 drawer handles Sand Prime and paint 34 ft
Laundry room	N/A
Hallway	
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking
	Replace supply lines (2)
	Install green board in shower and replace ceramic tile 2x2 area
	RegROUT shower area 60 sq ft
	Replace showerhead and commode seat Sand prime and paint cabinet 6 ft Install 2 door knobs on cabinets and new hinges on doors



Living room	Install 2 window latches
	Replace 2 miniblind
1 <sup>st</sup> bedroom	Replace 1 miniblind
2 <sup>nd</sup> bedroom	Replace 1 miniblind
3 <sup>rd</sup> bedroom	

**SCOPE OF WORK FOR W. Cheryl Apt. 3301****2 Bedroom****Date****09/28/2010**

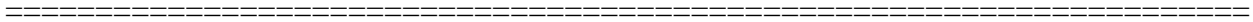
<b>Location</b>	
Exterior	Powerwash front and back porch
	Secure all window latches properly
Interior	Trashout unit
	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (9), Strip and wax floor with buffer (811 Sq Ft), Clean all windows and window edges
	Replace 4 outlets (110outlets)
	Replace 4 vinyl tiles
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Install doorsweep and weatherstripping
Front screen door	Paint
Back door	Install doorsweep and weatherstripping
	Patch and texture above back door 1x1 (tape and float)
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Sand, Prime, and Paint cabinets 30 ft
	Replace 2 supply lines under sink
	Replace 20 kitchen cabinet knobs and 4 drawer handles
	Replace outlet with GFI by kitchen sink and coverplate
	Replace light cover
Reinforce kitchen cabinets	
Install 2 miniblinds	
Laundry room	N/A
Hallway	
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking
	Replace showerhead and commode seat
Living room	Sand Prime and paint 6 ft of cabinets
	Replace 2 knobs and 2 hinge sets
	Replace 2 supply lines under bathroom sink
	Replace heat lamp in Restroom



	Install 2 miniblind
1 <sup>st</sup> bedroom	Install 1 miniblind
2 <sup>nd</sup> bedroom	Install 1 miniblind
3 <sup>rd</sup> bedroom	

**SCOPE OF WORK FOR 333 W. Cheryl Apt. 4102**  
**3 Bedroom Date 09/29/2010**

<b>Location</b>	
Exterior	Powerwash front porch
	Secure all window latches properly
Interior	Trashout unit
	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (7), Strip and wax floor with buffer (888 Sq Ft), Clean all windows and window edges
	Replace 2 outlet covers
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Install weatherstripping and doorsweep and kickplate
Front and back screen door	Paint
Back door	Install weatherstripping and doorsweep and kickplate
	Repair door frame- Replace strike
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Paint 34 ft of kitchen cabinets
	Install 2 miniblinds
	Replace GFI by kitchen sink Replace 2 supply lines Install 24 Magnets in kitchen
Laundry room	N/A
Hallway	
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking
	Replace outlet with GFI in Restroom
	Replace 2 supply lines Replace medicine cabinets Replace heat lamp in Restroom
	Install 2 magnets in Restroom cabinets and 2 hinge sets for cabinet doors Sand prime and paint 6 ft cabinets
	Replace hollow core door and hardware (hinges, door knob)
	Replace commode seat and showerhead



Living room	Install 2 miniblinds
1 <sup>st</sup> bedroom	Install 1 miniblinds
	Replace passage knob
2 <sup>nd</sup> bedroom	Install 1 miniblinds
3 <sup>rd</sup> bedroom	Install 1 miniblinds

**SCOPE OF WORK FOR 129 Ocaso Walk 3-bedroom Total floor area=1,167 SF**

<b>Location</b>	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.
Interior	Paint/clean entire house/apartment
Front door	Clean/paint
Back door	Clean/paint
Living room	Replace five worn 38 X 52 mini-blinds
	Replace two worn door stops
Kitchen	Clean the refrigerator and stove
	Paint 9 LF of countertop
	Stain/varnish 25 LF of upper & lower cabinets
	Replace 6 SF of worn/cracked VCT floor tiles
	Repair 3" hole on wall
W/H room	Clean/paint
Storage room	Clean/paint
A/C room	Clean/paint
Laundry room	Stain/varnish 6 LF of cabinet
Stairway	Replace broken 34 X 52 mini-blind
Upstairs' hallway	<b>Replace 6 SF of worn VCT floor tiles</b>
Upstairs' hallway bathroom	Replace toilet seat (elongated) and showerhead
1 <sup>st</sup> bedroom	Replace two worn 38 X 52 mini-blind
	Replace worn door stop
	Replace 10 SF of worn/cracked VCT floor tiles
2 <sup>nd</sup> bedroom	Replace two worn door stops
3 <sup>rd</sup> bedroom	Install missing 38 X 52 mini-blind
	Replace worn door stop
	<b>Replace 10 SF of stained/worn VCT floor tiles</b>

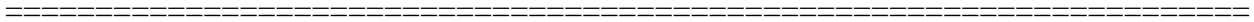
**SCOPE OF WORK FOR** \_\_\_\_\_ **453 Micklejohn Walk** \_\_\_\_\_  
**2** **Bedroom** **Date** **09/28/2010**

<b>Location</b>	
Exterior	
	Powerwash front and back porch
	Secure all window latches properly
	Install new mailbox
Interior	Trashout unit
	Clean and paint entire unit (2 tone paint- White and saha beige)- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (6), Strip and wax floor with buffer (520 Sq Ft), Clean all windows and window edges
	Baseboard, ceilings, doors, and cabinets paint white Walls saha beige
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Install doorsweep
Front and back screen door	Paint
back door	Install weatherstripping and doorsweep
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Cover crawl space under kitchen cabinets with wooden material
	Sand, prime, and paint 18 ft of kitchen cabinets (white) Replace 1 miniblind
Laundry room	N/A
Hallway	
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking

	Replace toilet seat, accessory kit, showerhead, and showerpole Regrout 60sqft in shower and restroom
Living room	Clean heater grills Replace 1 miniblind Install 1 light fixture Replace 1 coverplate
1 <sup>st</sup> bedroom	Replace 1 doorknob Replace 2 miniblinds Remove 1 coverplate
2 <sup>nd</sup> bedroom	Install 1 miniblind Clean 1 miniblind
3 <sup>rd</sup> bedroom	

**SCOPE OF WORK FOR \_\_\_\_\_ 1248 Lombrano**  
**\_\_\_\_\_ 1 \_\_\_\_\_ Bedroom Date \_\_\_\_\_ 09/27/2010 \_\_\_\_\_**

Location	
Exterior	Powerwash front porch and stairs
	Secure all window latches properly
Interior	Trashout unit
	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (4), Strip and wax floor with buffer (475 Sq Ft), Clean all windows and window edges
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Install doorsweep
Front screen door	
Side door	N/A
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Cover crawl space under kitchen cabinets with wooden material
	Sand prime and paint 20 ft
	Install new magnets on kitchen cabinets (10)
	Install 1 new miniblinds Install 1 new light switch cover
Laundry room	N/A
Hallway	Paint shelves and poles white
Bathroom	Clean bathtub, sink, commode. Remove caulking around tub and toilet, and install new caulking
	Replace commode seat and showerhead Door needs to be adjusted to close properly Install new miniblind Install towel rack
Living room	
	Install 4 miniblinds Clean heatergrills



1 <sup>st</sup> bedroom	Install light switch cover Clean 2 miniblinds
2 <sup>nd</sup> bedroom	
3 <sup>rd</sup> bedroom	

**Scope of work 9/29/10**

<b>Location 1351 Rigsby 4bdrm apt 401 1236sqft</b>	<b>Work to be performed</b>	<b>qty</b>
Exterior	Clean and dispose of debris	1ea
Interior	Paint and clean and dispose of debris	1ea
Living room	Replace window balance	4ea
Living room	Repair 2'x2' tape and float , orange peel .	1ea
Bdrm	Replace window sill 3ft	4ea
Bdrm	Replace door jamb	1ea
Living rm	Replace window glass 14'x34"	1ea
Living rm	2'x2' orange peel	2ea
Living rm		
Bath	Replace fluidmaster	1ea
Bath	Replace door 24"x80"	1ea
Apt	Place in unit door stops	9ea
Bath	Shower head	1ea
Bath	Commode seat	1ea
Bath	Clean, Remove and replace and replace tub and commode caulking.	1ea
Unit	Strip and wax floor	1ea
Kitchen	Clean refrigerator and stove.	1ea
Kitchen	Clean vent –a-hood and paint if needed.	1ea
Kitchen	Replace door jamb in rear	1ea
Bdrm	Remove and replace 10ft' of base board	1ea
Kitchen	Fabricate and replace cabinet drawer 4"x12"	1ea
Kitchen	Repair and re-screen rear door	1ea
Kitchen	Kilz and paint kitchen cabinets 15sq ft	1ea
Bdrms	Replace doors 32"x80"	3ea

**SCOPE OF WORK FOR 345 Albert Walk**  
**4 Bedroom Date 09/27/2010**

Location	
Exterior	Powerwash front porch and back porch
	Secure all window latches properly
Interior	Clean and paint entire unit- Remove, clean, and replace all light fixtures- install new doorstoppers to all doors (10), Wax new floor, Clean all windows and window edges
	Install new vinyl tile throughout whole apartment <b>(1052 Sq Ft)</b>
	Install new covebase 450 Ft Caulk around new covebase
Garage	N/A
W/H room	N/A
Storage room	N/A
Front door	Replace Solid Core Door, Install new hardware (hinges, deadbolt, 1 sided lock, passage knob, peep hole) Install weatherstripping and doorsweep
Front and Back screen door	Paint front and back screen door
Back door	Replace Solid Core Door, Install new hardware (hinges, deadbolt, 1 sided lock, passage knob, peep hole)
	Install weatherstripping and doorsweep
A/C room	N/A
Kitchen	Clean all appliances, countertops, sinks, inner cabinets, etc.
	Cover crawl space under kitchen cabinets with wooden material
	Install 2 magnets to upper cabinets
	Install 4 magnets to base cabinets
	Install 2 countertops
	Install new sink
	Install p-trap, and 2 basket strainers
	Install new faucet
Install new hinges for pantry doors 8 doors (2 hinges per door) Install new magnets on pantry doors (8 magnets)	
Laundry room	N/A
Hallway	Clean heater grills
	Hallway closet- 4x4 patch and texture and paint in hallway closet

Bathroom #1	RegROUT shower area. 60 sq feet Replace toilet seat Replace miniblind Sand prime and paint 12 ft cabinets, install new magnets to cabinets (8) Install new hinges to restroom cabinets (8) 2 hinges per door
Bathroom #2	Clean sink and tub, remove old caulking around bathtub and toilet + install new caulking
	Install new wax wring, and 2 bolts to toilet Replace toilet seat, showerhead, miniblind Re-cement door framing 1x4 ft and texture Patch and texture ceiling above restroom shower 6x3 ft and texture
Living room	
	Replace 3 outlets and cover plates in living room Replace 2 minilblinds
1 <sup>st</sup> bedroom	Clean miniblinds
2 <sup>nd</sup> bedroom	Clean miniblinds Replace door knob
3 <sup>rd</sup> bedroom	Clean miniblinds
4 <sup>th</sup> Bedroom	Clean miniblinds

**Scope of work 9/28/10**

<b>Location</b>	<b>Work to be performed</b>	<b>qty</b>
<b>1351 Rigsby apt 2401 2bdrm 816 sq ft</b>		
Exterior	Clean and dispose of debris	1ea
Interior	Paint and clean and dispose of debris	1ea
Living room	Paint and Kilz front door	1ea
Living room	Repair 2'x2' tape and float , orange peel .	ea
Bdrm	Replace window sill 3ft	1ea
Closet	Replace closet door 24"x 80"	1ea
Living rm	Paint ceiling	1ea
Living rm	2'x2' orange peel	4ea
Living rm	Repair and re-screen frt door	1ea
Bath	Replace fluidmaster	1ea
Bath	Replace door 24"x80"	1ea
Apt	Place in unit door stops	9ea
Bath	Shower head	1ea
Bath	Commode seat	1ea
Bath	Clean, Remove and replace and replace tub and commode caulking.	1ea
Unit	Strip and wax floor	1ea
Kitchen	Clean refrigerator and stove.	1ea
Kitchen	Clean vent –a-hood and paint if needed.	1ea
Kitchen	Paint and kilz rear door.	1ea
Kitchen	Remove and replace 5' of base board	1ea
Kitchen	Apply Kilz and paint cabinets 15sq ft	1ea
Kitchen	Repair and re-screen rear door	1ea

**Scope of work 9/29/10**

<b>Location</b>	<b>Work to be performed</b>	<b>qty</b>
<b>1351 Rigsby 3bdrm apt 3501 912 sq ft</b>		
Exterior	Clean and dispose of debris	1ea
Interior	Paint and clean and dispose of debris	1ea
Living room	Replace door jamb in front	1ea
Living room	Repair 2'x2' tape and float , orange peel .	1ea
Bdrm	Replace window sill 3ft	1ea
Bdrm	Replace door jamb	1ea
Living rm	Replace window glass 14'x34"	1ea
Living rm	2'x2' orange peel	2ea
Living rm	Repair and re-screen frt door	1ea
Bath	Replace fluidmaster	1ea
Bath	Replace stopper assembly in tub	1ea
Apt	Place in unit door stops	9ea
Bath	Shower head	1ea
Bath	Commode seat	1ea
Bath	Clean, Remove and replace and replace tub and commode caulking.	1ea
Unit	Strip and wax floor	1ea
Kitchen	Clean refrigerator and stove.	1ea
Kitchen	Clean vent –a-hood and paint if needed.	1ea
Kitchen	Replace door jamb in rear	1ea
Bdrm	Remove and replace 10ft' of base board	1ea
Kitchen	Replace facial board 4"x12"	1ea
Kitchen	Repair and re-screen rear door	1ea
Kitchen	Kilz and paint kitchen cabinets 15sq ft	1ea

**Scope of work 9/29/10**

<b>Location 5831 Analissa 2bdrm 432 sq ft</b>	<b>Work to be performed</b>	<b>qty</b>
Exterior	Clean and dispose of debris	1ea
Interior	Paint and clean and dispose of debris	1ea
Living room	Repair front door	1ea
Bdrm	Repair closet door	1ea
		1ea
Kitchen	Repair wall 2'x2' patch , tape and float , orange peel.	1ea
Bath	Replace towel rack	1ea
Unit	Replace door stops	10ea
Bath	Shower head	1ea
Bath	Commode seat	1ea
Bath	Clean,R&R tub and commode cauking.	1ea
Unit	Strip and wax floor	1ea
Kitchen	Clean refrigerator and stove.	1ea
Kitchen	Clean vent –a-hood and paint if needed.	1ea
Kitchen	Repair rear security door	1ea
Bdrm	<b>Replace VCT floor tiles</b>	6ea
Kitchen	Replace drip pans	4ea

**Scope of work 9/29/10**

<b>Location</b> <b>5859 Analissa</b> <b>4bdrm 2bath</b> <b>1230 sq ft</b>	<b>Work to be performed</b>	<b>qty</b>
Exterior	Clean and dispose of debris	1ea
Interior	Paint and clean and dispose of debris	1ea
Living room	Repair front door	1ea
Living room	Replace window balance	4ea
Bdrm	Repair closet door	1ea
		1ea
Bdrm	Repair wall 2'x2' patch , tape and float , orange peel.	2ea
Bath	Replace soap dish	1ea
Bath	Replace exhaust fan	1ea
Bath	Replace towel rack	1ea
Unit	Replace door stops	10ea
Bath	Shower head	2ea
Bath	Commode seat	2ea
Bath	Clean,R&R tub and commode cauking.	1ea
Unit	Strip and wax floor	1ea
Kitchen	Clean refrigerator and stove.	1ea
Kitchen	Clean vent –a-hood and paint if needed.	1ea
Kitchen	Install weatherstripping in rear door and repair door	1ea
Bdrm	<b>Replace VCT floor tiles</b>	6ea
Kitchen	Replace drip pans	4ea

**SCOPE OF WORK FOR Springhill I # 2801-3 2x1 850sqft**

Location	
Exterior	
Interior	Paint and Clean
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	Texture wall 4x4 patch up hole 2x2
	Replace light fixture in dining qnty 2
Laundry room	
Hallway	
<b>Hallway bathroom</b>	
<b>Master bathroom</b>	
Living room	
1 <sup>st</sup> bedroom	Replace missing base board 4sqft
2 <sup>nd</sup> bedroom	Cut bottom of door rubbing on carpet
3 <sup>rd</sup> bedroom	

**SCOPE OF WORK FOR Dietrich # 108 3x2 1056sqft**

<b>Location</b>	
Exterior	
Interior	Paint and Clean
Garage	
W/H room	Need sheetrock patched 12sqft need storage painted
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	Resurface countertop/paint 42sqft
	Replace blind 35x72 1qnty
Laundry room	
Hallway	
<b>Hallway bathroom</b>	
<b>Master bathroom</b>	
Living room	Replace smoke detector qnty 1
	Replace mini blinds 35x72 and 34x36
	Remove ceiling fan and replace with light fixture qnty 1
1 <sup>st</sup> bedroom	Replace bi-fold door 2qnty 24"
	Replace closet door w/doorjamb 1qnty 30"
	Replace 1 mini blind 47x72
2 <sup>nd</sup> bedroom	Replace bi-fold door 2 qnty 24"
	Replace 1 mini blind 47x72
3 <sup>rd</sup> bedroom	Replace 1 mini blind 47x72 and 1miniblind 34x72

**SCOPE OF WORK FOR Dietrich # 109 3x2 1056sqft**

Location	
Exterior	
Interior	Paint and Clean entire apartment
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	Resurface countertop 32sqft(paint top)
Laundry room	
Hallway	
<b>Hallway bathroom</b>	Replace sink Install 8lnft of base in hall bathroom Need sheetrock repair about 6sqft and install ceramic tile tub wall
<b>Master bathroom</b>	
Living room	Replace smoke detector in hallway
1 <sup>st</sup> bedroom	Replace bi fold door 2qnty 24" Replace mini blind 30x72
2 <sup>nd</sup> bedroom	Replace bi fold door 2qnty 24" Replace mini blind 47x72
3 <sup>rd</sup> bedroom	

**ATTACHMENT D**  
**W-9 FORM**

## Request for Taxpayer Identification Number and Certification

**Give form to the  
requester. Do not  
send to the IRS.**

<b>Print or type See Specific Instructions on page 2.</b>	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ ..... <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
	List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
or
Employer identification number

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a “saving clause.” Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called “backup withholding.” Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

**Sole proprietor.** Enter your individual name as shown on your income tax return on the “Name” line. You may enter your business, trade, or “doing business as (DBA)” name on the “Business name” line.

**Limited liability company (LLC).** Check the “Limited liability company” box only and enter the appropriate code for the tax classification (“D” for disregarded entity, “C” for corporation, “P” for partnership) in the space provided.

For a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Regulations section 301.7701-3, enter the owner’s name on the “Name” line. Enter the LLC’s name on the “Business name” line.

For an LLC classified as a partnership or a corporation, enter the LLC’s name on the “Name” line and any business, trade, or DBA name on the “Business name” line.

**Other entities.** Enter your business name as shown on required federal tax documents on the “Name” line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the “Business name” line.

**Note.** You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

### Exempt Payee

If you are exempt from backup withholding, enter your name as described above and check the appropriate box for your status, then check the “Exempt payee” box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

**Note.** If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following payees are exempt from backup withholding:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),
2. The United States or any of its agencies or instrumentalities,
3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,
4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or
5. An international organization or any of its agencies or instrumentalities.

Other payees that may be exempt from backup withholding include:

6. A corporation,
7. A foreign central bank of issue,
8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,
9. A futures commission merchant registered with the Commodity Futures Trading Commission,
10. A real estate investment trust,
11. An entity registered at all times during the tax year under the Investment Company Act of 1940,
12. A common trust fund operated by a bank under section 584(a),
13. A financial institution,
14. A middleman known in the investment community as a nominee or custodian, or
15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 9
Broker transactions	Exempt payees 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker
Barter exchange transactions and patronage dividends	Exempt payees 1 through 5
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 7

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, and payments for services paid by a federal executive agency.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited liability company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note.** See the chart on page 4 for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at [www.ssa.gov](http://www.ssa.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/businesses](http://www.irs.gov/businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting [www.irs.gov](http://www.irs.gov) or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note.** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt payees, see *Exempt Payee* on page 2.

**Signature requirements.** Complete the certification as indicated in 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

## Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

Call the IRS at 1-800-829-1040 if you think your identity has been used inappropriately for tax purposes.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

### Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS personal property to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: [spam@uce.gov](mailto:spam@uce.gov) or contact them at [www.consumer.gov/idtheft](http://www.consumer.gov/idtheft) or 1-877-IDTHEFT(438-4338).

Visit the IRS website at [www.irs.gov](http://www.irs.gov) to learn more about identity theft and how to reduce your risk.

## What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
5. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
For this type of account:	Give name and EIN of:
6. Disregarded entity not owned by an individual	The owner
7. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
8. Corporate or LLC electing corporate status on Form 8832	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership or multi-member LLC	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or "DBA" name on the second name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 1.

**Note.** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA, or Archer MSA or HSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, the District of Columbia, and U.S. possessions to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.