



... for the people

818 S. FLORES ST. ① SAN ANTONIO, TEXAS 78204 ① www.saha.org

Procurement Department

REQUEST FOR QUOTATIONS

For

Clean, Paint, and Minor Repair Services

For

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

RFQ #: 1011-910-99-3376

Closes November 9, 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

November 2010

Request for Quotes 1011-910-99-3376

- 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.
- 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.
- 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

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 sin 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. 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.

Quote Form
RFQ Closes on November 9, 2010 at 11:00AM

1) Villa Hermosa # 215 (327 N. Flores St.)	Cleaning and Paint Additional Repairs Floor Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
2) Villa Hermosa # 315 (327 N. Flores St.)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
3) 1722 Slayton (Cassiano Homes)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
4) 2013 Boles Way (Cassiano Homes)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
5) 242 Randall (Mirasol Townhomes)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
6) Villa De Valencia # 106 (13656 O'Connor Road)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
7) Villa De Valencia # 214 (13656 O'Connor Road)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
8) College Park # 523 (2011 N. Flores)	Cleaning and Paint Additional Repairs Floor Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____

9) Parkview # 305 (114 Hickman)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
10) Springhill II # 603-2 (4802 Ray Bon Dr.)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
11) Springhill I # 1201-3 (4830 Ray Bon Dr.)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
12) Springhill I # 1104-4 (4830 Ray Bon Dr.)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
13) Springhill II # 813-2 (4802 Ray Bon Dr.)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
14) Springhill II # 1609-2 (4802 Ray Bon Dr.)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
15) Springhill I # 604-4 (4830 Ray Bon Dr.)	Cleaning and Paint Additional Repairs Floor Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
16) Glen Park # 102 (121 Avenue M.)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ <u>N/A</u> \$ <u>N/A</u> \$ _____
17) 526 Burluson (Olive Park)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____

18) Villa De Valencia # 711 (13656 O'Connor Road)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
19) Villa De Valencia # 608 (13656 O'Connor Road)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
20) Francis Furey # 2701 (4902 Gus Eckert Ln)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
21) Francis Furey # 501 (4902 Gus Eckert Ln)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
22) Francis Furey # 1202 (4902 Gus Eckert Ln)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____
23) Francis Furey # 1301 (4902 Gus Eckert Ln)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ _____ \$ _____
24) Charles Andrews # 903 (4060 Medical Drive)	Cleaning and Paint Additional Repairs Flooring Repairs Total Make Ready Cost	\$ _____ \$ _____ \$ <u>N/A</u> \$ _____

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

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

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

	FOR HUD USE ONLY LR2000: Log in: OMW5411
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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.

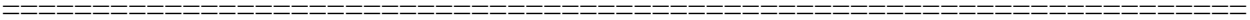
Additional Repairs:

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

Location	
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 st bedroom	Clean and paint Clean light fixtures, blinds, shades, mini blinds.
2 nd bedroom	Clean and paint Clean light fixtures, blinds, shades, mini blinds.



3 rd bedroom	Clean and paint Clean light fixtures, blinds, shades, mini blinds.

ATTACHMENT C SCOPES OF WORK

SCOPE OF WORK FOR Apartment # 215 at Villa Hermosa 2-bedroom 780 sq ft 10-07-10

Location	
Exterior	Clean/paint front door, door jamb, door/window casing (approx. 33 linear feet) and board panel under front window (approx. 9 sq ft)
Interior	Completely clean/paint entire 1-bedroom apartment
Floors	Strip and wax floors thought-out apartment (780 sq ft)
Kitchen	Clean refrigerator, stove, sink, plumbing fixtures, counter tops, cabinets/drawers interior and exterior, doors, drawers and hinges. Appliances shall be pulled out and cleaned behind as well.
Front door	Clean/paint
Patio door	Clean glass, frame and top/bottom tracks
Front window	Clean
HVAC vents	All HVAC Registers (supply/return) vents shall be cleaned and free of rust, dust and debris before painting
Door knobs	Clean
Door bell	Clean
Smoke alarm	Clean
Closets	Clean/paint 3 closets to include shelves and rods.
Bathroom	Clean shower stall, shower rod, commode, sloan valve/pipe, commode seat, sink, faucet, wall/light fixtures, medicine cabinet and mirror
Patio area	Clean railing, floor and wall
Wall electrical plates	Clean all wall electrical plates thought-out apartment.

SCOPE OF WORK FOR Apartment # 315 at Villa Hermosa 2-bedroom, 708 sq ft 10-07-10

Location	
Exterior	Clean/paint front door, door jamb, door/window casing (approx. 33 linear feet) and board panel under front window (approx. 9 sq ft)
Interior	Completely clean/paint entire 1-bedroom apartment
Floors	Strip and wax floors thought-out apartment (708 sq ft)
Kitchen	Clean refrigerator, stove, sink, plumbing fixtures, counter tops, cabinets/drawers interior and exterior, doors, drawers and hinges. Appliances shall be pulled out and cleaned behind as well.
Front door	Clean/paint
Patio door	Clean glass, frame and top/bottom tracks
Front window	Clean
HVAC vents	All HVAC Registers (supply/return) vents shall be cleaned and free of rust, dust and debris before painting
Door knobs	Clean
Door bell	Clean
Smoke alarm	Clean
Closets	Clean/paint 3 closets to include shelves and rods.
Bathroom	Clean shower stall, shower rod, commode, sloan valve/pipe, commode seat, sink, faucet, wall/light fixtures, medicine cabinet and mirror
Patio area	Clean railing, floor and wall
Wall electrical plates	Clean all wall electrical plates thought-out apartment.

Cassiano Homes Make Readies
SCOPE OF WORK FOR 1722 Slayton Walk
Square Footage of Unit : 1065
Bedroom Size 4

DATE - 10-7-2010

Replace 810 sq ft VCT Flooring

Location	
Exterior	<p>Power wash the front and back concrete areas, walls, porch areas, etc. Dispose of junk/trash items at front/back yards Clean porch light covers Remove Christmas lights on front</p>
Interior	<p>Paint/clean entire apartment</p>
Front door	<p>Clean metal screen, Paint doors RED Replace screen panel on bottom</p>
Kitchen	<p>Clean the refrigerator, stove Clean metal screen, Paint doors RED Tighten hinge to entry door Replace door stop Clean light fixtures Replace (2) light bulbs Clean Vent hood Replace venthood filter Replace kitchen faucet Tighten cabinet hinges Repair drawer by fridge Replace (20) Washer bibs Replace 23x36 mini blind Replace 4x8 ½" sheetrock, tape, float, texture and paint</p>
Hallway/Stairs	<p>Paint Stairs, and handrail GRAY Replace light fixture and 2 bulbs Replace 23x36 mini blind in stairs Paint stairs, and handrail GRAY Replace (2) door stops to closets Remove excess cable wire from unit Screw down underlayment where floor is loose, fill holes Overlay (84) pc VCT floor tile</p>
Downstairs Bathroom	<p>Replace light fixture & 2 bulbs Replace commode seat Check/repair ceiling vent fan Replace soap dish Replace tissue holder Replace door stop</p>

Upstairs bathroom	<p>Clean light fixture Replace (4) light bulbs Check/replace heater Replace complete commode Replace commode seat Replace shower curtain rod Replace shower cartridge, and knob Replace 1 missing ceramic tile Replace soap dish Replace door stop Replace mini blind Repair ceiling by heater</p>
Dining Room	<p>Clean light fixtures Replace (2) light bulbs in fixture Replace smoke alarm Tighten passage knob on closet Tighten closet door hinge Replace door stop Install window screen Replace 31x60 mini blind</p>
Living room	<p>Replace door stop Replace outlet plate Clean light fixtures Replace (2) light bulbs in fixture</p>
1 st bedroom (downstairs)	<p>Clean light fixture Replace (2) bulbs in ceiling Replace 32" bedroom door Repair closet door bottom Replace (2) door stops Replace 47x60 mini blind Overlay (180) pc VCT Floor tile</p>
2 nd bedroom	<p>Clean light fixture Replace (2) bulbs in ceiling Replace passage knob Replace (2) door stops Replace 47x60 mini blind Screw down underlayment where floor is loose, fill holes Overlay (186) pc VCT Floor tile</p>
3 rd bedroom	<p>Clean light fixture Replace (2) bulbs in ceiling Repair bedroom door Tighten closet door hinges Replace (2) door stops Replace 47x60 mini blind Screw down underlayment where floor is loose, fill holes Overlay (180) pc VCT Floor tile</p>

4 th bedroom	Clean light fixture Replace (2) bulbs in ceiling Tighten hinges on bedroom door Replace (2) door stops Clean 47x60 mini blind Screw down underlayment where floor is loose, fill holes Overlay (180) pc VCT Floor tile
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Cassiano Homes Make Readies
SCOPE OF WORK FOR 2013 Boles Way
Square Footage of Unit : 1149
Bedroom Size 5 bdrm
DATE – 10/7/2010

Location	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc. Dispose of junk/trash items at front/back yards Clean porch light covers, and replace bulb in front
Interior	Paint/clean entire apartment
Front door	Clean metal screen, Paint doors RED
Kitchen	<p style="text-align: center;">Clean the refrigerator, stove</p> Clean metal screen, Paint doors RED Replace peep hole Replace (2) door sweeps Replace passage knobs on both doors Clean light fixture Replace (2) fluorescent bulbs Clean vent hood, and replace filter Clean all wall plates Replace (3) missing cabinet doors - <ul style="list-style-type: none"> • (1 @ 18-9/16"x27-1/2", 1 @ 30-1/4" x34", 1 @ 13 1/2" x 20") Repair window screen Replace 23x36 mini blind Repair hole in washroom wall Repair ceiling by trap door
Dining Room	Replace (3) outlet plates Replace (1) switch plate in closet Clean light fixtures Replace (2) light bulbs Replace door stop to closet Clean A/C return grill Replace (2) 31x60 mini blinds
Hallway/Stairs	Paint Stairs, and handrail GRAY
Upstairs bathroom	Clean light fixture and replace (2) bulbs Replace shower head Replace commode seat Replace popup assembly Replace soap dish Replace toothbrush holder Repair bathroom door Replace door stop Replace broken window Replace 23x36 mini blind Repair wall by door Overlay (85) pcs VCT Floor tile

Downstairs bathroom	Clean light fixture and replace (2) bulbs Replace (2) water cutoffs Replace (2) supply lines Tighten commode floor bolts Replace shower head Replace commode seat Replace popup assembly Repair any/all mouse holes Repair door trim Replace (7) pc missing ceramic tiles by sink and shower Replace soap dish Replace tooth brush holder Tighten tissue roller Replace towel bars Replace 32" bathroom door Replace door stop
Living room	Replace peep hole Replace (2) door stops Tighten passage on entry doors Clean all wall plates, and light fixtures Tighten closet hinges Install closet rod in closet Check/secure window locks Replace 47x60 mini blind Repair any/all mouse holes
1 st bedroom (downstairs)	Replace (1) outlet plug Replace (3) outlet plates Replace light cover and (2) bulbs Replace 32" bedroom door Tighten hinges to closet door Replace (2) door stops Replace 47x60 mini blind Repair baseboard (8') in closet, and by window
2 nd bedroom	Replace light cover in closet Replace (2) bulbs Tighten hinges to closet door Replace striker plate Replace 47x60 mini blind Repair minor holes in walls Overlay (170) pc VCT Floor tile
3 rd bedroom	Replace light cover in closet Replace (2) bulbs Tighten hinges to closet door Replace 47x60 mini blind Repair minor holes in walls Overlay (170) pc VCT Floor tile

4 th bedroom	Replace light cover in closet Replace outlet plate Replace (2) bulbs Replace 47x60 mini blind Repair minor holes in walls Install window screen Overlay (170) pc VCT Floor tile
5 th bedroom	Replace 32" bedroom door Replace passage knob Replace (2) door stops Replace broken window Replace 47x60 mini blind Overlay (170) pc VCT floor tile

SCOPE OF WORK FOR 242 Randall 2-bedroom Total floor area=1,050 SF

Location	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.
Interior	Paint/clean entire apartment
Front door	Clean/paint
Back door	Replace screen door worn mesh (30" X 28")
Living room	Replace 20 SF of worn VCT floor tiles
	Replace damaged 89" X 60" miniblind
Kitchen	Clean the dirty refrigerator and dirty stove
W/H room	Clean/paint
Storage room	Clean/paint
A/C room	Clean/paint
Laundry room	Replace 21 SF of worn VCT floor tiles
	Replace hardware to the two bi-fold doors (top wheels)
Stairway	Replace landing 21 SF of worn VCT floor tiles
	Replace worn carpet with 13 stair treads
	Replace worn carpet with 2 stair nosings
	Replace worn carpet with 15 stair risers
Upstairs' hallway	Replace 48 SF worn carpet with underlayment and VCT floor tiles
	Replace 18 LF of cove-base
Upstairs' hallway bathroom	Install/replace toilet seat (round) and showerhead
	Replace 30 SF of worn/cracked VCT floor tiles underlayment and VCT floor tiles
	Replace 9 LF of cove base
	Replace damaged 23" X 33" mini-blind
1 st bedroom	Replace damaged 59" X 60" mini-blind
	Replace 162 SF of worn carpet with underlayment and VCT floor tiles
	Replace 49 LF of cove-base
2 nd bedroom	Replace damaged 59" X 60" mini-blind
	Replace 132 SF of worn carpet with underlayment and VCT floor tiles
	Replace 49 LF of cove-base

SCOPE OF WORK FOR unit#106 Date 10/8/10

Location	VILLA DE VALENCIA APARTMENTS 2 Bedroom 1 bath 916 sq ft
Exterior	
Interior	Clean & Paint
Garage	
W/H room	
Storage room	Clean & Paint
Front door	Clean & Paint (color determined by management)
Back door	Clean & Paint (color determined by management)
Side door	
A/C room	
Kitchen	Clean & Paint Clean all appliances
Laundry room	Clean & Paint
Hallway	Clean & Paint
Hallway bathroom	Clean & Paint, resurface countertops (4 LFT) (color determined by management)
Master bathroom	
Living room	Clean & Paint
1 st bedroom	Clean & Paint
2 nd bedroom	Clean & Paint
3 rd bedroom	

SCOPE OF WORK FOR unit#214 Date 10/8/10

Location	VILLA DE VALENCIA APARTMENTS 2 Bedroom 1 bath 905 sq ft
Exterior	
Interior	Clean & Paint
	Sub floor repair needed throughout unit
Garage	
W/H room	
Storage room	Clean & Paint
Front door	Clean & Paint (color determined by management)
Back door	Clean & Paint (color determined by management)
Side door	
A/C room	
Kitchen	Clean & Paint, texture 80 sq ft of wall (on existing wall paper), replace 42 Sq Ft of floor tile (vinyl)
	Clean all appliances
Laundry room	Clean & Paint
Hallway	Clean & Paint
Hallway bathroom	Clean & Paint, replace floor tile (vinyl) and repair subfloor 39 sq ft
Master bathroom	Clean & Paint, replace toilet floor base wax
Living room	Clean & Paint
1 st bedroom	Clean & Paint
2 nd bedroom	Clean & Paint
3 rd bedroom	

SCOPE OF WORK FOR APT 523 COLLEGE PARK 1-BR 496-SQFT
10/09/2010

Location	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.
Interior	Paint/clean entire house/apartment
	Remove old carpet and install VTC floor tile complete 496 sqft

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SCOPE OF WORK FOR apt 305 Parkview 1-bedroom 522-sqft

Location	
Interior	Paint/clean entire house/apartment

SCOPE OF WORK FOR 603-2 4802 RAYBON 1X1 624SQFT SPRING HILL II

Location	
Exterior	CLEAN AND PAINT
Interior	CLEAN AND PAINT
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	RESURFACE AND PAINT COUNTER TOP 24SQFT
	REPLACE 2 QNTY- 8" DRIP PANS TO STOVE
	REPLACE 2 QNTY- 6" DRIP PANS TO STOVE
Laundry room	
Hallway	
Hallway bathroom	
Master bathroom	
Living room	REPLACE SMOKE ALARM 1-QUANTITY
1 st bedroom	REPLACE SHOWER ROD 1-QUANTITY
2 nd bedroom	
MISC	REPLACE VCT TILE IN KITCHEN AND RESTROOM 140 PIECES
	CUT DOWN BOTTOM OF BEDROOM AND RESTROOM DOORS RUBBING ALONG CARPET.

SCOPE OF WORK FOR 1201-3 4830 RAYBON 1X1 850 SQFT SPRINGHILL I

Location	
Exterior	CLEAN AND PAINT
Interior	CLEAN AND PAINT
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	
Laundry room	
Hallway	
Hallway bathroom	
Master bathroom	
Living room	REPLACE 35X72 QUANTITY MINI BLINDS REPLACE 71X22 QUANTITY MINI BLINDS
1 st bedroom	
2 nd bedroom	
MISC	

SCOPE OF WORK FOR 1104-4 4840 RAYBON 2X1 850 SQFT SPH I

Location	
Exterior	CLEAN AND PAINT
Interior	CLEAN AND PAINT
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	
Laundry room	
Hallway	
Hallway bathroom	
Master bathroom	
Living room	REPLACE PATIO SCREEN DOOR
1 st bedroom	
2 nd bedroom	
MISC	

SCOPE OF WORK FOR 813-2 4802 RAYBON 1X1 624 SQFT SPH II

Location	
Exterior	CLEAN AND PAINT
Interior	CLEAN AND PAINT
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	
Laundry room	
Hallway	
Hallway bathroom	
Master bathroom	
Living room	REPLACE AC FILTERS
1 st bedroom	RESURFACE VANITY TOP REPLACE BATHROOM DOOR 24"
2 nd bedroom	
MISC	REPLACE BLINDS 35X72 LIVING ROOM REPLACE BLINDS 71X48 BED ROOM REPLACE DOOR STOPPER BEDROOM, FRONT DOOR , RESTROOM

SCOPE OF WORK FOR 1609-2 4802 RAYBON 1X1 624 SQFT SPH II

Location	
Exterior	CLEAN AND PAINT
Interior	CLEAN AND PAINT
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	REPLACE 2 QUANTITY DRAWERS
Laundry room	
Hallway	
Hallway bathroom	
Master bathroom	RESURFACE VANITY TOP 6SQFT
Living room	REPLACE AC FILTERS
1 st bedroom	RESURFACE VANITY TOP REPLACE BATHROOM DOOR 24" REPLACE CLOSET LIGHT FIXTURE
2 nd bedroom	

MISC	REPLACE BLINDS 35X72 LIVING ROOM QUANTITY 1
	REPLACE BLINDS 71X72 BED ROOM QUANTITY 1
	REPLACE DOOR STOPPER BEDROOM, FRONT DOOR , RESTROOM QNTY 3
	REPLACE VCT TILE FOR RESTROOM AND KITCHEN 140 PIECES OF VCT TILE

SCOPE OF WORK FOR 604-4 4840 RAYBON 1X1 624 SQFT SPRINGHILL I

Location	
Exterior	CLEAN AND PAINT
Interior	CLEAN AND PAINT
Garage	
W/H room	
Storage room	
Front door	
Back door	
Side door	
A/C room	
Kitchen	
Laundry room	
Hallway	
Hallway bathroom	
Master bathroom	REPLACE BATHROOM EXHAUST FAN
	REPAIR HOLE IN BATHROOM 2X2
	REPLACE SHOWER ROD IN RESTROOM
Living room	REPLACE AC FILTERS
1 st bedroom	RESECURE CLOSET DOOR IN BEDROOM
2 nd bedroom	

MISC	REPLACE BLINDS 35X72 LIVING ROOM QUANTITY 1
	REPLACE BLINDS 71X72 BED ROOM QUANTITY 1
	REPLACE BLINDS 78-80 VERTICAL PATIO
	REPLACE DOOR STOPPER BEDROOM, FRONT DOOR , RESTROOM QNTY 3
	REPLACE PATIO SCREEN DOOR

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SCOPE OF WORK FOR apt 102 2-bedroom Glen Park 750-sqft

Location	
Interior	Paint/clean entire house/apartment

SCOPE OF WORK FOR 526 Burleson at Olive Park 2-BR Square footage 575ft.

Location	
Exterior	Power wash the front and back concrete areas, walls, porch areas, etc.
	Install exterior light fixture - Back of unit.
	Dispose of junk items at front/back yards
	Dispose of junk from unit / Trash out
Interior	Paint/clean entire house/apartment
	Replace 5 missing/worn door stops throughout the house
	Clean all windows through out unit.
W/H room	Clean/paint
Storage room	Clean/paint
Front door	Clean/paint
Back door	Clean/paint
Kitchen	Clean the dirty refrigerator, dishwasher and dirty stove
	Check and repair or replace cabinet hinges
Laundry room	Clean/paint
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
	Remove all grout around tub and corners of tile wall.
	Repair ceiling in bath (remove old paint bubbles) texture and paint.
	Re- grout around tub. (Corners and along tub edge.)
Living room	Remove all cove base -throughout unit and replace with new. Approx. 220 square feet.
1 st bedroom	Replace missing 59" X 60" mini-blind
	Replace windowpane.
2 nd bedroom	Replace missing 59" X 60" 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/ flooring - 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 unit#711 Date 10/11/10

Location	VILLA DE VALENCIA APARTMENTS 1 Bedroom 1 bath 767 sq ft
Exterior	
Interior	Clean and Paint
Garage	
W/H room	
Storage room	Clean and Paint
Front door	Clean and Paint (color Determined by management)
Back door	Clean and Paint (Color Determined by Management)
Side door	
A/C room	Clean and Paint
Kitchen	Clean and Paint, Clean all appliances,
Laundry room	Clean and Paint
Hallway	Clean and Paint
Hallway bathroom	
Master bathroom	Clean and Paint Resurface countertops (12 LFT)
Living room	Clean and Paint
1 st bedroom	Clean and Paint
2 nd bedroom	
3 rd bedroom	

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SCOPE OF WORK FOR unit#608 Date 10/11/10

Location	VILLA DE VALENCIA APARTMENTS 2 Bedroom 1 bath 916 sq ft
Exterior	
Interior	Clean and Paint, Remove nails, paper boarder from walls
Garage	
W/H room	
Storage room	Clean and Paint
Front door	Clean and Paint (color determined by management)
Back door	Clean and Paint (color determined by management)
Side door	
A/C room	Clean and Paint
Kitchen	Clean and Paint, replace floor vinyl tile (39 sq ft) and repair sub floor (39 sq ft), Clean all appliances, resurface countertops (10 LFT)
Laundry room	Clean and Paint
Hallway	Clean and Paint
Hallway bathroom	Clean and Paint, Resurface countertops (4LFT), remove existing floor tile and install new vinyl tile and repair sub floor (27 sq ft), replace toilet floor wax, replace faucet cut offs
Master bathroom	Clean and Paint, resurface countertops (4 LFT)
Living room	Clean and Paint
1 st bedroom	Clean and Paint
2 nd bedroom	Clean and Paint
	Install closet grill
3 rd bedroom	

**SCOPE OF WORK FOR Frances Furey 4902 Gus Eckert
Apt. 2701 2 Bedroom 10/09/2010**

Location	
Exterior	Power wash front and back porch
Interior	Clean and paint
	Strip and wax floor with buffer 756 sq ft
	Remove, clean, and replace all light fixtures
	Clean all windows and window edges
	Clean all vents
	Clean and caulk around entire covebase
	Replace 9 doorstoppers
Front door	Replace weather-stripping and door sweep
Back door	Replace weather-stripping and door sweep
A/C room	Clean
Kitchen	Clean all countertops, appliances, sinks, innercabinets, etc.
	Replace 2 countertops 12 linear ft
	Use existing sink
	Replace faucet, 2 basket strainer, 1 p-trap
	Replace 2 outlets with 2 GFI and coverplates
	Remove miniblind
	Replace vent a hood
	Remove, Replace 75 sq feet of flooring (VCT) in kitchen
	Replace 1 outlet and coverplate
	Patch and texture 8x4 ft
	Replace covebase 12 ft (caulk around new covebase)
Hallway	Replace smoke alarm
	Patch and texture 2x2
Hallway Bathroom	Clean bathtub, commode, sink, inner cabinets, etc.
	Replace accessory kit, commode seat, showerhead
	Replace hollow core door 24x80 and hardware (hinges, privacy lock)
Living room	Install 1 blank coverplate
	Patch hole 1x1
1 st bedroom	Replace 1 outlet
	Reinstall phone jack
	Replace window pane (replace the window pane with the tint)

2 nd bedroom	Replace hollow core door and hardware (hinges, doorknob) Replace hollow core door (closet) and hardware (hinges, doorknob) Replace 2 outlets and coverplates Patch and texture 2x2 Replace 12 ft covebase Patch 1x1 and texture
3 rd bedroom	
Flooring	Strip and wax floor with buffer 756 sq ft
Square Footage	756 Sq Ft

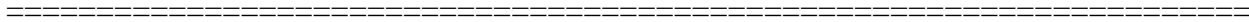
SCOPE OF WORK FOR Frances Furey 4902 Gus Eckert
Apt. 501 2 Bedrooms 10/09/2010

Location	
Exterior	Power wash front and back porch
Interior	Clean and paint 756 sq ft
	Strip and wax floor 756 sq ft
	Remove, clean, and replace all light fixtures
	Clean all windows and window edges
	Clean all vents
	Replace 9 doorstoppers
Front door	Install weather-stripping and door sweep
Back door	Install weather-stripping and door sweep
	Repair door framing (door jam)
A/C room	Clean
Kitchen	Clean all countertops, appliances, innercabinets, sinks, etc.
	Replace 3 base cabinets
	Replace 2 countertops 12 linear feet
	Replace 1 sink, 2 basket strainer, 1 faucet, 1 ptrap
	Replace 2 outlets with GFI and coverplate by kitchen sink
	Reinforce 2 sheets of sheet rock from ceiling (screw nails into studs)
	Tape and float crack lining on ceiling 25 linear ft
	Popcorn texture on ceiling 25 sq ft
Replace light fixture cover	
	Replace 1 outlet and coverplate
	Remove miniblind
Hallway	Replace 2 light switch and coverplates
	Replace 1 light fixture cover
Hallway Bathroom	Clean tub, sinks, commode, and inner cabinet, etc.
	Remove old caulking and install new caulking around bathtub, commode, and sink
	Replace accessory kit, commode seat, showerhead
	Replace commode wax ring
	Install 2 bolts, and 1 flang
	Sand, prime, and paint bathroom cabinets 8 ft
	Remove paint overspray from bathroom tile 45 ft

Living room	Replace 3 outlets and coverplates Replace 1 double light switch and coverplate Reinforce 1 sheet of sheet rock (screen nails into studs) Tape and float crack lining in ceiling 30 linear ft Popcorn texture on ceiling 30 sq ft Replace 1 light switch and coverplate
1 st bedroom	Replace light switch and coverplate Replace 3 outlets and coverplate Replace light fixture cover
2 nd bedroom	Replace light switch and coverplate Replace 4 outlets and coverplates Install 1 blank coverplate Patch door
Flooring	Strip and wax floor with buffer 756 sq ft
Square Footage	756 sq ft

SCOPE OF WORK FOR Frances Furey 4902 Gus Eckert Apt# 1202 3 Bedroom
Date 10/09/2010

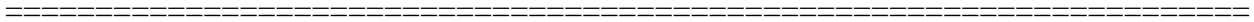
Location	
Exterior	Power wash front and back porch
Interior	Clean and paint entire unit 870 Sq Ft
	Strip and wax floor with buffer machine, clean all windows and window edges, clean all vents
	Remove, clean, and replace all light fixtures
	Clean all windows and window edges
	Replace 9 doorstoppers
Front door	Paint, install weatherstripping and doorsweep
Back door	Paint, install weatherstripping and doorsweep
A/C room	Clean
Kitchen	Clean and paint
	Remove stove and install new stove
	Replace 3 countertops (12 linear Ft)
	Replace 4 Wall hung cabinets
	Replace 3 Base cabinets
	Replace Sink, faucet, 2 basket strainers, and 1 p-trap
Replace 2 outlets by sink with GFI and coverplates	
	Replace closet door and hardware (hinges, doorknob)
Laundry room	Clean and paint,
Hallway	Clean and paint,
	Patch and texture 2x2 Install doorknob on closet door (2)
Hallway bathroom	Clean and paint, replace toilet seat, replace shower head, recaulk all caulked surfaces
	Sand, prime, and paint 8 ft
	Replace accessory kit
	Replace light fixture
	Install shower rod
	Clean tub, commode, sink, and inner cabinets
Living room	Clean and paint
	Tape and float 3ft and texture
	Replace 3 outlets and coverplates
1 st bedroom	Clean and paint,
	Replace 2 hollow core doors (room door /closet door) and hardware (hinges and doorknobs)



2 nd bedroom	Clean and paint,
	Patch and texture 2x2
	Patch and texture 2x2
3 rd bedroom	Clean and paint
	Install hollowcore door and hardware
	Repair door framing (doorjam)
Flooring	Strip and wax flooring with buffer 870 Sq Ft
Square Footage	870 Sq Ft

**SCOPE OF WORK FOR Frances Furey 4902 Gus Eckert Apartment Apt#
1301 2 Bedroom 10/09/2010**

Location	
Exterior	Power wash front and back porch
	Replace 2 outside light fixtures (front and back porch)
Interior	Clean and paint entire unit 756 sq ft
	Remove and Replace VCT 756 sq ft
	Replace 250 Ft of covebase, caulk around new covebase
	Wax new floor Remove, clean, and replace all light fixtures Clean all vents Clean all outlet covers Clean all windows and window edges Install 9 doorstoppers
Front door	Paint Install weatherstripping and doorsweep
Back door	Replace Solid Core door and hardware (hinges, doorknob, deadbolt, one sided lock) Paint new door Install weatherstripping and doorsweep
A/C room	Clean
Kitchen	Clean all appliances, countertops, inner cabinets, sinks, etc. Patch hollow core door
	Replace 2 outlets with 2 GFI and coverplates by kitchen sink Texture 3x3
Hallway	Patch hallway door
Hallway bathroom	Clean bathtub, commode, sink, and inner cabinets Sand, Prime, and Paint bathroom cabinets 6 ft Remove old caulking and install new caulking around tub, commode, and sink Replace toilet seat, showerhead, medicine cabinet, and towel rack Replace hollow core door and hardware (privacy lock and hinges) 24" x 80 " Tape and float and texture 6 ft
Living room	Reinforce 4 sheets of sheet rock (screw nails into studs) Tape and float cracked lining 50 linear ft And texture (popcorn texture) 50 sq ft
1 st bedroom	Popcorn texture in ceiling 5x5 (25 sq ft)
	Install new light cover
2 nd bedroom	Patch and texture hole 2x2 Replace window pane Patch 1x1 and texture



Flooring	Strip and wax with buffer 756 sq ft
Square Footage	756 sq ft

SCOPE OF WORK FOR Charles Andrew 4060 Medical Dr. Apt# 903 3
Bedroom 10/09/2010

Location	
Exterior	Power wash front porch
Interior	Clean and paint entire unit 765 Sq Ft Strip and wax floor, clean entire covebase, clean all outlets and coverplates, Clean all vents in unit Clean all windows and window edges Remove, clean, and replace all light fixtures in apartment Install 6 doorstoppers
Garage	
W/H room	
Storage room	
Front door	Paint Install weatherstripping and doorsweep
Back door	
Side door	
A/C room	Clean
Kitchen	Clean and paint Clean all appliances, countertops, sinks, inner cabinets, etc. Install new florescent light cover Reinstall cabinet drawer
Laundry room	Clean and paint,
Stairway	Clean, wipe down Patch and texture hole 1x1
Hallway	Clean and paint,
Downstairs bathroom	Remove old caulking and install new caulking around tub, commode and sink Patch hole 1x1 and texture Sand, prime, and paint cabinets 6 Ft Replace toilet paper holder Replace showerhead and commode seat Replace hollow core door and hardware (hinges, doorknob) Clean sink, bathtub, commode, inner cabinets

Upstairs Bathroom	Remove old caulking and install new caulking around tub, commode, and sink
	Replace toilet paper holder Replace showerhead and commode seat
Living room	Clean and paint
	Replace miniblind
Downstairs bedroom	Clean and paint,
	Replace miniblind Replace outlet coverplate
Upstairs bedroom 1	Clean and paint,
	Replace miniblind Patch hole in closet door
Upstairs bedroom 2	Replace miniblind
Flooring	Strip and wax 765 sq ft
Square Footage	765 Sq Ft

ATTACHMENT D

W-9 FORM

Request for Taxpayer Identification Number and Certification

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

Print or type See Specific Instructions on page 2.	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.

Social security number
or
Employer identification number

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

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.

Sign Here	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 ¹	Generally, exempt payees 1 through 7

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² 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. 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 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 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. 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 or contact them at www.consumer.gov/idtheft or 1-877-IDTHEFT(438-4338).

Visit the IRS website at 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 ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ³
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 ⁴
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

¹ 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.

² Circle the minor's name and furnish the minor's SSN.

³ 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.

⁴ 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.