

## **HOUSING SERVICES APARTMENT RENOVATION**

### **RENOVATION SPECIFICATIONS**

#### **1. SCOPE OF WORK**

- 1.1 The Contractor is to provide 100% of the necessary labor, services, equipment, and materials in the apartment renovation.
- 1.2 Renovation shall total 20 to include a combination of two and four-bedroom apartments to match existing units. Note: Apartments will not be occupied at the time of renovation. Apartments will have University furniture and appliances that will need to be moved and protected during the renovation.

#### **PHASE I**

##### **BEDROOMS/KITCHEN/TOILET ROOM/LIVING ROOM/HALLWAY/ENTRY/DINING ROOM (2-BEDROOM)**

Remove and Replace Window Vertical Blinds

Seal and Paint Walls, Doors, Door Slab, Baseboard, Closet Shelving, Window Opening and Ceiling (Popcorn and Title texture) (2 coats)

Remove, Prepare and Replace Carpet

#### **PHASE I**

##### **VANITY AREA AND ROOM/BATHROOM (2-BEDROOM)**

Remove and Replace Towel Bar

Remove and Replace Medicine Cabinet

Remove and Replace Formica Vanity Countertop

Remove and Replace P-trap Assembly ABS Plate

Remove and Replace Double Sink (2) Sinks

Remove and Replace Bathroom sink faucet

Remove and Replace Mirror ¼" Plate Glass (except ADA Units)

Remove and Replace Cove Base Molding

Remove, Prepare and Replace Vinyl Floor Covering

Seal and Paint Walls, Doors, Door Slab, Window Opening and Ceiling (2 coats)

#### **PHASE I**

##### **KITCHEN (2-BEDROOM)**

Remove and Replace Cabinets (base, wall and full height units)

Remove and Replace Formica countertop

Remove and Replace Badger 5 garbage disposal

Remove and Replace P-trap assembly ABS plate

Remove and Replace Single Sink with Double Sink to match kitchen in Phase II

Remove and Replace Kitchen sink faucet

Remove and Replace Cove Base Molding

Remove and Reset Range Gas

Remove and Reset Refrigerator

Remove and Replace Cove Base Molding

Remove, Prepare and Replace Vinyl Floor Covering

Seal and Paint Walls, Doors, Door Slab, Window Opening and Ceiling (2 coats)

#### **PHASE I**

##### **TOILET ROOM (2-BEDROOM)**

Remove and Replace Towel bar

Remove and Replace Fiberglass tub & shower combination

Remove and Replace High grade tub/shower stall (ADA Units) faucet  
Remove and Replace Shower curtain rod  
Remove and Replace Handicap grab bar stainless steel 1 ½" x 48" (ADA Units)  
Remove and Replace Fold out handicap seat (ADA Units)  
Remove and Replace Formica countertop (ADA Units)  
Remove and Replace Cove Base Molding  
Detach and Reset Toilet  
Detach and Reset Toilet Paper Holder  
Remove, Prepare and Replace Vinyl Floor Covering  
Seal and Paint Walls, Doors, Door Slab, Window Opening and Ceiling (2 coats)

**PHASE II**  
**BEDROOMS/HALLWAY/CLOSETS (2 AND 4-BEDROOMS)**

Remove and Replace Window Horizontal Blinds  
Seal and Paint Walls, Doors, Door Slab, Baseboard, Cabinetry, Closet Shelving, Window Opening and Ceiling (Popcorn and Title texture) (2 coats)  
Detach and Reset Heat/AC Register  
Prime and Paint Heat Register  
Remove, Prepare and Replace Carpet

**PHASE II**  
**LIVING ROOM/DINING ROOM (2 AND 4-BEDROOMS)**

Remove and Replace Window Vertical Blinds  
Seal and Paint Walls, Doors, Door Slab, Baseboard, Closet Shelving, Window Opening and Ceiling (Popcorn and Title texture) (2 coats)  
Prime and Paint Heat Register  
Remove, Prepare and Replace Carpet

**PHASE II**  
**STORAGE AREA/ROOM**

Seal and Paint Walls, Doors, Door Slab, Baseboard, Closet Shelving, Window Opening and Ceiling (Popcorn and Title Texture) (2 coats)  
Remove, Prepare and Replace Vinyl Floor Covering

**PHASE II**  
**BATHROOM (2 AND 4-BEDROOMS)**

Remove and Replace Towel Bar  
Remove and Replace Medicine Cabinet  
Remove and Replace Shower Door  
Remove and Replace Mirror ½" Plate Glass  
Remove and Replace Vanity Cabinet Lower Base Units  
Remove and Replace Cultured Simulated Marble Countertop with Matching Sink (Two sinks, one in each Vanity, in 2-Bedroom Units. 2 sinks, in one counter in 4-Bedroom Units)  
Remove and Replace Sink Faucet  
Remove and Replace P-trap Assembly ABS Plate  
Remove and Replace Shower Faucet  
Remove and Replace Shower  
Seal and Paint Walls, Doors, Door Slab, Baseboard, Window Opening and Ceiling (2 coats)  
Remove, Prepare and Replace Vinyl Floor Covering

**PHASE II**  
**KITCHEN (2 AND 4-BEDROOMS)**

Remove and Replace Cabinets (Base, Wall and Full Height Units)  
Remove and Replace Onyx Countertop  
Remove and Replace Badger 5 Garbage Disposal  
Remove and Replace P-trap Assembly ABS Plastic

Remove and Replace Double Sink  
Remove and Replace Kitchen Sink Faucet  
Remove and Replace Water supply line PEX with Fitting and Hanger ½"  
Seal and Paint Walls, Doors, Door Slab, Window Opening and Ceiling (2 coats)  
Remove, Prepare and Replace Vinyl Floor Covering  
Detach and Reset Dishwasher  
Remove and Reset Range Gas  
Remove and Reset Refrigerator  
Detach and Reset Range Hood

1.3 The Contractor shall be responsible for moving, and returning to its original place, all furniture and fixtures (e.g., oven, beds, refrigerator, furniture, desks, toilet, etc.) as needed for the successful completion of the contract. All apartments are to be move-in ready.

1.4 All work shall be scheduled during office hours (9:00 am to 5:00 pm, Monday through Friday), and must be approved through the Director of Housing Services, or designee.

1.5 All bid proposals are to include:

- a. Cost for two-bedroom unit in Phase 1 to include bedroom 1, bedroom 2, hallway, living room, entry, dining room, vanity area/room, kitchen, and toilet room. Estimate should include light preparation on walls and medium commercial grade towel bars, faucets, medicine cabinets, fixtures, etc.
- b. Cost for two-bedroom unit in Phase 2 for bedroom 1, bedroom 2, hallway, living room, dining room, kitchen, bathroom, and toilet room. Estimate should include light preparation on walls and medium commercial grade towel bars, faucets, medicine cabinets, fixtures, etc.
- c. Cost of four-bedroom unit in Phase 2 for bedroom 1, bedroom 2, hallway 1, storage area/room, bedroom 3, bedroom 4, hallway 2, living room, closet off hall 2, dining room, bathroom, kitchen. Estimate should include light preparation on walls and medium commercial grade towel bars, faucets, medicine cabinets, fixtures, etc.

1.6 The Contractor shall provide the Director of Housing Services, or designees, with samples of flooring to include vinyl floor covering, carpeting as well as moldings for color approval and , prior to scheduling any work.

1.7 **A mandatory contractor inspection of the site is required before bidding.** Any bid submitted without prior site inspection will be deemed invalid.

## 2. MATERIAL SPECIFICATIONS

Vinyl Specifications

**BRAND: Armstrong or equal (must be pre-approved before bidding)**

**TYPE: Connection Corlon Vinyl Sheet Flooring**

**COLOR: #88703 Desert Sand**

**SIZE PER PIECE: 6 ft wide x 12 ft in length**

**GAUGE: .080 in overall gauge**

**.050 in gauge vinyl composition chips in vinyl matrix wear layer**

Cove Base

**BRAND: Burke or equal (must be pre-approved before bidding)**

**TYPE: Cove Base**

**COLOR: Gray Blue**

**SIZE: 2" high**

**GAUGE: .125**

Carpet Specifications

**BRAND: Shaw or equal (must be pre-approved before bidding)**

**TYPE: Digital**

**COLOR: 38485 Wireless**

**Construction: Loop**

**Dye Method: Solution**

**Gauge: 1/10**

### **3. REGULATIONS AND CODES**

- 3.1 It is the responsibility of the Contractor to ensure that all work conforms to the manufacturer's requirements of these materials and methods of installation conform to the requirements of these specifications, as well as with all local, state and federal ordinances/regulations/codes pertaining to this type work.

### **4. COORDINATION AND SCHEDULING**

- 4.1 The Director of Housing Services, or designee, under whose direction the service will be performed shall be consulted as to the manner of starting and carrying out service to cause no interference or interruption with the proper execution of University business.
- 4.2 All work will be performed Monday through Friday between the hours of 9:00 am and 5:00 pm. No motorized equipment or loud noises before 10:00 am. Weekend work is not acceptable.
- 4.3 The work schedule should be arranged to ensure minimal inconvenience to the residents and the staff of the Housing Services Complex.

### **5. GENERAL CONDITIONS**

- 5.1 It is the intent and purpose of these specifications that the Contractor provides the necessary labor, services, equipment, and materials to furnish all work in accordance with these specifications.

- 5.2 A meeting is to be scheduled with the contractor and housing, after University has issued the notice to proceed and prior to the commencement of the service.
- 5.3 Use skilled workers who are thoroughly trained and experienced in the necessary craft and completely familiar with the specified requirements and method needed for the proper performance of this work.
- 5.4 Prior to bidding, carefully examine all specifications and survey existing site conditions. Resolution of conflicts with code requirements or site conditions shall be the responsibility of the Contractor. By act of submitting a bid, therefore, no extra payment will be allowed for work, which is not included in this proposal, due to failure to thoroughly examining the premises.
- 5.5 Change Order Procedure in all change orders the Contractor shall:
- a. Analyze the describe change and its impact on cost and time.
  - b. Secure the required information and forward it to the Director of Housing Services, or designee, for review.
  - c. Meet with the Director of Housing Services, or designee, as required to explain costs, and when appropriate, determine other acceptable ways to achieve the desired objective.
  - d. Avoid such work until written approval, through and amended contract and a notice to proceed is issued by the Purchasing/Contracts Department of the University.
  - e. Contractor shall not commence work on a change order based on a verbal approval.
- 5.6 **A MANDATORY SITE INSPECTION IS REQUIRED** of all contractors wishing to submit a bid proposal. Any Contractor's bid proposal submitted without prior site inspection will be rejected.

## 6. PROTECTION

- 6.1 The Contractor is responsible for the Safety and good condition of all materials and equipment.
- 6.2 The Contractor is responsible for the Replacement of all damaged or defective materials.
- 6.3 The Contractor is responsible for the observation of and conforming to all applicable safety regulations, including those required by owner.
- 6.4 The Contractor is responsible for the use and maintenance of suitable protection devices, lights, and warning signs for protection of the public and employees from work under this section.
- 6.5 The Contractor is responsible for the Resolution, to the satisfaction of the University, of all allegations brought to the attention of the University and relating to theft of, or damage to, a Housing Services resident's personal property. In order to resolve the situation to the satisfaction of the University, the Contractor is required to cooperate with staff of the University including, but not limited to, Public Safety and/or Housing Services.

## 7. WORKMANSHIP

- 7.1 The importance of performing this renovation in a safe, punctual, and workmanlike manner demands that the work be performed by a firm who has satisfactorily provided such work to

the degree specified herein; and which can show that it has available under its direction, employment, and supervision, sufficient employees to fulfill the contract in a timely manner; and is a reasonable distance from the University to properly fulfill all of the services and condition required under this specification of work.

- 7.2 Execute all work in a skillful manner and comply with the latest minimum standard of the industry. Finish service shall present a neat appearance and be complete. The Director of Housing Services, or designee, is sole judge as to whether execution is in a worker like manner.
- 7.3 The Contractor shall be liable to the University for all damages to University property resulting from performance of this contract.
- 7.4 The Contractor shall provide on-site supervision for the entire time that employees of the contractor are on-site for the performance of this contract.

## **8. SPECIFICATIONS**

- 8.1 The Contractor shall be responsible for the removal and disposal of all existing flooring to include vinyl floor covering and carpeting as well as moldings.
- 8.2 The Contractor shall be responsible for moving and returning to its original place, including but not limited to, all furniture and fixtures.
- 8.3 Flooring the removal of existing flooring, all sub-flooring shall be cleaned of any foreign material and cleaned to ensure proper adhesion of new flooring. All floors shall be repaired and leveled prior to installation; preparation shall meet or exceed the material manufacturer's instruction.
- 8.5 All work to be performed in a professional manner by a Contractor possessing a valid contractor's license.
- 8.4 All flooring installations to be performed in a professional manner by a Contractor possessing a valid C-15 type contractor's license.
- 8.5 All installations shall be performed per the manufacturer's specifications.
- 8.6 The Contractor is responsible to provide all materials and information for proper installation, maintenance, and appearance of all finished work. Materials should include, but are not limited to, all carpet and vinyl, adhesives, cove base, moldings, compounds as needed.
- 8.7 Installation of carpet will be direct glue down with no pad.
- 8.8 All vinyl flooring seams shall be heat welded, installed per the manufacturer's specifications.
- 8.9 All vinyl-flooring installations shall have consistent pattern direction.
- 8.7 Upon the completion of the flooring installation, the work area(s) must be left in a clean condition and restored to its original appearance.