

**CITY OF CHATTANOOGA PURCHASING DEPARTMENT
101 EAST 11th STREET, CITY HALL, SUITE G-13
CHATTANOOGA, TENNESSEE 37402**

Request for Proposal No.: 171041

Ordering Dept.: Economic and Community Development/Lead Hazard Control Grant Program

Buyer: Deidre Keylon; e-mail: dmkeylon@chattanooga.gov (NO E-MAILED PROPOSALS ACCEPTED!)

Phone No.: 423-643-7231; Fax No.: 423-643-7244

Products or Services Being Purchased: **LEAD-BASED PAINT HAZARD CONTROL ABATEMENT SERVICES**

SEALED PROPOSALS ARE TO BE RECEIVED AS SPECIFIED FOR TIME-STAMPING

NO LATER THAN 4:00 P.M. E.S.T. ON MAY 16, 2018

NOTICE OF ADDENDUM: Extension of RFP Due Date to

4:00 P.M. E.S.T. ON JUNE 11, 2018, due to having received only one response

The City of Chattanooga reserves the right to reject any and/or all proposals, waive any informalities in the proposals received, and to accept any proposal which in its opinion may be for the best interest of the City. The City of Chattanooga will be non-discriminatory in the purchase of all goods and services on the basis of race, color or national origin. The City of Chattanooga (COC) Terms and Conditions posted on Website are applicable: <http://www.chattanooga.gov/purchasing/standard-terms-and-conditions>

NOTE: ALL PROPOSALS MUST BE SIGNED.

All proposals received are subject to the terms and conditions contained herein and as listed in the above referenced website. The undersigned Offeror acknowledges having received, reviewed, and agrees to be bound to these terms and conditions, unless specific written exceptions are otherwise stated within Offeror's proposal.

PLEASE PROVIDE THE FOLLOWING:

Company Name: _____

Mailing Address: _____

City & Zip Code: _____

Phone/Toll-Free No.: _____

Fax No.: _____

E-Mail Address: _____

Contact Person: _____

Signature: _____

Date: _____

★ For other versions, such as Word or Excel, please go to the ECD Document Site:

<http://www.chattanooga.gov/economic-community-development/community-development/public-announcements>

Bid Package - Lead Hazard Control Contracted Services

The City of Chattanooga Department of Community Development has received a HUD Office of Lead Hazard Control and Healthy Homes grant to both remediate lead-based paint hazards and provide Healthy Home repairs in low-income tenant and owner occupied homes. Certified lead-based paint abatement contractors are invited to bid on the remediation and repair service. The links to the bid documents are below. For more information please contact fraiston@chattanooga.gov or dssmith@chattanooga.gov.

1 Update - Deadline Extended - RFP for Lead Abatement Contracted Services

2 General Specifications

3 RFP Bid Pricing

4 Attachment A, C, D, E, F

5 Attachment G

**City of Chattanooga
Department of Economic and Community Development
Lead Hazard Control Grant**

Requisition Number: 171041

Bid Closing Date: June 11th, 2018 at 4:00 p.m. Eastern Time

Extended due to low bidder response

REQUEST FOR PROPOSALS (RFP) for Lead-Based Paint Hazard Control Abatement Services

Chattanooga Lead Safe and Healthy Homes

The City of Chattanooga (City) is requesting proposals from qualified and experienced Tennessee Department of Environment and Conservation Lead-Based Paint Abatement Contractor(s) to provide lead hazard control and healthy home related home repair services on behalf and for the benefit of low and moderate income homeowners in the City of Chattanooga jurisdiction.

The City of Chattanooga reserves the right to reject any and/or all bid submittals, waive any informalities in the quotes for cost received, and to accept any bid submittal which in its opinion may be for the best interest of the City. The City of Chattanooga will be non-discriminatory in the purchase of all goods and services on the basis of race, color, or national origin. The City of Chattanooga (COC) Terms and Conditions posted on the Website is applicable:

<http://www.chattanooga.gov/purchasing/standard-terms-and-conditions>

Disclosure: The bid accepted by City of Chattanooga for this contract shall be reviewed by the HUD Office of Healthy Homes and Lead Hazard Control. Award is subject to their acceptance of cost. Review will include comparison with other similar contracts by agencies conducting similar activity.

NOTE: ALL BID SUBMITTALS MUST BE SIGNED. The bids received are subject to the terms and conditions contained herein and as listed in the above referenced website. The undersigned individual acknowledges having received, reviewed, and agrees to be bound to these terms and conditions, unless specific written exceptions are otherwise stated within the bid submittal.

BID SUBMITTALS SHALL BE RECEIVED BY 4:00 P.M. E.S.T. ON May 16, 2018

GENERAL INSTRUCTIONS TO PROPOSERS

Sealed Proposals must be submitted in hard copy format to the City of Chattanooga, by no later than 4:00 P.M. E.S.T. ON May 16, 2018 to the attention of:

City of Chattanooga Department of Economic and Community Development
Attn: Faye Ralston
101 East 11th Street
Suite 200
Chattanooga, TN 37402
Phone: (423) 643-7344

Late or misdirected proposals shall be rejected and returned unopened without exception. Postmarks are not accepted.

Quantity and Format

Proposer shall submit six (6) complete copies of their proposal; one (1) original, four (4) copies; and one (1) electronic copy in PDF format on a flash drive. All proposals shall be submitted in a sealed non-transparent envelope or box marked " RFP - Proposal for CONTRACTED SERVICES - LEAD HAZARD ABATEMENT".

Complete technical submittals shall be submitted with the Proposal. These technical submittals shall describe in detail how the Proposer complies with each specification requirement of the RFP. Any deviations from the specifications shall be noted.

Implied Requirements

All products and services not specifically mentioned in this RFP, but which are necessary to provide the functional capabilities described by the Proposer, shall be included in the Proposal.

Proposer-Supplied Materials

Any material submitted by a Proposer shall become the property of the City unless otherwise requested at the time of submission. Any firm submitting a proposal should assume the information included in the proposal is subject to Open Records /Freedom of Information Act.

Incurring Costs

The City shall not be liable for any cost incurred by the proposer prior to the issuance of a contract purchase agreement and will not pay for the information solicited or obtained. Proposer shall not include or integrate any such expense as part of its proposal.

Economy of Preparation

Proposals shall be prepared simply and economically. Proposals shall provide a straightforward and concise proposal description. Emphasis shall be placed on clarity and content.

Proposal Withdrawal Procedure

A Proposal may be withdrawn at any time until the date and time set above for opening of proposals. Any proposal not so withdrawn shall, upon opening, constitute an irrevocable offer to provide the Specifications set forth in the proposal, until the successful proposal(s) is/are accepted and a contract has been executed between the City and the successful Proposer(s).

General Reservation of City Rights

The City of Chattanooga may contact any firm for the purpose of obtaining additional information or clarification.

General Terms

Any contract resulting from this Request for Proposal will be subject to the City of Chattanooga's Standard Terms and Conditions. <http://www.chattanooga.gov/purchasing/standard-terms-and-conditions> Any exceptions to said Terms and Conditions must be submitted with Proposal response. Proposers shall state any exceptions to or deviations from the terms of this Request for Proposal and the Standard Terms and Conditions. Where proposer wishes to propose alternative approaches to meeting the City's technical or contractual requirements, these should be thoroughly explained. The Contractor shall be bound to accept all stated terms not excepted in its proposal.

City reserves the right to accept or reject any or all exceptions / deviations at its sole discretion. City reserves the right to reject excepted or conditional proposals at its sole discretion. Any resulting contract

shall be open to other Tennessee governmental agencies (including school districts) as a “piggyback contract”, based on mutual agreement of the other governmental agency and the Proposer. Other agencies, under separate agreement, are allowed to purchase the same items, at the same terms and conditions as this proposal, during the period of time that this contract is in effect. Potential contractual liability matters resulting from any “piggyback contract” shall be the sole responsibility of the other Tennessee governmental agency placing the order.

Contract Administration Activity

The Proposer will be expected to provide periodic reporting and/or attend Contract Administration meetings, as described in this document, or as otherwise required by the City.

The City of Chattanooga (City) is requesting proposals from qualified and experienced Tennessee Department of Environment and Conservation Lead-Based Paint Abatement Contractor(s) to provide lead hazard control and healthy home related home repair services on behalf of low and moderate income homeowners in the City of Chattanooga jurisdiction. The anticipated total budget for these contracted services is expected to be approximately \$900,000 for the 36-month term of grant funding. We anticipate approximately 75 projects to be awarded under this contract, with approximately 40 projects to include Healthy Home repairs that will improve health and safety both for occupants and those who visit the home. The purpose of the Healthy Homes Program is to provide health and safety related repairs or improvements to pre-1978 housing in conjunction with Lead Hazard Reduction repairs. However, there is no guarantee that a specific number of projects or specific dollar amount will be awarded under this contract.

One award and one back-up award will be made under this RFP. If the contract award Firm defaults for any reason, the contract will be transferred to the back-up awardee for fulfillment. Once awarded a City contract, specific jobs will be assigned to the selected contractor on a housing unit- by-unit basis. The Contract will be administered by the City of Chattanooga Office of Economic and Community Development Lead Hazard Control Grant. The Contractor will be expected to provide professional quality services, to hold credentials as a State of Tennessee Department of Environment and Conservation Lead Hazard Program (TDEC) certified abatement firm, with a minimum of one (1) certified supervisor and three (3) certified workers. The Firm awarded this contract shall be solely responsible for fulfillment of all terms of this contract including conducting all work in compliance with State guidelines, ensuring all required notifications are submitted timely, and obtaining all appropriate Building Inspection Permits as applicable to each job assigned.

The proposal response shall be submitted in accordance with the conditions and instructions outlined in this RFP for full consideration. Proposals will be evaluated based on the overall evaluation criteria established in this RFP.

Proposers shall include the full name and address of the firm and its parent or affiliate company if a Proposer is a subsidiary or affiliate, along with the EIN/Tax ID and DUNS number.

This RFP is intended to achieve the following Objectives:

Provide timely and quality lead hazard control and associated home repair services to qualified low income beneficiaries of the City of Chattanooga lead hazard control grant program.

Promote participation by small local businesses within the City of Chattanooga service area and in-state lead abatement contractors identified as Section 3 businesses or Section 3 individuals.

Provide excellent quality construction, repair, management, and customer service to Lead Hazard Control Grant program beneficiaries.

Support the City's overall goals for preservation of housing stock and neighborhood revitalization.

Lead Hazard Control Services

All lead hazard remediation services for the City of Chattanooga Lead Hazard Control Grant Program shall be completed by TDEC certified Lead-Based Paint Abatement professionals. Services will include but not be limited to: lead-safe work practices; abatement that includes component replacement, enclosure and encapsulation; scraping/prepping and painting interiors and exteriors; replacement or installation of exterior siding, windows and/or window-frames, interior/exterior doors and doorframes; along with any associated general carpentry/construction work necessary to accomplish timely, quality services and meet federal HUD funding compliance requirements.

Additional general information about the rules, regulations, and guidelines governing the lead remediation activity is available through these websites:

Rules of Department of Environment and Conservation Division of Solid Waste Management Chapter 1200-1-18 Lead-Based Paint Abatement

<http://publications.tnsosfiles.com/rules/1200/1200-01/1200-01-18.pdf>

Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition)

https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines

EPA Renovation, Repair and Painting Program

<https://www.epa.gov/lead/renovation-repair-and-painting-program>

OSHA Lead in Construction Standard

<https://www.osha.gov/Publications/osha3142.pdf>

All remediation, healthy home, and repair service is under the City of Chattanooga building code as listed on the City Of Chattanooga website: <http://www.chattanooga.gov/economic-community-development/land-development-office/adopted-codes>

International Building Code, 2012 edition;
International Residential Code, 2012 edition;
National Electrical Code, 2011 edition;
International Fire Code, 2012 edition;
International Mechanical Code, 2012 edition;
International Plumbing Code, 2012 edition;
International Energy Conservation Code, 2009 edition;

PROPOSAL EVALUATION FACTORS

Technical: 35 points available

The vendor should provide evidence of demonstrated experience and capacity of firm, including 1) number of similar types of jobs performed monthly and/or annually, 2) number of job assignments from the City of Chattanooga Lead Hazard Control Grant that could be handled monthly; 3) number of years firm has been in business, 4) lists of sample successful jobs performed, 5) years of general construction-related experience, 6) years of lead-based paint hazard control/abatement experience, 7) qualifications of key staff; 8) number of trained/certified employees, and 9) resumes or other data that would demonstrate experience and capacity.

The vendor should provide evidence of the ability to be timely responsive to City of Chattanooga Lead Hazard Control and Healthy Home Job Orders and to respond timely and thoroughly to customer requests and concerns.

The vendor should provide documentation of Technical Expertise relevant to the Category/Categories of Home Repair Services Proposed, For Example: 1) Current Lead-based painted certifications, 2) Other Trade Licensures or Certifications with the State and/or other authorities/associations. 3) History of training and current certification status for key staff that will perform the contracted work, 4) History of awards/certifications, 5) history of worker protection compliance, 6) evidence of current audit status with the State of Tennessee Department of Environment and Conservation Lead-Based Paint Program. Required certifications will be TDEC Lead-based Paint Abatement Firm, minimum of one certified Abatement Supervisor and three (3) certified workers.

The vendor should provide evidence of prior experience working with similar projects: 1) experience working with municipal governments, 2) experience working with federally- or state-funded projects, 3) experience providing service in older housing stock; 4) experience in providing lead-based paint hazard control and other home repairs for low and moderate income populations or neighborhoods, and 5) experience managing occupant protection and relocation.

Financial and Administrative Capacity: 30 points available

Number and Quality of Financial / Supplier References; relevance of financial and supplier references:

Include a banking reference and/or resources with evidence discussing the extent of a line of credit from Lender(s)

Include a minimum of three supplier references of companies that can give evidence of a long-term business relationship.

Hiring of Section 3 Residents (those who live in government assisted housing)

Documented evidence of Section 3 Participation by Contractor or subcontractors: Section 3 of the Housing and Community Development Act of 1968, as amended in 1992, requires that when employment or contract opportunities are generated through HUD funded activities, the recipient of HUD funding give preference in hiring to low- and very low- income persons, or in contracting, to businesses owned by, or that employ, substantial numbers of low- and very low-income persons. For more information: <https://www.hud.gov/section3>. Registry as a Section 3 business is highly desirable. The contractor should submit information on previous section 3 compliance, along with a section 3 strategy that includes plans for section 3 under this award. The contractor should describe plans to award a minimum of **15%** percentage of this contract to section 3 business concerns and/or the hiring of Section 3 Residents. An example of an agency supporting workforce development through providing construction trade job training to Section 3 Residents is <http://www.greenspaceschattanooga.org/>.

Section 3 Participation is 10 points available of the 30 points available points in this category.

Cost: 35 points available

The completeness of the Pricing Sheets spreadsheet attachment and the reasonableness of prices quoted for services performed is critical to an acceptable bid. The bidder should quote cost per line item. The individual line items cover standard activity for specific category tasks along with additional items that may be related to a task or activity.

The completeness of all proposal elements is critical. The proposals should include all required attachments, forms, and backup documentation necessary to provide an accurate snapshot of your company and ability to exceed the requirements of the proposal at a reasonable cost.

BID/PROPOSAL FORMAT

The proposal itself should be organized and presented in the following format and informational sequence:

The Bid Cover Page, must be completed and signed by the owner or other party authorized to execute contracts. Unsigned proposals will be rejected.

Scope of Work Summary (Attachment A)

Prefacing the Proposal, the Proposer shall provide a Work Summary of three (3) pages or less, which gives in brief, concise terms, a summation, and written narrative of the Proposal. The summary shall include a brief statement of intent to perform the services, qualification for selection, and signature of an authorized officer of the firm who has legal authority in such transactions. In addition, the Proposer's Summary shall expressly state that, should the enclosed proposal be accepted, the Proposer agrees to enter into a contract under the terms and conditions as prescribed by this Request for Proposal. Any and all exceptions to the RFP must be listed on an item-by-item basis and cross-referenced within the Summary. If there are no exceptions, the Proposer must expressly state that no exceptions are taken.

Bid Pricing Sheet (Attachment B)

Attachment B of this RFP contains an excel spreadsheet itemizing most common home repair items and services to be performed. Attachment B has separate tabs for each category of work to be performed. The bidder shall submit one (1) USB flash drive with the Excel Attachment (See Exhibit B), completed in Excel along with all Proposal documents. A hard copy of all proposal documents shall be submitted in a sealed package. Proposer's name and address should be marked on the outside of the envelope.

Past Performance and Technical Qualifications (Attachment C)

Complete and attach the applicable form. Attach any supporting documents referenced on the form (licenses, certifications, resumes of key staff, etc.)

Financial References (Attachment D)

Complete and attach the applicable form.

Contractor Technical Qualifications Questionnaire (Attachment E)

Complete and attach the applicable form, regarding bidder's qualifications with Lead-based Paint Hazards and related expertise. PLEASE NOTE: The City of Chattanooga Lead Hazard Control Grant program will

provide or reimburse for professional Lead- Based Paint Hazard training and individual certifications for qualified contractors (as long as training funds are available) selected under this RFP, who desire to obtain this certification for themselves and their workers. Bidders should attend the pre-proposal conference for more information on this issue.

Qualifications and Reference Sheet (Attachment F)

Complete and attach the applicable form.

SCOPE OF CONTRACTOR'S SERVICES

TERM OF CONTRACT

This Contract shall commence as of the Effective Date and shall automatically expire upon the earlier of the expenditure of available grant funds or one (1) year from the Effective Date (the "Expiration Date"), if not terminated sooner or extended as described below. No Work Request or Job Order shall be issued after the Expiration Date. However, for any Job Order with Work still in progress, the Contractor's obligation to cure or remedy defective Work, and Contractor's warranty and indemnification obligations, shall survive the Expiration Date or earlier termination of this Contract.

This Contract shall be renewable at the City's option, and upon Contractor's written acceptance, for two (2) additional one-year terms. If City exercises its option to renew, it will do so by providing written notice to Contractor at least 10 calendar days prior to the Expiration Date. If City exercises a renewal option, the additional term shall be deemed to include this option provision as well as all other terms, conditions and price structures of this Contract unless specifically changed or modified in writing executed by the Parties.

CONTRACTOR ACKNOWLEDGES AND AGREES THAT THERE IS NO GUARANTEE THAT A SPECIFIC DOLLAR AMOUNT WILL BE SPENT UNDER THIS CONTRACT.

INSURANCE REQUIREMENT

Contractor shall not commence Work until:

All insurance coverage described in the Standard Terms and Conditions and proof of such coverage has been has obtained, with documentation proof received and approved by City.

Proof of \$1,000,000.00 Pollution Control Insurance has been received and approved by the City

Contractor provides evidence of the same insurance coverage for any subcontractors employed within the scope of this Contract.

LOCAL OFFICE REQUIREMENT

The contractor shall maintain a local office for the duration of this contract. An example of affordable, local shared office space is available at the Edney Innovation Center, <http://theedney.com/> located at 1100 Market Street, Chattanooga.

TIME OF COMPLETION, DELAYS, AND EXTENSION OF TIME

The City shall provide the Contractor with a written Notice to proceed for each Job Order which states a

date for commencement and a date for completion of the Work. Contractor shall complete the Work within the number of calendar days specified in the Job Order. Approved change orders may extend the completion date; however a change order will be rare and will be issued only to rectify a more than reasonable unforeseen condition. The time for completion of the Work is an essential element of this Contract and also the federal Grant award. Failure of the Contractor to complete projects timely could result in termination of City program funding. Contractor acknowledges that failure to complete the Work within the stated number of calendar days in the individual job order may result in suspension or termination of this Contract. Delays in project completion beyond the specified completion time and not addressed by a change order will incur liquidated damages at the rate of \$100 per day.

Contractor may be granted an extension of time because of change orders, or because of unforeseeable conditions that are deemed by City in its sole discretion as being beyond Contractor's control and which constitute a justifiable delay. Requests for extensions of time must be made in writing (electronic email is acceptable, phone text is not) no later than 2 calendar days after the occurrence of the delay. Any additional time allowed shall be at no cost to City through a change order request. Any additional expenses incurred because of Contractor error as deemed by City in its sole discretion, including but not limited to, additional occupant relocation expenses and clearance sampling analysis, will be paid by Contractor.

The "Job Order" is a firm fixed price governing agreement for the specific work to be performed at a particular unit address. The Job Order will discuss the actual specification of work for the individual project completion, will provide for a timeline of project completion and clearance, and will provide the plan for occupant and worker protection, along with any other directions to the contractor specific to the particular projects. The Job Order is based on the Bid Price Worksheet, and is a binding agreement under the blanket contract to perform and complete work in a particular unit on time, with quality workmanship, at/under budget, with successful LBP clearance, and with adherence to all rules, regulations, and guidelines governing grant activities. The Job Order will contain an itemized list of the Work which contains sufficient detail to determine quantities and quality, and the time for performance. It includes any specifications and drawings required by City together with any change orders approved by City and Contractor. Work on a Housing Unit will be authorized by an individual Job Order on an as-needed basis. Each Job Order will contain a "Notice to Proceed" statement, date, and signature of the Grant Program Manager. See sample Job Order and forms for project inspection in **Attachment G**.

PAYMENT FOR SERVICES

The City shall pay Contractor for each Job Order based on the prices in **Attachment B** upon City's acceptance of the completed Work and submission by Contractor of a detailed invoice. Deductions to the payment amount may occur due to 1) a \$100 per day fine for an un-approved delay in project completion and 2) a \$200 cost of a failed clearance examination due to contractor error. Due to the lower clearance limits required by the grant program, the contractor can have up to four (4) failed clearances without penalty.

The City shall have the unconditional right to withdraw a Job Order at any time before the actual start date. If a Job Order is withdrawn, Contractor shall not be entitled to any compensation or reimbursement of any costs incurred by the Contractor for the withdrawn Job Order so long as the work has not begun at the particular Work site.

For a Job Order to become effective, it must (1) be signed by City and Contractor, (2) be for a fixed price, lump sum for the Work, (3) be based on the prices in **Attachment B**, and (4) include a Notice to Proceed. City shall pay Contractor within 30 days of acceptance of Work and receipt of invoice. No work shall be conducted under this Contract that is not authorized by City in writing.

LIENS

Contractor shall not place a lien on the Housing Unit and will only look to the City for payment of Work. Placement of a lien on a Housing Unit by Contractor or any subcontractor will be grounds for termination of this Contract for cause.

PERMITS AND INSPECTIONS

Contractor shall apply for all Building Permits and for any other permits required by a Job Order. Separate Building Permits shall be required for each Housing Unit. Contractor shall be responsible for scheduling all City inspections.

Work must pass final inspection (and LBP clearance inspection/testing) by both inspectors for Building Permits and the City Lead Hazard Control Grant for compliance with all Contract and federal requirements for the Work.

CITY INSPECTION AND ACCEPTANCE OF WORK

Inspection and acceptance of any Work shall be as stated in a Job Order in accordance with the Contract Documents. Work must pass visual inspection and/or any applicable Lead Hazard Control clearance test as required by federal and state laws and be approved by inspectors from both the Department for Building Permits and the City's Lead Hazard Control Grant for all Contract and federal and state law requirements.

The worksite shall be contained to prevent safety, health or environmental hazards;

City reserves the right to perform inspections of the Work at any time - and any inspections performed by City or by others on behalf of City shall be for City's sole benefit. The presence or absence of a City inspector does not relieve Contractor from any Contract requirement, and no inspector is authorized to change any term or condition of the Job Order or of the Contract Documents without the City Lead Hazard Control Grant written authorization. Quality control for the Work is the responsibility of Contractor. Contractor shall, without charge, replace or correct Work found by City not to conform to the Job Order or Contract requirements unless City consents to accept the Work with an appropriate adjustment in the Job Order price.

WARRANTY OF CONSTRUCTION AND MATERIALS

Contractor shall warrant that Work conforms to the Job Order and is free of any defect in material, design furnished, or workmanship performed by the Contractor or any of its design professionals, subcontractors, or suppliers at any tier. Contractor warrants that all labor and materials are of the type and grades specified in the RFP and that labor has been performed in a standard manner. All Work shall be warranted for a minimum of 1 year from the date of final acceptance of the Work. All repairs or replacement shall be at no cost or charge to City or the Owner or occupant, whether or not the materials are guaranteed by the manufacturer or supplier. The warranty shall not be construed to limit or in any way modify any warranties or guarantees placed upon any materials, fixtures, or devices by their manufacturers, or any components for which a longer period of warranty is required in this Contract. Copies of warranties and operating instructions covering materials furnished under this Contract, together with any documentation required for validation shall be provided to the Owner.

REPAIR OF DAMAGE AND DEBRIS REMOVAL

Contractor is responsible for repairing any damage to utility lines that may occur during the course of performing its duties under this Contract. Contractor shall repair and/or replace damaged sod, shrubbery, sidewalks, driveways, etc. that are damaged during its performance of this Contract. Sod and shrubbery must be replaced with the same type that was damaged.

Under no circumstances shall the Contractor leave any type of construction or trash debris (boxes, plastic sheeting, paint cans, nails, shingles, etc.) on the property on which the Housing Unit is located. Contractor is responsible for properly disposing of all lead hazard control project related items.

WATER INTRUSION REDUCTION

Care will be taken in the development of the specifications provided on the "job order" for the specific unit to consider the prevention of water intrusion through channeling rain water away from the home as quickly as possible. Every specification that includes gutter and/or siding repair, foundation repair, and soil remediation will require the contractor to ensure guttering is repaired and/or installed in such a manner as to successfully direct water away from the home. Any siding or foundation repair should either include very minor repair to seal cracks and leaks with evidence of water, or to bring larger issues to the attention of the project manager if there is not a specification for repair. Any soil remediation shall require grading to direct water away from the home. This will be included in the quality review inspections required for payment. Examples of the Quality Review Checklists are included in Attachment G.

MORE RESTRICTIVE HUD RESTRICTIONS FOR POST-ABATEMENT CLEARANCE TESTING

Contractor will be required to adhere to a more restrictive clearance testing. The lead in dust values that indicate the maximum amount of lead permitted in dust on a surface following completion of an abatement activity are lower for projects completed through this program than the standard EPA regulatory requirement. Clearance sampling shall follow an acceptable visual inspection and will be conducted by employing single-surface sampling. Exterior Porch Floors have been added to the clearance dust testing for this program. An acceptable clearance testing report will provide evidence of lead in dust levels at less than the amounts listed below.

Dust-lead clearance levels:

OLHCHH Dust-Lead Clearance Levels for LHC grants (µg/sf)

Floors < 10 µg/sf Window Sills < 100 µg/sf Window Troughs < 100 µg/sf Porch Floors < 40 µg/sf

SUPERVISION

Contractor shall, during all periods of Contract performance, provide competent supervision of Contractor's employees and subcontractors by a state certified Lead-Based Paint Certified Supervisor to assure complete and satisfactory fulfillment of the Work and the terms of this Contract. Failure to provide competent supervision, as determined the City, shall be an event of default under this Contract.

A Lead Supervisor must be present on the job site at all times. An exception will be allowed only if the Lead Supervisor leaves for no more than 2 hours a day and the absence are directly related to the lead hazard work being performed on the job site and the Lead Supervisor is immediately available during all Work activities. If the Lead Supervisor of record is required to be absent from the job site for more than 2 hours in a work day, the Contractor shall provide a certified Lead Supervisor to be present. The City

must be notified of the absence and change of personnel prior to exceeding the time limit. The change must be noted in the onsite personnel log.

SAFETY

Contractor shall be thoroughly familiar with all prevailing safety measures pertinent to its operations. This shall include, but not be limited to EPA regulations, and Occupational Safety and Health Administration (OSHA) regulations. In addition, Contractor shall be wholly responsible for instructing its employees and subcontractors in these safety measures and seeing that they are in full compliance. Contractor shall comply with all job-site signage and containment regulations.

HAZARDS

Contractor shall comply with all applicable regulations, codes, and guidelines regardless of inclusion in this RFP document. The Contractor shall not permit the placement or use of equipment or materials in such manner as to block traffic lanes or to create safety hazards, either onsite or in areas adjacent to the site. Contractor Personnel shall provide appropriate warning signs, devices, and barriers, when necessary and cooperate in the fullest in allowing through passage of other vehicles and personnel, even to the point of interrupting the Work, if necessary. Containment shall be strictly enforced, most projects will be in areas where public sidewalk access and vertical containment between adjacent housing will be necessary.

DEFECTIVE WORK AND DAMAGES

Contractor shall be wholly responsible for and shall promptly correct or restore all defective work or damages to any Housing Unit caused by its activities at no cost to the City or occupant. Restoration and correction shall be to City's complete satisfaction in its sole discretion. This shall apply to any part of a Housing Unit, its appurtenances, the adjacent yard, or grounds, or any other tangible damage incurred in the performance of the Contract. Failure by Contractor to proceed promptly with corrective actions shall be cause for termination of this Contract with amount(s) necessary to correct defective Work and/or damage being withheld from payments due or to become due to the Contract.

SECTION 3 AND OTHER REPORTING

Registry as a Section 3 business is desired. Information on contract compliance with the contract Section 3 requirement shall be submitted at each year end, by December 31. The contractor shall provide information needed for completion of The Form HUD-60002, Economic Opportunities for Low- and Very Low-Income Persons (Section 3). See website:

https://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/section3/section3/spears

The contractor shall also provide information needed for completion of the Race and Ethnic Data Reporting Form HUD-27061. The Race and Ethnic Data Reporting Form annually by December 31.

RELATIONSHIP OF PARTIES

Contractor shall perform all work and services hereunder as an independent contractor, and not as an officer, agent, servant, or employee of City. Contractor shall have exclusive control of, and the exclusive right to control the details of the work and services performed hereunder, and all persons performing same, and shall be solely responsible for the acts and omissions of its officers, agents, employees and subcontractors. Nothing herein shall be construed as creating a partnership or joint venture between City and Contractor, its officers, agents, employees and subcontractors, and the doctrine of respondent

superior has no application as between City and Contractor.

NO THIRD PARTY BENEFICIARIES

This Contract shall inure only to the benefit of City and Contractor and third persons not privy hereto shall not, in any form or manner, be considered a third party beneficiary of this Contract. Each Party shall be solely responsible for the fulfillment of its own contracts or commitments.

CONTRACTOR AND SUBCONTRACTOR QUALIFICATIONS

Contractor certifies that both Contractor and any subcontractors are licensed, certified, and trained to perform the Work. Contractor shall provide proof of all applicable licenses and certificates for itself and for any subcontractors. Contractor and any subcontractors may not be debarred or suspended from performing work by any local, state or federal agency. If Contractor or any subcontractors have been debarred, suspended or are not properly licensed or certified, this Contract shall automatically terminate. All necessary licenses and certificates shall be maintained throughout the Contract term. The City shall have no responsibility or liability to determine the legitimacy, quality, ability, or good standing of any subcontractor.

All Work must be performed using lead-based paint abatement protocols; lead safe work practices, and with appropriately trained and certified staff, as defined by the State of Tennessee, HUD and EPA under the Lead-safe Housing Rule and the EPA Renovation and Repair Rule.

SECURITY AND IDENTIFICATION

A complete list of the Contractor's Personnel and any Sub-Contractor assigned to project activity under this contract, including copies of photo identification badge and driver's license will be provided to City. The same information shall be provided prior to the assignment of a new employee. The City shall be provided a log of personnel conducting work activity at the particular job, along with other final project documents before an invoice will be paid.

Contractor shall issue photo identification badges to Contractor and Sub-Contractor Personnel identifying the workers. The photo identification badge shall be either worn or present with the individual worker at all times during the performance of Work under this contract and must be shown if requested. In addition, Contractor Personnel shall wear shirts or uniforms which identify their employer, preferably with the worker name included.

INTOXICANTS AND ILLEGAL DRUGS

The use of any kind of intoxicants or illegal drugs by Contractor or Sub-Contractor Personnel while performing Work or Contractor Personnel bringing intoxicants or illegal drugs onto the Work site shall constitute grounds for termination of this Contract for cause by City.

BACKGROUND INVESTIGATIONS

Contractor shall perform a criminal background check on all Contractor and Sub-Contractor Personnel prior to them entering a Housing Unit or performing any Work. Contractor shall ensure that no Contractor Personnel with criminal convictions, felonies, or pending criminal hearings will be assigned to perform Work under this Contract. If requested, Contractor shall provide copies of background checks on Contractor Personnel.

DRUG SCREENING

Contractor shall perform drug screenings of all Contractor and Sub-Contractor Personnel and if requested, shall provide certification that all Contractor Personnel are drug free prior to their assignment. Additional drug screening may be requested by City and Contractor, at Contractor's cost shall have such testing performed.

CONFLICT OF INTEREST

Relationships between the Contractor, their employees and sub-contractors, the City Lead Hazard Control Grant administrators and staff, and the owners/occupants of the particular unit listed in the Job Order must be disclosed. All work shall be conducted by independent contractors with no conflict of interest with both the City Lead Hazard Control Grant administrators and staff or those receiving benefit through grant funds. Any relationship between the parties shall be disclosed, including, but not limited to, any business or family member relationship. "Family member" is defined as a spouse, parent, child, sibling, uncle, aunt, niece, nephew, in-laws, first cousins, stepparents, stepchildren, step siblings, half-brothers and half-sisters or any other person who may have any family relationship with any of the parties and/or spouse of any nature or degree. The purpose of this provision is to prohibit conflict of interests or even the appearance of a conflict of interest or favoritism. Disclosure will not result in penalty, regardless, the conflict will be reviewed by Grant or City administrators and either deemed to not be a conflict, or the conflict of interest will be removed.

SUSPENSION AND TERMINATION

Suspension

City may immediately terminate or suspend the Contract for 30 days and no new Job Orders will be assigned if the following occur 3 or more times:

- Contractor fails to provide adequate supervision at the Housing Unit.
- Contractor fails to obtain appropriate permits and inspections.
- Contractor fails to meet all safety requirements or comply with regulatory requirements.
- Contractor fails to correct deficient work within 5 days as required in Article 2.
- Contractor fails to comply with any term of the Contract Documents.

City shall provide Contractor written notice of each occurrence in which Contractor has failed to comply with the terms of this Contract. After Contractor has been sent 3 written notices, City may send a notice of 30-day suspension or immediate termination of this Contract to the Contractor.

Termination for Convenience

City may terminate this Contract without cause with 30 days written notice to Contractor. Termination of this Contract and receipt of payment for services rendered up to the date of notice of termination are Contractor's only remedies for the City's termination for convenience. Contractor waives any claim (other than its claim for payment for services rendered up to the date of notice) it may have now or in the future for financial losses or other damages resulting from the City's termination for convenience.

Termination for Cause

City may terminate this Contract for cause for Contractor's default, failure, or inability to perform, failure to comply with any of the terms herein, or for other good cause including substandard work. Substandard work shall be defined as material or workmanship that deviates from or falls short of contract specified

materials, guidelines, regulations and codes, or construction standards and practices.

Contractor shall be given written notice specifying the portions of the Contract in which Contractor is in default and will be given 15 days to cure the default. The notice of default shall also state the effective date of termination if the default is not cured.

If Contractor has not cured the default by the date specified, then City shall terminate the Contract on the date of termination. Contractor shall stop work on the date of termination. Contractor shall not receive any compensation for any Work performed after the date of termination.

Termination does not terminate any provisions of this Contract that have been expressly noted as surviving the Contract's term or termination. Termination shall not affect or terminate any of City's existing rights against Contractor or which may thereafter accrue because of Contractor's default.

Unless otherwise specified elsewhere in this Contract, the rights and remedies contained herein are not exclusive, but are cumulative of all rights and remedies which exist now or in the future.

WAIVER

No waiver by either Party of any default or breach of any term, covenant, or condition of this Contract shall operate as a waiver of any future breach or other default, whether of a like or different character or nature.

WRITTEN AGREEMENT ENTIRE CONTRACT

This written instrument and the Attachments and Exhibits attached hereto, which are incorporated by reference and made a part of this Contract for all purposes, constitutes the entire agreement by the Parties concerning the work and services to be performed under this Contract. Any prior or contemporaneous oral or written agreement which purports to vary the terms of this Contract shall be void. Any amendments to the terms of this Contract must be in writing and must be executed by each Party to this Contractor.

GENERAL PRODUCT AND STANDARD

WORK SPECIFICATIONS FOR

***LEAD SAFE
AND
HEALTHY HOMES***

CITY OF CHATTANOOGA

OFFICE OF ECONOMIC

AND COMMUNITY DEVELOPMENT

2018-2021



INTRODUCTION

Unless otherwise stipulated, the General Specifications contained herein shall be considered the Minimum Acceptable Performance Standards for work financed through the HUD Office of Lead Hazard Control and Healthy Homes funded Chattanooga Lead Safe and Healthy Homes Grant (CLSAHH). Materials or workmanship of a lesser grade or standard shall not be accepted unless approval is obtained from the CLSAHH Project Manager. Reference in these specifications to any article, device, product, material, or fixture by name, make, or catalog number shall be interpreted as establishing a standard of quality and shall not be construed to eliminate the use of the competitive products equal in quality.

All bids should incorporate products meeting these minimum standards into their bid pricing. Any deviations proposed from the General Specifications should be discussed with Lead Safe and Healthy Home Staff in advance of Job Order pricing and clearly identified for signature approval prior to authorization to proceed with project activity. Any material/equipment or manner of workmanship not in accord with the General Specifications shall be reason for bid/project rejection or the withholding of a requested payment until the deviation has been remedied or resolved.

Note: In addition to the provisions of the General Specifications all work, as applicable, shall satisfy the requirements of the Building, Electrical, Plumbing, Mechanical, and Housing Codes as well as minimum Housing Quality Standards.

ROLES OF PERSONNEL DISCUSSED IN THIS DOCUMENT The Project Manager is the City of Chattanooga staff member assigned to oversee a particular project at a specific unit address. The Project Manager shall perform as an agent for the Lead Hazard Control Grant and shall make decisions that impact project specifications and payment to the contractor. The Project Manager shall lend technical assistance and monitor project administration with the goal of providing oversight of lead hazard control regulatory compliance, occupant protection, quality, and promoting timely job completion in accordance with the Job Order documents and General Conditions and Specifications. Oversight by the Project Manager does not relieve the Contractor of responsibility for compliance with regulatory, code, quality, and job order requirements and specifications.

The Property Owner is the legal owner of the real property receiving lead based paint hazard control assistance from Chattanooga Lead Safe and Healthy Homes funds. The property owner is not part of the agreement between CLSAHH and the lead based paint hazard control Contractor. The property owner contracts separately with CLSAHH and cannot dictate or revise any Job Order activity or specifications; however, the property owner must acknowledge, through signature, final acceptance of the work performed. The property owner shall in all cases be treated with respect and consideration. Any property owner concerns should be directed or reported to the Project Manager.

The Contractor is the lead based paint hazard control firm certified by the State of Tennessee Department of Environment and Conservation Lead Based Paint Division who is performing the project under an executed Contract and Job Order with CLSAHH. The Contractor shall have active and proper State and Local licensures, and perform all work described in the Job Order documents. The Contractor shall perform as the construction manager and has sole responsibility for the completion of activity on time, at or under budget, and in compliance with regulations and codes. The Contractor shall maintain continuous contact with the Project Manager regarding the project status and any problems that arise during the project duration.

The Job Order defines the work to be done at the individual unit, and contains the scope of work to be executed with the price of committed funds through CLSAHH. The Blanket Contract documents and this Standard Specifications is incorporated into the Job Order requirements. No additional funds can be committed unless a change order has been approved and signed by grant administrators.

Contents

| | |
|-----------------------------------|----|
| 00 LEAD-BASED PAINT | 4 |
| 10 LUMBER | 9 |
| 20 TREATED LUMBER | 10 |
| 100 ROOFING | 10 |
| 200 SIDING | 11 |
| 300 WINDOWS | 12 |
| 400 DOORS | 15 |
| 500 CARPENTRY (INTERIOR/EXTERIOR) | 17 |
| 600 PAINTING (INTERIOR/EXTERIOR) | 19 |
| 700 FLOORING | 19 |
| 900 HVAC | 21 |
| 1000 PLUMBING | 21 |
| 1100 ELECTRICAL | 24 |
| 1200 MASONRY | 26 |
| 1300 MISCELLANEOUS | 27 |

00 LEAD-BASED PAINT

All lead hazard remediation services for the City of Chattanooga Lead Hazard Control Grant Program shall be completed by TDEC certified Lead-Based Paint Abatement professionals. Services will include but not be limited to: lead-safe work practices, abatement, enclosure and encapsulation, scraping/ prepping and painting interiors and exteriors, replacement or installation of exterior siding, replacement/installation of windows or window-frames, and of interior/exterior doors and doorframes, and any associated general carpentry/construction work necessary to effectuate quality services and meet HUD compliance requirements.

Additional general information about the rules, regulations, and guidelines governing the lead remediation activity is available through these websites:

Rules of Department of Environment and Conservation Division of Solid Waste Management Chapter 1200-1-18 Lead-Based Paint Abatement

<http://publications.tnsosfiles.com/rules/1200/1200-01/1200-01-18.pdf>

Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition)

https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines

EPA Renovation, Repair and Painting Program

<https://www.epa.gov/lead/renovation-repair-and-painting-program>

OSHA Lead in Construction Standard

<https://www.osha.gov/Publications/osha3142.pdf>

All remediation, healthy home, and repair service is under the City of Chattanooga building code as listed on the City Of Chattanooga website: <http://www.chattanooga.gov/economic-community-development/land-development-office/adopted-codes>

International Building Code, 2012 edition;
International Residential Code, 2012 edition;
National Electrical Code, 2011 edition;
International Fire Code, 2012 edition;
International Mechanical Code, 2012 edition;
International Plumbing Code, 2012 edition;
International Energy Conservation Code, 2009 edition;

Paint Products:

All paint products shall be from a nationally recognized company, be lead-free and of first-quality. Behr, Sherwin-Williams, Benjamin Moore, PPG, and Valspar are examples of acceptable paint products.

Lead Barrier Compound, Child Guard Compound or a similar product shall be used where specified in the Job Order specifications. More information can be found at: <http://www.fiberlock.com/lead/5801.html>

Contractor Responsibilities:

The lead-based paint hazard control and associated repairs shall be accomplished without undue delay and with minimum inconvenience to the owner. The Contractor is solely responsible for required licenses, certifications, and permits. All

Work shall be performed in accordance with the TDEC Lead Hazard Program, the 2012 HUD Guidelines, the Lead-Safe Housing Rule, EPA Lead in Paint regulations, OSHA Lead in Construction Standards, and any other applicable regulations regarding performance of the activities listed above with the use of the specified funds. At the completion of the designated work, the Contractor shall clean for clearance examination, leaving no trash or debris. The project will not be deemed complete until clearance exam results are accepted.

Required Documents:

The Contractor shall provide copies to the City before payment of

- 1) the State Notification of Lead-Based Paint Activity form with proof of submittal
- 2) the Occupant Protection Plan
- 3) the completed Abatement Report with proof of submittal
- 4) the log of all personnel/workers who conducted work at the particular unit.
- 5) the project specific Worker Protection Plan

Documents required to be onsite during the Lead Hazard Control Activity are:

- 1) the State Notification of Lead-Based Paint Activity form with proof of submittal
- 2) the Occupant Protection Plan
- 3) the Inspection/Risk Assessment document
- 4) the Project Specifications
- 5) the Project Specific Worker Protection Plan
- 6) Current proof of TDEC certification for all workers at the site
- 7) a Personnel Log for all workers at the project. (An example log is provided)

Supervision:

A Lead Supervisor must be present on the job site at all times. An exception will be allowed only if the Lead Supervisor leaves for no more than 2 hours a day and the absence are directly related to the lead hazard work being performed on the job site and the Lead Supervisor is immediately available during all Work activities. If the Lead Supervisor of record is required to be absent from the job site for more than 2 hours in a work day, the Contractor shall provide a certified Lead Supervisor to be present. The City must be notified of the absence and change of personnel by email or text prior to exceeding the time limit. The change must be noted in the onsite personnel log.

Security and Identification:

A complete list of the Contractor's Personnel and any Sub-Contractor assigned to project activity under this contract, including copies of photo identification badge and driver's license will be provided to City. The same information shall be provided prior to the assignment of a new employee. The City shall be provided a log of personnel conducting work activity at the particular job, along with other final project documents before an invoice will be paid.

Contractor shall issue photo identification badges to Contractor and Sub-Contractor Personnel identifying the workers. The photo identification badge shall be either worn or present with the individual worker at all times during the performance of Work under this contract and must be shown if requested. In addition, Contractor Personnel shall wear shirts or uniforms which identify their employer, preferably with the worker name included.

Project Inspections:

The project may be inspected several times. The contractor shall contact the Project Manager when initial containment is complete. Depending upon the duration of the project, the Project Manager may conduct an interim inspection (Example form is included in the appendix). Containment, occupant protection, review of onsite documents, quality of products

and work, adherence to Job Order specifications, and worker identification and protection will be reviewed and documented through a written checklist and photos. The contractor shall have paint cans and product labels on site for photograph documentation of actual products used. Clearance exam shall be scheduled for most projects at time of interim inspection. The worksite shall be contained to prevent safety, health, or environmental hazards, both to those working or living on the property and to the neighboring properties and neighborhood in general. The presence or absence of a City inspector does not relieve Contractor from any Contract requirement, and no inspector is authorized to change any term or condition of the Job Order or of the Contract without written authorization from the Project Manager. Regulatory inspections or inquiry should be immediately reported to the Project Manager.

Coordination with Occupants:

Some projects may require that the occupants be temporarily relocated during the conduct of the work. Expenses incurred by the occupants are not part of this specification. However, the move out date and the duration of the relocation are very much within the control of the Contractor and explicit coordination is required. Delays in project completion beyond the specified completion time and not addressed by a change order will incur liquidated damages at the rate of \$100 per day. The Contractor shall discuss with the occupants the amount of material (furnishings, personal possessions, household appliances, draperies/shades) that need to be stored out of the work zones. In most cases, occupants will move their own small items away from walls and the containment area. The Contractor shall take necessary precautions to protect all remaining personal property from harm during the term of the work if a storage pod is not included in the scope of work.

Delays and Extension of Time:

Requests for extensions of time must be made in writing (electronic email is acceptable, phone call or text is not) no later than 2 calendar days after the occurrence of the delay. Any additional time allowed shall be at no cost to City. Any additional expenses incurred because of Contractor error as deemed by City in its sole discretion, including but not limited to, additional occupant relocation expenses and clearance sampling analysis, will be paid by Contractor. Delays in project completion beyond the specified completion time and not addressed by a change order will incur liquidated damages at the rate of \$100 per day.

Lead-Based Project Start-Up

The contractor shall submit the required 15 day notification form to the state unless project expediting is being coordinated by the Project Manager. On day of startup, the Project Manager will usually meet the contractor at the project site. A meeting shall take place to discuss project scope, set-up, containment, location of materials storage area, worker clean-up area, dumpster or debris storage location, vehicle parking location, project safety and security and special needs of the property owner. The Project Manager shall review the State required onsite documents for correctness and check certifications for current status. The project specialist shall visit the site again after containment is in place and contractors are beginning work to document the project status. Enough photographs should be taken to clearly detail that all activity is conducted following the HUD LBP Evaluation and Control Guidelines 2012 Edition. The Project Manager should be continually informed of project process. If a project is carried over through a weekend, the contractor is responsible for securing the site, materials, and tools.

Contractor Responsibilities and Procedures – The 2012 HUD Guidelines shall be followed:

No children shall be present during any work activity. Contact the Project Manager immediately if children are at the site.

Signs must be posted pursuant to (OSHA 1926.62)

**DANGER
LEAD WORK AREA
MAY DAMAGE FERTILITY OR THE UNBORN CHILD
CAUSES DAMAGE TO THE CENTRAL NERVOUS SYSTEM
DO NOT EAT, DRINK OR SMOKE IN THIS AREA**

Preparation Before lead-hazard reduction begins, State of Tennessee notification requirements must be met by the Contractor. The EPA lead information “Renovate Right” pamphlet (September 2011 edition) shall be provided to the occupant.

Pre-cleaning Before starting activity, the abatement contractor is required to pre-clean surfaces that may be contaminated with lead dust. All occupants’ belongings that are not moved out of the work area should be covered with at least one layer of polyethylene sheeting. Worksite areas will be HEPA vacuumed, wet-washed (as applicable) and HEPA vacuumed again before the 6 mil poly sheeting is laid down. The contractor is responsible for protecting the personal possessions remaining in the dwelling.

Work area containment The contractor must contain the work area(s) to prevent lead contamination from escaping. Several types may be used; either a Zip-Lock type system or air lock (overlapping flaps of poly) over the entrance to a work area is preferable, in addition to critical barriers over heating vents, windows and other openings to the work area.

Worksite Preparation (Exterior)

- Containment and Barrier System-One layer of 6 mil plastic will be laid on ground extending 10 feet beyond the perimeter of working surfaces. Plastic will be attached to the building by using a continuous sealed edge barrier such as duct tape. All windows within 20 feet of the working surfaces will remain shut. Edges of plastic will be slightly raised to prevent runoff of contaminated waste. Wrapping plastic edge in a length of 2x4 lumber is effective in securing the barrier.
- Playground equipment, Toys, and Sandboxes-All moveable items will be removed to a 20 foot distance from working surfaces. All items that are not moved will be sealed with plastic sheeting.
- Security-Temporary fencing or barrier tape will be erected at a 20 foot perimeter around working surfaces. A locked (if available) dumpster shall be used for the disposal of all debris. Signs should be posted to not remove items from the dumpster due to the presence of lead hazards.
- Signs-Warning signs will be posted on the building and at a 20 foot-perimeter around the building.
- Weather-Work will not be conducted where wind speeds are in excess of 20 mph. Work will not continue if rainy conditions exist.
- Cleanup-Debris and plastic will not be left out overnight if work is not completed. All debris will remain in a secure area until project is complete.
- Porches-One lead-safe entryway must be made available to residents at all times. Doors leading into the home will not be treated simultaneously.

Worksite Preparation (Interior, not including windows)

- Containment and Barrier System-Two layers of 6 mil plastic will be laid on the entire floor and edges sealed with a solid barrier such as tape. All doors will be sealed to prevent contamination in adjacent rooms.
- Warning Signs-Warning signs will be posted at the exterior main entrance and other entryways.
- Ventilation System-Ventilation system will be shut off and all vents in room will be sealed with plastic.
- Furniture-Furniture will be sealed with a single layer of poly sheeting and left in the work area.

- Cleanup-All abated surfaces will be HEPA vacuumed, wet washed, and HEPA vacuumed. Pathways to work area shall also be cleaned using the cleaning cycle.
- Dust Sampling-Clearance sampling will be performed when work is completed.

Window Treatment Worksite Preparation

- Containment and Barrier System-One layer of 6 mil plastic sheeting on ground or floor extending 5 feet beyond perimeter of window being treated. Two layers of plastic taped to interior wall is working on window from outside. Area must be contained. All plastic on the exterior will be secured by an anchoring system. Two by fours will be used. All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
- Signs-Warning signs will be posted on the building and at a 20 foot perimeter around the building. A locked dumpster, covered truck, or locked room will be used to store debris before disposal. Debris must be secured to prevent removal and re-use of components containing lead paint hazards.
- Weather-Work will not be conducted if wind speeds are greater than 20 miles per hour. Work must stop and cleanup shall occur before rain begins. Work can continue on the interior if weather does not permit exterior work to continue.
- Playground equipment, Toys, and Sandboxes-All playground equipment, toys and/or sandboxes must be removed from the work area and adjacent areas. All items will be placed at 20 feet from the dwelling. Large, unmovable items will be sealed with taped plastic sheeting.
- Cleaning-As long as the containment is not breached, cleaning will be performed daily. No debris shall be left at property overnight that is not contained.

Upon the completion of lead hazard reduction activities, a certified LBP professional will conduct a clearance inspection. This inspection includes a visual assessment of the dwelling to ensure the LBP activities were completed as designed and conducting appropriate environmental sampling. Dust wipe and soil samples will be collected to ensure contamination levels are less than the HUD/EPA standards, indicating reduced risk for continued lead exposure.

Lead-Based Paint Clearance Inspection and Final Quality Report

Clearance shall be conducted under State of Tennessee regulation, HUD, and EPA guidelines. Scheduling shall be a minimum of 48 hours in advance of appointment. If interior dust is observed onsite within the containment area, clearance has failed and examiner must leave before sampling. Clearance can be rescheduled by agreement of the examiner, Project Manager and Contractor. If the home interior and exterior porches pass the visual inspection the clearance can collect dust samples for laboratory analysis. Clearance for the exterior of the home (except for dust samples taken on porch floors) is a visual assessment only. Clearance will fail if soil is not remediated correctly, or debris/paint chips are found in the work area. Re-sampling of dust will not be required for an exterior visual inspection failure if the sample results are below the threshold level. Contractor change order is not allowed due to failed clearance except in extenuating circumstances. The contractor will be allowed up to four (4) failed clearances without penalty due to the more restrictive requirements. If analyzed samples are above the program limit discussed below for dust, clearance has failed.

Clearance Sampling

- Should be performed no sooner than 1 hour after final cleanup;
- Sampling should be conducted in the individual dwelling unit;
- If selected components fail, that component must be re-cleaned and repeat sampling should be performed in areas that required cleaning.

MORE RESTRICTIVE HUD RESTRICTIONS FOR POST-ABATEMENT CLEARANCE TESTING

Contractor will be required to adhere to a more restrictive clearance testing. The lead in dust values that indicate the maximum amount of lead permitted in dust on a surface following completion of a remediation activity are lower for projects completed through this program than the standard EPA regulatory requirement. Clearance sampling shall follow an acceptable visual inspection and will be conducted by employing single-surface sampling. Exterior Porch Floors have

been added to the clearance dust testing for this program. An acceptable clearance testing report will provide evidence of lead in dust levels at less than the amounts listed below.

Dust-lead clearance levels:

OLHCHH Dust-Lead Clearance Levels for LHC grants (µg/sf)

Floors < 10 µg/sf Window Sills < 100 µg/sf Window Troughs < 100 µg/sf Porch Floors < 40 µg/sf

Re-cleaning and re-examination must occur if clearance sampling results are below threshold levels. Occupants should not reoccupy the property until clearance has been achieved. The contractor shall receive a copy of the clearance results and report within 5 days. The contractor shall send the final abatement report to the State within 5 days from date of clearance with a copy to the Chattanooga Lead Safe and Healthy Homes. An email submittal is acceptable. Payment to contractor will not be processed until a copy of the submitted report is received. Penalty to the contractor for not completing the project timely will be a \$100.00 per day deduction from the final invoice. Failed clearance will result in a \$200.00 penalty deduction from final invoice.

The project shall be inspected to determine if all items in the specifications have been completed successfully, craftsmanship is of a high standard, paint films are an appropriate thickness for full covering of the component, products used meet the specifications and property is left as good as or better condition than when contractors arrived (examples: no truck ruts in yard, no trash, debris or cigarette butts, no component not addressed by work damaged by contractor, removed storm windows replaced in original configuration, etc.) . Extensive photographing of the site shall be done for project documentation. When dust results and report from a successful clearance exam have been received, the project can be counted as completed.

10 LUMBER

All lumber must have approved grade stamp. Framing lumber throughout shall be new and of good quality, free as possible from knots, and to be of sizes shown and noted on plans and details, or as hereinafter specified. Use of any wreck out or second hand lumber is prohibited. Interior walls shall be constructed of No. 2 grade or better dimension lumber of approved dimension unless otherwise specified. All construction shall start with one sill of this dimension and two plates at the top on load bearing walls or partitions. Any splices shall fall midway on a stud. All studs shall be the same full dimensions as the sill and plate and shall be placed 16" O.C. All construction shall meet Building Code. Any variation in partitions or walls shall be spelled out under additional specifications. All walls are to be covered with ½" drywall, adequately nailed and screwed, trimmed for doors, floor molding, etc. and taped and sanded ready for paint unless different specifications are spelled out calling for variations in wall material or trim. Exterior walls shall be of No. 2 or better grade dimension or engineered lumber, with triple corner stud construction, double plate, and all headers shall meet City code. All basement beams shall be made up of laminated engineered or No. 2 grade or better dimension lumber. A standard beam will be three or more thickness through, and no splices except on post centers. Greater height or greater thickness may be required in additional specifications and to meet City code. Posts may be either fixed metal posts or metal screw jack nominal 6" x 6". Metal posts shall be above grade either by basic design or welding process, and shall have a support below a surface of not less than 24" square and 12" deep concrete, and any adjustment cemented in. Any milled dimension lumber post shall have a raised concrete base of 3" or more above floor level with a termite shield or a ¾" thick by 12" square steel plate resting on the cement basement floor of not less than 3½" depth. No post shall be more than City code maximums for center to center span, from any other post on one beam. Wood Joists to be 16" O.C. and Engineered or No. 2 or better Fir material. Span of joist and size of joist to meet local minimum requirements.

Posts:

Wooden, size 6" x 6" minimum on support beams. 4" x 4" stairwell support, or in designated area
Steel, size 3" x 6'6" to 7'9" two piece with 1¼" screw adjustment.

Steel, one piece, no adjustment, Lag bolt to wood beam or weld to steel beam. Pier blocks and termite shield - 14 GA galvanized steel to fit size of posts.

Cement footing - 8" deep x 16" wide, continuous for walls, post footings 12" thick x 24" x 24" minimum. Steel plate - $\frac{3}{8}$ " minimum thickness, 12" x 12"

20 TREATED LUMBER

Any porches, decks, fences, etc. that are constructed for an exterior application, should be built using ACQ (Amine Copper Quat/Alkaline copper quaternary) treated lumber. Lumber will be Southern Yellow Pine or White Pine of No. 2 grade. Other treated lumber will be acceptable with the appropriate retention rates and other lumber substrates of approved material.

100 ROOFING

Shingles shall be the GAF, Owens-Corning, or equal brand from a nationally recognized manufacturer. The property owner shall make color and style selections from a wide range of samples provided by the Contractor. The contractor shall provide a copy of the manufacturer's warranty to the property owner. The Contractor shall take all necessary precautions to protect the structure during the time the roof is off and/or being restored; any damage to walls, ceilings, flooring, furnishings, etc., while roof is off for repair shall be the responsibility of the Contractor.

101 ROOFING TEAR-OFF & REINSTALLATION

Remove the existing roof from the entire house (front and rear porches and dormers as necessary). Haul all debris from job site to an authorized dump. Install $\frac{3}{8}$ " new exterior plywood or OSB sheathing materials to go directly on the old sheathing or install $\frac{1}{2}$ " plywood or $\frac{5}{8}$ " OSB if replacing old sheathing with new material. Install new metal drip edge, ice dam barrier to code, and complete by installing 15# felt underlayment paper (other equivalent strength underlayment products are acceptable) on remainder of roof. Install drip edge on perimeter as applicable. Install 30 year, Class C label, 235 lb. or better, three tab self-seal down, mineral surface, asphalt shingles or architectural laminate, asphalt shingles. Install in accordance with the manufacturer's specifications. All flashing materials shall be included in the installation. Exposed, partly exposed, or applied flashing shall be 16-gauge aluminum or equal quality. Valleys may be flashed with 16 gauge aluminum, 90lb. felt, or laced. Galvanized roofing nails or staples must be of proper length to hold shingles securely. The color and style of the roofing material within cost limits shall be chosen by owner.

102 ROOFING LAY-OVER

Install a new asphalt shingle roof over the entire existing roof (front and rear porches, eyebrows, dormers, etc. unless otherwise specified). Install metal drip edge if missing. Install 30 year, Class C label, 235 lb. or better, three tab self-seal down, mineral surface, asphalt shingles or architectural laminate, asphalt shingles. Install in accordance with the manufacturer's specifications. Galvanized roofing nails or staples must be of proper length to hold shingles securely. NOTE: This does not authorize installation of a new roof over two roof coverings. Exposed, partly exposed, or applied flashing shall be 16-gauge aluminum. Valleys may be flashed with 16 gauge aluminum, 90lb. felt, or laced. The color and style of the roofing material within cost limits to be chosen by owner.

103 FLAT ROOFS

Remove existing rolled roofing and haul from job site to an authorized dump. Make repairs to the existing roof framing as required to provide adequate strength and a smooth surface. Install new 30# asphalt saturated felt according to the manufacturer's directions. Install metal drip edge and new 90# selvage or comparable material rolled roofing with an 18" lap, laps to be coated with tar. Option: Install a 60 mil rubber roofing material with vulcanized seams to industry standards and manufacturer's instructions with a beveled foam underlayment (as available/appropriate) to aid in water run-off.

104 ROOF VENTS

Install galvanized steel, PVC or aluminum roof louver vents or ridge vents. All vents to be installed with plastic cement and aluminum nails into prepared opening and cut with close tolerance to insure watertight fit. All work shall comply with all applicable codes.

Sq. Ft. Attic Floor Area = Sq. Ft. of Ventilation (Min.) 300

105 GUTTERS & DOWNSPOUTS

Install all new seamless gutters and downspouts using K-type, 5" width aluminum with factory-applied finish. Gutters will be .032 thickness. Downspouts will be 4" width, and .019 thickness unless otherwise specified. Gutters should have strap or fascia hangers spaced a maximum of 32" apart. All joints should be secured with pop-rivets or metal screws. Gutter joints should be sealed with gutter seal as recommended by the gutter manufacturer. Divert the water away from all foundation using appropriate gutter extensions. All downspouts shall be furnished with 20" long precast concrete splash blocks or 4" flexible PVC pipe installed below grade. Pipe shall be installed with proper pitch to drain the line. Owner shall choose color of gutter.

200 SIDING

Siding General Provisions. Siding thinner than .042 inch ('economy siding') shall not be acceptable. All siding shall be installed level, plumb, in a uniform manner and to the manufacturer's printed instructions. Caulk joints between siding or coil stock and all window and door trim shall be made with a Urethane Acrylic Sealant such as Siroflex DUO-SIL, or equal; application of caulking shall be to the manufacturer's printed instructions. All types of siding shall be fastened securely to existing walls. In cases where the existing substrate has deteriorated or is missing, contact Project Manager for inspection when/while deteriorated substrate is exposed. When walls bow or are out of plumb, necessary furring strips shall be installed to make the wall level and plumb. Siding shall be installed so that a minimum number of butt joints shall be used to a run of siding, butt joints shall be staggered to create a pleasing appearance at completion; left over short pieces used in open runs shall not be acceptable. All nails used in exposed locations on siding or trim shall be galvanized. Installation of siding shall be over a breathable moisture barrier. Installations over existing siding shall have a layer of 1/4" Polystyrene, fanfold, R-I underlayment board such as Owens-Corning PROPINK, or equal, applied as an underlayment for the siding. The use of foam board between existing substrate and new siding shall be mandatory except on brick or masonry walls.

201 SIDING

Install vinyl siding, minimum 42-mil thickness or equivalent, over existing siding per manufacturers' recommendations. Cover house proper, front porch, and rear extension. Cover from top of foundation to roof overhang on all exterior walls. Install underlayment insulation. Use J channel around all outside openings. Color to be chosen by owner.

202 SOFFIT & FASCIA

Cover all soffit, using all vented paneling unless existing conditions dictate a different approach. Variation should be approved by the Project Manager. Cover all fascia, rake, and trim with .019 coil stock aluminum, or use pre-formed fascia panels. Remove existing vinyl or aluminum soffit prior to installation of all vented panels. Include insulation baffles at rafters to avoid vents from being clogged with attic insulation. If rafters have solid blocking between, and/or wood soffit is present, drill two 1 1/2" vent holes in each space between rafter tails before wrapping. Place corner trim at all exterior corners that matches all aspects of the siding.

203 EXTERIOR TRIM

Cap/wrap all windows, door casings, brick molds, sills, and drip caps with .019 coil stock. Caulk all joints. Remove aluminum combinations (etc.), and cap all inside sills; re-install combinations. Place corner trim at all exterior corners that match the siding in all aspects.

204 GABLE VENTS

Install appropriately sized vents on all gables of the house.

205 DOOR CANOPY/HOOD

Install a standard aluminum door hood with a solid top, and ventilated sides. Door hood shall have crowned panels and flanges, seams with three thicknesses, beveled edges, and finished with permanent enamel. Color to be chosen by the owner. Hood should have a 28" drop, 48" width, and 36" projection, unless otherwise specified on the bid sheets.

206 REPAIR WOOD/MASONITE SIDING.

Remove missing, deteriorated, and split siding. Install new siding to match existing. See that proper side faces outward. Caulk all joints and end butts. Siding at joints shall be shimmed to correct variations of thickness between old and new mills. Install any needed corner boards; match existing or use 1" x 3". Splits in new siding shall not be acceptable. Refer to the "Siding General Provisions" section above.

207 WOOD SIDING.

Install 5/8" thick plywood reverse board and batten siding. Use galvanized nails. Install any needed corner or trim boards; use 1" x 3". Refer to the "Siding General Provisions" section above.

300 WINDOWS

301 WINDOW REMOVAL

Remove existing window(s). Close opening with appropriate size studs, 16" on center. Install plywood sheathing, insulation and exterior building paper or house wrap and finish interior and exterior to match existing.

302 WINDOW WELLS

Window wells shall be made of galvanized steel or rust proof metal and be a minimum 20 gauge. Wells to be of sufficient height and securely anchored to the foundation and caulked to prevent water entry and to insure proper protection against earth wash. Base shall be a minimum of 4 inches of crushed rock or gravel to help promote drainage.

303 WINDOW REPLACEMENT

EGRESS NOTE: All windows installed must have a minimum 5.7 sq. Ft. of open-able area. Crank-out sash will have a 20" by 41" clear opening for egress. Double-hung window will have a 24" high by 20" wide minimum net clear opening for egress. Sill height will be 44" maximum from the floor.

Installation of any new window shall include all necessary trim, casing, and caulk; finish new wood as per existing woodwork. Caulk around the entire unit with a pliable, non-hardening urethane acrylic sealant; color shall match siding and/or trim (sealant shall be reasonable match, or sealant applied shall be paintable). All new windows must be Energy Star® labeled.

303a. Sash: Single sash unit constructed to replace an existing sash that has been damaged or inoperable. Include appropriate hardware. Match to existing glazing, window type, and window coating as necessary.

303b. Assembly: Install an Energy Star® labeled, replacement window sash assembly with 0.35 U- Factor rating or less into the existing window jamb. Sashes will be weather-stripped with appropriate weather stripping on all sides and eight pockets as necessary. Sashes will have an appropriate balance system, Low E glass, and R-value of at least 2.00, tilt-in latches and integral lift rails for opening. Double sash locks for units over 32" in width. Sash will move freely without binding. Install per manufacturer's warranty. All hardware shall be included.

303c. Pocket: Install an Energy Star® labeled, double-hung window unit with 0.35 U-Factor rating or less into an existing framed opening. Window sashes will be removable, have a spring balance system, tilt-in latches, and have a sash lock. Glazing will be insulated glass, ¾" thickness, Low E glass, and R-value of at least 2.00. Window unit will be installed plumb and square, and free of binds on the sash. Space between the rough opening and the jamb as well as the weight pockets will be completely filled with insulation. Provide a casing trim as needed for the inside and finish window interior to match the existing windows. Install per manufacturer's warranty. All hardware shall be included.

304 WINDOW TYPE

304a. Wood: Glazing will be ¾" thickness, Low E, argon fill, and R-value of at least 2.00. Paint the exterior and stain or paint the interior per owner preference. All new windows must be Energy Star® labeled.

304b. Wood with Clad Exterior: Glazing will be ¾" thickness, Low E, argon fill and R-value of at least 2.00 Wood sash will be fine-grained solid pine, clad with aluminum or vinyl on the outside. The interior shall be painted or stained per owner preference. All new windows must be Energy Star®

labeled.

304c. Vinyl: Sash will be 100% vinyl, .075 gauge with thermal fusion welded sash corners. Glazing will be insulated glass, ¾" thickness, Low E, argon fill and R-value of at least 1.92. Sash infiltration rate of no more than .09 cfm. All new windows must be Energy Star® labeled.

305 WINDOW SCREENS

305a. Repair: Remove torn screening and re-screen using appropriate size mesh. Screening shall be taunt and securely fastened to frame with metallic staples and/or screen beading.

305b. New Screen: Install an insert or full screen as specified. Insert shall NOT be collapsible unless specified. Screen shall be operable from interior with appropriate locking mechanism. Frame color to match opening.

306 COMBINATION STORMS (Not for use with Vinyl Windows)

Install self-storing, two track, TVA approved, aluminum combination storm windows with screens. Corners of main frame should be welded or screwed securely. Top sash rail will have continuous wind check. The storm window should have a mullion stabilizer (tie bar) across the middle. Windows shall have white or bronze finish; aluminum 'mill' finish shall not be acceptable. Install aluminum storm covers for non-operable windows. Install side sliding, aluminum combination basement storm windows with specifications as above.

307 BASEMENT WINDOWS

Replace any deteriorated wood frames with new treated wood and install separation membrane before capping. Wrap exterior casement trim in aluminum; wet scrape and paint to cover any exposed wood casement framing, interior and exterior plus any disturbed paint after window displacement; Install a slider, hopper or awning style window as indicated in the specifications. All new windows must be Energy Star® labeled.

308 GLASS PANE REPLACEMENT

Install new glass pane to broken windows located at basement, first, second floors, etc. Remove all existing glass. Scrape off all residue, including old caulking, putty, etc. as required for good adhesion of new putty. Linseed oil frames before re-puttying. Install new glass with metal points. New glazing should completely cover metal points and provide a weatherproof joint. Reinforce window sash with metal corner brackets (if needed) to prevent racking of sash or breakage of new glass.

309 WINDOW RE-GLAZING

Remove all dried, deteriorated, broken, and cracked sections of putty from windows. Sweep clean and back putty with glazing compound in strict adherence to manufacturer's instructions. Before glazing compound is applied, area shall be primed, and all glazing points secure. Windows to be re-puttied prior to painting exterior final coat.

310 SASH CORDS

Open window frame and remove existing weights. Record with #8 sash cord. Replace weight, frame, sash and stop as required to assure a smooth operational window. Dress window framing free of unsightly scarring caused by repair work. Clean surfaces prior to job completion.

311 WEATHER-STRIPPING

Weather-stripping for window sash will be vinyl, folded, V-seal with adhesive back. Width will be 7/16" when folded for installation. Install at the top of the upper sash (if movable) and at the bottom of the lower sash. Brands will be 3M or equal quality.

312 SASH LOCKS

Furnish and install new brass-plated sash lock, securely and properly fastened to upper and lower sash to window.
Install two sets, one on each end of mid rail.

313 WINDOW COMPONENTS REPLACEMENT

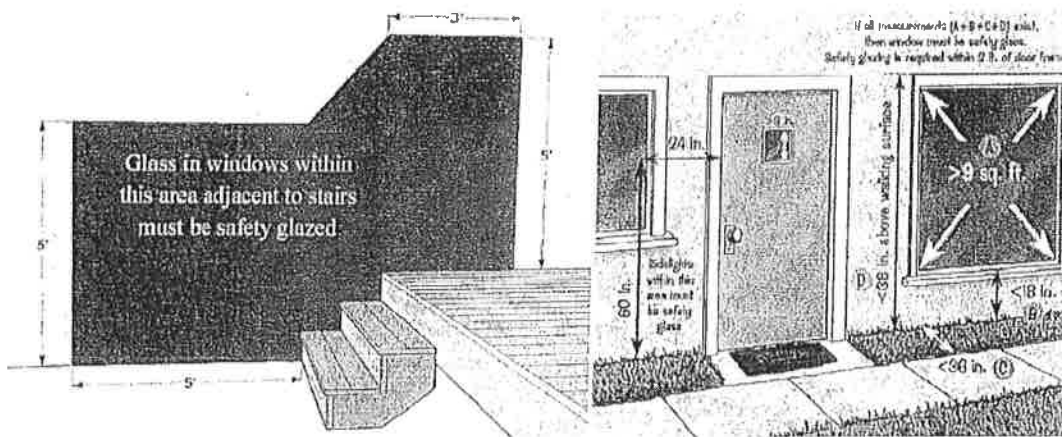
Remove & replace as specified either the sill, casing, stops and framing with new wood. Finish to match existing material.

314 Tempered Glass Windows

Tempered glass shall be installed in locations as directed by City Code Inspector(s). Methods of tempering shall also be approved by said Code Inspector(s).

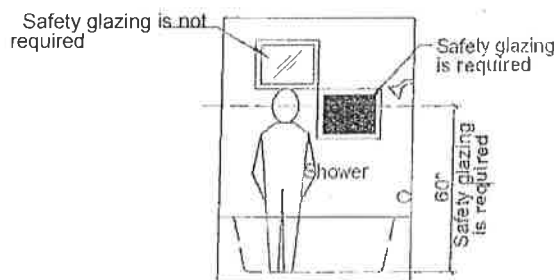
314A

The following information addresses requirements for all new and replacement windows/glazing.



Glazing in Doors, Enclosures for Hot Tubs, Whirlpools, Saunas, Steam Rooms, Bathtubs, and Showers:

Safety glazing is required at glazing in a building wall enclosing these wet areas where the bottom edge of the glazing is less than 60 inches above a standing surface and drain inlet.



Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.

5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments: where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
- 7.1 Exposed area of an individual pillar larger than 9 square feet.
 - 7.2. Bottom edge less than 18 inches above the floor.
 - 7.3. Top edge more than 36 inches above the floor.
 - 7.4. One or more walking surfaces within 36 inches horizontally of the glazing.
8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in: fill panels.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
10. Glazing adjacent to stairways, landings, and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
11. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread

400 DOORS

General Requirements Doors. All new doors, whether pre-hung or new door (slab) in existing jambs, shall be hung level and plumb; in the case of new pre-hung units, the door shall be level at the jamb and on the door face. All necessary demolition, framing, dead wood blocking, and wall repair shall be included in locations where a new opening is to be cut into a wall, or where an existing opening is to be expanded in width/height. All exterior doors shall have the top and bottom rail sealed and/or painted. All nail head and/or staple holes will be filled and sanded. Stain shall be applied with a clean cloth or brush and be uniform. Sanding sealer shall be applied in two coats and shall be sanded between the first and second coat. All exterior doors that are finished natural or stained shall be sealed with two coats of exterior varnish. New pre-hung units are to be stained before installation. When paint is applied it shall be semi-gloss latex, and shall be brushed on; brush strokes shall be uniform and smooth. Run and/or streaks shall be sanded off and the door repainted. All doors, when installed, shall clear the floor and/or carpet by $\frac{1}{4}$ " - $\frac{1}{2}$ ". Hollow core doors, when cut, shall not be cut into their hollow area. Cuts with splintering shall not be accepted. Casings on pre-hung doors shall reach floor on both sides; cut as needed. All pre-hung doors shall be shimmed as/if necessary at the following locations—each hinge and lockset and the top and bottom of each jamb. Drive finish nails through all shims to secure in place.

401 DOOR REMOVAL

Remove existing door(s). Close opening with appropriate size studs, 16" on center. Install plywood sheathing, insulation and exterior building paper or house wrap and finish interior and exterior to match existing.

402 EXTERIOR WOOD DOOR

Install a new solid wood-core door. The door will have a tempered, insulated glass area. The door shall be 1¾" thick and shall be the standard 6' 8" unless otherwise specified. All surfaces shall have a waterproof exterior grade finish. The door will have three hinges. Install a key-operated, passage lock (Schlage, Weiser or equal quality) with two (2) key sets furnished to the owner. Option: Install a dead bolt lock keyed the same as the passage lockset if door is pre-bored for this type of lock. Finish with two coats of paint or stain and two coats of varnish. Seal all six sides. Install the door to hang plumb in frame. Weather-strip all four sides.

403 PRE-HUNG STEEL DOOR UNIT

Install an Energy Star® labeled, pre-hung metal entrance door unit. The unit is to include new frame, brick molding, threshold, and interior casings. The door shall be 1¾" thick, filled with high density, polyurethane foam of R-14 value, and shall be a standard 6' 8" unless otherwise specified. The door skin will be 24-gauge steel and be factory primed. The door will have three hinges. Install key-operated passage locks; furnish the owner with two (2) key sets. Option: Install a dead bolt lock keyed the same as the passage lockset if door is pre-bored for this type of lock. The door will have a tempered, insulated glass area. Head and latch jambs will have a magnetic weather-strip, and the hinge jamb will have a compression-type weather-strip. Finish with two coats of paint. Seal all six sides.

404 PRE-HUNG EXTERIOR WOOD DOOR UNIT

Install a new solid wood-core, wood door entrance unit. The unit is to include new frame, brick molding, threshold, and interior casings. The door shall be 1¾" thick and shall be a standard 6' 8" unless otherwise specified. All surfaces shall have a waterproof exterior grade finish. The door will have three hinges. Install a key-operated, passage lock with two (2) key sets furnished to the owner. Option: Install a dead bolt lock keyed the same as the passage lockset if door is pre-bored for this type of lock. The door will have a tempered, insulated glass area. Finish with two coats of paint or stain and two coats of varnish. Seal all six sides.

405 ALUMINUM COMBINATION STORM DOOR

Install solid core, aluminum combination storm doors. Minimum 1" thick stock aluminum storm door. Door is to be pre-hung aluminum with 3 or more hinges, storm chain, and hydraulic closer. When installing new door, install to swing the same way as the existing door. All glass must be safety glass. Factory painted white unless otherwise specified. Install the door to hang plumb in frame.

406 WEATHER-STRIPPING

Weather-stripping for wood doors will be extruded aluminum with neoprene insert surface mounted on frame or stop. Spring bronze in door is acceptable. Threshold for wood doors with brush rubber or neoprene insert. Door manufacturer shall furnish weather-stripping for metal door.

407 STEEL GARAGE DOOR

Install a steel, non-insulated, overhead garage door. Doors shall be 24-gauge steel. All hardware and bottom weather-strip will be included. Door will fit snugly against side and top stop moldings.

408 INTERIOR HOLLOW CORE DOOR

Install a new hollow core interior door. The door shall be a standard 6' 8" height and 1⅜" thickness unless otherwise specified. It shall have spacers to maintain internal stability within the door. The door is to have an appropriate knob. All bath and toilet compartment doors shall be provided with a lock-in knob. Adjust all hardware so door works properly and finish all six sides with at least two (2) coats of paint or stain and two coats of varnish. Any finish to be sanded between coats. The door shall be cut for length and blocked and glued for strength.

409 PRE-HUNG INTERIOR HOLLOW CORE DOOR

Install a new pre-hung hollow core interior door unit. It shall have spacers to maintain internal stability within the door. The door is to have an appropriate knob. All bath and toilet compartment doors shall be provided with a lock-in knob. Adjust all hardware so door works properly and finish all six sides with at least two (2) coats of paint or stain and two coats of varnish. Any finish to be sanded between coats. The door shall be cut for length and blocked and

glued for strength.

410 REHANG DOOR

Re-hang existing door(s). Restore to smooth operating condition. Replace hardware to assure a proper and secure fit.

500 CARPENTRY (INTERIOR/EXTERIOR)

501 WROUGHT IRON GUARD/HANDRAILS

Install wrought iron guard/handrails. Use 1¼" wrought iron railing constructed of ½" balusters with a clear space between of no more than 4". Newel posts will be 1¼" square. All fittings will be fastened with aluminum bolts and will fit securely. Height of the rails will be 34-38" for rails at steps and 34-38" for rails at plat forms. Concrete steps will have railings anchored with steel bolts. Apply at least one coat of metal paint to installed rails.

502 WROUGHT IRON COLUMNS

Install porch columns constructed of 1¼" tubular steel. Corner and flat iron columns shall be of sufficient strength to carry required load. Columns to be plumb and resting on sound plates. Attach to floor and ceiling with approved flanges.

503 INTERIOR STAIR REPAIR

Re-secure all loose, springy or squeaking treads, risers and stringers. Glue, nail and/or shim as necessary. Restore to a tight, sound and safe condition.

504 BASEMENT STAIRS REPLACEMENT

Remove old basement stairs and haul from the job site. Install new basement stairs that have risers no more than 7 ¾" high. All risers equal must be equal. Treads should be no less than 10" wide and all equal. Risers should be constructed of ¾" pine or equal. Treads will be 1½" thick, #2 or better lumber or approved preformed step material. Stringers will be #2 or better 2 x 12. Stringers will rest on concrete. Headroom should be at least 6' 8" at all treads. Length and width of landings should be no less than the width of the stairs. All work should conform to all applicable codes. Variances to be approved by building inspector prior to commencement of stair construction.

505 HANDRAILS/GUARDRAILS

Standard wood milled stock material shall be used unless specified otherwise. Standard brackets shall be used to fasten handrail to wall, beam, column or post at a convenient, safe 34-38" height, measured vertically from the front lip of the treads. Support brackets shall be placed 18" from the end of handrail and may be 7' apart. Lengths greater than 10' shall use more than two support brackets. Handrail shall be beveled at 45° and returned 90° to a supporting wall, beam or column securely fastened. The spacing of balusters or intermediate guardrails shall be no more than 4" apart.

Apply one coat of sealer as a protective first coat. Handrails must meet all applicable codes.

506 SUSPENDED CEILING

Install a suspended grid system with interlocking T bar type with 1¼" Tee height and 1" width across the bottom. Hanger wires to be installed and be a type as recommended by grid manufacturer and will be installed level and free of defects. Ceiling panels shall be 2' x 4'. Installation in high moisture areas shall be the scrubbable, vinyl coated type. Installation in low moisture areas shall be a washable latex finish, which can be cleaned with a damp sponge and mild detergent. Finished ceiling height and installation shall conform to code.

507 CEILING TILE

Install white block 12" x 12" or 12" x 24" ceiling tile. Staple to wood furring strips, installed and shimmed to provide a true and level surface. Tile to be a washable latex face for low moisture areas. Installation in high moisture areas shall be the scrubbable, vinyl coated type. All work shall conform to code.

508 MELAMINE PANELING OR VINYL PANELING

Install melamine hardboard. All hardboard, molding, edges, fillers, fasteners and adhesives shall be installed as

recommended by the manufacturer. Molding strips for use between panels shall be the same material color design as panel. Where wood molding strips are installed, they shall be painted or stained and/or varnished. Color and pattern shall be chosen by owner from selected samples. Quality and price to be mid-range. Products should shall be no or low VOC.

509 WOOD PANELING

Install pre-finished wood-grain paneling. Panels will be ¼" thick, 4' by 8' hardboard with a permanent finish that will resist dents, stains and fading. Panels will have a Class 3 flame spread rating. Panels will be fastened securely to studding or fir strips using pre-finished panel nails. Paint under panel joints and leave a minimum of 1/16" expansion space between panels. All moldings will be the same as the panel design or with complimentary design. Panels installed over bare framing will have ½" sheet rock backers installed. Panel design and color to be chosen by the owner from selected samples. Quality and price to be mid-range. **Note: Panels with a particleboard backing are unacceptable.** Products should shall be no or low VOC.

510 CABINETS

Install base and wall cabinets according to the cabinet detail provided. Cabinets will have a reverse bevel on doors and drawers for easy opening. Metal drawer guides for easy opening, with no sway when fully opened to a positive stop. Drawer bodies constructed of ¾" particle board laminated with wood grain plastic laminate. Drawer fronts will be ¾" hardwood. Hardwood front frames. End panels ¾" thick with matching wood grained vinyl laminated to particle board. Hinges self-closing and wall unit shelves adjustable. Exterior wood surfaces stained, sealed, sanded, and finished with scratch resistant heat cured Alkyd-Urea finish.

511 COUNTER-TOP (ON SITE CONSTRUCTED)

Install a new kitchen counter top. Top material shall be thermosetting plastic laminate securely bonded to ¾" particleboard. Provide a 4" backsplash and 1½" front and side edges. Bond sheet goods with solvent-based contact cement as recommended by the mfg. – low/no VOC. Cut the kitchen sink opening from a template obtained from the plumbing contractor. Color and pattern to be selected by the owner. Quality and price to be mid-range.

512 PRE-FORMED COUNTER-TOP

Install a pre-formed counter top. Top will have standard 25" depth, 1½" rolled front with drip edge, 3½" rolled backsplash. Miter corners will be sealed with silicone caulk and bolted securely. Top material shall be thermosetting plastic laminate securely bonded to ¾" particleboard.

513 MEDICINE CABINET

Install a surface mounted medicine cabinet, which includes a diffused light panel at the top. Cabinet will have a baked enamel finish, two select glass sliding mirrors, and three shelf spaces. Unit size to be approximately 24" wide and 27-30" high. A wall switch will control the unit's light.

514 PLUMBING ACCESS PANEL

Cut in and install hinged and securable access panel where needed for possible plumbing repairs or maintenance.

515 FLUE LINER CHASE

Box around metal flue pipe using 2" x 4" studs 16" on center maximum; allow min. 1" air space clearance area around pipe for anything combustible to meet code requirements. Cover with ½" drywall, taped, filled, sanded and finished ready to accept paint or other finishing materials.

516 DRYWALL

Drywall when applied to wall, wood framing or furring, to plaster as overlay, shall be ½" thick, High-Strength ½" or ⅝" for framed ceiling. Moisture resistant drywall shall be installed in bathrooms, in kitchens near the sink, and in other high moisture areas. Nails or drywall screws shall be driven with shank perpendicular to the face of the board and countersunk. Outside corners should have metal or vinyl corner beads, all other joints should be taped. Nail heads will be covered with two coats of drywall compound, tape covered with three coats, and corners with three coats. All

surfaces will be sanded smooth in preparation for painting.

517 PLASTER REPAIR

Remove all deteriorated, loose, blistered, cracked, etc. plaster; all cracks that are lipped shall be cut back to solid plaster removing all loose material. Hairline cracks shall be spackled flush, provided that plaster at both sides of cracks is sound, firm, true and level. Plastering should be applied only to properly prepared surfaces and workmanship following the best practices of the trade.

600 PAINTING (INTERIOR/EXTERIOR)

**** See Lead Paint Section for additional information.**

601 EXTERIOR PAINTING

Properly remove all dirt and grime accumulation from the surfaces to be painted. Wet scrape and sand all loose and flaking paint. Remove loose caulking and putty. All excess hardware on the exterior surfaces will be removed and all holes filled prior to painting. Minor siding repairs will be made, in addition to re-nailing of any loose siding or trim.

Paint all exterior surfaces to cover, minimally two (2) coats - one exterior primer coat and one exterior finish coat. Use Low Volatile Organic Compound (VOC) paint. All paint will be applied according to the manufacturers' specifications. All window sashes will be re-puttied as needed. All exterior windowsills, tracks, sash and casing will be painted. Use paint brushes, roller or pads. The owner will choose paint colors. Clear area of paint chips upon completion.

Note: Spray painting is acceptable provided the paint is brushed through and approved by owner before application. Contractor is responsible for any damage or cleanup from overspray.

602 PORCH FLOOR PAINTING

Properly scrape all loose paint from the porch floor using lead-safe work practices. Dampen to sweep dirt and debris and bag. Paint two (2) coats of quality oil base exterior floor and deck enamel. First coat to be thinned according to manufacturers' directions, second coat to cover, to be applied 24 hours later. Optional: Add ½ pound clean, dry, high-grade silica granules or perlite per quart of enamel to provide a skid resistant finish.

603 INTERIOR PAINTING

Properly remove all dirt, grease, loose plaster and flaking paint from interior surfaces to be painted using *lead-safe work practices*. Wet scrape all loose areas of chipping or flaking paint. Clear area of paint chips upon completion. Patch small holes and cracks with spackling. Large patches will be made with patching plaster. Remove any unnecessary nails, screws and other hardware and fill all holes. All repairs made will blend with existing surfaces. Use appropriate containment according to I.A.C Ch. 70.

Paint all interior surfaces to cover, minimally two (2) coats – one interior primer and one interior latex paint, unless otherwise designated. High durability surfaces (kitchens, baths) will be painted with enamel-type paint. Use low/no Volatile Organic Compound (VOC) paint. All paint will be applied according to manufacturer's specifications. Use paint brushes, roller or pads. The owner will choose paint colors. Clear area of paint chips upon completion.

Note: Spray painting is acceptable provided the paint is brushed through and approved by owner before application. Contractor is responsible for any damage or cleanup from overspray.

700 FLOORING

701 CARPET

Install Action Bac carpet with a separate half-inch thickness bonded-urethane pad. Low/No VOC Carpet will be 100% nylon fiber, min. 25 oz. face weight, and have a Class A fire rating. All seams will be secured with carpet seaming tape. Carpet will be secured with metal strips where carpet meets flooring of other rooms. Installing tack strips and stretching shall be in accordance with industry standards. Carpet to be chosen by owner from selected samples. Quality and price to

be mid-range.

702 VINYL

Install plywood underlayment minimum thickness 3/16". A maximum spacing of 1/16" is allowed for butt joints and side joints of all panels. Use appropriate joint compound for support. Sand joints smooth. Nail with coated or ring shank nails spaced 4" apart, glue or staple as necessary.

Install vinyl floor tile or sheet goods of minimum thickness of .065 gauge and 10-mil wear layer. The outer edge of the room will be trimmed with a finished quarter round or base shoe. Bath flooring will be trimmed to within 1/8" of the tub line and caulked with a silicone caulk. Adhesive shall be a type designed for this purpose and applied in accordance with the manufacturers specifications. Finished work shall be free from protrusion of any kind. Vinyl to be chosen by owner from selected samples. Quality and price to be mid-range. Products shall be no or low VOC.

703 LAMINATE FLOORING

Install laminate flooring to manufactures specifications. Use "best quality" underlayment mat. The outer edge of the room will be trimmed with a finished quarter round or base shoe to match. Flooring to be chosen by owner from selected samples. Quality and price to be mid-range. Products shall be no or low VOC.

704 SUB-FLOOR REPAIR

If subfloor repair is necessary, remove any plywood that is deteriorated and replace with appropriate size and thickness of plywood or OSB meeting building codes. Also check joist for any deterioration and make applicable repairs.

800 INSULATION

801 R-13 ROLLED

Install fiberglass or similar spun insulating material. Insulation must be 3½" or more thick, either 15" or 23" in width; R-11 and backed with saturated paper or aluminum foil. Tack with stapler if paper backed. Rolled and batt type shall fit snugly between studs and rafters. Runs should be as long as possible with joints well fitted. Friction fit insulation may be used where no stapling is needed.

802 R-21 ROLLED

Install fiberglass or similar spun insulating material. Insulation must be 5½" or more thick, either 15" or 23" in width; R-19 and backed with saturated paper or aluminum foil. Tack with stapler if paper backed. Rolled and batt type shall fit snugly between studs and rafters. Runs should be as long as possible with joints well fitted. Friction fit insulation may be used where no stapling is needed.

803 VAPOR BARRIER

Vapor barrier of 4-mil plastic will be used on all exposed wall surfaces.

804 BLOWN INSULATION-WALLS

Insulate all, heated, sidewall cavities of the entire house to an R-value of 13 or to a full fill given space provided. Use rock or mineral wool, cellulose fiber or other spun material. Remove wood siding or unlock aluminum siding, as necessary, and replace after insulating. Plug all holes with plastic plugs, unless otherwise specified. Fill all voids around doors and windows. Cellulose Insulation will be Class I, fire retardant.

805 BLOWN INSULATION-CEILING

Insulate the attic to an R-value of 49. Use mineral or rock wool, cellulose fiber or other spun material. Provide adequate ventilation through use of roof, ridge, gable or soffit vents or combinations of these components. Insulation will not block venting or be blown in the house overhangs. Follow manufacturing directions for thickness and R-value. Refer to roof vents specifications for minimum ventilation requirements.

806 RIGID INSULATION

Install foam insulation board manufactured by Dow Chemical or equal. Compressive strength should be 40 psi, water transmission rate 0.6 and density 2.1 lbs./cu. Ft. Use PL200 or equal to fasten to a smooth and dry surface.

900 HVAC

901 SAFETY CHECK & CLEAN

Have licensed service technician do a safety check of furnace; clean and tune as necessary.

902 FURNACE

Remove old furnace and haul from job site. Install new high efficiency, 92% plus AFUE gas forced air furnace with programmable thermostat. Heating Systems shall be designed and balanced or adjusted to provide for the distribution of heat to all habitable rooms and other spaces with a heating capacity to maintain a temperature of at least 68° F when the temperature is -10° F. Heating contractors shall be responsible for any new gas line, duct work, or electrical wiring required for this installation. Contractor shall make sure existing/accessible duct work is properly sealed (use Mastic or UL181 foil tape for duct work). All heating equipment shall be installed in accordance with the most currently adopted Mechanical Code as approved by the City of Chattanooga. The unit may be inspected by a City Mechanical Inspector prior to acceptance.

903 GAS SPACE HEATER

Install new 80% plus AFUE gas space heater with blower and self-controlled thermostat. Unit to be adequate sized in B.T.U's input/output for designated room/area. Price to include all new vent piping installed into existing chimney. Heating systems shall be designed and balanced or adjusted to provide for the distribution of heat to all habitable rooms and other spaces with a heating capacity to maintain a temperature of at least 68°F when the temperature is -10° F. Unit shall be installed in accordance with the most currently adopted Mechanical Code as approved by City of Chattanooga.

904 FLUE LINERS

Install prefabricated metal liners as approved by the U.B.C. Liners shall be installed according to manufacturer's specifications to within 6 inches above top of exterior brickwork. The price shall include installing a watertight cap on chimney chase. All work must comply with all codes.

905 DRYER VENT

Vent the dryer directly to the outside and install an exterior cap. Use rigid aluminum piping with all joints properly secured.

1000 PLUMBING Where applicable: Products shall be **WaterSense®** approved.

1001 SEWER/WATER LINE REPLACEMENT

Install a new 1" water supply line from the house to the stop box or sewer line from house to City main. Secure all required permits. Include a survey to determine the full extent of work including depth of excavation, replacement of paving and sidewalk and all new lines required. Make minimum cut for required excavation, including replacement of all material damaged or removed in the process of sewer/water line replacement. Replacement or patching material shall match existing finish/quality. All work shall comply with all applicable codes. Back fill with clean fill dirt, free from stones or concrete. Tamp each 10" layer. Finish grade and seed as applicable.

1002 WATER HEATER

Disconnect old hot water heater and haul from job site. Install a new equivalent to existing gas-fired or electric, High efficiency Energy Star® labeled hot water heater, AUI type, glass lined. Must be UPC approved with at least a 5-yr Warranty on the tank and a one-year warrant on the gas valve. Gas water heater (up to 60 gallons) shall have ≥ 0.62 EF (energy factor) and electric water heater ≥ 0.93 EF. Direct-fired heaters shall be provided with a pressure and temperature relief valve. Include a lever gas shut off valve on the gas line. Heater to be vented and the flue to be of sufficient height to have proper draft. Products shall be Water Sense® approved.

1002a. Pressure Relief Valve: Install a pressure-temperature relief valve on the water heater - 150 lb. Pressure and

210 degrees. Use ¾" inlet and outlet pipes for relief valve.

1002b. Discharge Pipe: Install a discharge pipe on the water heater. Use ¾" copper, galvanized, or other approved pipe within 6" of floor .

1003 GAS PIPING

Install approved piping and a lever handle gas shut off valve for a water heater, furnace, stove, dryer, or boiler.

1004 TOILET

Install a new stool. Remove existing fixtures from job site including all piping that cannot be reused when installing new work. Type to be vitreous china white, floor fastened, reinforce floor structurally for new fixtures as necessary with a minimum 1.6 gallons per flush or better. Install to code. Install a water supply shut-off if none exists. Must be UPC approved. Quality and price to be mid-range. Shall be Water Sense® approved and have a MaP score of 600 grams or better.

1005 TOILET GASKET

Take up the toilet and old seating gasket. Clean area and reseal toilet on a new wax gasket. Make all connections and leave free of leaks. Install a water supply shut-off if none exists.

1006 TOILET SEAT

Install toilet seat with rustproof nylon hinges, plastic nuts and bolts. Must be UPC approved.

1007 TOILET REPAIR

Remove deteriorated flushing unit and install a new unit. Install all new seals with new flush unit. After replacement, unit shall function properly with moderate pressure and completely shut off when water level is reached. Install tank ball or flapper and related parts as needed. Install a supply shut-off if none exists. Parts shall be Water Sense® approved.

1008 BATHTUB

Remove the existing tub from the job site including all piping that cannot be reused when installing new work. Furnish and install a new 60" Fiberglass recessed bathtub white. Must be UPC approved. Install to code. Variations of bathtub size or type may be called for in the bidder's specifications when necessary. Work with the carpenter for enclosing the open end of the tub.

1009 BATHTUB SURROUND

Install a molded-engineered plastic, with a high gloss finish, three piece, and tub wall system above the bathtub. Panels of the system to be 56-60" high and have a molded soap dish in the center panel. All panels will be glued securely to a clean, dry, level surface with an adhesive recommended by the manufacturer. Color to be white unless agreed otherwise. Caulk panels according to manufacturer's recommendation. Must be UPC approved.

1010 BATHTUB DOOR ENCLOSURE

Install tub enclosure sliding glass doors. Panels will be tempered glass with anodized aluminum frames and towel bars. Panels will glide on nylon rollers that fit into a self-draining track. Enclosure installation will be adjustable for out-of-plumb walls. Caulk according to manufacturer's recommendation.

1011 BATHTUB CURTAIN/ROD ENCLOSURE

Install bath rod, curtain and liner. Owner to choose pattern & color of curtain & rod.

1012 ANTI-SCALD SHOWER FAUCET

Install anti-scald and Water Sense® approved shower faucet when replacing plumbing for shower or replacing shower surround. The installation must meet plumbing code.

1013 DRUM TRAP

Replace Drum trap on bathtub with appropriate new P-trap.

1014 LAVATORY

Install a new lavatory; remove existing fixture from job site, including all piping that cannot be reused when installing new work. The type of lavatory to be vitreous china (wall type) white unless otherwise specified. Must be UPC approved. Install to code. Variations as to the size and type may be called for in the bidders specifications when necessary. Quality and price shall be mid-range.

1015 VANITY

Install wood front, vanity cabinet of the width specified and 21" deep. Cabinet bodies will be 3/8" thick with matching wood grained vinyl laminated to particle board. Cabinet fronts will be 3/4" hardwood. Doorframes will be 3/4" hardwood and a veneered center panel. Door hinges will be self-closing. Doors will have a reverse bevel for easy opening. Exterior wood surfaces will be stained, sealed, sanded, and finished with scratch resistant, heat-cured Alkyd-Urea finish. Quality and price shall be mid-range.

1016 CULTURED MARBLE VANITY TOP

Install a cultured marble top on the vanity with an integral oval bowl. Top will be 22" deep, 3/4" thick with an integral back splash top will be drilled for 4" center faucet and for pop-up drain assembly. Glue top to vanity with silicone, or construction adhesive. Caulk perimeter as needed.

1017 FAUCET REPAIR

Restore existing faucets to a watertight condition using Water Sense® approved parts. Replace stems and seats as needed. Any replacement handles shall conform to original style as closely as possible. Prevent tool scarring or damaging fixture.

1018 NEW FAUCET / SHOWER HEAD

Install kitchen sink and/or lavatory faucets. New Water Sense® approved unit must cover all openings in the present sink, be securely fastened and watertight. Install a supply shut-off if none exists. Must be UPC approved. Quality and price to be mid-range. 2.0 gallons per minute (GPM) or better for kitchen 1.5 GPM or better for bathroom. Newly installed shower heads must be 1.75 GPM or better.

1019 BATH ACCESSORIES

Install chrome plated or otherwise agreed upon material bath accessories unless other material specified. Paper Holder and Soap Dish will be recessed. Towel bar shall be either 24" or 30" in length. Shower/bath shall have a grab bar. Properly secure all fixtures.

1020 KITCHEN SINK

Remove and discard old sink and install a double-bowl stainless steel kitchen sink. Sink should be self-rimming, 20 gauge machine-buffed stainless steel. Minimum size shall be 33" by 22". Sink should have a nickel content of at least 18.8%. Quality and price to be mid-range.

1021 CLOTHES WASHER SUPPLY AND DRAIN

Install water supply and waste piping for an automatic clothes washer. Supply lines will be 1/2" copper or aqua-pex with a hose bib for hot & cold water. Connect the drain line to the sewer line using at least 2" PVC or ABS sch. 40 plastic, including a trap and proper vent. Any new waste piping will be installed to code.

1022 CLOTHES WASHER DRAIN ONLY

Install a washing machine drain on the sewer line of at least 2" PVC or ABS piping including a P-trap and a proper vent; install to code.

1023 WATER SUPPLY LINES

Install all new copper or aqua-pex hot and cold water supply lines with ball valves before and after the meter. Use 3/4"

pipe from the water meter to the water heater, and ¾" from the water heater to the first hot water branch. All other piping ½" size. Install valves on any second story risers and a cold water ball valve on the water heater. Shut off valves should be put in place for each faucet or toilet.

1024 DRAIN, WASTE & VENT

Any new waste piping will be of sufficient size according to local plumbing code. Plastic piping to be schedule 40 PVC or ABS.

1025 P-TRAP INSTALLATION

Install a P-type trap. The trap shall be 17ga. Chrome-plated or sch. 40 PVC or ABS plastic.

1026 SUMP PUMP

The sump pump requires a separate single outlet circuit. Any grounding cable to the electrical service panel must be properly bonded at all times; do not cut or remove. A minimum 3½" of concrete floor thickness shall be maintained as per code. The sump pit well shall extend a minimum of 1" above finished concrete floor. All sump pump drainage/discharge pipes shall be discharged into the storm sewer system. Where a public storm sewer is not available the subsoil drainage shall discharge outside the building so that it will not return to the building or cause a nuisance to adjacent property, as per code.

1027 EXTERIOR FAUCET

Install a WaterSense® approved freeze proof outside faucet, which has a built in vacuum breaker.

1028 WATER METER

Install an outside meter reader to be supplied by the Water Department.

1029 GAS METER

Arrange for the Gas Company to install a gas meter dial on the outside of the house.

1030 RELOCATE GAS METER

Relocate gas meter from basement interior to exterior of house. Meter to be relocated to exterior in vicinity of current site. Coordinate relocation of meter with a representative from MidAmerican Energy, 319-298-5138, and (sub)contractor to perform any necessary gas line re-plumbing subsequent to meter relocation.

1100 ELECTRICAL

1101 BREAKER PANEL

Inadequately sized electrical service will be replaced by a breaker-type system, properly grounded. Size of service panel to be determined on an individual basis. Must be installed per City Code.

1102 HIGH AMPERAGE CIRCUITS

Separate circuits shall be installed, as indicated, for washers/dryers, electric stoves, air conditioners, refrigerators and other such high-amperage appliances.

1103 WALL OUTLETS

All rooms, except as otherwise noted, shall contain a minimum of two separate and remote wall-type convenience outlets. Habitable rooms shall have convenience outlets positioned so that no portable appliance will be more than 6'-0" from a remote wall-type convenience outlet. Temporary wiring, extension, or zip cords shall not be used or allowed as permanent wiring.

1104 LIGHT FIXTURES

Fixtures and receptacles shall be appropriate to the environment in which they are installed. The height of switches (and distance from entry) and receptacles from floor, and spacing of receptacles one from the next, shall be in compliance

with the City Electrical Code. All light fixtures will be made operable by use of fluorescent bulbs and all switches are to be located adjacent to room entry door as feasible.

1104a. Light Fixture: Install a ceiling or wall-type electric light fixture, controlled as specified either by a pull chain, wall switch or two 'three way' wall switches.

1104b. Receptacle Outlet: Install ceiling or a wall-type convenience receptacle outlet, controlled by a wall switch and as specified either ungrounded or grounded.

1104c. Ventilation Fan: Install Energy Star power vented fans that exhaust to the exterior. As feasible, run through roof vs. side wall. Ventilation fan to be controlled by wall switch. As specified, provide with or without a light.

1105 KITCHEN OUTLETS

All kitchens shall conform to the requirement of the NEC, based on the size and layout of each kitchen. All kitchens shall have a minimum of three 20-ampere circuits and all convenience outlets shall be of the grounded type and/or GFCI where applicable.

1106 BATH OUTLETS

All bathrooms shall contain one separate GFCI type convenience outlet adjacent to the washbowl, not attached or connected to any lighting fixture. The control for the lighting fixture shall be a wall switch. New outlets shall be on a separate circuit.

1107 ARC-FAULT CIRCUITS

When installing new receptacle outlets installed in any area, excepting bathrooms, kitchen, laundry room or garage; contractor shall install Arc-fault type receptacles, circuits, and breakers, per Electrical code.

1108 BASEMENT

Basements shall be wired for a minimum of one switched lighting fixture per 200 square feet or a fraction thereof of area. There shall be a minimum of one GFCI outlet in any unfinished area.

1109 WIRE MOLD/CONDUIT

Concealed wiring, to code, will be used in ceilings, floors, and walls with all plugs and switches flush. The use of wire mold or exposed conduit is not to be regularly used in habitable rooms unless agreed upon by the owner and this office.

1110 HOUSE ENTRY LIGHTING FIXTURES

All house entries will have an exterior light controlled by an interior wall switch.

1111 EXTERIOR OUTLETS

Receptacle outlets installed in or on open porches, breezeways, garages, utility rooms shall be of the grounded type, and shall be GFCI with a weatherproof cover if they can be reached when standing on the ground or have stairs leading to the ground.

1112 GENERAL UPDATE

Update wiring to include service, removal of all old unnecessary wiring, fixtures, switches and outlets so as to comply with the latest adopted City Electrical Code and to be properly inspected and passed by the City Electrical Inspector prior to acceptance

1113 BATTERY OPERATED SMOKE DETECTORS

Install a battery operated, dual-sensor (photoelectric and ionization) smoke detection alarm. Must conform to all applicable municipal ordinances and/or building codes. Unit should have a 10 year battery life, push-button battery tester, and be of medium or higher quality.

1114 RANGE HOOD

Install Energy Star power vented range hood that exhausts to the exterior. As feasible, run through roof vs. side wall.

1200 MASONRY

1201 POURED CONCRETE PORCH

Install a poured concrete porch floor. Temporarily support the porch roof. Remove old porch floor materials from the site. Provide a 42" trench footing around the perimeter of the porch. Pour 8" thick vertical support walls to a height of 5" below the bottom of the door threshold. Include two horizontal re-rods in the wall and include vertical re-rods 4-0 O.C. to tie in the horizontal slab. Fill cavity with compacted sand or gravel fill. Pour the 4" floor slab to a height of ½" below the door threshold. Reinforce the floor slab with a 6" x 6", 10 gauge wire mesh. Slope to drain properly and trowel smooth and leave a light broom finish. Keep moist (or chemically cure) and allow 72 hours to cure properly. Use 4,000-lb. psi, compression strength, concrete mix for floor. 3,000 lb. psi mix may be used in footings. Do not pour if the temperature is below 35° F without covering with insulated blankets or other sufficient means of keeping concrete from freezing.

1202 POURED CONCRETE DRIVEWAY

Break up and remove all old concrete from job site. Furnish and install a concrete driveway. Sub-grade shall be well drained, uniformly graded and compacted to prevent differential settlement. Concrete shall be four (4) inches thick minimum. Lay 6" x 6" wire mesh over base and tie edges so that the entire area is covered and securely tied with 1/16" soft wire. Provide expansion joints at a public sidewalk or curb end. At garage slab use ½" thick preformed expansion joints. Trowel smooth and leave a light broom finish. Keep moist (or chemically cure) and allow 72 hours to cure properly. Where the width of the driveway exceeds 10 feet, center the contraction joints. Use 4,000 psi compression strength mix. Do not pour on frozen ground, or if the temperature is below 35° F without covering with insulated blankets or other sufficient means of keeping concrete from freezing.

1203 POURED CONCRETE SIDEWALK

Remove the existing sidewalk and haul from the job site. All exterior sidewalks shall be a minimum of 3' wide and 3½" thick with contraction joints spaced not more than 1½ times the sidewalk width. Expansion joints shall not be more than 30 feet apart. Slope walk away from foundation a minimum of ¼ inch per foot and a maximum of 1 inch per foot, float trowel to true surface and leave a light broom finish. Install ½" x 4" asphalt strip expansion joints at each end of walk which abuts walks, curbs, steps, walls, etc. Do not pour on frozen ground, or if the temperature is below 35° F without covering with insulated blankets or other sufficient means of keeping concrete from freezing. Use 4,000 psi mix.

1204 POURED CONCRETE STEPS

Install new poured concrete steps. Remove old steps and haul from building site. Form new steps with no more than 7¾" rise and no less than 10" tread. All risers equal and all treads equal. Provide a continuous 42" footing for the steps. Trowel smooth and leave a light broom finish. Use 4,000-lb. psi, compression strength, concrete mix for steps. 3,000 psi mix may be used in footings. Do not pour if temperature is below 35° F without covering with insulated blankets or other sufficient means of keeping concrete from freezing. Steps with four or more risers will require a 1 ¼" wrought iron handrail as per code.

1205 PRE-CAST CONCRETE STEPS

Remove & properly dispose of existing steps. Install ready-made concrete steps. Steps at the house entry will have a 36" platform. Steps with four or more risers will require a 1¼" wrought iron handrail as per code. Provide an 8" diameter, 42" post footing at all four corners of the steps. Quality and price to be mid-range.

1206 SEALING FOUNDATION WALLS

Remove efflorescence, mineral salts, grease, oils, etc. Rout out all loose, soft deteriorated mortar. Tuck- point all crevices, cracks, joints, holes, etc. so as to secure and bind together all foundation block securely. Apply a coat of masonry coating as per manufacturer's instructions to seal the foundation. Material may be applied by brush. Include a bonding agent in the mix where walls have been previously painted. This application is not a guarantee of a dry basement, but is a preventive measure to lessen the chances.

1207 SEALING FOUNDATION WALLS-STRUCTURAL SKIN

Remove efflorescence, mineral salts, grease, oils, etc. Rout out all loose, soft deteriorated mortar. Tuckpoint all crevices, cracks, joints, holes, etc. so as to secure and bind together all foundation block securely. Apply a coating of Structural Skin or equal surface bonding cement as a sealer. This product will be a combination of Portland cement, glass fibers and bonding chemical. Apply the mixture to the surface with a hand trowel to a minimum thickness of 1/8" to dry concrete walls.

1208 TUCK-POINTING

Remove and replace all deteriorated bricks which are no longer securely held with mortar. Remove all surface deteriorated mortar from brick mortar joints, which are not secure, back to a depth of at least 3/4". Brush out joints, free from dust and moisture. Force mortar into joints, strike or rake and tool to match existing conditions.

Do not apply to frozen or frost filled masonry or when temperatures are below 45° Fahrenheit.

1209 BACK PLASTERING INTERIOR BASEMENT WALLS

Remove efflorescence, mineral salts, grease, oils, etc. Scrape, rout out all loose, soft and deteriorated mortar. Tuck-point all crevices, cracks, joints, holes, etc. so as to secure and bind together all foundation blocks securely. Lay prepared cement plaster on dampened walls with a brush or trowel and level out. If walls become dry or coating starts to pull during application, dampen walls again. Apply to all walls from basement floor to sill plate. This application is not a guarantee of a dry basement but is a preventive measure to lessen the chances. Do not apply in temperatures below 40° F. Use a premium plaster mix.

1300 MISCELLANEOUS

1301 PEST CONTROL

Only a licensed and insured professional exterminator will be used to treat for termites, rodents, post beetles or other pests. Upon completion of the work the exterminator will furnish a certificate of completion.

1302 RADON MITIGATION

Only a licensed radon mitigation specialist in Tennessee shall perform the work and all work shall be done in accordance with the applicable portions of the following codes and standards:

1. ASTM E2121, latest version
2. EPA Mitigation Standards
3. Building, electrical, and mechanical codes currently in force in the jurisdiction in which the work is performed
4. Other local, state, and national laws.

1303 TREE TRIMMING

Trim all tree branches either dead or alive that are detrimental to the structure as determined by an inspection made by this office. Contractor shall remove all debris from the premises. Wounds to be dressed with standard tree wood dressing compound.

1304 GRADING

Grade soil away from foundation with maximum rise and slope as feasible. Soil should be no closer than 6" to top of foundation with sufficient drainage to prevent water from collecting next to and seeping into foundation. Cover bare soil with grass seed. Soil is to be tamped to a tight condition to prevent erosion.

1305 CISTERN FILL

Break off top of cistern 6" below ground level. Fill cistern with sand to a rough grade four (4) inches below the surface. Fill level with ground surface with black dirt and rake in grass seed.

ATTACHMENT A

SCOPE OF WORK SUMMARY

Lead Hazard Control Services

Bidder shall insert his her proposed narrative regarding scope of work to performed below. An Authorized Officer shall initial next to all categories that apply, provide a detailed explanation with exceptions should they apply, and sign the "Proposer's Certification" portion of this attachment. ***Note: If there are no exceptions to the proposed work to be performed, bidder shall state that there are "No Exceptions."***

Explanation:

Exception(s):

Proposer's Certification:

The Proposer agrees to enter into a contract under the terms and conditions as prescribed by this Request for Proposal. Any and all exceptions to the RFP have been listed on an item-by-item basis and cross-referenced within the Summary Scope of Work above. If there are no exceptions, the Proposer must expressly state that no exceptions are taken.

Authorized Officer of Firm Name (Print)

Authorized Officer of Firm Sign & Date

ATTACHMENT C
PROPOSER'S PAST PERFORMANCE & TECHNICAL QUALIFICATIONS
(Complete and Return this Form with the Bid)

Contractor's Company Name: _____

EIN/TIN: _____ DUNS No: _____

Address: _____

City, State Zip Code: _____

General Business phone Number: _____

Owner/Principal Direct Line Business Phone Number: _____

Business Email Address: _____

Primary Type of Business or Trade: _____

Ownership Type: _____

(Sole proprietorship, limited partnership, limited liability company (LLC), corporation (for-profit), nonprofit corporation)

Date/Year Business Established/Founded: _____

Accredited by the Better Business Bureau? ☐ Yes ☐ No

Accredited/Listed with other similar entity/review service? ☐ Yes ☐ No

(Please specify) _____

Contractor's Total Number of Full-Time Employees: _____

Contractor's Total Number of Part-Time/Temporary Employees: _____

Attach copies of the resumes of key staff: Owner, Manager, Supervisor, Team Lead that demonstrate years of experience and any specialized training or certifications they may have.

What type of business, trade, work or services does your firm/company/organization specialize in?

(General Contractor, Roofer, Builder, Specialty- Trade, etc.)

Specify the Number of Years Your Firm has provided each of the following services: *(for each, specify whether these were provided for commercial and/or residential customers)*

x General Contracting _____

x Heating/Ventilation/Air Conditioning _____

x Plumbing _____

x Roofing _____

x Electrical Work _____

x Lead-Based Paint Hazard Removal x Other _____

x Weatherization Services _____

x Other _____ Volume of Business in the past 2 years: _____

x Number of jobs/projects in 2015 _____, in 2016 _____

_____, in 2017 _____

Total Revenues: 2017 \$ _____ 2016 \$ _____

ATTACHMENT C
**PROPOSER'S PAST PERFORMANCE & TECHNICAL
QUALIFICATIONS**
(CONTINUED)

What estimated percentage/proportion of your company's services are completed in-house by your employees and how much work is out-sourced/subcontracted? _____

What services will be out-sourced/subcontracted out?

Has your company/firm ever had a contract with the City of Chattanooga? Yes No

If Yes, what services did you provide, what was the amount of the contract, when were the services provided?

Has your company/firm ever had a contract with another governmental entity? (City, County, State)

☐ Yes ☐ No Name of Governmental Entity: _____

If Yes, what services did you provide, what was the amount of the contract, and when were the services provided?

Has your company/firm ever had a contract that involved the use of federal or state government funds?

☐ Yes ☐ No

Name of Federal or State Program: _____

Please list all licenses or certifications that your company and/or your employee(s) currently hold: (*Attach copies of licenses/certificates for verification*): (Examples: HVAC,, Plumbing, Electricians' Licenses and Certifications, Lead-Based Paint Worker Certifications, etc.)

ATTACHMENT D
FINANCIAL REFERENCES
(Complete and Return this Form with the Bid)

The Proposer shall furnish, with the proposal, the following information, for at least three (3) recent financial references (Banks, Lenders, or suppliers with which your organization has a loan, a line of credit, or other banking/lending/financial relationship.)

Reference # 1

Company/Agency Name: _____

Provide the name of the organization with which you have established a successful business relationship.

Contact Person Name: _____

Provide the name of the person with whom we may discuss your financial information.

Phone Number: _____

Address: _____

City, State, Zip Code: _____

Credit Extended: _____

Provide the amount of credit your financial reference has extended to you.

Reference # 2

Company/Agency Name: _____

Provide the name of the organization with who you have established a successful business relationship.

Contact Person name: _____

Provide the name of the person with who we may discuss your financial information.

Phone Number: _____

Address: _____

City, State, Zip Code: _____

Credit Extended: _____

Provide the amount of credit your financial reference has extended to you.

Reference # 3

Company/Agency Name: _____

Provide the name of the organization with who you have established a successful business relationship.

Contact Person name: _____

Provide the name of the person with who we may discuss your financial information.

Phone Number: _____

Address: _____

City, State, Zip Code: _____

Credit Extended: _____

Provide the amount of credit your financial reference has extended to you.

ATTACHMENT E
CONTRACTOR TECHNICAL QUALIFICATIONS QUESTIONNAIRE
(All Firms Must Complete and Return this Form with the Bid)

1. Is Firm Certified under the Environmental Protection Agency's (EPA) Renovation and Repair Rule (RRP)?
☒ Yes ☐ No
2. Is firm certified and does firm have experience in performing work in accordance with the HUD Lead Safe Housing Rule? ☐ Yes ☐ No
3. Is firm certified by the State of Tennessee for Lead Abatement? ☐ Yes ☐ No
4. Does firm have a certified Lead Abatement Supervisor on staff? ☐ Yes ☐ No
5. Are firm workers certified EPA Lead Renovators? ☐ Yes ☐ No
6. Has firm performed work for a governmental entity under a Lead Hazard Control or Reduction program?
Yes ☐ No
7. Has firm ever been issued a Lead Non-Compliance Notice by the State of Tennessee or any other state?
Yes ☐ No
8. Does firm have experience implementing Lead-safe/Abatement Work Practices on the job-site? ☐ Yes ☐ No
 - a. Experience in performing final clean-up to HUD's Lead Safe Housing Rule standards? ☐ Yes ☐ No
9. Does firm have experience in setting up containment systems? ☐ Yes ☐ No
10. Does firm have experience in replacing/installing both wood and vinyl windows? ☐ Yes ☐ No
11. Does firm have experience in replacing/repairing drywall? ☐ Yes ☐ No
12. Does firm have experience in preparation and painting of interior and exterior of homes? ☐ Yes ☐ No
13. Does firm have experience in repairing and replacing wood siding? ☐ Yes ☐ No
14. Does firm have experience in repairing and replacing wood siding? ☐ Yes ☐ No
15. Does firm have experience in replacing window sills? ☐ Yes ☐ No
16. Does firm have experienced painters on staff? ☐ Yes ☐ No
17. Does firm have experienced and skilled carpenters on staff? ☐ Yes ☐ No
18. Does firm have experience in replacing / repairing roof and gable vents? ☐ Yes ☐ No

EXHIBIT F QUALIFICATIONS & REFERENCE

SHEET Complete and Return This Form with the RFP

Contractors shall furnish the following information with their bid, for at least three (3) recent customers to whom products and/or services have been provided that are similar to those required by this RFP.

Company's Name _____ Name of
Contact _____ Title of Contact
Present Address _____ City,
State, Zip
Code _____
Telephone () Fax ()
Number _____ Number _____

Company's Name _____ Name of
Contact _____ Title of Contact
Present Address _____
City, State, Zip
Code _____
Telephone () Fax ()
Number _____ Number _____

Company's Name _____ Name of
Contact _____ Title of Contact
Present Address _____ City,
State, Zip
Code _____
Telephone () Fax ()
Number _____ Number _____

*If a particular product is not specified - refer to the GENERAL PRODUCT AND STANDARD WORK SPEC

| Healthy Home Repair | | | | |
|--|----|-----------------|--------------|--------------|
| Install handicap grab bar 24" | ea | | | 0 |
| Install handicap grab bar 36" | ea | | | 0 |
| Install toilet safety rails | ea | | | 0 |
| | | | | |
| Floor Insulation | | Material | Labor | Total |
| R-19 | sf | | | 0 |
| Attic Ventilation Services Installed | | Material | Labor | Total |
| Aluminum Gravity Vent 80sq.in. free net venting | ea | | | 0 |
| Turbine roof vent | ea | | | 0 |
| Re-screen existing Gable Vents with metal screen | ea | | | 0 |
| Vents (up to 14"x24") | ea | | | 0 |
| Vents (18"x24") | ea | | | 0 |
| Gable Vents (24"x24") | ea | | | 0 |
| soffit vents single story | ea | | | 0 |
| soffit vents two story | ea | | | 0 |
| insulated vent fan duct (bath, kitchen etc) | ea | | | 0 |
| | | | | |
| Duct Sealing and Repair | | Material | Labor | Total |
| Seal duct with mastic | ea | | | 0 |
| Seal plenum with mesh tape and mastic | ea | | | 0 |
| Seal return with Duct Board and Mastic | ea | | | 0 |
| Replace Register | ea | | | 0 |
| Replace Return Grill | ea | | | 0 |
| Replace Duct | lf | | | 0 |
| Relocate Return Air | ea | | | 0 |
| Duct Wrap | lf | | | 0 |
| Access Covers | | Material | Labor | Total |
| New Attic Access | ea | | | 0 |
| New Hinged Knee Wall Door | ea | | | 0 |
| New Crawlspace Access | ea | | | 0 |
| Attic Access Panel Only 3/4" Plywood | ea | | | 0 |
| Improve Existing Attic Access | ea | | | 0 |
| Attic Access Box for Pull Down Stairs | ea | | | 0 |

| | | | | |
|--|----------|-----------------|--------------|--------------|
| | | | | |
| Bathroom Exhaust Fans | | Material | Labor | Total |
| Ventilation Exhaust Fan 50cfm | ea | | | 0 |
| Ventilation Exhaust Fan 80cfm | ea | | | 0 |
| | | | | |
| | | | | |
| Kitchen Vent Hoods | | Material | Labor | Total |
| Vent Hood 30" | ea | | | 0 |
| Vent Hood 32" | ea | | | 0 |
| Vent Hood 36" | ea | | | 0 |
| Vent Hood 42" | ea | | | 0 |
| | | | | |
| Poured concrete steps | lf | | | 0 |
| Pre-Cast Concrete Steps | lf | | | 0 |
| Tuck-Pointing | sf | | | 0 |
| Sealing Foundation Walls | sf | | | 0 |
| Sealing Foundation Walls - Structural Skin | sf | | | 0 |
| Back Plastering Interior Basement Walls | sf | | | 0 |
| Pest Control - Rodents/Roaches/Ants | unit | | | 0 |
| Pest Control - Termites | unit | | | 0 |
| Tree Trimming and Removal Small | ea | | | 0 |
| Tree Trimming and Removal Large | ea | | | 0 |
| Brush Trimming and Removal | sq yard | | | 0 |
| Soil Grading | sq yard | | | 0 |
| | | | | |
| Radon Mitigation Design Consulting Service | per hour | | | 0 |

| | | | | |
|------------------------------------|----|-----------------|--------------|--------------|
| Caulking and Foam | | Material | Labor | Total |
| Latex Caulk with Silicone 35 Year | ea | | | 0 |
| 100% Silicone Caulk 35 Year | ea | | | 0 |
| Foam Tape Closed Cell 3/8X3/16x17' | ea | | | 0 |
| Receptacle and Switch Gaskets | ea | | | 0 |
| Receptacle and Switch Plates | ea | | | 0 |
| LED Light Bulbs | | Material | Labor | Total |
| 4.5 Watt 300 Lumens | ea | | | 0 |
| 8.5 Watt 800 Lumens | ea | | | 0 |
| 13.5 Watt 1100 Lumens | ea | | | 0 |
| 14 Watt 1500 Lumens | ea | | | 0 |
| Kilz Primer and Sealer 13oz can | ea | | | 0 |
| Glaze Compound 10oz tube | ea | | | 0 |
| | | | | |
| Room Unit Air Conditioner | | Material | Labor | Total |
| 5k Btu Energy Star Unit | ea | | | 0 |

| | | | | |
|---|----|-----------------|--------------|--------------|
| 8k Btu Energy Star Unit | ea | | | 0 |
| 10k Btu Energy Star Unit | ea | | | 0 |
| 12k Btu Energy Star Unit | ea | | | 0 |
| 15k Btu Energy Star Unit | ea | | | 0 |
| 18k Btu Energy Star Unit | ea | | | 0 |
| Room Air Conditioner w/ Heat Pump | | Material | Labor | Total |
| 8k Btu Energy Star Unit | ea | | | 0 |
| 10k Btu Energy Star Unit | ea | | | 0 |
| 12k Btu Energy Star Unit | ea | | | 0 |
| 18k Btu Energy Star Unit | ea | | | 0 |
| Kitchen Gas Range | | Material | Labor | Total |
| 30" Gas Range Unit | ea | | | 0 |
| Kitchen Stove Top, 4 Burner Standard Size | ea | | | 0 |
| Clean and Tune Gas Range | ea | | | |
| Kitchen Electric Range | | Material | Labor | Total |
| 30" Electric Range Unit | ea | | | |
| Kitchen Stove Top, Electric, 4 Burner Standard Size | ea | | | |
| Kitchen Oven, Electric, Wall Unit | ea | | | |
| Refrigerator Replacement | | Material | Labor | Total |
| 14 Cubic Foot Top Mount Freezer | ea | | | 0 |
| 16 Cubic Foot Top Mount Freezer | ea | | | 0 |
| 18.5 Cubic Foot Top Mount Freezer | ea | | | 0 |
| 21 Cubic Foot Top Mount Freezer | ea | | | 0 |
| 22 Cubic Foot Top Mount Freezer | ea | | | 0 |

R-19 Floor fiberglass includes metal support rods, pipe wrap, and 6ml. vapor barrier with seams that overlap 12" and 12" up the foundation wall

Remove old vents (if applicable). New vent shall be installed in accordance with the manufacturers' instructions and sealed with appropriate sealant. Vents shall be installed in a manner to prevent the entrance of rain, insects and rodents.

includes interior chute

includes interior chute

Install insulated vent fan ductwork- for bath, kitchen or laundry area vents

Duct Sealing and Repair Services: Perform necessary duct sealing before insulation is installed. Vapor barrier must be placed to the outside with no exposed insulation. Insulation should cover all exposed supply and return ducts with no significant areas of bare duct left un-insulated. Insulation should be attached with Stuck ups, twine, or plastic straps.

include all labor, material, supplies, and equipment to install new adjustable, curved blade, with shutter damper register

Include all labor, material, supplies, and equipment.

include all labor, material, supplies, and equipment to seal and install new R-8 value or better duct run

include all labor, material, supplies, and equipment seal and install new R-8 value or better return duct :

Fiberglass Seal with mastic

Create an attic access – new, where none previously existed (install in closet where possible) Install painted wood trim for a finished appearance for new access. 3/4" plywood painted panel; to include insulation barrier, eye hooks, weather-stripping and R-30 or greater foam insulation:

new, where none previously existed (install out of the way area) Install painted wood trim for a finished appearance 1/2" plywood panel, 2 hinges, 1 barrel bolt, weather-stripping and R-30 or greater foam insulation

Install crawlspace access – new, where none existed previously 3/4" treated plywood, 2x4 treated lumber for framing, 2 zinc barrel bolts, weather stripping, R-19 or foam insulation.

Install new attic access panel only 3/4 inch plywood primed white with R-30 or greater foam insulation.

Improve existing attic or crawlspace access panel by adding weather-stripping and R-30 or greater foam insulation, stops, eye hooks and weather stripping.

Drop down ladder: To include all labor, material, supplies, and equipment.

Ventilating fan shall be of the ceiling mount, ENERGY STAR rated type, with no less than (see below) CFM and no more than (see below) some as certified by the Home Ventilating Institute (HVI). The motor shall be totally enclosed, four pole condenser types engineered to run continuously. Power rating shall be 120v/60Hz. Duct diameter shall be no less than (see below). Fan shall be UL and CUL listed for tub/shower enclosure when used with GFCI branch circuit wiring. All fans must be installed in accordance to local code requirements. Brand: Panasonic Whisper Series or equal. "Contractor is responsible for securing permit (when applicable)

50 CFM, Sones: 0.3, Duct Size: 4", Grill Width: 13"

80 CFM, Sones: 0.4, Duct Size: 4", Grill Width

Contractor is responsible for securing permit (when applicable) Remove existing vent hood (if applicable) and install new kitchen mounted vent hood, to be 2 speed fan and overhead light Nutone or approved equal, to include outlet box, all wiring, caulking and sealing. All vent hoods must be installed and vented in accordance to local code requirements.

Latex Caulk with silicone, 35 years durability, must meet or exceed ASTM C834 requirements Size: 10.1 Tube, Brand: Dap or equal.

100% Silicone Caulk, 35 years durability, must meet or exceed ASTM 920-86 requirements Size: 10.1 Tube, Brand: GE or equal.

Weather-seal Foam Tape, Closed Cell, UV Resistant, Adhesive Backing, 3/8 X 3/16 X17.

Electrical Outlet and Switch Sealing Energy Saving Gasket.

Switch/Receptacle Plates

LED - Minimum Light Output (Lumens): 300 lumens, 4.5 watts

LED - Minimum Light Output (Lumens): 800 lumens, 8.5 watts

LED - Minimum Light Output (Lumens): 1,100 lumens, 13.5 watts

LED - Minimum Light Output (Lumens): 1,500 lumens, 14 watts

Primer and Sealer, Brand: Kilz (13 oz. can)

Glaze Compound, Size: 10.3 oz tube

Installation of all room air conditioners shall include all labor, material and supplies required to install new units in accordance to manufacturer (s) requirements, removal of existing unit and properly disposal in accordance to EPA regulation. Unit shall be properly insulated, sealed and caulked around opening

EER Rating: 10.7 or higher

EER Rating: 10.7 or higher
EER Rating: 10.7 or higher
EER Rating: 10.7 or higher
EER Rating: 10.7 or higher
EER Rating: 10.7 or higher

EER Rating: 9.9 or higher
EER Rating: 9.9 or higher
EER Rating: 9.9 or higher
EER Rating: 9.9 or higher

Clean And Tune Range Unit And Or Stove Top To Lower CO Readings

JOB ORDER FOR CONTRACT _____

Includes

SPECIFICATIONS, PRICES, and NOTICE TO PROCEED

Property Owner: _____ Phone: _____

Property Occupant: _____ Phone: _____

Property Address: _____

Property Identification: County: Hamilton Map: _____ Group: _____ Ctrl Map: _____ Parcel: _____

Contractor Responsibilities:

All work shall be under the all terms established in Contract _____ and the Chattanooga Standards and Specifications document.

The lead-based paint hazard control and associated repairs shall be accomplished without undue delay and with minimum inconvenience to the owner. All materials and products used shall be new, as specified in the "Bid Prices Sheet" or applicable building codes unless otherwise specified, and applied or installed in accordance with the manufacturers specifications and this document. Reference in these specifications to any article, device, product, material, or fixture by name, make, or catalog number shall be interpreted as establishing a standard of quality and shall not be construed to eliminate the use of the competitive products equal in quality. The Contractor is solely responsible for required licenses and permits, and all work shall be carried out pursuant to the applicable Building, Plumbing, Gas, Mechanical, and Electrical Codes. At the completion of the designated work, the Contractor shall remove all temporary construction equipment, salvage materials, trash, and other debris and dispose of legally, leaving the area for which the Contractor is responsible in a neat and clean condition. The Contractor is required to provide the property owner with all warranties and guarantees. This applies to all items installed on the job that carry a warranty or guarantee, i.e.; roofing shingles, siding, windows, etc. All Work shall be performed in accordance with the TDEC Lead Hazard Program, the HUD Guidelines, the Lead-Safe Housing Rule, EPA Lead in Paint regulations, and any other applicable regulations regarding performance of the activities listed above with the use of the specified funds.

The Contractor shall provide copies to the City before payment of

- 1) the State Notification of Lead-Based Paint Activity form with proof of submittal
- 2) the Occupant Protection Plan
- 3) the completed Abatement Report with proof of submittal
- 4) the log of all personnel/workers who conducted work at the particular unit.
- 5) the project specific Worker Protection Plan

Documents required to be onsite during the Lead Hazard Control Activity are:

- 1) the State Notification of Lead-Based Paint Activity form with proof of submittal
- 2) the Occupant Protection Plan
- 3) the Inspection/Risk Assessment document
- 4) the Project Specifications
- 5) the Project Specific Worker Protection Plan
- 6) Current proof of TDEC certification for all workers at the site
- 7) a Personnel Log for all workers at the project. (an example log is provided)

Supervision:

Attachment G

A Lead Supervisor must be present on the job site at all times. An exception will be allowed only if the Lead Supervisor leaves for no more than 2 hours a day and the absence are directly related to the lead hazard work being performed on the job site and the Lead Supervisor is immediately available during all Work activities. If the Lead Supervisor of record is required to be absent from the job site for more than 2 hours in a work day, the Contractor shall provide a certified Lead Supervisor to be present. The City must be notified of the absence and change of personnel prior to exceeding the time limit. The change must be noted in the onsite personnel log.

Security and Identification:

The Contractor provided photo identification badge shall be either worn or present with the individual worker at all times during the performance of Work under this contract and must be shown if requested. In addition, Contractor Personnel shall wear shirts or uniforms which identify their employer, preferably with the worker name included.

Coordination with Occupants:

Some projects may require that the occupants be temporarily relocated during the conduct of the work. Expenses incurred by the occupants are not part of this specification. However, the move out date and the duration of the relocation are very much within the control of the Contractor and explicit coordination is required. Delays in project completion beyond the specified completion time and not addressed by a change order will incur liquidated damages at the rate of \$100 per day. The Contractor shall discuss with the occupants the amount of material (furnishings, personal possessions, household appliances, draperies/shades) that need to be stored out of the work zones. The Contractor shall take necessary precautions to protect all remaining personal property from harm during the term of the work if a storage pod is not included in the scope of work.

Delays and Extension of Time:

Contractor may be granted an extension of time because of change orders, or because of unforeseeable conditions that are deemed by City in its sole discretion as being beyond Contractor's control and which constitute a justifiable delay. Requests for extensions of time must be made in writing (electronic email is acceptable, phone text is not) no later than 2 calendar days after the occurrence of the delay. Any additional time allowed shall be at no cost to City. Any additional expenses incurred because of Contractor error as deemed by City in its sole discretion, including but not limited to, additional occupant relocation expenses and clearance sampling analysis, will be paid by Contractor. Delays in project completion beyond the specified completion time and not addressed by a change order will incur liquidated damages at the rate of \$100 per day. Failed Clearance will result in a \$200 re-testing fee.

PARAGRAPH NUMBERS REFERENCE THE WORK SPECIFICATIONS AND DESIGN STANDARDS DOCUMENT WHICH IS HEREBY INVOKED AS SUPPLEMENTAL CRITERIA. STRICT ADHERENCE TO THE SECTIONS ON LEAD SAFE WORK PRACTICES IS ESSENTIAL.

THE INSPECTION/RISK ASSESSMENT REPORT IS ATTACHED.

THE FOLLOWING SPECIFICATION SECTIONS
DESCRIBE LEAD-BASED PAINT ACTIVITIES.

BID PRICE

Attachment G

THE FOLLOWING SPECIFICATION SECTIONS
DESCRIBE HEALTHY HOME AND ASSOCIATED
SMALL REPAIR ACTIVITIES.

BID PRICE

Contractor Signature

Date: _____

The Job Order Cost Has Been Accepted by the City

Grant Project/Program Manager Signature

Notice to Proceed Date: _____

Attachment G

Interim Report for Project: _____

Conducted by: _____

Date of Inspection: _____ Clearance is Scheduled for: _____

I conducted an inspection of the above project and observed these onsite conditions. All activity has been documented through photograph. _____ (initial).

YES NO

☐ ☐ No children are onsite

☐ ☐ Containment is in place

☐ ☐ Workers are wearing appropriate PPE

☐ ☐ Worker wash station/clean area is in place

☐ ☐ There is a designated place for eating and smoking

☐ ☐ Debris is securely stored or there is no debris on the worksite

☐ ☐ Products used are in accordance with contract. (document with photo)

☐ ☐ State required onsite documents are available

☐ ☐ Workers are using lead-safe work practice for all activity

☐ ☐ Work activity is on schedule

☐ ☐ Quality of workmanship is acceptable.

☐ ☐ Problems Observed? (note any areas of concern and remedy)

Notes:

Attachment G

Final Quality Report for Project: _____

Conducted by: _____ Contractor: _____

Date of Inspection: _____ Clearance is/was conducted on: _____

I conducted a final inspection of the above project and observed these onsite conditions. All activity has been documented through photograph. _____ (initial).

YES NO

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | All work was completed according to the project specifications |
| <input type="checkbox"/> | <input type="checkbox"/> | Barrier tape and signs remain in place until Clearance is achieved |
| <input type="checkbox"/> | <input type="checkbox"/> | Products used on the project meet the specifications |
| <input type="checkbox"/> | <input type="checkbox"/> | Project is clean and ready for re-occupancy |
| <input type="checkbox"/> | <input type="checkbox"/> | No debris or project materials remain on site |
| <input type="checkbox"/> | <input type="checkbox"/> | All water is guided away from the home. Repair and/or soil remediation guides water away from the dwelling. |
| <input type="checkbox"/> | <input type="checkbox"/> | The project is in the same or better condition than when contractors arrived. No disturbed yard areas from contractor trucks, cigarette butts in smoking area, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | Craftsmanship is of acceptable quality. No uneven joints or obvious poor Workmanship is observed. Flashings and seals are in place, doors do not rub and close correctly and securely |
| <input type="checkbox"/> | <input type="checkbox"/> | State required onsite documents are available |
| <input type="checkbox"/> | <input type="checkbox"/> | Paint films give full coverage in all areas and are of an acceptable thickness |
| <input type="checkbox"/> | <input type="checkbox"/> | If plumbing was disturbed, water supply is operational with no leaks |
| <input type="checkbox"/> | <input type="checkbox"/> | Problems Observed? (note any areas of concern and remedy) |

Notes:

Affirmative Action Plan

The City of Chattanooga is an equal opportunity employer and during the performance of this Contract, the Contractor agrees to abide by the equal opportunity goals of the City of Chattanooga as follows:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap. The Contractor will take affirmative action to ensure that applicants are employed, and the employees are treated during employment without regard to their race, color, religion, sex, national origin, or handicap. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay, or other forms of compensation, and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
2. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or handicap.
3. The Contractor will send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. In all construction contracts or subcontracts in excess of \$10,000 to be performed for the City of Chattanooga, any contractor and/or subcontractor is further required to file in duplicate within ten (10) days of being notified that it is the lowest responsible bidder, an affirmative action plan with the EEO Director of the City of Chattanooga. This plan shall state the Contractor's goals for minority and women utilization as a percentage of the work force on this project.
5. This Plan or any attachments thereto shall further provide a list of all employees annotated by job function, race, and sex who are expected to be utilized on this project. This plan or attachment thereto shall further describe the methods by which the Contractor or Subcontractor will utilize to make good faith efforts at providing employment opportunities for minorities and women.

During the term of this contract, the Contractor upon request of the City, will make available for inspection by the City of Chattanooga copies of payroll records, personnel documents and similar records or documents that may be used to verify the Contractor's compliance with these Equal Opportunity provisions.

6. The Contractor will include the portion of the sentence immediately preceding paragraph 1 and the provisions of paragraphs 1 through 6 in every subcontract so that such provisions will be requested of each subcontractor. The Contractor agrees to notify the City of Chattanooga of any subcontractor who refuses or fails to comply with these equal opportunity provisions. Any failure or refusal to comply with these provisions the Contractor and/or Subcontractor shall be a breach of this contract.

(Signature of Contractor)

(Title and Name of Construction Company)

(Date)

Chapter No. 817 (HB0261/SB0377). "Iran Divestment Act" enacted.

Vendor Disclosure and Acknowledgement

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to § 12-12-106.

(SIGNED) _____

(PRINTED NAME) _____

(BUSINESS NAME) _____

(DATE) _____

For more information, please contact the State of Tennessee, Central Procurement Office
<https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-/library-/public-information-library.html>

No Contact/No Advocacy Affidavit

City of Chattanooga
Purchasing Division

For Submission with Sealed RFP or RFQ Responses:

State of _____

County of _____

_____ (agent name), being first duly sworn, deposes and says that:

(1) He/She is the owner, partner, officer, representative, or agent of _____
_____ (business name), the Submitter of the attached sealed solicitation
response to Solicitation # _____;

(2) _____ (agent name) swears or affirms that the Submitter
has taken notice, and will abide by the following No Contact and No Advocacy clauses:

NO CONTACT POLICY: After the posting of this solicitation, a potential submitter is prohibited from directly or indirectly contacting any City of Chattanooga representative concerning the subject matter of this solicitation, unless such contact is made with the Purchasing Division.

NO ADVOCATING POLICY: To ensure the integrity of the review and evaluation process, companies and/or individuals submitting sealed solicitation responses, as well as those persons and/or companies formally/informally representing such submitters, may not directly or indirectly lobby or advocate to any City of Chattanooga representative.

Any business entity and/or individual that does not comply with the No Contact and No Advocating policies may be subject to the rejection or disqualification of its solicitation response from consideration.

Submitter Signature: _____

Printed Name: _____

Title: _____

Subscribed and sworn to before me this _____ day of _____, 2_____.

Notary Public: _____

My commission expires: _____

ADDENDUM NO. 2

RFP NUMBER: 171041

RFP TITLE: RFP for Development Platforms

DEPARTMENT: Chattanooga Economic and Community Development

COMMODITY: Lead Abatement Contracted Services

DATE OF ADDENDUM: June 1, 2018

ORIGINAL RFP DUE DATE: May 16, 2018

ORIGINAL RFP DUE TIME: 4:00 p.m., e.s.t.

REVISED RFP DUE DATE: June 11, 2018

REVISED RFP DUE TIME: 4:00 p.m., e.s.t.

REASON: DEADLINE HAS BEEN EXTENDED DUE TO HAVING RECEIVED ONLY ONE PROPOSAL

(SIGNED): _____ (DATE): _____

(COMPANY): _____

Sign one (1) copy of this page and return it with your proposal, or separately and clearly labelled if your proposal has already been submitted, to the ECD Department (email: fralston@chattanooga.gov; ECD Dept., Attn: Faye Ralston, 101 E. 11th Street, Suite G-13, Chattanooga, TN 37402.

Retain a copy for your file.