

ADDENDUM NO. 1

Project Description:

Date: April 12, 2023

IFB: The Havens at Willow Oaks – Miscellaneous Repairs

GREENSBORO HOUSING AUTHORITY by
The Havens at Willow Oaks, LLC
450 North Church Street
Greensboro, NC 27401

TO: All Respondents

This clarification of the scope of work forms a part of the contract documents and supplements the original IFB for this Project. Acknowledge receipt of this scope of work clarification as part of your response to this IFB.

Included in the Addendum #1 for this project are the following documents:

Attachment 1: Updated Section 1.2 Scope of Work

Attachment 2: Updated Section 1.2 Scope of Work Unit Matrix

Attachment 3: Updated Section 2.2 Bid form

Noted revisions:

Section 1.2 – Scope of Work

1. General Note A – Include ALL addendums as part of the bid submission documents
2. General Note B – The owner reserves the right to make quantity adjustments to the scope of work up to the final contract execution.
3. General Note J – Q&A Response Date: Extended to **April 12, 2023**
4. Refrigerator unit replacement count:
 - GE, Model Number GIE18DTNRWW – **47 units**
5. Range unit replacement count:
 - GE, Model Number JB626DKWW – **25 units**
6. Dishwasher unit replacement count:
 - GE, Model Number GDF511PGRWW – **49 units**
 - GE, Model Number _GDT225SGLWW – **9 units**
7. Water heater replacement:
 - AO Smith, Water Heater, 40-gallon capacity, Model Number E6-45645DV – **28 units**

- AO Smith, Water Heater,30-galloncapacity, Model NumberE6-40L45OVB – **11 units**
- 8. HVAC System Replacement:
 - Goodman, 2.5-ton system, Model Number GSZ1403301K-HKSC08XC-TX3N4EXP – **21 units**
 - Goodman, 2.5-ton system, Model Number GSZ1403301K-AWUF310816A – **8 units**

Section 2.2 Bid Form

1. Owner Entity Clarification: The Havens at Willow Oaks, LLC

Attachment 1: Updated Section 1.2 Scope of Work

SECTION 1.2

SCOPE OF WORK

The Havens at Willow Oaks Miscellaneous Repairs

General Note:

- A. **Include ALL addendums as part of the bid submission documents.**
- B. **The OWNER reserves the right to make quantity adjustments to the scope of work up to the final contract execution.**
- C. The CONTRACTOR shall be responsible for pulling all permits.
- D. The CONTRACTOR shall be responsible for all code-related requirements related to state, local, and federal agencies.
- E. Working hours on this project are established from 8:00 AM to 5:00 PM Monday through Friday. Any weekend work must be approved by the owner prior to scheduling.
- F. The CONTRACTOR will be issued a key that must be signed for and will be the responsibility of the CONTRACTOR. The CONTRACTOR shall be responsible for making sure all units are secure at all times of the day in which work is taking place. No unit shall be walked away from without the unit being secured prior to leaving the area of work.
- G. It is the CONTRACTOR'S responsibility to inspect all sight conditions and confirm ALL measurements prior to the submittal of the bid. Site visits can be coordinated with the housing authority prior to the bid opening date.
- G. The CONTRACTOR shall keep all working areas free of debris or any unused materials during the course of work and before work is completed on a given day.
- I. The project duration will be 90 days (3 months) after the receipt of the NTP. The CONTRACTOR is responsible for submitting a preliminary project schedule for the referenced timeframe as part of the bid submission.
- J. The bid submission timeline is as followed:
 - Pre-Bid Meeting – April 5, 2023
 - Q&A Period – Until April 7, 2023
 - **Q&A Response – April 12, 2023**
 - Bid Opening – April 18, 2023

SITE WORK

Asphalt Seal Covering & Restriping

Scope of Work

- A. The CONTRACTOR is responsible for Seven (7) parking lots for providing all required repairs to asphalt, application of sealing covering, and restriping of the parking lot as necessary for the turnkey completion at the areas designated on the enclosed site plan.

B. The CONTRACTOR shall follow the specifications and all general practices related to this work.

C. General Notes:

1. **See attached SCOPE OF WORK CHART for locations of work and work assignments. There is also a SITE MAP for Building and Unit locations as well.**
2. **See existing conditions included with the Scope of Work along with manufacturer's specification sheets for Asphalt Materials.**
3. The CONTRACTOR shall provide all required labor.
4. The CONTRACTOR is responsible for all coordination with management before starting any work at least five days before the project's starting day. and shall be responsible for blocking /barricading the parking lot prior to, during, and after all work. Blocking/barricading shall remain in place until all areas are fully cured and able to receive vehicular traffic.
5. The CONTRACTOR shall reference ALL standards and specifications shall be the current issue or the latest revision on the notice to proceed issue date:
 - ASTM D5329: Standard Test Method for sealants and Fillers, Hot applied, For Joints and cracks in asphaltic Portland cement concrete pavements.
 - ASTM D3111: standard test methods for flexibility determinations of high-melt and he says by mandrel bending test method.
 - ASTM D113: standard testing for ductility of bituminous materials.
 - ASTM D2669: standard testing methods for apparent viscosity of petroleum waxes compounded with adhesive (hot melts).
 - ASTM D4: standard testing methods for bitumen content.
 - ASTM D6690: standard specification for joint and crack sealant, hot applied, concrete and asphalt pavements.
 - All pavement marking work shall be performed in accordance with the requirements of the latest edition of the North Carolina transportation department standards including but not limited to "Standard specifications for roads and bridges construction".
6. Vegetation Removal:
 - Vegetation growing through the surface of driveways or parking lots that are being prepared for crack sealing &/or seal coating shall be removed and sterilized by the use of a propane torch unit eliminating any vegetation, dirt moisture, and seeds. At the opportunity of the CONTRACTOR, a herbicide may be applied prior to surface treatment application. This shall be applied far enough ahead of the surface treatment applied to sufficiently give the vegetation enough time to properly broil so that when completing the final sweep before surface treatment know vegetation is left. The method of removal is subject to the approval of the owner.
 - If chemical herbicide, it shall be applied according to the manufacturer's specifications. Vegetation shall be totally browned before the crack sealant and the

sealant coating are installed. The person applying to herbicide shall have, will be under the supervision of someone who has, the proper state of North Carolina pesticide applicator's license. A copy of the license shall be supplied to the project manager. A log of all herbicide shall be in a copy and shall be supplied to the project manager. This log shall include the following information:

- a. the type of herbicide
- b. the manufacturer of the product
- c. the mixture rating used
- d. the application location
- e. the application date and time
- f. the Weller conditions at the time of application

7. Pothole Repair:

- All potholes shall be repaired before are applied. The contractor shall saw cut the existing asphalt to a minimum of 6 inches past the pothole and associated cracks in all directions. All saw cuts shall be performed to leave only square or rectangle-shaped repairs. Any jagged edge or misshaped repairs shall be rejected and replaced by the CONTRACTOR and no additional cost to the owner.
- The contractor shall remove the asphalt in any loose base material. The area shall be filled with type SIII hot mix asphalt. Once the asphalt has been properly compacted, the final result of the installation shall provide even transitions to the existing area and have joints that are not excessive and a good quality ride is provided. No more than ¼ inch difference in height shall be allowed for the transition between the patch and the adjacent area. Coal patch asphalt shall be allowed with the approval of the project manager.

8. Crack Sealing:

- The CONTRACTOR shall use Crafcro Polyflex Type 3, product #34521 or equivalent crack sealer. Crack sealer shall be an asphalt base product designed to be used to seal cracks and joints in asphalt. The product shall have the ability to seal out water.
- Crafcro Detack blotting material shall as, cemented us, or equivalent equal.

9. Equipment:

- Equipment used to install the sealant shall be as specified by the manufacturer and shall have the ability to maintain the proper temperature of the sealant throughout the sealing process. This heating unit shall be a jacketed double all the melter and shall be equipped with an agitation system. The applicator hose shall have a circulation system or be equipped with a temperature control heating system. A pouring pot or gravity Fayette cylinder applicator shall not be used for sealing cracks or joints.
- The compressor shall have a capacity of 75 CFM, or more to ensure an adequate supply of air to efficiently clean the cracks and joints. Any pneumatic to lubricator must be bypassed and a water separator/filter must be installed at the home's inlet connection to keep water and all out of the lines.

- A hot compressed air Lance can be used to clean, dry, and preheat cracks and joints prior to applying sealant. The air Lance shall consist of a compressor propane system applying a high-temperature, high-velocity blast of air.

10. Work Materials:

- All cracks or joints that are greater than ¼ inch shall be properly prepared and sealed using these specifications and/or the manufacturer's specifications.
- No sealant shall be installed unless the ambient and pavement temperature are 40° and rising. There shall be no fault and no chance of rain. If Reynaud fall delays the sealant operation, the cracks and joints shall be allowed to dry and shall have additional cleaning as required to remove any debris that may have been washed into the crack or joints. The cracks and joints shall be completely dry before the sealant treatment can resume. The contractor may use the hot compressed air Lance method to clean and dry the cracks and joints with the approval of the project manager. The vendor shall ensure the existing asphaltic concrete surface is not overheated if this method is used.
- All cracks and joints shall be cleaned free of any deleterious materials, including dust old sealant, and organic material by using high pressure air. All cracks in joints are to be clean and sufficiently dry for any crack sealant material is applied. All old material and other debris removed from the cracks and joints shall be removed from the pavement surface immediately. Any cracks and joints that are not sealed the same day they are prepared shall be blown out we have high pressure air before the sealant operation continues. The contractor shall limit the amount of dusts created from this operation.
- The temperature of the sealant shall be heated/maintained using the manufacturer's recommended procedures. The sealing compound shall be melted slowly with constant agitation until it is in a lump-free, free-flow state, and within the temperature range recommended for application by the manufacturer. Care shall be taken to ensure that the sealant is not heated above the recommended maximum temperature or for longer than the recommended time. The project manager shall have the right to reject the product if it is determined that this has occurred.
- A blotting material shall be broadcast or spere over the fresh sealant to prevent it from being picked up and tracked. Any excessive or spiel sealant shall be removed by the CONTRACTOR using proper methods.
- The CONTRACTOR shall be responsible for any claims or crack seal tracking. If there is a claim, the CONTRACTOR shall be responsible for applying more blotting material as necessary and addressing the tracking material by either removing or repairing the items that were affected.

11. Curing:

- Crack sealing shall have a minimum of 30 days or the manufacturer's recommended curing time for asphalt emulsion seal coat is applied.

12. Deficiency and Repairs:

- Where the sealant settles in the crack or joint more than 1/8 of an inch of the adjacent asphaltic concrete surface, the surface of the sealant shall be clean and

more sealant shall be installed to meet the specifications. The CONTRACTOR shall be responsible to remove any excess material that is greater than 1/16 of an inch above the adjacent asphaltic concrete.

- The sealant shall be removed at the project manager’s discretion, and resealed if any of the following occurs:
 - a. the ceiling contains embedded form material other than the dusting material
 - b. the ceiling contains in trapped air bubbles
 - c. the sealant has the bonded report away from the crack or joint
 - d. the sealant has been excessively heated

LEASING OFFICE FLOORING

LVP Flooring

Leasing Office - Carpet Two (2) Offices

- A. The CONTRACTOR shall be responsible for removing existing flooring covering in two offices which include existing carpet flooring and anything that would obstruct or inhibit the proper general practice installation of New Carpet in the two offices. The proper disposal of ALL existing floor tile and carpet off-site is required as part of this scope.
- B. The CONTRACTOR shall be responsible for removing ALL existing carpet flooring and anything that would obstruct or inhibit the proper general practice installation of the New LVP Flooring. The proper disposal of ALL existing floor tile and carpet off site is required as part of this scope.
- C. The CONTRACTOR shall be responsible for moving any obstruction (Such as furniture, boxed up office materials/electronics) necessary to properly install the floor tile.
- D. The CONTRACTOR shall be responsible for any material move in office. Any belongings taken out of the office must be stored in a secure container (Lockable).
- E. Provide New LVP Flooring:

Replacement Item	Material Description	Quantity
LVP Flooring - OFFICES	New Katanga LVP Flooring Cobalt Surfaces/Shitake/k12-818/7”x48” with New Quarter Round installation in the two rooms	1

APPLIANCES

General Notes:

- A. The CONTRACTOR shall be responsible for the removal and disposal of all appliances that are a part of this scope of work. Any white goods cost shall be added to the overall bid.
- B. The CONTRACTOR shall check all sizing requirements with existing conditions and make sure they are coordinated with the new cabinetry prior to ordering.
- C. The Contractor shall make all connections of plumbing necessary for a turn key installation regarding any appliances.

1. Refrigerator:

Replacement Item	Material Description	Quantity
Refrigerator	GE, Model Number GIE18DTNRWW	47
Handicap Refrigerator	GE, Model Number _GSE23GGPWW__	10

- a. Provide a 5-foot icemaker connector for all refrigerators.

2. Range:

Replacement Item	Material Description	Quantity
Range	GE, Model Number JB626DKWW	25
Handicap Range	GE, Model Number _JBS460DMWW__	10

- a. Provide four (4) wire range cord at six feet.
- b. CONTRACTOR shall install anti-tip brackets at ALL ranges.

3. Dishwasher

Replacement Item	Material Description	Quantity
Dishwasher	GE, Model Number GDF511PGRWW	49
Handicap Dishwasher	GE, Model Number _GDT225SGLWW_	9

- a. **Make sure the height of all appliances is determined prior to ordering of appliances (Typical Note). Special attention to handicap units.**

PLUMBING

Water Heaters

A. The CONTRACTOR shall install water heaters as indicated below:

- 1. Remove the 39 existing water heaters in the units designated and dispose of them properly.
- 2. Provide New Water Heaters:

Replacement Item	Material Description	Quantity
Water Heaters (Tall)	AO Smith, Water Heater, 40-gallon capacity, Model Number E6-45645DV	28
Water Heaters (Short)	AO Smith, Water Heater, 30-gallon capacity, Model Number E6-40L45OVB	11

- 3. The CONTRACTOR shall be responsible for obtaining ALL permitting required for the proper approval from ALL Federal, State, and Local requirements.
- 4. The CONTRACTOR shall verify whether New Water Heater will be the correct size to fit the existing space before ordering the equipment.
- 5. The CONTRACTOR shall be responsible for meeting all code requirements regarding the installation that meets state, local, and federal requirements. Any requirements of the building inspector shall be the CONTRACTOR’s responsibility in providing a turnkey installation.
- 6. It is the CONTRACTOR’s responsibility to verify ALL conditions before providing pricing to provide a turnkey installation of this scope of work.
- 8. The CONTRACTOR shall have any removed existing equipment, reinstalled with the NEW equipment by the close of the day it was removed from the unit. The Resident’s water heaters shall be operational before by day’s end during the course of this scope of work process.

MECHANICAL

HVAC System - Resident's Units

A. The CONTRACTOR shall install the HVAC System as indicated below:

1. Remove **29 Existing HVAC Systems** in the units designated and dispose of them properly.
2. Provide **New 29 HVAC Systems**:

Replacement Item	Material Description	Quantity
HVAC System	Goodman, 2.5-ton system, Model Number GSZ1403301K-HKSC08XC-TX3N4EXP	21
HVAC System	Goodman, 2.5-ton system, Model Number GSZ1403301K-AWUF310816A	8

3. The CONTRACTOR shall verify whether New HVAC Systems will be the correct size to replace the existing mechanical system before ordering the equipment.
4. The CONTRACTOR shall be responsible for meeting all code requirements regarding the installation to meet all state, local, and federal requirements. Any requirements of the building inspector shall be the CONTRACTOR's responsibility in providing a turnkey installation.
5. The CONTRACTOR shall be responsible for obtaining ALL permits required for the proper approval from ALL Federal, State, and Local requirements.
6. It is the CONTRACTOR's responsibility to verify ALL conditions before providing pricing to provide a turnkey installation of this scope of work.
7. The CONTRACTOR shall have any removed existing equipment, reinstalled with the NEW equipment by the close of the day it was removed from the unit. The Resident's HVAC Systems shall be operational before by day's end during the course of this scope of the work process.
8. General Notes:
 - a. See attached SCOPE OF WORK CHART for locations of work and work assignments. There is also a SITE MAP for Building and Unit locations as well.

- b. See existing conditions included with the Scope of Work along with the manufacturer's specification sheets for New Water Heaters and HVAC Systems.
- c. The CONTRACTOR shall secure the key to the unit of work in a lock box on the entry door on a daily basis.
- d. The CONTRACTOR is responsible for the damages to residents belonging (Including stolen items) or damages to the unit that is determined to be the fault of the CONTRACTOR during the completion of this scope of work.
- e. The CONTRACTOR shall be responsible for any damages to the walls in the removal of the existing unit. If wall paint is needed of any kind due to damage from the replacement of this equipment, it shall be painted over the entire plane surface to where it meets the next plane as a stopping point.
- f. The CONTRACTOR shall bring back up to code requirements any insulation disturbed during the removal and installation of the water heater and HVAC units in the attic.
- g. The CONTRACTOR shall direct any issues with the resident to the Manager and the Project Manager for the project.

Leasing Office

A. The CONTRACTOR shall install Split Ductless System as indicated below:

- 1. Remove the 1 existing Split Ductless System in the units designated and dispose of them properly.
- 2. Provide one (1) New Split ductless System:

Replacement Item	Material Description	Quantity
Split Ductless System	Mitsubishi Split Ductless System, Model Number MUZFE09NA, Ton 2.0	1

- 3. The CONTRACTOR shall verify whether New Split Ductless System will be the correct size and capacity to replace the existing mechanical system before ordering the equipment.
- 4. The CONTRACTOR shall be responsible for meeting all code requirements regarding the installation to meet all state, local, and federal requirements. Any requirements of the building inspector shall be CONTRACTOR's responsibility in providing a turnkey installation.
- 5. The CONTRACTOR shall verify all site conditions before ordering equipment.
- 6. The CONTRACTOR shall be responsible for any damages to the walls in the removal of the existing unit. If wall paint is needed of any kind due to damage from the

- replacement of this equipment, it shall be painted over the entire plane surface to where it meets the next plane as a stopping point.
7. The CONTRACTOR shall be responsible for obtaining ALL permitting required for the proper approval from ALL Federal, State, and Local requirements.
 8. The CONTRACTOR shall be responsible for meeting all code requirements regarding the installation that meets state, local, and federal requirements. Any requirements of the building inspector shall be the CONTRACTOR's responsibility in providing a turnkey installation.
 9. It is the CONTRACTOR's responsibility to verify ALL conditions before providing pricing to provide a turnkey installation of this scope of work.
 10. The CONTRACTOR shall have any removed existing equipment, reinstalled with the NEW equipment by the close of the day it was removed from the unit. Resident's New Split Ductless System shall be operational before by day's end during the course of this scope of work process.

ALTERNATES

INTERIOR FLOORING – (ALTERNATE NUMBERS 1 & 2)

LVP Flooring

- A. The CONTRACTOR shall be responsible for removing ALL existing flooring tile, existing carpet flooring, and anything that would obstruct or inhibit the proper general practice installation of the New LVP Flooring. The proper disposal of ALL existing floor tile and carpet off site is required as part of this scope.
- B. The CONTRACTOR shall be responsible for moving any obstruction (Such as furniture, boxed up residents' belongings including box TV/electronics, and any appliances) necessary to properly install the floor tile.
- C. The CONTRACTOR shall be responsible for any resident's belonging that must be taken out of the unit. Any belongings taken out of a unit must be stored in a secure container (Lockable) that is specifically set aside for each unit required to complete the scope of work.

D. Provide New LVP Flooring/Carpet (Stairs Only):

Replacement Item	Material Description	Quantity
<p>LVP Flooring - Two Bedroom Units ALTERNATE NO. 1</p>	<p>New Katanga LVP Flooring Cobalt Surfaces/Shitake/k12-818/7"x48" with New Quarter Round installation in the two rooms Cobalt Surfaces/Shitake/k12-818/7"x48" with New Quarter Round installation in the two rooms (Only at stairs shall New Carpet be installed by Shaw E9957 CABANA LIFE SOLID). New Quarter Round installation in every room.</p>	<p>15</p>
<p>LVP Flooring - Three Bedroom Unit ALTERNATE NO. 2</p>	<p>New Katanga LVP Flooring Cobalt Surfaces/Shitake/k12-818/7"x48" with New Quarter Round installation in the two rooms New Katanga LVP Flooring Cobalt Surfaces/Shitake/k12-818/7"x48" with New Quarter Round installation in the two rooms (Only at stairs shall New Carpet be installed by Shaw E9957 CABANA LIFE SOLID). New Quarter Round installation in every room.</p>	<p>5</p>

- E. The CONTRACTOR shall install LVP Flooring according to the manufacturer's recommendations and general practices regarding the installation of this material. ALL surface areas shall be level to their surroundings and ready for application of LVP floor tile.
- F. The CONTRACTOR shall install a painted quarter round around ALL perimeters of each room over the entire unit.
- M. The CONTRACTOR shall be responsible for any damages to the walls in the removal of the existing unit. If wall paint is needed of any kind due to damage from the replacement of this equipment, it shall be painted over the entire plane surface to where it meets the next plane as a stopping point.
- N. Once installed The CONTRACTOR shall confirm that all surfaces are clean and free of any anomalies.

Carpet Flooring at Stairs

- A. The CONTRACTOR shall be responsible for removing ALL existing carpet flooring on stairs and anything that would obstruct or inhibit the proper general practice installation of the New Carpet Stair covering. The proper disposal of ALL existing carpets off-site is required as part of this scope.

CABINETS/COUNTERTOPS AND VANITIES – (ALTERNATE NO. 3)

Kitchen Cabinets and Countertops

- A. The CONTRACTOR shall remove Twelve (12) existing kitchen cabinets and countertops along with ALL plumbing fixtures and appliances.
- B. The CONTRACTOR shall install ALL NEW cabinets and countertops per the plans and specifications. Note the following to be installed New along with cabinets:
 - 1. Provide New Kountry Wood Products/ Georgetown/ Limestone
 - 2. Kitchen Sink by Dayton, Model no. D233214. Faucet by CFG model no. 47513B
 - 3. Kitchen Sink by Dayton, Model no. GE233214 (Handicap). Faucet by CFG model no. 47513B
 - 4. Provide the correct handles for cabinets D-Loop hardware on all cabinets.
 - 5. Garbage Disposal by GE, Model no. GFC325N
 - 6. Dishwasher – See appliances
 - 7. Dishwasher - See appliances (handicap)
 - 8. Range - See appliances
 - 9. Range - See appliances (handicap)
 - 10. Refrigerator – See appliances
 - 11. Refrigerator - see appliances - double door (Handicap)
 - 12. Range Hood by GE, Model no. JN327HBB
- C. The cabinets both upper and base shall be stained as selected by the owner. Countertops shall be laminated as selected by the owner. The CONTRACTOR shall also install laminate countertops at the bar top area.
- D. The CONTRACTOR shall repair walls as required correcting any damages to drywall at the area of Removal and painting to a stopping point from corner to corner or corner to in the wall.
- E. The CONTRACTOR shall install **NEW** appliances such as garbage disposal, dishwasher, range, and refrigerator. See appliance specifications.
- F. The CONTRACTOR is responsible for a turn key installation of all cabinetry and related plumbing by utilizing the drawing and verifying ALL measurements at the location of work before procuring materials needed for scope of work in each unit.

G. The CONTRACTOR is responsible for a turn key installation of all cabinetry and related plumbing by utilizing the drawing and verifying ALL measurements at the location of work before procuring materials needed for scope of work in each unit.

Attachment 2: Updated Section 1.2 Scope of Work Unit Matrix

DATE UPDATED: April 10, 2023

THE HAVENS AT WILLOW OAKS PROJECT SCHEDULE REMOVAL AND REPLACEMENT HVAC SYSTEMS AND WATER HEATERS

SCOPE OF WORK										GENERAL REQUIREMENTS
Address	BEDROOM SIZE	TASK	WATER HEATER	HVAC	KITCHEN CAB.	FLOORING	REFRIG.	RANGE	DISHWASHER	Notes
501 - A Jennifer Street (Handicap)	2 Bedroom			Replaced			ADA	ADA	ADA	Unit Type C1a - Reference Sheets A4.40 - A4.42
501 - B Jennifer Street	2 Bedroom									
501 - C Jennifer Street	2 Bedroom									Unit Type A1b - Reference Sheet A4.10
501 - D Jennifer Street	2 Bedroom									Unit Type A1b - Reference Sheet A4.10
501 - E Jennifer Street	2 Bedroom									VACANT - Unit Type A1b - Reference Sheet A4.10
501 - F Jennifer Street	2 Bedroom						Replaced			NEW REFRIGERATOR, VACANT - Unit Type A1end - Reference Sheet A4.20
503 - A Jennifer Street	2 Bedroom									
503 - B Jennifer Street	2 Bedroom									Unit Type A1b - Reference Sheet A4.10
503 - C Jennifer Street	2 Bedroom									Unit Type A1b - Reference Sheet A4.10
503 - D Jennifer Street	2 Bedroom									Unit Type A1b - Reference Sheet A4.10
503 - E Jennifer Street (Handicap)	2 Bedroom						ADA	ADA	Replaced	NEW DISHWASHER - Unit Type C1a - Reference Sheets A4.40 - A4.42
503 - F Jennifer Street	2 Bedroom									Unit Type C2a - Reference Sheet A4.40
701 - A Gillespie Street (Handicap)	2 Bedroom						ADA	ADA	ADA	Unit Type E1 - Reference Sheet A4.60
701 - B Gillespie Street	2 Bedroom									
701 - C Gillespie Street	2 Bedroom									
701 - D Gillespie Street	2 Bedroom									
701 - E Gillespie Street	2 Bedroom						Replaced			NEW REFRIGERATOR - Unit Type A1b - Reference Sheet A4.10
701 - F Gillespie Street	2 Bedroom									
701 - G Gillespie Street	2 Bedroom									
701 - H Gillespie Street	2 Bedroom							Replaced		Unit Type A1b - Reference Sheet A4.10
701 - J Gillespie Street	2 Bedroom						ADA	ADA	ADA	Unit Type C1b - Reference Sheet A4.40 - A4.42
701 - K Gillespie Street	2 Bedroom	Short								
1701 - A Morning View Drive	3 Bedroom	Short					ADA	ADA	ADA	Unit Type D1 - Reference Sheet A4.50
1701 - B Morning View Drive	3 Bedroom	Short					Replaced			VACANT - Unit Type D2 - Reference Sheet A4.50
1701 - C Morning View Drive	3 Bedroom	Replaced								HVAC SYSTEM REPLACED
1701 - D Morning View Drive	3 Bedroom									Unit Type B1 - Reference Sheet 4.30
1701 - E Morning View Drive	3 Bedroom									
1701 - A Morning View Drive	3 Bedroom	Short	Short				ADA	ADA	ADA	Unit Type D1 - Reference Sheet A4.50
1701 - B Morning View Drive	3 Bedroom	Short	Short							
1701 - C Morning View Drive	3 Bedroom								Replaced	Unit Type B1 - Reference Sheet 4.30
1701 - D Morning View Drive	3 Bedroom						Replaced			HVAC SYSTEM REPLACED, NEW REFRIGERATOR
1701 - E Morning View Drive	3 Bedroom									
1701 - F Morning View Drive	3 Bedroom									
1701 - G Morning View Drive	3 Bedroom									
1701 - H Morning View Drive	3 Bedroom									
1701 - J Morning View Drive	3 Bedroom			Replaced						HVAC SYSTEM REPLACED - Unit Type B1end - Reference Sheet 4.30
2004 - A Everett Street	2 Bedroom									
2004 - B Everett Street	2 Bedroom									
2004 - C Everett Street	2 Bedroom									
2004 - D Everett Street	2 Bedroom									Unit Type A1b - Reference Sheet 4.10
2004 - E Everett Street	2 Bedroom									
2100 - A Everett Street	2 Bedroom	Short	Short				ADA	ADA	ADA	Unit Type E1 - Reference Sheet A4.60
2100 - B Everett Street	2 Bedroom	Short	Short							Unit Type E2 - Reference Sheet A4.60
2100 - C Everett Street	2 Bedroom									
2100 - D Everett Street	2 Bedroom									Unit Type A1b - Reference Sheet 4.10
2100 - E Everett Street	2 Bedroom									
2100 - F Everett Street	2 Bedroom									
2100 - G Everett Street	2 Bedroom									VACANT
2100 - H Everett Street	2 Bedroom									
2100 - J Everett Street	2 Bedroom									
2100 - K Everett Street	2 Bedroom									
2100 - L Everett Street	2 Bedroom	Short	Short				ADA	ADA	ADA	Unit Type E1 - Reference Sheet A4.60
2100 - M Everett Street	2 Bedroom	Short	Short							Unit Type E2 - Reference Sheet A4.60
2002 - A Everett Street	2 Bedroom	Short	Short				ADA	ADA	ADA	Unit Type E1 - Reference Sheet A4.60
2002 - B Everett Street	2 Bedroom	Short	Short					Replaced		NEW RANGE, VACANT
2002 - C Everett Street	2 Bedroom									
2002 - D Everett Street	2 Bedroom								Replaced	HVAC SYSTEM REPLACED
2002 - E Everett Street	2 Bedroom									
2002 - F Everett Street	2 Bedroom								Replaced	HVAC SYSTEM REPLACED - Unit Type A1b - Reference Sheet 4.10
2002 - G Everett Street	2 Bedroom									
2002 - G Everett Street - Leasing Office	2 Bedroom						ADA	ADA	ADA	INSTALLTION OF SPLIT SYSTEM/NEW HVAC SYSTEM

11 Short

8 Short

Reg - 47

ADA - 10

Reg - 25

ADA - 10

Reg - 49

ADA - 9

LEGEND

KITCHEN CABINETS & COUNTERTOPS (RAD REQUIREMENTS)



KITCHEN CABINETS & COUNTERTOPS (ADDITIONAL ADDED)



FLOORS (RAD REQUIREMENTS)



FLOORING (ADDITIONAL ADDED)



REFRIGATORS (RAD REQUIREMENTS)



RANGES (RAD REQUIREMENTS)



DISHWASHER (RAD REQUIREMENTS)



HANDICAP UNITS



HANDICAPPED MODIFICATIONS



NEW APPLIANCES (Maybe Written In)



VACANT



PREVIOUSLY REPLACED



Attachment 3: Updated Section 2.2 Bid Form

2.2 BID FORM

The Havens at Willow Oaks - Miscellaneous Repairs

TO: The Havens at Willow Oaks, LLC
450 North Church Street
Greensboro, North Carolina 27401

Contract: All Construction Single Prime

Bidder: _____

Date: _____

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the project manual (including Invitation for Bids, Instructions to Bidders, this bid, the Form of Bid Bond, the Form of Non-Collusive Affidavit, the Form of Contract, and the Form of Performance and Payment Bond or Bonds, the General Conditions, the Special Conditions, the Supplemental General Conditions, the General Scope of Work, the Technical Specifications and the Drawings) and Addenda, if any thereto, as prepared by The Havens at Willow Oaks, 450 North Church Street, Greensboro, North Carolina 27401, and on file in the Office of the Authority, hereby proposes to furnish all Labor, equipment, materials, and services required for the above listed project.

The bids shall be considered a firm fixed price inclusive of all contractor costs, including but not limited to, material, equipment, taxes, permits, bonds, insurance temporary utilities, and any other expenses incurred by the Contractor(s) in the performance of the work.

Construction Contract shall be single prime contract, and Base Bid shall include all work identified as shown in plans, specifications, and bid form.

Unit Prices shall include profit and overhead and no additional profit or overhead shall be added or deducted when applying Unit Prices. If the Unit Price work exceeds the base amount indicated, the Contractor shall notify the Engineer/Owner before proceeding with additional Unit Price work. Bidder(s) shall provide Unit Prices indicated. Failure to do so may void bidder's proposal. Bidder(s) further acknowledges and agrees that Unit Prices shall be enforced and applicable for the duration of the contract.

In the event that the final work required is less than or more than the amount included as quantity of an allowance of work in the Base Bid, the contract amount will be adjusted up or down in accordance with the accepted Unit Price. The quantities must be verified by the Engineer and/or the Owner's representative. Contractor may not exceed the base Unit Price quantity without specific written permission from the Owner. Unit Price work shall be identified separately on the Contractor's Schedule of Values and Pay Request.

Successful bidder(s) shall submit a Schedule of Values representing the contract amount for each task required to complete the Work. The Schedule of Values shall separate labor and material costs.

2. All in accordance as indicated in the scope of work section 1.2 of the specifications therewith and all referenced drawings, for the sum of:

1. TOTAL BASE BID: \$ _____

- a. Unit Price No. 1 – Parking Lot Sealing of Asphalt: \$ _____ Per SF
- b. Unit Price No. 2 – Parking Lot Restriping of parking spaces: \$ _____ Ea.
- c. Unit Price No. 3 – Water Heater Replacement: \$ _____ Ea.
- d. Unit Price No. 4 – Heat Pump Replacement: \$ _____ Ea.
- e. Unit Price No. 5 – Split Ductless system (office building): \$ _____ Ea.
- f. Unit Price No. 6 – Common Area Carpet replacement: \$ _____ Per SF
- g. Unit Price No. 7 – Common area Refrigerator Repl.: \$ _____ Ea.
- h. Unit Price No. 8 – Common Area Range Replacement: \$ _____ Ea.
- i. Unit Price No. 9 – Common Area Dishwasher Replacement: \$ _____ Ea.
- j. Unit Price No. 10 – Unit Refrigerators: \$ _____ Ea.
- k. Unit Price No. 11 – Unit Ranges: \$ _____ Ea.
- l. Unit Price No. 12 – Unit Dishwashers: \$ _____ Ea.
- m. Unit Price No. 13 – ADA Dishwashers: \$ _____ Ea.

2. TOTAL ALTERNATE BID: \$ _____

- a. Add alternate No. 1 – 2 Bedroom flooring replacement (LVP): \$ _____ Per SF
- b. Add alternate No. 2 – 3 Bedroom flooring replacement (LVP): \$ _____ Per SF
- c. Add alternate No. 3 – Kitchen Cabinets and Countertops: \$ _____ Per SF

3. Unit pricing:

a. Flooring by unit type:

- Unit A1a – 1164 SF: \$ _____
- Unit A1b – 1193 SF: \$ _____
- Unit A1end – 1201 SF: \$ _____
- Unit B1 – 1386 SF: \$ _____
- Unit Blctr – 1386 SF: \$ _____
- Unit B1end – 1395 SF: \$ _____
- Unit C1a – 1153 SF: \$ _____
- Unit C1b – 1167 SF: \$ _____
- Unit C2a – 1246 SF: \$ _____
- Unit C2b – 1238 SF: \$ _____
- Unit D1 – 1377 SF: \$ _____
- Unit D2 – 1463 SF: \$ _____
- Unit E1 – 1044 SF: \$ _____
- Unit E2 – 1122 SF: \$ _____

b. Cabinets/Countertop Replacement by unit type:

- Unit Type A: \$ _____
- Unit Type B: \$ _____
- Unit Type C1: \$ _____
- Unit Type C2: \$ _____
- Unit Type D1: \$ _____
- Unit Type E1: \$ _____
- Unit Type E2: \$ _____

c. Laminated Countertop per Linear Foot: \$ _____ Per LF

3. In submitting this bid, it is understood that the right is reserved by The Havens at Willow Oaks, LLC to accept or reject any and all pricing related to bids and total base bid amounts. If written notice of the acceptance of this bid is mailed or delivered to the undersigned within ninety (90) days, after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within ten (10) days after the contract is presented to him for signature.
4. Certified check or bid bond sum of 5% of principal here within in accordance with the specifications IS submitted.
5. Attached is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.
6. The bidder represents that he () has, () has not, participated in a previous contract or subcontract subject to the Equal Opportunity Clause prescribed by Executive Orders 10925, 11114, or 11246 or the Secretary of Labor; that he () has, () has not, filled all required compliance reports; and that representatives indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards. (The above representations need not be submitted in connection with contract or subcontracts which are exempt from the clause.
7. ADDENDUM RECEIPT: The receipt of the following addenda is acknowledged:
 - Addendum No. _____ Dated _____
 - Addendum No. _____ Dated _____
 - Addendum No. _____ Dated _____

8. The contractor certifies that his representative____has or____has not visited the site.

9. CONTRACTORS LICENSE: The contractor must have the appropriate certification required by the State of North Carolina to perform the work included in these specifications. The undersigned further states that he/she is a duly licensed Contractor at an appropriate class level, or holds adequate certification to meet the North Carolina state requirements, and that all fees for licenses, etc., pertinent to the submission of this bid have been paid in full.

NAME OF BIDDER:	Date:
Authorized Signature:	Date:
Title:	
N.C. State General Contractor's License #/Certification (Specify Type):	Expiration Date:
City of Greensboro Privileged License #:	Expiration Date:
Official Address:	

ALL APPLICABLE COMPANY PRINCIPALS:

Company Owner: _____
 Address: _____
 Telephone Number: _____

President: _____
 Address: _____
 Telephone Number: _____

Vice-President: _____
 Address: _____
 Telephone Number: _____

Secretary: _____
 Address: _____
 Telephone Number: _____

NOTARIZATION

Subscribed and sworn to before me this _____ day of _____ in the year _____.

(Notary Public)

State of: _____

SEAL:

County of: _____

My Commission Expires: _____