INVITATION FOR BIDS:
RESTORATION OF BURN UNITS
2104 WOLF RIDGE ROAD
APTS. 16, 15, 14 & 13
IFB No. 2026-02

Housing Authority of the City of Prichard
200 W Prichard Avenue
P.O. Box 10307
Prichard, Alabama 36610

Board of Commissioners:
Marshall Hunt, Chairman
Jimmie L. Woods, Vice-Chairman
Joyce H. Hobdy
Bennie H. McConnell
Charles Pharr

Kimberly Levingston, Chief Executive Officer
Raymond L. Bell, Jr., Legal Counsel

October 27, 2026

Invitation For Bids

The Housing Authority of the City of Prichard, Alabama will receive sealed bids to furnish labor, material, equipment and services required for the restoration of **2104 Wolf Ridge Road, Apts. 16, 15, 14 &13, Whistler, AL 36612**

Bids will be received until **2:00 p.m.**, CST; **Monday, November 30, 2026,** at the office of the Housing Authority of the City of Prichard, 200 W Prichard Avenue, Prichard, Alabama 36610, at which time and place all bids will be publicly opened and read aloud.

Bids received after the stated date and time will not be considered.

A pre-bid conference will be held at **10:00 a.m.** on **Monday, November 9, 2026,** at the office of the Housing Authority of the City of Prichard, 200 W Prichard Avenue, Prichard, Alabama 36610, attendance is encouraged. Bidders are requested to inspect the property as well as operations and conditions that may be affected.

Contract documents and specifications may be downloaded from www.prichardhousing.com

Only bids from qualified licensed contractors will be considered.

Attention is called to the fact that not less than the minimum salaries and wages as set forth in the contract documents must be paid on this project and that the contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Each bid must include the Non-Collusive Affidavit signed by the bidder.

Bid documents shall be sealed in an envelope, which shall be clearly labeled with the words **"IFB 2026-02 Restoration of Burn Units – 2104 Wolf Ridge Road"**, **Name of bidder, Date and Time of Bid Opening.** All bidders are invited and urged to attend the bid opening.

Bids may be held by the Housing Authority of the City of Prichard, Alabama for a period not to exceed thirty (30) days from the date of opening of bids for the purpose of reviewing them and investigating the qualifications of the bidders, prior to awarding the contract.

Kimberly Levingston, CEO
Housing Authority of the
City of Prichard, Alabama

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SCOPE ATTACHMENT	

FORMS

Bid Form

Instructions to Bidders (HUD 5369)

Representations, Certification & Other Statements of Bidders (HUD 5369-A)

General Conditions for Construction (HUD 5370)

Wage Form

Non-Collusive Affidavit

SECTION 1 – GENERAL INSTRUCTIONS TO BIDDERS

The Housing Authority of the City of Prichard (HACP) has issued this to define the minimum service requirements; solicit bids; detail bid requirements and contractor requirements.

All Bidders must respond in writing to the IFB and any IFB exhibits, or amendments.

1.1 COMMUNICATIONS

All communications regarding this IFB shall be in writing and must be directed to the following Point of Contact, HACP's only Point of Contact for this IFB.

Kimberly Levingston, CEO
P.O. Box 10307
Prichard, Alabama 36610

Fax Number – (251) 283-0444
E-mail Address - klevingston@prichardhousing.com

NOTICE: Unauthorized contact regarding this IFB with other employees of HACP may result in disqualification from this procurement action.

A. Identification Number. HACP has assigned the following identification number that must be referenced in all communications regarding the IFB: **IFB No. 2026-02**

B. Oral Communications. Any oral communications shall be considered unofficial and non-binding with regard to this IFB.

C. Questions/Clarifications Submission Deadline. The Point of Contact must receive each Bidder's questions no later than **November 20, 2026**. The deadline is 10 days before the IFB is due.

D. Delivery Requirement. Each Bidder shall assume the risk of the method of dispatching any communication or bid to HACP. HACP assumes no responsibility for delays or delivery failures resulting from the method of dispatch.

E. Reservation of Rights. HACP reserves the right to determine, at its sole discretion, the appropriate and adequate responses to written comments, questions, and requests for clarification.

F. Amendments. Only HACP's official responses and other official communications pursuant to this IFB shall constitute an amendment to this IFB.

G. HACP's Communications. Only HACP's official, written responses and communications shall be considered binding with regard to this IFB. HACP reserves the right to determine, at its sole discretion, the method of conveying official responses and communications pursuant to this IFB (*e.g.*, written, facsimile, or electronic mail).

1.2 CODE OF STANDARDS

EXTERNAL ORGANIZATIONAL CONFLICTS

Contractor certifies that neither it nor any of its subcontractors include persons who have an interest, direct or indirect in this proposed contract and who during his or her tenure or for one (1) year thereafter are:

(i) A present or former member or officer of HACP's Board or any member of the officer's immediate family. This prohibition does not include any present or former tenant commissioner who does not serve on the governing body of a resident corporation, and who otherwise does not occupy a policy-making position with the resident corporation, HACP, or a business entity.

(ii) Any HACP employee who formulates policy or who influences decisions with respect to the HACP project(s) that are connected to this proposed contract, or any member of the employee's immediate family, or the employee's partner.

(iii) Any public official, member of the local governing body, or State/Territory or local legislator, or any member of such individuals' immediate family.

(iv) A member of or delegate to the Congress of the United States of America or a resident commissioner (defined as an individual appointed to oversee a territory or possession of the United States of America, such as the Virgin Islands).

NOTE: "Immediate family" member means the spouse, mother, father, brother, sister, or child of a covered class member whether related as a full blood relative, or as a "half" or "step" relative (e.g., half-brother or stepchild).

INTERNAL ORGANIZATIONAL CONFLICTS

It is HACP's policy to avoid situations which place a Bidder in a position where its judgment may be biased because of any past, present, or currently planned interest, financial or otherwise, that the Bidder may have which relates to the work to be performed pursuant to this solicitation or where the Bidder's performance of such work may provide it with an unfair competitive advantage.

If necessary, Bidders shall provide a signed statement ("Disclosure Statement") which describes in a concise manner all relevant facts concerning any past, present, or currently planned interest (financial, organizational, or otherwise) relating to the work to be performed hereunder and bearing on whether the Bidder has a possible organizational conflict of interest with respect to: (1) being able to render impartial, technically sound, and objective assistance or advice, or (2) being given an unfair competitive advantage.

In the Disclosure Statement, the Bidder may also provide relevant facts that show how its organizational structure and/or management systems limit its knowledge of possible organizational conflicts of interest relating to other divisions or sections of the organization and how that structure or system would avoid or mitigate such organizational conflict.

In the absence of any relevant interests identified in a signed Disclosure Statement, Bidders certify by their signature on this solicitation that the Bidder to the best of its

knowledge and belief and except as otherwise disclosed, does not have an organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the Bidder's organizational, financial, contractual or other interests may, without some restriction of future activities (1) result in unfair competitive advantage to the Bidder, or (2) impair the Bidder's objectivity in performing the contract work. The Bidder's signature on this solicitation certifies that to the best of the Bidder's knowledge and belief, no actual or apparent conflict of interest exists with regard to the Bidder's possible performance of this procurement.

HACP reserves the right to make no award until the Disclosure Statement, if applicable, and the Financial or Personal Interest Disclosure Statement has been evaluated by the Contracting Officer. Failure to provide the Disclosure Statement or the Financial or Personal Interest Disclosure Statement will be deemed to be a minor infraction and the Bidder will be permitted to correct the omission within a time frame established by the Contracting Officer.

Refusal to provide the Disclosure Statement or the Financial or Personal Interest Disclosure Statement, if requested and any other additional information required by the Contracting Officer, or the willful nondisclosure or misrepresentation of any relevant information shall disqualify the Bidder.

If the Contracting Officer determines that a potential conflict exists, the selected Bidder shall not receive an award unless the conflict can be avoided or otherwise resolved through the inclusion of a special contract clause or other appropriate means. The terms of any special clause are subject to negotiation.

1.3 SCOPE OF WORK/SERVICES

Contractor shall perform the scope of work/services in accordance with and as described in **SECTION 3 - SCOPE OF SERVICES.**

1.4 MODIFICATION OF SOLICITATION

HACP reserves the right to increase, reduce, add or delete any item to this solicitation as deemed necessary where it is consistent with HACP's policies to do so.

1.5 MODIFICATION OF CONTRACT

HACP reserves the right to increase or delete any scheduled items, and/or increase or reduce the quantity of any scheduled item as deemed necessary, to award portions of this IFB, to waive minor informalities and technicalities, and to make awards consistent with HACP's policies, and the laws governing the U.S. Department of Housing and Urban Development ("HUD") programs.

1.6 NEW EQUIPMENT

All material, supplies and equipment offered and furnished must be new, and of current manufacturer production, unless the IFB specifically permits used or reconditioned items.

1.7 TAXES

HACP is exempt from sales tax.

1.8 CONTRACTOR STATUS

The Contractor shall be an independent Contractor and will not be an employee of HACP.

1.9 FUNDING LIMITATIONS

HACP shall not be bound to any contract if funding has been disallowed by HUD.

1.10 GOVERNMENT RESTRICTIONS

In the event any governmental restrictions may be imposed, which would necessitate alteration of the material, quality, workmanship or performance of the goods or the material, quality, workmanship or performance of the goods or services offered, it shall be the responsibility of the successful Bidder to immediately notify HACP in writing specifying the regulation which requires alteration. HACP reserves the right to accept any such alteration, including any reasonable price adjustments occasioned thereby, or to cancel the contract at no expense to HACP.

1.11 SECTION 3

In keeping with Section 3 of the Act of 1968, and in accordance with the goals of HUD, HACP strongly encourages Section 3 participation.

1.12 DUE DILIGENCE

All procurement transactions shall be conducted only with responsible Contractors, that is, those Contractors who have the technical and financial competence to perform and who have a satisfactory record of integrity. Where warranted and before awarding a contract, HACP shall review the proposed Contractor's ability to perform the contract successfully, considering factors such as the Contractor's integrity, compliance with public policy, record of past performance (including vendor performance reports and contacting previous clients of the Contractor), and financial and technical resources (an extensive financial review is normally conducted on all non-bonded procurement transactions over $100,000 in total contract value). Contracts shall not be awarded to debarred, suspended, or ineligible Contractors. HACP shall not contract with firms and/or individuals listed on *List of Parties Excluded from Federal Procurement and Non-procurement Programs.* If a prospective Contractor is found to be non-responsible, a written determination of non-responsibility shall be prepared, and the prospective Contractor shall be advised of the reasons for the determination.

SECTION 2 - HACP'S RESERVATION OF RIGHTS

2.1 HACP reserves the right to determine the days, hours and locations that the successful bidders shall provide the services called for in this IFB.

2.2 HACP reserves the right to retain all bids submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving bids without the written consent from the Contract Administrator.

2.3 HACP reserves the right to at any time during the IFB or contract process to prohibit any further participation by a bidder or reject any bid submitted that does not conform to any of the requirements detailed herein.

2.4 HACP reserves the right to, prior to award, revise, change, alter or amend any of the instructions, terms, conditions, and/or specifications identified within the IFB documents issued, within any attachment or drawing, or within any addenda issued. All addenda will be posted on HACP's website, www.prichardhousing.com. Such changes that are issued before the bid submission deadline shall be binding upon all prospective bidders.

2.5 HACP reserves the right to, without any liability cancel the award of any bid(s) at any time before the execution of the contract documents by all parties.

2.6 HACP reserves the right to require additional information from all bidders to determine level of responsibility. Such information shall be submitted in the form required by HACP within two (2) days of written request.

2.7 HACP reserves the right to require the Contractor to keep accurate timesheets for all employees assigned to perform any project, task, or assignment resulting from this IFB and any resulting contract.

2.8 HACP reserves the right to contact any individuals, entities, or organizations that have had a business relationship with the bidder regardless of their inclusion in the reference section of the bid submittal.

2.9 HACP reserves the right to add or delete locations and/or properties for services on an as-needed basis at the proposed cost.

SECTION 3 - SCOPE OF WORK/TECHNICAL SPECIFICATIONS

3.1 DESCRIPTION OF WORK:

See Attached Scope of Work

Unless otherwise instructed, specifications do not purport to show all of the exact details of the work. They are intended to illustrate the character and extent of the performance desired under the proposed contract and may be supplemented or revised from time to time.

3.2 The Contractor shall be licensed by the appropriate State and/or local regulatory agency. The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. The Contractor shall observe and comply with all federal, state, county, and city laws, codes, ordinances, rules and regulations in accomplishing the work.

3.3 All materials and installation shall conform to all applicable federal, state and local codes, manufacturer's instruction, OSHA and this specification.

3.4 Upon completion of the work, Contractor(s) shall remove any debris generated by the work performed on HACP premises. At no time, will Contractor discard debris into any HACP Refuse container.

3.5 Contractor shall maintain industry standard quality of work and guarantee all work meet and pass city inspections. If work does not pass inspection, Contractor shall make all repairs necessary to pass inspection at no additional cost to HACP.

3.6 Upon completion of the work, the Contractor shall provide a clear and legible copy of the work order showing all work performed, indicating the date and time of arrival and departure at the facility for each employee and a list of all parts or supplies used. Work orders shall have a statement that shall be signed by the Contractor's representative that work was performed. Contractor shall contact the Property Manager or Project Manager, or his/her designee, at completion of work and deliver the work order to the property manager or his/her designee.

3.7 Contractor shall perform criminal history checks, e-verify and drug screening test on all prospective employees performing work under this contract. Prospective employees whose criminal history check discloses a misdemeanor or felony involving moral turpitude, sexual offenses or harm to persons or property will not be employed to perform work under this contract. Contractor is required to perform drug screening of all employees and to ensure acceptable test results. Criminal history and drug screening checks will be completed at the sole expense of the contractor

3.8 Contractor shall be responsible for the conduct and performance of the Contractor's employees. Contractor and Contractor's employees shall have badges or uniforms that visibly identify them as employees of Contractor at all times when on HACP property.

3.9 Contractor's personnel shall be neat and conduct all work in a professional manner with minimal disturbance to the property's residents and the general public.

SECTION 4 - ADDITIONAL REQUIREMENTS OF THE CONTRACTOR

4.1 LICENSES / PERMITS

Each Contractor submitting a bid for consideration must hold or be able to obtain (as applicable) a valid license (or register) to conduct business in the City of Prichard.

4.2 INSURANCE REQUIREMENTS

The following insurance coverage shall be carried by the Contractor during the term of this contract and will be subject to approval by HACP. The premium cost of all insurance purchased by the Contractor for protection against risks assumed by virtue of the contract shall be borne by the Contractor and is not reimbursable by HACP.

A. Insurance Coverage. The Contractor shall carry Commercial or Comprehensive General Liability Insurance and other insurance as are required by law, all in minimum amounts set forth below. The Contractor shall furnish HACP certificates of insurance and each certificate shall state that a thirty-day notice of prior cancellation or change will be provided to HACP. Additionally, HACP shall be an additional insured on all Commercial or Comprehensive General Liability policies.

a. The Contractor shall carry General Liability Insurance covering bodily injury, personal injury, and property damage in an amount of not less than $1,000,000.00.

b. Worker's Compensation, in accordance with the laws and limits set in the State of Alabama.

c. Automotive liability covering bodily injury and property damage in an amount not less than $500,000.00, if applicable.

B. Licensing and Insurance Requirements: Prior to award (but not as a part of the bid submission) the *successful bidder* will be required to provide:

i. An original certificate evidencing the bidder's current industrial (worker's compensation) insurance carrier and coverage amount;

ii. An original certificate evidencing General Liability coverage, naming the HACP as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of the HACP as an additional insured under said policy (minimum of $1,000,000 each occurrence, general aggregate minimum limit of $1,000,000, together with damage to premises and fire damage of $50,000 and medical expenses any one person of $5,000), with a deductible of not greater than $1,000;

iii. An original certificate showing the bidder's professional liability and/or "errors and omissions" coverage (minimum of $1,000,000 each occurrence, general aggregate minimum limit of $1,000,000), with a deductible of not greater than $1,000;

iv. An original certificate showing the bidder's automobile insurance coverage in a combined single limit of $1,000,000. For every vehicle utilized during the term of

this program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than $50,000/$100,000 and medical pay of $5,000;

v. A copy of the bidder's business license allowing that entity to provide such services within the jurisdiction;

vi. If applicable, a copy of the bidder's license issued by the State of Alabama licensing authority allowing the bidder to provide the services detailed herein.

C. **Proof of Insurance:** HACP specifically reserves the right to require the Contractor to provide certified copies of such policy or policies.

D. **Cancellation:** Any insurance policy required under this solicitation will not be canceled or materially changed or altered without first giving thirty (30) days' written notice thereof to The Housing Authority of the City of Prichard, P.O. Box 10307, Prichard, Alabama 36610, sent by certified mail, return receipt requested.

4.3 NON-COLLUSIVE AGREEMENT

Each person submitting to the HACP a bid for the services requested by the bidding documents shall execute an affidavit in the form herein provided by the HACP, stating he has not colluded with any other person, Contractor or corporation in regard to any bid submitted. Such affidavit shall be attached to the bid.

4.4 EXECUTION OF CONTRACT

Subsequent to the award and within ten (10) days after the prescribed forms are presented for signature, the successful Bidder shall execute and deliver to the Housing Authority of the City of Prichard, a signed contract and all insurance certificates, Licenses, permits, etc., required in these bidding documents and be ready to implement program at the end of the ten (10) day period.

4.5 LAWS AND REGULATIONS

The Contractor shall at all times observe and comply with laws, ordinances, regulations and codes of the Federal, State, County and local government agencies, which may in any manner affect the performance of the Contractor and in particular any such laws pertaining to safety.

4.6 INDEMNIFICATION

Contractor expressly agrees to indemnify and hold harmless the HACP from all losses, costs, damages and/or expenses with respect to all demands claims, suits, and/or judgments for personal injuries, including death, to any person (Including but not limited to third parties, employees of HACP, employees of Contractor or any Sub-Contractor and their

dependents or personal representatives) or damages to property to any person arising by reason of any act or omission, negligent or otherwise, either by Contractor or by Sub-Contractors or the employees or agents of either of them. Contractor further agrees to defend HACP to reimburse HACP for any reasonable cost and expense, including attorney's fees, which HACP may incur or be put for the defense from any such claim.

4.7 CONTRACTOR NOT AN AGENT

In the interpretation of this Agreement and the relations between Contractor and the Housing Authority of the City of Prichard, the same shall be construed as being an independent agreement with the contractor and shall not be held or deemed in any way to be an agent, employee, or official of the HACP.

4.8 RIGHT TO AUDIT

Contractor shall make available for audits its books, records, ledgers, and other pertinent documentation showing the basis for the costs claimed under the contract. These books and records shall be made available to the Housing Authority of the City of Prichard internal and external auditors.

4.9 RETENTION OF RECORDS

The Contractor shall maintain the records pertaining to billings for a period of three (3) years after the contract is terminated and audited by HACP.

4.10 BID PROTEST

Any actual or prospective contractor may protest the solicitation or award of a contract for serious violations of the principles of this statement. Any protest against a solicitation must be received before the due date for receipt of bids or bids, and any protest against the award of a contract must be received within ten (10) calendar days after contract award, or the protest will not be considered. The Contracting Officer or designee shall issue a written decision on the matter. The Contracting Officer may, at his or her discretion, suspend the procurement pending resolution of the protest, if warranted by the facts presented. The decision of the Contracting officer will be final.

SCOPE

PRICHARD_HOUSING_A4

SKETCH1

Main Level

Main Level

DESCRIPTION	QTY
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA
2. R&R Ductwork system - hot or cold air - 901 to 1199 SF home	1.00 EA

NOTES:

Front Elevation

DESCRIPTION	QTY
3. Clean with pressure chemical spray	1295.51 SF

NOTES:

Left Elevation

DESCRIPTION	QTY
4. Clean with pressure chemical spray	403.22 SF

NOTES:

Rear Elevation

DESCRIPTION	QTY
5. Clean with pressure chemical spray	1295.51 SF

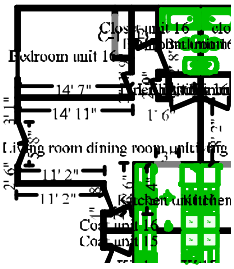
NOTES:

Right Elevation

DESCRIPTION	QTY
6. Clean with pressure chemical spray	403.22 SF

NOTES:

Level 1



Living room dining room unit 16 **Height: 8'**

552.17 SF Walls	269.97 SF Ceiling
822.15 SF Walls & Ceiling	269.97 SF Floor
30.00 SY Flooring	64.73 LF Floor Perimeter
91.33 LF Ceil. Perimeter	

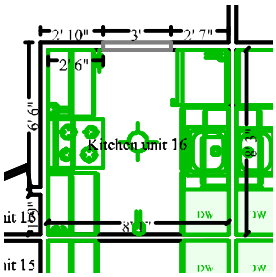
Door	**2' 9 1/8" X 6' 8"**	**Opens into BEDROOM_UNIT**
Door	**5' 8 7/16" X 6' 8"**	**Opens into Exterior**
Door	**2' 11 3/8" X 6' 8"**	**Opens into Exterior**
Door	**2' 6 1/4" X 6' 5 7/8"**	**Opens into COAT_UNIT_16**
Missing Wall - Goes to Floor	**3' 7/16" X 7' 1/8"**	**Opens into KITCHEN_UNIT**
Door	**3' 7/16" X 6' 10 1/16"**	**Opens into UTILITY_UNIT**
Door	**2' X 6' 8"**	**Opens into LINEN_UNIT_1**
Door	**2' 7 5/8" X 6' 8"**	**Opens into BATHROOM_UNI**
Door	**1' 11 9/16" X 6' 8"**	**Opens into CLOSET_UNIT_**

DESCRIPTION	QTY
7. R&R 5/8" drywall - hung, taped, floated, ready for paint	269.97 SF
8. R&R 1/2" drywall - hung, taped, floated, ready for paint	552.17 SF
9. Acoustic ceiling (popcorn) texture	269.97 SF
10. Seal the walls and ceiling w PVA primer - one coat	822.15 SF
11. Paint the walls - two coats	552.17 SF
12. Remove Vinyl tile	269.97 SF
13. Vinyl tile	310.47 SF
14. Add for glued down wood flooring application over concrete	269.97 SF
15. Concrete grinding - Light	269.97 SF
16. R&R Baseboard - 2 1/4"	64.73 LF
17. Paint baseboard w/cap &/or shoe - two coats	64.73 LF
18. R&R Base shoe	64.73 LF
19. R&R Drywall window return - up to 6"	24.00 LF
20. R&R Light fixture	2.00 EA
21. Heat/AC register - Mechanically attached - Detach & reset	2.00 EA
22. R&R Interior door unit - Standard grade	6.00 EA
23. Door knob - interior	6.00 EA
24. Casing - 2 1/4"	102.00 LF
5 doors	
25. Paint casing - two coats	119.00 LF
6 doors	
26. Paint door slab only - 2 coats (per side)	7.00 EA

CONTINUED - Living room dining room unit 16

DESCRIPTION	QTY
5 interior sides and 1 exterior door	
27. Paint door/window trim & jamb - 2 coats (per side)	7.00 EA
28. R&R Batt insulation - 10" - R30 - unfaced batt	269.97 SF

NOTES:



Kitchen unit 16 **Height: 8'**

154.27	SF Walls	66.69	SF Ceiling
220.96	SF Walls & Ceiling	43.40	SF Floor
4.82	SY Flooring	12.05	LF Floor Perimeter
32.67	LF Ceil. Perimeter		

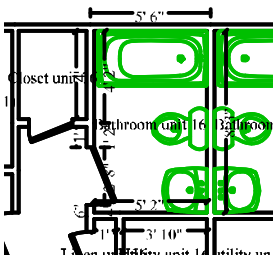
Missing Wall - Goes to Floor **3' 7/16" X 7' 1/8"** **Opens into LIVING_ROOM2**

DESCRIPTION	QTY
29. R&R Range - freestanding - electric	1.00 EA
30. R&R Refrigerator - top freezer - 18 to 22 cf	1.00 EA
31. R&R Dishwasher	1.00 EA
32. R&R Range hood - Standard grade	1.00 EA
33. R&R Kitchen Sink - single basin - Standard grade	1.00 EA
34. Sink faucet - Kitchen	1.00 EA
35. R&R P-trap assembly - ABS (plastic)	1.00 EA
36. R&R Angle stop valve	2.00 EA
37. R&R Cabinetry - lower (base) units	10.00 LF
38. R&R Cabinetry - upper (wall) units	11.00 LF
39. R&R Countertop - flat laid plastic laminate	12.00 LF
40. R&R 4" backsplash for flat laid countertop	12.00 LF
41. R&R 5/8" drywall - hung, taped, floated, ready for paint	66.69 SF

CONTINUED - Kitchen unit 16

DESCRIPTION	QTY
42. R&R 1/2" drywall - hung, taped, floated, ready for paint	154.27 SF
43. R&R Batt insulation - 10" - R30 - unfaced batt	66.69 SF
44. Acoustic ceiling (popcorn) texture	66.69 SF
45. Seal the walls and ceiling w latex based stain blocker - one coat	220.96 SF
46. Paint the walls - two coats	154.27 SF
47. Remove Vinyl tile	43.40 SF
48. Vinyl tile	49.91 SF
49. Add for glued down wood flooring application over concrete	43.40 SF
50. Concrete grinding - Light	43.40 SF
51. R&R Baseboard - 3 1/4"	12.05 LF
52. R&R Base shoe	12.05 LF
53. Paint baseboard w/cap &/or shoe - two coats	12.05 LF
54. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
55. R&R Light fixture	1.00 EA
56. R&R 110 volt copper wiring run and box - rough-in only	5.00 EA
57. R&R 110 volt copper wiring run, box and switch	1.00 EA
58. R&R 110 volt copper wiring run, box and outlet	4.00 EA

NOTES:



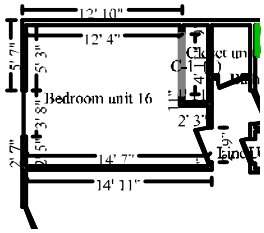
Bathroom unit 16 **Height: 8'**

197.13 SF Walls	42.64 SF Ceiling
239.77 SF Walls & Ceiling	42.64 SF Floor
4.74 SY Flooring	24.20 LF Floor Perimeter
26.84 LF Ceil. Perimeter	

Door **2' 7 5/8" X 6' 8"** **Opens into LIVING_ROOM2**

DESCRIPTION	QTY
59. R&R Fiberglass tub & shower combination - Standard grade	1.00 EA
60. R&R Tub/shower faucet	1.00 EA
61. Toilet - Detach & reset	1.00 EA
62. Pedestal sink - Detach & reset	1.00 EA
63. Sink faucet - Bathroom	1.00 EA
64. R&R Light fixture	1.00 EA
65. R&R Toilet paper holder	1.00 EA
66. R&R Soap dish - Wall mounted	1.00 EA
67. R&R Shower curtain rod	1.00 EA
68. R&R Towel bar	2.00 EA
69. Mirror - plate glass - Detach & reset	12.00 SF
70. R&R P-trap assembly - ABS (plastic)	1.00 EA
71. R&R Plumbing fixture supply line	3.00 EA
72. R&R Angle stop valve	3.00 EA
73. R&R 1/2" water rock (greenboard) hung, taped ready for texture	197.13 SF
74. R&R 5/8" mold/mildew resistant - hung, taped ready for texture	42.64 SF
75. R&R Batt insulation - 10" - R30 - unfaced batt	42.64 SF
76. Acoustic ceiling (popcorn) texture	42.64 SF
77. Seal the walls and ceiling w latex based stain blocker - one coat	239.77 SF
78. Paint the walls - two coats	197.13 SF
79. R&R Bathroom ventilation fan, light, and heater	1.00 EA
80. R&R Baseboard - 2 1/4"	24.20 LF
81. R&R Base shoe	24.20 LF
82. Paint baseboard w/cap &/or shoe - two coats	24.20 LF
83. R&R Casing - 2 1/4"	34.00 LF
84. Remove Vinyl tile	42.64 SF
85. Vinyl tile	49.03 SF
86. Add for glued down wood flooring application over concrete	42.64 SF
87. Concrete grinding - Light	42.64 SF
88. Paint casing - two coats	17.00 LF
89. Paint door slab only - 2 coats (per side)	1.00 EA
90. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA

NOTES:



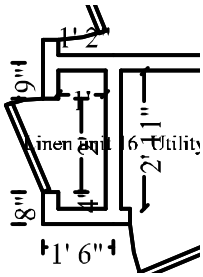
Bedroom unit 16 **Height: 8'**

344.28 SF Walls	150.65 SF Ceiling
494.93 SF Walls & Ceiling	150.65 SF Floor
16.74 SY Flooring	44.18 LF Floor Perimeter
51.83 LF Ceil. Perimeter	

Window	**3' 8" X 4' 10"**	**Opens into Exterior**
Missing Wall - Goes to Floor	**4' 10 3/4" X 6' 11 15/16"**	**Opens into C5**
Door	**2' 9 1/8" X 6' 8"**	**Opens into LIVING_ROOM2**

DESCRIPTION	QTY
91. R&R 5/8" drywall - hung, taped, floated, ready for paint	150.65 SF
92. R&R 1/2" drywall - hung, taped, floated, ready for paint	344.28 SF
93. R&R Batt insulation - 10" - R30 - unfaced batt	150.65 SF
94. Acoustic ceiling (popcorn) texture	150.65 SF
95. Seal the walls and ceiling w latex based stain blocker - one coat	494.93 SF
96. Paint the walls - two coats	344.28 SF
97. Remove Vinyl tile	150.65 SF
98. Vinyl tile	173.25 SF
99. Add for glued down wood flooring application over concrete	150.65 SF
100. Concrete grinding - Light	150.65 SF
101. R&R Baseboard - 2 1/4"	44.18 LF
102. R&R Base shoe	44.18 LF
103. Paint baseboard w cap &/or shoe - two coats	44.18 LF
104. R&R Drywall window return - up to 6"	18.00 LF
105. R&R Window sill	9.00 LF
106. Light fixture	1.00 EA
107. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
108. Casing - 2 1/4"	35.00 LF
109. Paint casing - two coats	35.00 LF
110. Paint door slab only - 2 coats (per side)	1.00 EA
111. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA

NOTES:



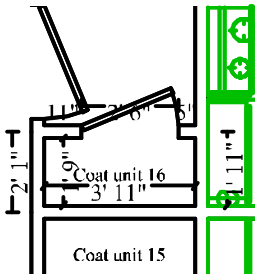
Linen unit 16 **Height: 8'**

49.33	SF Walls	2.92	SF Ceiling
52.25	SF Walls & Ceiling	2.92	SF Floor
0.32	SY Flooring	5.83	LF Floor Perimeter
7.83	LF Ceil. Perimeter		

Door **2' X 6' 8"** **Opens into LIVING_ROOM2**

DESCRIPTION	QTY
112. R&R 5 8" drywall - hung, taped, floated, ready for paint	2.92 SF
113. R&R 1 2" drywall - hung, taped, floated, ready for paint	49.33 SF
114. R&R Batt insulation - 10" - R30 - unfaced batt	2.92 SF
115. Seal the walls and ceiling w/latex based stain blocker - one coat	52.25 SF
116. Paint the walls - two coats	49.33 SF
117. Acoustic ceiling (popcorn) texture	2.92 SF
118. Remove Vinyl tile	2.92 SF
119. Vinyl tile	3.35 SF
120. Add for glued down wood flooring application over concrete	2.92 SF
121. Concrete grinding - Light	2.92 SF
122. R&R Baseboard - 2 1/4"	5.83 LF
123. R&R Base shoe	5.83 LF
124. Paint baseboard w cap &/or shoe - two coats	5.83 LF
125. R&R Drywall window return - up to 6"	18.00 LF
126. Casing - 2 1/4"	17.00 LF
127. Paint casing - two coats	17.00 LF
128. Paint door slab only - 2 coats (per side)	1.00 EA
129. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
130. Seal & paint closet shelving	10.00 LF
131. R&R Shelving - 16" - in place	10.00 LF

NOTES:



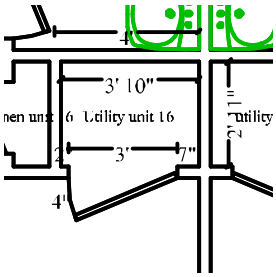
Coat unit 16 **Height: 8'**

74.32	SF Walls	6.85	SF Ceiling
81.18	SF Walls & Ceiling	6.85	SF Floor
0.76	SY Flooring	8.81	LF Floor Perimeter
11.33	LF Ceil. Perimeter		

Door **2' 6 1/4" X 6' 5 7/8"** **Opens into LIVING_ROOM2**

DESCRIPTION	QTY
132. R&R 5 8" drywall - hung, taped, floated, ready for paint	6.85 SF
133. R&R 1 2" drywall - hung, taped, floated, ready for paint	74.32 SF
134. Seal the walls and ceiling w/latex based stain blocker - one coat	81.18 SF
135. Paint the walls - two coats	74.32 SF
136. Acoustic ceiling (popcorn) texture	6.85 SF
137. Remove Vinyl tile	6.85 SF
138. Vinyl tile	7.88 SF
139. Add for glued down wood flooring application over concrete	6.85 SF
140. Concrete grinding - Light	6.85 SF
141. R&R Baseboard - 2 1/4"	8.81 LF
142. R&R Base shoe	8.81 LF
143. Paint baseboard w cap &/or shoe - two coats	8.81 LF
144. R&R Drywall window return - up to 6"	18.00 LF
145. Casing - 2 1/4"	17.00 LF
146. Paint casing - two coats	17.00 LF
147. Paint door slab only - 2 coats (per side)	1.00 EA
148. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
149. R&R Batt insulation - 10" - R30 - unfaced batt	6.85 SF

NOTES:



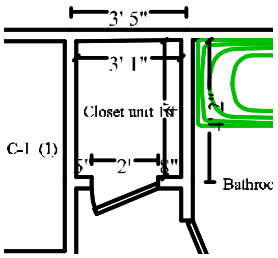
Utility unit 16 **Height: 8'**

87.23	SF Walls	11.18	SF Ceiling
98.41	SF Walls & Ceiling	11.18	SF Floor
1.24	SY Flooring	10.46	LF Floor Perimeter
13.50	LF Ceil. Perimeter		

Door **3' 7/16" X 6' 10 1/16"** **Opens into LIVING_ROOM2**

DESCRIPTION	QTY
150. R&R 5 8" drywall - hung, taped, floated, ready for paint	11.18 SF
151. R&R 1 2" drywall - hung, taped, floated, ready for paint	87.23 SF
152. Seal the walls and ceiling w/latex based stain blocker - one coat	98.41 SF
153. Paint the walls - two coats	87.23 SF
154. Acoustic ceiling (popcorn) texture	11.18 SF
155. R&R Baseboard - 2 1/4"	10.46 LF
156. R&R Base shoe	10.46 LF
157. Paint baseboard w cap &/or shoe - two coats	10.46 LF
158. R&R Drywall window return - up to 6"	18.00 LF
159. Casing - 2 1/4"	17.00 LF
160. Paint casing - two coats	17.00 LF
161. Paint door slab only - 2 coats (per side)	1.00 EA
162. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
163. Clean air handler	1.00 EA
164. R&R Batt insulation - 10" - R30 - unfaced batt	11.18 SF

NOTES:



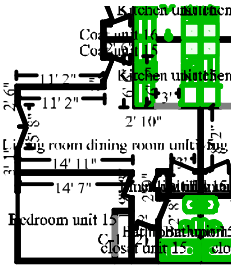
Closet unit 16 **Height: 8'**

100.25	SF Walls	12.34	SF Ceiling
112.59	SF Walls & Ceiling	12.34	SF Floor
1.37	SY Flooring	12.20	LF Floor Perimeter
14.17	LF Ceil. Perimeter		

Door **1' 11 9/16" X 6' 8"** **Opens into LIVING_ROOM2**

DESCRIPTION	QTY
165. R&R 5 8" drywall - hung, taped, floated, ready for paint	12.34 SF
166. R&R 1 2" drywall - hung, taped, floated, ready for paint	100.25 SF
167. Paint the walls - two coats	100.25 SF
168. Seal the walls and ceiling w/latex based stain blocker - one coat	112.59 SF
169. Acoustic ceiling (popcorn) texture	12.34 SF
170. Remove Vinyl tile	12.34 SF
171. Vinyl tile	14.19 SF
172. Add for glued down wood flooring application over concrete	12.34 SF
173. Concrete grinding - Light	12.34 SF
174. R&R Baseboard - 2 1/4"	12.20 LF
175. R&R Base shoe	12.20 LF
176. Paint baseboard w cap &/or shoe - two coats	12.20 LF
177. R&R Drywall window return - up to 6"	18.00 LF
178. Casing - 2 1/4"	17.00 LF
179. Paint casing - two coats	17.00 LF
180. Paint door slab only - 2 coats (per side)	1.00 EA
181. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
182. R&R Batt insulation - 10" - R30 - unfaced batt	12.34 SF

NOTES:



Living room dining room unit 15 **Height: 8'**

552.17	SF Walls	269.97	SF Ceiling
822.15	SF Walls & Ceiling	269.97	SF Floor
30.00	SY Flooring	64.73	LF Floor Perimeter
91.33	LF Ceil. Perimeter		

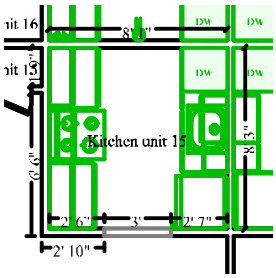
Door	**2' 9 1/8" X 6' 8"**	**Opens into BEDROOM_UNI1**
Door	**5' 8 7/16" X 6' 8"**	**Opens into Exterior**
Door	**2' 11 3/8" X 6' 8"**	**Opens into Exterior**
Door	**2' 6 1/4" X 6' 5 7/8"**	**Opens into COAT_UNIT_15**
Missing Wall - Goes to Floor	**3' 7/16" X 7' 1/8"**	**Opens into KITCHEN_UNI1**
Door	**3' 7/16" X 6' 10 1/16"**	**Opens into UTILITY_UNI1**
Door	**2' X 6' 8"**	**Opens into LINEN_UNIT_2**
Door	**2' 7 5/8" X 6' 8"**	**Opens into BATHROOM_UN1**
Door	**1' 11 9/16" X 6' 8"**	**Opens into CLOSET_UNIT1**

DESCRIPTION	QTY
183. Contents - move out then reset - Extra large room	1.00 EA
184. Remove Vinyl plank flooring - Standard grade	269.97 SF
185. Vinyl plank flooring - Standard grade	310.47 SF
186. Concrete grinding - Light	269.97 SF
187. Add for glued down wood flooring application over concrete	269.97 SF
188. R&R Base shoe	64.73 LF
189. Paint base shoe or quarter round - 1 coat	64.73 LF
190. Paint baseboard w cap &/or shoe - one coat	64.73 LF
191. Clean the walls and ceiling	822.15 SF
192. Clean door (per side)	6.00 EA
193. Clean light fixture	2.00 EA
194. Clean patio door (sliding glass) (per side)	1.00 EA
195. Clean outlet or switch	5.00 EA
196. Clean trim - wood	102.00 LF
All door trim	
197. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA
198. Hydroxyl generator - odor counteractant - 3 optics	3.00 DA
199. R&R Batt insulation - 10" - R30 - unfaced batt	269.97 SF

CONTINUED - Living room dining room unit 15

DESCRIPTION	QTY

NOTES:



Kitchen unit 15 **Height: 8'**

154.27	SF Walls	66.69	SF Ceiling
220.96	SF Walls & Ceiling	43.40	SF Floor
4.82	SY Flooring	12.05	LF Floor Perimeter
32.67	LF Ceil. Perimeter		

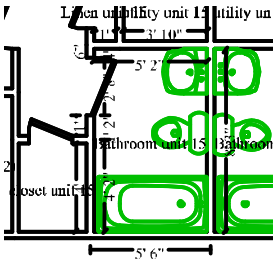
Missing Wall - Goes to Floor **3' 7/16" X 7' 1/8"** **Opens into LIVING_ROOM3**

DESCRIPTION	QTY
200. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
201. Mask or cover per square foot	154.27 SF
202. Light fixture - Detach & reset	1.00 EA
203. Tear off painted acoustic ceiling (popcorn) texture	66.69 SF
204. Acoustic ceiling (popcorn) texture	66.69 SF
205. Remove Vinyl plank flooring - Standard grade	43.40 SF
206. Vinyl plank flooring - Standard grade	49.91 SF
207. Add for glued down wood flooring application over concrete	43.40 SF
208. Concrete grinding - Light	43.40 SF
209. R&R Base shoe	12.05 LF
210. Paint base shoe or quarter round - 1 coat	12.05 LF
211. Paint baseboard w cap &/or shoe - one coat	12.05 LF
212. Clean the walls	154.27 SF
213. Clean the ceiling	66.69 SF
214. Clean baseboard	12.05 LF
215. Clean outlet or switch	5.00 EA
216. Clean cabinetry - lower - inside and out	10.00 LF

CONTINUED - Kitchen unit 15

DESCRIPTION	QTY
217. Clean cabinetry - upper - inside and out	11.00 LF
218. Clean countertop - Heavy	12.00 SF
219. Clean dishwasher - interior and exterior - Heavy	1.00 EA
220. Clean oven - exterior - Heavy	1.00 EA
221. Clean refrigerator - exterior - Heavy clean	1.00 EA
222. Clean sink - Heavy	1.00 EA
223. Clean microwave - interior and exterior	1.00 EA
224. R&R Batt insulation - 10" - R30 - unfaced batt	66.69 SF

NOTES:



Bathroom unit 15 **Height: 8'**

197.13 SF Walls	42.64 SF Ceiling
239.77 SF Walls & Ceiling	42.64 SF Floor
4.74 SY Flooring	24.20 LF Floor Perimeter
26.84 LF Ceil. Perimeter	

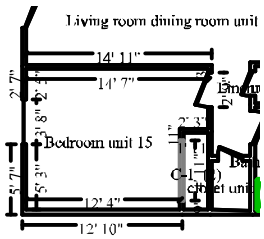
Door **2' 7 5/8" X 6' 8"** **Opens into LIVING_ROOM3**

DESCRIPTION	QTY
225. Remove Vinyl plank flooring - Standard grade	42.64 SF
226. Vinyl plank flooring - Standard grade	49.03 SF
227. Add for glued down wood flooring application over concrete	42.64 SF
228. Concrete grinding - Light	42.64 SF
229. R&R Base shoe	24.20 LF
230. Paint base shoe or quarter round - 1 coat	24.20 LF
231. Paint baseboard w cap &/or shoe - one coat	24.20 LF
232. Clean the walls and ceiling	239.77 SF

CONTINUED - Bathroom unit 15

DESCRIPTION	QTY
233. Clean door (per side)	1.00 EA
234. Clean door hardware - Light	1.00 EA
235. Clean outlet or switch	2.00 EA
236. Clean light fixture	1.00 EA
237. Clean trim - wood	17.00 LF
238. Clean tub shower faucet - Heavy	1.00 EA
239. Clean shower - Heavy	1.00 EA
240. Clean shower curtain rod - Heavy	1.00 EA
241. Clean mirror - Heavy	1.00 SF
242. Clean toilet - Heavy	1.00 EA
243. Clean sink - Heavy	1.00 EA
244. Clean medicine cabinet - Heavy	1.00 EA
245. R&R Batt insulation - 10" - R30 - unfaced batt	42.64 SF

NOTES:



Bedroom unit 15 **Height: 8'**

344.28 SF Walls	150.65 SF Ceiling
494.93 SF Walls & Ceiling	150.65 SF Floor
16.74 SY Flooring	44.18 LF Floor Perimeter
51.83 LF Ceil. Perimeter	

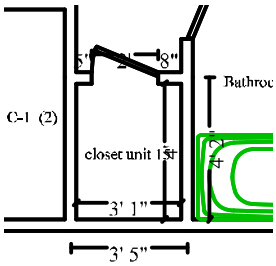
Window	**3' 8" X 4' 10"**	**Opens into Exterior**
Missing Wall - Goes to Floor	**4' 10 3/4" X 6' 11 15/16"**	**Opens into C7**
Door	**2' 9 1/8" X 6' 8"**	**Opens into LIVING_ROOM3**

DESCRIPTION	QTY
246. Contents - move out then reset - Extra large room	1.00 EA

CONTINUED - Bedroom unit 15

DESCRIPTION	QTY
247. Remove Vinyl plank flooring - Standard grade	150.65 SF
248. Vinyl plank flooring - Standard grade	173.25 SF
249. Add for glued down wood flooring application over concrete	150.65 SF
250. Concrete grinding - Light	150.65 SF
251. R&R Base shoe	44.18 LF
252. Paint base shoe or quarter round - 1 coat	44.18 LF
253. Paint baseboard w cap &/or shoe - one coat	44.18 LF
254. Clean the walls and ceiling	494.93 SF
255. Clean baseboard	44.18 LF
256. Clean door (per side)	1.00 EA
257. Clean light fixture	1.00 EA
258. Clean outlet or switch	5.00 EA
259. Clean window unit (per side) 10 - 20 SF - Light	1.00 EA
260. Clean trim - wood	35.00 LF
261. R&R Batt insulation - 10" - R30 - unfaced batt	150.65 SF

NOTES:



closet unit 15 **Height: 8'**

100.25 SF Walls	12.34 SF Ceiling
112.59 SF Walls & Ceiling	12.34 SF Floor
1.37 SY Flooring	12.20 LF Floor Perimeter
14.17 LF Ceil. Perimeter	

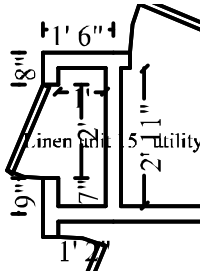
Door **1' 11 9/16" X 6' 8"** **Opens into LIVING_ROOM3**

DESCRIPTION	QTY
262. Contents - move out then reset - Small room	1.00 EA

CONTINUED - closet unit 15

DESCRIPTION	QTY
263. Remove Vinyl plank flooring - Standard grade	12.34 SF
264. Vinyl plank flooring - Standard grade	14.19 SF
265. Add for glued down wood flooring application over concrete	12.34 SF
266. Concrete grinding - Light	12.34 SF
267. R&R Base shoe	12.20 LF
268. Paint base shoe or quarter round - 1 coat	12.20 LF
269. Paint baseboard w cap &/or shoe - one coat	12.20 LF
270. Clean the walls and ceiling	112.59 SF
271. Clean baseboard	12.20 LF
272. Clean door (per side)	1.00 EA
273. Clean light fixture	1.00 EA
274. Clean outlet or switch	1.00 EA
275. Clean trim - wood	17.00 LF
276. R&R Batt insulation - 10" - R30 - unfaced batt	12.34 SF

NOTES:



Linen unit 15 **Height: 8'**

49.33 SF Walls	2.92 SF Ceiling
52.25 SF Walls & Ceiling	2.92 SF Floor
0.32 SY Flooring	5.83 LF Floor Perimeter
7.83 LF Ceil. Perimeter	

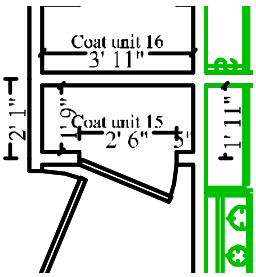
Door **2' X 6' 8"** **Opens into LIVING_ROOM3**

DESCRIPTION	QTY
277. Contents - move out then reset - Small room	1.00 EA
278. Remove Vinyl plank flooring - Standard grade	2.92 SF

CONTINUED - Linen unit 15

DESCRIPTION	QTY
279. Vinyl plank flooring - Standard grade	3.35 SF
280. Add for glued down wood flooring application over concrete	2.92 SF
281. Concrete grinding - Light	2.92 SF
282. R&R Base shoe	5.83 LF
283. Paint base shoe or quarter round - 1 coat	5.83 LF
284. Paint baseboard w cap &/or shoe - one coat	5.83 LF
285. Clean the walls and ceiling	52.25 SF
286. Clean baseboard	5.83 LF
287. Clean door (per side)	1.00 EA
288. Clean light fixture	1.00 EA
289. Clean outlet or switch	1.00 EA
290. Clean trim - wood	17.00 LF
291. Clean shelving - wood	10.00 LF
292. R&R Batt insulation - 10" - R30 - unfaced batt	2.92 SF

NOTES:



Coat unit 15 **Height: 8'**

74.32 SF Walls	6.85 SF Ceiling
81.18 SF Walls & Ceiling	6.85 SF Floor
0.76 SY Flooring	8.81 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

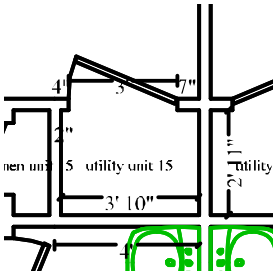
Door **2' 6 1/4" X 6' 5 7/8"** **Opens into LIVING_ROOM3**

DESCRIPTION	QTY
293. Contents - move out then reset - Small room	1.00 EA
294. Remove Vinyl plank flooring - Standard grade	6.85 SF

CONTINUED - Coat unit 15

DESCRIPTION	QTY
295. Vinyl plank flooring - Standard grade	7.88 SF
296. Add for glued down wood flooring application over concrete	6.85 SF
297. Concrete grinding - Light	6.85 SF
298. R&R Base shoe	8.81 LF
299. Paint base shoe or quarter round - 1 coat	8.81 LF
300. Paint baseboard w cap &/or shoe - one coat	8.81 LF
301. Clean the walls and ceiling	81.18 SF
302. Clean baseboard	8.81 LF
303. Clean door (per side)	1.00 EA
304. Clean light fixture	1.00 EA
305. Clean outlet or switch	1.00 EA
306. Clean trim - wood	17.00 LF
307. Clean shelving - wood	10.00 LF
308. R&R Batt insulation - 10" - R30 - unfaced batt	6.85 SF

NOTES:



utility unit 15 **Height: 8'**

87.23 SF Walls	11.18 SF Ceiling
98.41 SF Walls & Ceiling	11.18 SF Floor
1.24 SY Flooring	10.46 LF Floor Perimeter
13.50 LF Ceil. Perimeter	

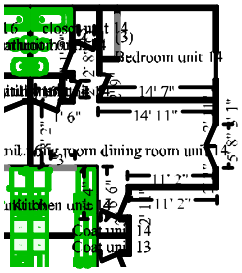
Door **3' 7/16" X 6' 10 1/16"** **Opens into LIVING_ROOM3**

DESCRIPTION	QTY
309. Clean the walls and ceiling	98.41 SF
310. Clean floor	11.18 SF

CONTINUED - utility unit 15

DESCRIPTION	QTY
311. Clean baseboard	10.46 LF
312. Clean door (per side)	1.00 EA
313. Clean trim - wood	17.00 LF
314. Clean air handler	1.00 EA
315. R&R Batt insulation - 10" - R30 - unfaced batt	11.18 SF

NOTES:



Living room dining room unit 14 **Height: 8'**

552.17 SF Walls	269.97 SF Ceiling
822.15 SF Walls & Ceiling	269.97 SF Floor
30.00 SY Flooring	64.73 LF Floor Perimeter
91.33 LF Ceil. Perimeter	

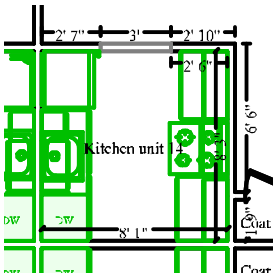
Door	**2' 9 1/8" X 6' 8"**	**Opens into BEDROOM_UNI2**
Door	**5' 8 7/16" X 6' 8"**	**Opens into Exterior**
Door	**2' 11 3/8" X 6' 8"**	**Opens into Exterior**
Door	**2' 6 1/4" X 6' 5 7/8"**	**Opens into COAT_UNIT_14**
Missing Wall - Goes to Floor	**3' 7/16" X 7' 1/8"**	**Opens into KITCHEN_UNI2**
Door	**3' 7/16" X 6' 10 1/16"**	**Opens into UTILITY_UNI2**
Door	**2' X 6' 8"**	**Opens into LINEN_UNIT_3**
Door	**2' 7 5/8" X 6' 8"**	**Opens into BATHROOM_UN2**
Door	**1' 11 9/16" X 6' 8"**	**Opens into CLOSET_UNIT2**

DESCRIPTION	QTY
316. Contents - move out then reset - Extra large room	1.00 EA
317. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
318. Mask or cover per square foot	552.17 SF

CONTINUED - Living room dining room unit 14

DESCRIPTION	QTY
319. Light fixture - Detach & reset	1.00 EA
320. Tear off painted acoustic ceiling (popcorn) texture	269.97 SF
321. Drywall tape joint / repair - per LF	10.00 LF
322. Seal the surface area w/PVA primer - one coat	20.00 SF
323. Acoustic ceiling (popcorn) texture	269.97 SF
324. Seal the ceiling w latex based stain blocker - one coat	269.97 SF
325. Remove Vinyl plank flooring - Standard grade	269.97 SF
326. Vinyl plank flooring - Standard grade	310.47 SF
327. Concrete grinding - Light	269.97 SF
328. Add for glued down wood flooring application over concrete	269.97 SF
329. R&R Base shoe	64.73 LF
330. Paint base shoe or quarter round - 1 coat	64.73 LF
331. Paint baseboard w cap &/or shoe - one coat	64.73 LF
332. Clean the walls	552.17 SF
333. Clean door (per side)	6.00 EA
334. Clean light fixture	2.00 EA
335. Clean patio door (sliding glass) (per side)	1.00 EA
336. Clean outlet or switch	5.00 EA
337. Clean trim - wood	269.97 LF
338. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA
339. Hydroxyl generator - odor counteractant - 3 optics	3.00 DA
340. Final cleaning - construction - Residential	269.97 SF
341. R&R Batt insulation - 10" - R30 - unfaced batt	269.97 SF

NOTES:



Kitchen unit 14 **Height: 8'**

154.27	SF Walls	66.69	SF Ceiling
220.96	SF Walls & Ceiling	43.40	SF Floor
4.82	SY Flooring	12.05	LF Floor Perimeter
32.67	LF Ceil. Perimeter		

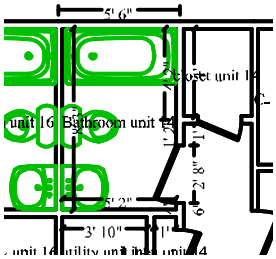
Missing Wall - Goes to Floor **3' 7/16" X 7' 1/8"** **Opens into LIVING_ROOM_**

DESCRIPTION	QTY
342. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
343. Mask or cover per square foot	154.27 SF
344. Light fixture - Detach & reset	1.00 EA
345. Tear off painted acoustic ceiling (popcorn) texture	66.69 SF
346. Acoustic ceiling (popcorn) texture	66.69 SF
347. Seal the ceiling w latex based stain blocker - one coat	66.69 SF
348. Remove Vinyl plank flooring - Standard grade	43.40 SF
349. Vinyl plank flooring - Standard grade	49.91 SF
350. Add for glued down wood flooring application over concrete	43.40 SF
351. Concrete grinding - Light	43.40 SF
352. R&R Base shoe	12.05 LF
353. Paint base shoe or quarter round - 1 coat	12.05 LF
354. Paint baseboard w cap &/or shoe - one coat	12.05 LF
355. Clean the walls	154.27 SF
356. Clean baseboard	12.05 LF
357. Clean outlet or switch	5.00 EA
358. Clean cabinetry - lower - inside and out	10.00 LF
359. Clean cabinetry - upper - inside and out	11.00 LF
360. Clean countertop - Heavy	12.00 SF
361. Clean dishwasher - interior and exterior - Heavy	1.00 EA
362. Clean oven - exterior - Heavy	1.00 EA
363. Clean refrigerator - exterior - Heavy clean	1.00 EA
364. Clean sink - Heavy	1.00 EA
365. Clean microwave - interior and exterior	1.00 EA
366. R&R Batt insulation - 10" - R30 - unfaced batt	66.69 SF

CONTINUED - Kitchen unit 14

DESCRIPTION	QTY

NOTES:



Bathroom unit 14 **Height: 8'**

197.13	SF Walls	42.64	SF Ceiling
239.77	SF Walls & Ceiling	42.64	SF Floor
4.74	SY Flooring	24.20	LF Floor Perimeter
26.84	LF Ceil. Perimeter		

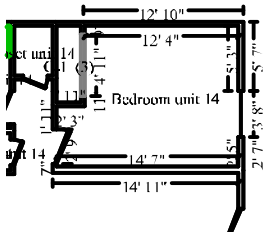
Door **2' 7 5/8" X 6' 8"** **Opens into LIVING_ROOM_**

DESCRIPTION	QTY
367. Remove Vinyl plank flooring - Standard grade	42.64 SF
368. Vinyl plank flooring - Standard grade	49.03 SF
369. Add for glued down wood flooring application over concrete	42.64 SF
370. Concrete grinding - Light	42.64 SF
371. R&R Base shoe	24.20 LF
372. Paint base shoe or quarter round - 1 coat	24.20 LF
373. Paint baseboard w cap &/or shoe - one coat	24.20 LF
374. Clean the walls and ceiling	239.77 SF
375. Clean door (per side)	1.00 EA
376. Clean door hardware - Light	1.00 EA
377. Clean outlet or switch	2.00 EA
378. Clean light fixture	1.00 EA
379. Clean trim - wood	17.00 LF
380. Clean tub shower faucet - Heavy	1.00 EA
381. Clean shower - Heavy	1.00 EA
382. Clean shower curtain rod - Heavy	1.00 EA
383. Clean mirror - Heavy	1.00 SF

CONTINUED - Bathroom unit 14

DESCRIPTION	QTY
384. Clean toilet - Heavy	1.00 EA
385. Clean sink - Heavy	1.00 EA
386. Clean medicine cabinet - Heavy	1.00 EA
387. R&R Batt insulation - 10" - R30 - unfaced batt	42.64 SF

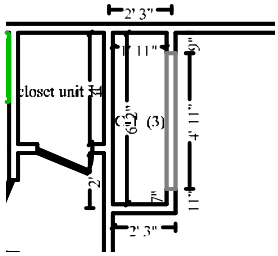
NOTES:



Bedroom unit 14 **Height: 8'**

344.28	SF Walls	150.65	SF Ceiling
494.93	SF Walls & Ceiling	150.65	SF Floor
16.74	SY Flooring	44.18	LF Floor Perimeter
51.83	LF Ceil. Perimeter		

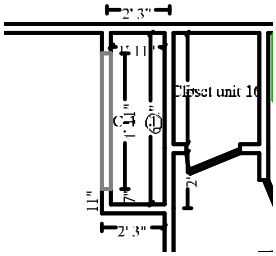
Window	**3' 8" X 4' 10"**	**Opens into Exterior**
Door	**2' 9 1/8" X 6' 8"**	**Opens into LIVING_ROOM_**



Subroom: C-1 (3) **Height: 8'**

95.08	SF Walls	11.82	SF Ceiling
106.90	SF Walls & Ceiling	11.82	SF Floor
1.31	SY Flooring	11.27	LF Floor Perimeter
16.17	LF Ceil. Perimeter		

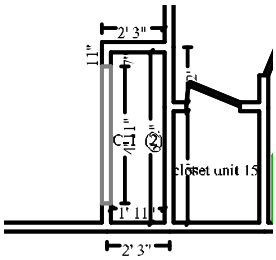
Missing Wall - Goes to Floor	**4' 10 3/4" X 6' 11 15/16"**	**Opens into BEDROOM_UNI2**



Subroom: C-1 (1) **Height: 8'**

95.08 SF Walls	11.82 SF Ceiling
106.90 SF Walls & Ceiling	11.82 SF Floor
1.31 SY Flooring	11.27 LF Floor Perimeter
16.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **4' 10 3/4" X 6' 11 15/16"** **Opens into BEDROOM_UNIT**



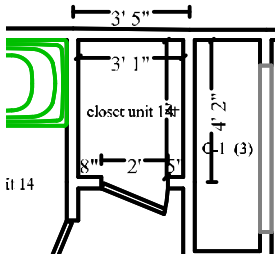
Subroom: C-1 (2) **Height: 8'**

95.08 SF Walls	11.82 SF Ceiling
106.90 SF Walls & Ceiling	11.82 SF Floor
1.31 SY Flooring	11.27 LF Floor Perimeter
16.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **4' 10 3/4" X 6' 11 15/16"** **Opens into BEDROOM_UNI1**

DESCRIPTION	QTY
388. Contents - move out then reset - Extra large room	1.00 EA
389. Remove Vinyl plank flooring - Standard grade	186.11 SF
390. Vinyl plank flooring - Standard grade	214.03 SF
391. Add for glued down wood flooring application over concrete	186.11 SF
392. Concrete grinding - Light	186.11 SF
393. R&R Base shoe	77.99 LF
394. Paint base shoe or quarter round - 1 coat	77.99 LF
395. Paint baseboard w cap &/or shoe - one coat	77.99 LF
396. Clean the walls and ceiling	815.65 SF
397. Clean baseboard	77.99 LF
398. Clean door (per side)	1.00 EA
399. Clean light fixture	1.00 EA
400. Clean outlet or switch	5.00 EA
401. Clean window unit (per side) 10 - 20 SF - Light	1.00 EA
402. Clean trim - wood	35.00 LF
403. R&R Batt insulation - 10" - R30 - unfaced batt	186.11 SF

NOTES:



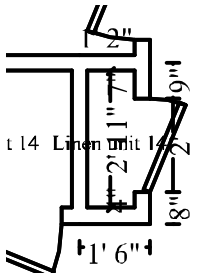
closet unit 14 **Height: 8'**

100.25	SF Walls	12.34	SF Ceiling
112.59	SF Walls & Ceiling	12.34	SF Floor
1.37	SY Flooring	12.20	LF Floor Perimeter
14.17	LF Ceil. Perimeter		

Door **1' 11 9/16" X 6' 8"** **Opens into LIVING_ROOM_**

DESCRIPTION	QTY
404. Contents - move out then reset - Small room	1.00 EA
405. Remove Vinyl plank flooring - Standard grade	12.34 SF
406. Vinyl plank flooring - Standard grade	14.19 SF
407. Add for glued down wood flooring application over concrete	12.34 SF
408. Concrete grinding - Light	12.34 SF
409. R&R Base shoe	12.20 LF
410. Paint base shoe or quarter round - 1 coat	12.20 LF
411. Paint baseboard w cap &/or shoe - one coat	12.20 LF
412. Clean the walls and ceiling	112.59 SF
413. Clean baseboard	12.20 LF
414. Clean door (per side)	1.00 EA
415. Clean light fixture	1.00 EA
416. Clean outlet or switch	1.00 EA
417. Clean trim - wood	17.00 LF
418. R&R Batt insulation - 10" - R30 - unfaced batt	12.34 SF

NOTES:



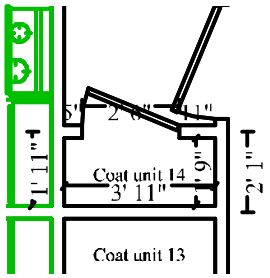
Linen unit 14 **Height: 8'**

49.33 SF Walls	2.92 SF Ceiling
52.25 SF Walls & Ceiling	2.92 SF Floor
0.32 SY Flooring	5.83 LF Floor Perimeter
7.83 LF Ceil. Perimeter	

Door **2' X 6' 8"** **Opens into LIVING_ROOM_**

DESCRIPTION	QTY
419. Contents - move out then reset - Small room	1.00 EA
420. Remove Vinyl plank flooring - Standard grade	2.92 SF
421. Vinyl plank flooring - Standard grade	3.35 SF
422. Add for glued down wood flooring application over concrete	2.92 SF
423. Concrete grinding - Light	2.92 SF
424. R&R Base shoe	5.83 LF
425. Paint base shoe or quarter round - 1 coat	5.83 LF
426. Paint baseboard w cap &/or shoe - one coat	5.83 LF
427. Clean the walls and ceiling	52.25 SF
428. Clean baseboard	5.83 LF
429. Clean door (per side)	1.00 EA
430. Clean light fixture	1.00 EA
431. Clean outlet or switch	1.00 EA
432. Clean trim - wood	17.00 LF
433. Clean shelving - wood	10.00 LF
434. R&R Batt insulation - 10" - R30 - unfaced batt	2.92 SF

NOTES:



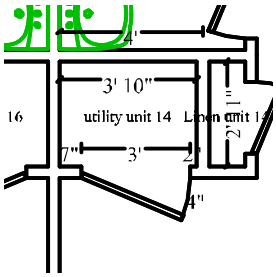
Coat unit 14 **Height: 8'**

74.32 SF Walls	6.85 SF Ceiling
81.18 SF Walls & Ceiling	6.85 SF Floor
0.76 SY Flooring	8.81 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

Door **2' 6 1/4" X 6' 5 7/8"** **Opens into LIVING_ROOM_**

DESCRIPTION	QTY
435. Contents - move out then reset - Small room	1.00 EA
436. Remove Vinyl plank flooring - Standard grade	6.85 SF
437. Vinyl plank flooring - Standard grade	7.88 SF
438. Add for glued down wood flooring application over concrete	6.85 SF
439. Concrete grinding - Light	6.85 SF
440. R&R Base shoe	8.81 LF
441. Paint base shoe or quarter round - 1 coat	8.81 LF
442. Paint baseboard w cap &/or shoe - one coat	8.81 LF
443. R&R Blown-in insulation - 8" depth - R19	6.85 SF
444. Clean the walls and ceiling	81.18 SF
445. Clean baseboard	8.81 LF
446. Clean door (per side)	1.00 EA
447. Clean light fixture	1.00 EA
448. Clean outlet or switch	1.00 EA
449. Clean trim - wood	17.00 LF
450. R&R Batt insulation - 10" - R30 - unfaced batt	6.85 SF

NOTES:



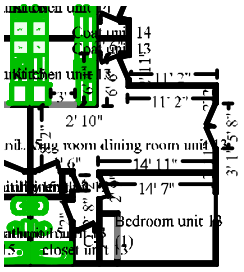
utility unit 14 **Height: 8'**

87.23	SF Walls	11.18	SF Ceiling
98.41	SF Walls & Ceiling	11.18	SF Floor
1.24	SY Flooring	10.46	LF Floor Perimeter
13.50	LF Ceil. Perimeter		

Door **3' 7/16" X 6' 10 1/16"** **Opens into LIVING_ROOM_**

DESCRIPTION	QTY
451. Clean the walls and ceiling	98.41 SF
452. Clean floor	11.18 SF
453. Clean baseboard	10.46 LF
454. Clean door (per side)	1.00 EA
455. Clean trim - wood	17.00 LF
456. Clean air handler	1.00 EA
457. R&R Batt insulation - 10" - R30 - unfaced batt	11.18 SF

NOTES:



Living room dining room unit 13 **Height: 8'**

552.17 SF Walls	269.97 SF Ceiling
822.15 SF Walls & Ceiling	269.97 SF Floor
30.00 SY Flooring	64.73 LF Floor Perimeter
91.33 LF Ceil. Perimeter	

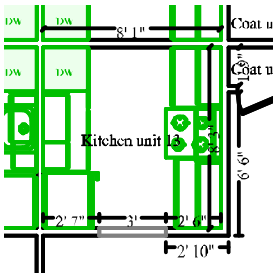
Door	**2' 9 1/8" X 6' 8"**	**Opens into BEDROOM_UNI3**
Door	**5' 8 7/16" X 6' 8"**	**Opens into Exterior**
Door	**2' 11 3/8" X 6' 8"**	**Opens into Exterior**
Door	**2' 6 1/4" X 6' 5 7/8"**	**Opens into COAT_UNIT_13**
Missing Wall - Goes to Floor	**3' 7/16" X 7' 1/8"**	**Opens into KITCHEN_UNI3**
Door	**3' 7/16" X 6' 10 1/16"**	**Opens into UTILITY_UNI3**
Door	**2' X 6' 8"**	**Opens into LINEN_UNIT_4**
Door	**2' 7 5/8" X 6' 8"**	**Opens into BATHROOM_UN3**
Door	**1' 11 9/16" X 6' 8"**	**Opens into CLOSET_UNIT3**

DESCRIPTION	QTY
458. Contents - move out then reset - Extra large room	1.00 EA
459. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
460. Mask or cover per square foot	552.17 SF
461. Light fixture - Detach & reset	1.00 EA
462. Tear off painted acoustic ceiling (popcorn) texture	269.97 SF
463. Spot seal w/oil based/hybrid stain blocker	8.00 EA
464. Acoustic ceiling (popcorn) texture	269.97 SF
465. Seal the ceiling w latex based stain blocker - one coat	269.97 SF
466. Remove Glue down carpet	253.97 SF
467. Glue down carpet	289.31 SF
deducted for the entryway	
15 % waste added for Glue down carpet.	
468. Concrete grinding - Light	253.97 SF
469. Add for glued down wood flooring application over concrete	253.97 SF
470. Clean the walls	552.17 SF
471. Clean baseboard	64.73 LF
472. Clean door (per side)	6.00 EA
473. Clean light fixture	2.00 EA
474. Clean patio door (sliding glass) (per side)	1.00 EA
475. Clean outlet or switch	5.00 EA
476. Clean trim - wood	269.97 LF
477. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA

CONTINUED - Living room dining room unit 13

DESCRIPTION	QTY
478. Hydroxyl generator - odor counteractant - 3 optics	3.00 DA
479. Final cleaning - construction - Residential	269.97 SF
480. R&R Batt insulation - 10" - R30 - unfaced batt	269.97 SF

NOTES:



Kitchen unit 13 **Height: 8'**

153.72	SF Walls	66.69	SF Ceiling
220.41	SF Walls & Ceiling	43.03	SF Floor
4.78	SY Flooring	11.86	LF Floor Perimeter
32.67	LF Ceil. Perimeter		

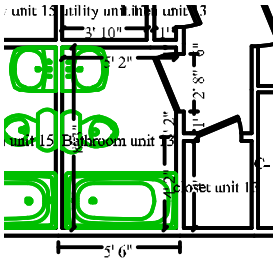
Missing Wall - Goes to Floor **3' 7/16" X 7' 1/8"** **Opens into LIVING_ROOM4**

DESCRIPTION	QTY
481. Remove Vinyl tile	43.03 SF
482. Vinyl tile	49.49 SF
483. Add for glued down wood flooring application over concrete	43.03 SF
484. Concrete grinding - Light	43.03 SF
485. Clean the walls and ceiling	220.41 SF
486. Clean baseboard	11.86 LF
487. Clean outlet or switch	5.00 EA
488. Clean cabinetry - lower - inside and out	10.00 LF
489. Clean cabinetry - upper - inside and out	11.00 LF
490. Clean countertop - Heavy	12.00 SF
491. Clean dishwasher - interior and exterior - Heavy	1.00 EA
492. Clean oven - exterior - Heavy	1.00 EA
493. Clean refrigerator - exterior - Heavy clean	1.00 EA

CONTINUED - Kitchen unit 13

DESCRIPTION	QTY
494. Clean sink - Heavy	1.00 EA
495. Clean microwave - interior and exterior	1.00 EA
496. R&R Batt insulation - 10" - R30 - unfaced batt	66.69 SF

NOTES:



Bathroom unit 13 **Height: 8'**

197.13	SF Walls	42.64	SF Ceiling
239.77	SF Walls & Ceiling	42.64	SF Floor
4.74	SY Flooring	24.20	LF Floor Perimeter
26.84	LF Ceil. Perimeter		

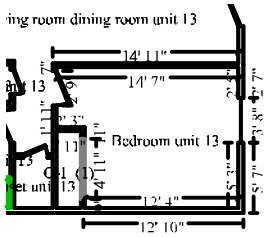
Door **2' 7 5/8" X 6' 8"** **Opens into LIVING_ROOM4**

DESCRIPTION	QTY
497. Heat/AC register - Mechanically attached - Detach & reset	2.00 EA
498. Mask and prep for paint - plastic, paper, tape (per LF)	26.84 LF
499. Light fixture - Detach & reset	1.00 EA
500. Remove Acoustic ceiling (popcorn) texture	42.64 SF
501. Seal the surface area w/PVA primer - one coat	4.00 SF
502. Acoustic ceiling (popcorn) texture	42.64 SF
503. Seal the ceiling w latex based stain blocker - one coat	42.64 SF
504. Clean the walls	197.13 SF
505. Clean floor - Heavy	42.64 SF
506. Clean baseboard	24.20 LF
507. Clean door (per side)	1.00 EA
508. Clean door hardware - Light	1.00 EA
509. Clean outlet or switch	2.00 EA

CONTINUED - Bathroom unit 13

DESCRIPTION	QTY
510. Clean light fixture	1.00 EA
511. Clean trim - wood	17.00 LF
512. Clean tub shower faucet - Heavy	1.00 EA
513. Clean shower - Heavy	1.00 EA
514. Clean shower curtain rod - Heavy	1.00 EA
515. Clean mirror - Heavy	1.00 SF
516. Clean toilet - Heavy	1.00 EA
517. Clean sink - Heavy	1.00 EA
518. Clean medicine cabinet - Heavy	1.00 EA
519. R&R Batt insulation - 10" - R30 - unfaced batt	42.64 SF

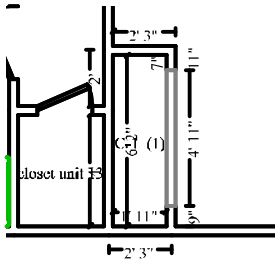
NOTES:



Bedroom unit 13 **Height: 8'**

344.28	SF Walls	150.65	SF Ceiling
494.93	SF Walls & Ceiling	150.65	SF Floor
16.74	SY Flooring	44.18	LF Floor Perimeter
51.83	LF Ceil. Perimeter		

Window	**3' 8" X 4' 10"**	**Opens into Exterior**
Door	**2' 9 1/8" X 6' 8"**	**Opens into LIVING_ROOM4**



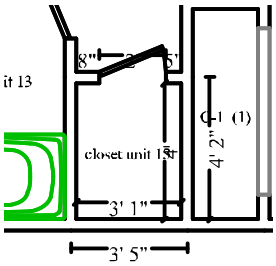
Subroom: C-1 (1) **Height: 8'**

95.08 SF Walls	11.82 SF Ceiling
106.90 SF Walls & Ceiling	11.82 SF Floor
1.31 SY Flooring	11.27 LF Floor Perimeter
16.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **4' 10 3/4" X 6' 11 15/16"** **Opens into BEDROOM_UNI3**

DESCRIPTION	QTY
520. Contents - move out then reset - Extra large room	1.00 EA
521. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
522. Mask and prep for paint - tape only (per LF)	68.00 LF
523. Light fixture - Detach & reset	1.00 EA
524. Remove Acoustic ceiling (popcorn) texture	162.47 SF
525. Seal the surface area w/PVA primer - one coat	4.00 SF
526. Acoustic ceiling (popcorn) texture	162.47 SF
527. Seal the ceiling w latex based stain blocker - one coat	162.47 SF
528. Remove Glue down carpet	162.47 SF
529. Glue down carpet	186.84 SF
deducted for the entryway	
15 % waste added for Glue down carpet.	
530. Concrete grinding - Light	162.47 SF
531. Add for glued down wood flooring application over concrete	162.47 SF
532. Clean the walls and ceiling	601.84 SF
533. Clean baseboard	55.45 LF
534. Clean door (per side)	1.00 EA
535. Clean light fixture	1.00 EA
536. Clean outlet or switch	5.00 EA
537. Clean window unit (per side) 10 - 20 SF - Light	1.00 EA
538. Clean trim - wood	35.00 LF
539. R&R Batt insulation - 10" - R30 - unfaced batt	162.47 SF

NOTES:



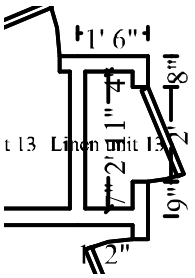
closet unit 13 **Height: 8'**

100.25	SF Walls	12.34	SF Ceiling
112.59	SF Walls & Ceiling	12.34	SF Floor
1.37	SY Flooring	12.20	LF Floor Perimeter
14.17	LF Ceil. Perimeter		

Door **1' 11 9/16" X 6' 8"** **Opens into LIVING_ROOM4**

DESCRIPTION	QTY
540. Clean the walls and ceiling	112.59 SF
541. Clean floor	12.34 SF
542. Clean baseboard	12.20 LF
543. Clean door (per side)	1.00 EA
544. Clean light fixture	1.00 EA
545. Clean outlet or switch	1.00 EA
546. Clean trim - wood	17.00 LF
547. R&R Batt insulation - 10" - R30 - unfaced batt	12.34 SF

NOTES:



Linen unit 13 **Height: 8'**

49.33	SF Walls	2.92	SF Ceiling
52.25	SF Walls & Ceiling	2.92	SF Floor
0.32	SY Flooring	5.83	LF Floor Perimeter
7.83	LF Ceil. Perimeter		

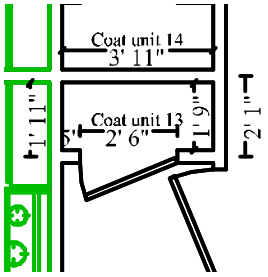
Door **2' X 6' 8"** **Opens into LIVING_ROOM4**

DESCRIPTION	QTY
548. Clean the walls and ceiling	52.25 SF
549. Clean floor	2.92 SF
550. Clean baseboard	5.83 LF
551. Clean door (per side)	1.00 EA
552. Clean trim - wood	17.00 LF

CONTINUED - Linen unit 13

DESCRIPTION	QTY
553. Clean shelving - wood	10.00 LF
554. R&R Batt insulation - 10" - R30 - unfaced batt	2.92 SF

NOTES:



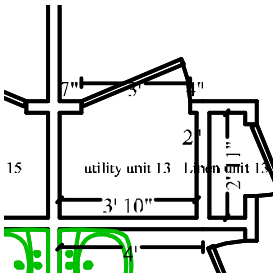
Coat unit 13 **Height: 8'**

74.32 SF Walls	6.85 SF Ceiling
81.18 SF Walls & Ceiling	6.85 SF Floor
0.76 SY Flooring	8.81 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

Door **2' 6 1/4" X 6' 5 7/8"** **Opens into LIVING_ROOM4**

DESCRIPTION	QTY
555. Clean the walls and ceiling	81.18 SF
556. Clean floor	6.85 SF
557. Clean baseboard	8.81 LF
558. Clean door (per side)	1.00 EA
559. Clean trim - wood	17.00 LF
560. R&R Batt insulation - 10" - R30 - unfaced batt	6.85 SF

NOTES:



utility unit 13 **Height: 8'**

87.23	SF Walls	11.18	SF Ceiling
98.41	SF Walls & Ceiling	11.18	SF Floor
1.24	SY Flooring	10.46	LF Floor Perimeter
13.50	LF Ceil. Perimeter		

Door **3' 7/16" X 6' 10 1/16"** **Opens into LIVING_ROOM4**

DESCRIPTION	QTY
561. Clean the walls and ceiling	98.41 SF
562. Clean floor	11.18 SF
563. Clean baseboard	10.46 LF
564. Clean door (per side)	1.00 EA
565. Clean trim - wood	17.00 LF
566. Clean air handler	1.00 EA
567. R&R Batt insulation - 10" - R30 - unfaced batt	11.18 SF

NOTES:

Grand Total Areas:

6,615.78	SF Walls	2,300.23	SF Ceiling	8,916.02	SF Walls and Ceiling
2,206.70	SF Floor	245.19	SY Flooring	774.77	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,062.70	LF Ceil. Perimeter
2,206.70	Floor Area	2,524.07	Total Area	6,615.78	Interior Wall Area
5,415.01	Exterior Wall Area	257.00	Exterior Perimeter of Walls		
8,220.56	Surface Area	82.21	Number of Squares	465.75	Total Perimeter Length
143.20	Total Ridge Length	37.45	Total Hip Length		

FORMS

Bid Form
520 Ossia Edwards Street, Prichard, AL 36610

Date: _____

From: _____

_____

_____

To: _____

_____

_____

I, the undersigned contractor, have inspected the above listed property and understand the extent and character of the work to be completed as described in the specifications/scope.

I propose to furnish all labor, materials and equipment necessary to accomplish the work, as listed on the property located at:

_____

for the sum of _____ Dollars ($).

_____
Company Name

_____
Signature

_____
Title

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Instructions to Bidders for Contracts Public and Indian Housing Programs

Instructions to Bidders for Contracts

Public and Indian Housing Programs

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1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

(1) Integrity;

(2) Compliance with public policy;

(3) Record of past performance; and

(4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

9. Bid Guarantee (applicable to construction and equipment contracts exceeding $25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[ ] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[ ] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[ ] (3) a 20 percent cash escrow;

[ ] (4) a 25 percent irrevocable letter of credit; or,

[ ] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website **http://www.fms.treas.gov/c570/index.html**, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

11. Preconstruction Conference (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

12. Indian Preference Requirements (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [ ] does [ ] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

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1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above.

_____ [insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[ ] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding $50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [ ] has, [ ] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [ ] has, [ ] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding $100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of $100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,

(b) Impair the bidder's objectivity in performing the contract work.

[ ] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [ ] is, [ ] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [ ] is, [ ] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [ ] is, [ ] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

[ ] Black Americans	[ ] Asian Pacific Americans
[ ] Hispanic Americans	[ ] Asian Indian Americans
[ ] Native Americans	[ ] Hasidic Jewish Americans

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [ ] is, [ ] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [ ] is, [ ] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding $2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding $10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed $10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding $10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding $100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [ ] is, [ ] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding $50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate"

[ ] is, [ ] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

_____
(Signature and Date)

_____
(Typed or Printed Name)

_____
(Title)

_____
(Company Name)

(Company Address)

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 1/31/2027)

Applicability. This form is applicable to any construction/development contract greater than $250,000.

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 75. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, PHAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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1. Definitions

(a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.

(b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.

(c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.

(d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.

(e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.

(f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Terms and Conditions (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.

(g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.

(h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.

(j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.

(l) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

(a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.

(b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [ ] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.

(c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.

(d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

(e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.

(f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.

(g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.

(h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

(a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

(b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, **Schedule** engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.

(c) The Architect's duties and responsibilities may include but shall not be limited to:

(1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;

(2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;

(3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,

(4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

(a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.

(b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress

(a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.

(b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.

(c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

(a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads;(3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

(b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

(a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

(b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.

(c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.

(d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

(b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.

(c) Where "as shown" "as indicated", "as detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".

(d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.

(e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.

(f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.

(g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

(h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.

(i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

(a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."

(b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.

(c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

(a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.

(b) Approval of equipment and materials.

(1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

(2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.

(3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.

(4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.

(5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.

(6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.

(c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

(a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

(b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

(a) In performing this contract, the Contractor shall:

(1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;

(2) Protect the lives, health, and safety of other persons;

(3) Prevent damage to property, materials, supplies, and equipment; and,

(4) Avoid work interruptions.

(b) For these purposes, the Contractor shall:

(1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and

(2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

(c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

(d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

(e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

(a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

(b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

(a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.

(b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.

(c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.

(d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.

(e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

(f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.

(g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.

(h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels **Construction** when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.

(i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.

(j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.

(k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

(a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.

(b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contactor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of

(a) Definitions. As used in this clause -
(1) “Acceptance” means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
(2) “Inspection” means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
(3) “Testing” means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.

(b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.

(c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.

(d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer’s written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.

(e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

(f) The PHA may conduct routine inspections of the construction site on a daily basis.

(g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.

(h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.

(i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the **Construction** PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.

(j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

(a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.

(b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of

(a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of _____ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.

(b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—

(1) The Contractor's failure to conform to contract requirements; or

(2) Any defects of equipment, material, workmanship or design furnished by the Contractor.

(c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.

(d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.

(e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.

(f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:

(1) Obtain all warranties that would be given in normal commercial practice;

(2) Require all warranties to be executed in writing, for the benefit of the PHA; and,

(3) Enforce all warranties for the benefit of the PHA.

(g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

(h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.

(i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.

(j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

accordance with the terms and conditions of the

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

retain ten (10) percent of the amount of progress

(a) The PHA shall pay the Contractor the price as provided in this contract.

(b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.

(c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

(d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved

submitted not later than _____ days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.

(e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:

(1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;

(2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,

(3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in

subcontract.

Name:

Title:

Date:

(f) Except as otherwise provided in State law, the PHA shall

payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

(g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

(h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.

(i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.

(j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.

(k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

(a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.

(b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

(c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

(a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
(1) In the specifications (including drawings and designs);
(2) In the method or manner of performance of the work;
(3) PHA-furnished facilities, equipment, materials, services, or site; or,
(4) Directing the acceleration in the performance of the work.

(b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.

(c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.

(d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.

(e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.

(f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

(1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.

(2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.

(3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.

(g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.

(h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.

(i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.

(j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

(a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.

(b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

(c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

(a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

(b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.

(c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.

(d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.

(e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.

(f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

(a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

(b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—

(1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and

(2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.

(c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

(a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of $ _____ Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.

(b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs occasioned the PHA in completing the work.

(c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

(a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.

(b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.

(c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.

(d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

(a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:

(1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.

(2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than $ _____ [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

(3) Automobile Liability on owned and non -owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than $ _____ [Contracting Officer insert amount] per occurrence.

(b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

(c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

(a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

(b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.

(c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.

(d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.

(e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

(a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;

(c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;

(d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and

(e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor/ Seller agrees as follows:

(a) The Contractor/Seller shall not discriminate against any employee or applicant for employment because of of race color, religion, sex, sexual orientation, gender identity, disability, or national origin.

(b) The Contractor/Seller shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, disability, or national origin. Such action shall include, but not be limited to, (1) employment, (2) upgrading demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training,including apprenticeship

(c) The Contractor/Seller agrees to post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer setting forth the provisions of this nondiscrimination clause.
(d) The Contractor/Seller shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor/Seller, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
(e) The Contractor/Seller shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
(f) The Contractor/Seller shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
(g) The Contractor/Seller shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor/Seller shall permit

access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a that the Contractor/Seller is in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor/seller may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(i)The contractor/seller will include the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub[contractor/seller] or vendor. The [contractor/seller] will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions in cluding sanctions for noncompliance: Provided, however, that in the event the [contractor/seller] becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the [contractor/seller] may request the United States to enter into such litigation to protect the interests of the United States.

(j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

(a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.
(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 prioritization requirements and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04).
(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.
(e) Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
(f) Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

(a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of **Acts** Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.

(b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

(a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

(b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding $10,000.

(c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related

If the total amount of this contract exceeds $2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

(a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.

(3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;

(B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and

(C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.

(iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

(e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.

(f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.

(g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

(h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.

(i) Certification of eligibility.

(1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

(j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause. DOL posts current fines at: https://www.dol.gov/whd/govcontracts/cwhssa.htm#cmp

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.

(k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

(a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:

(1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;

(b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or

(c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. Procurement of Recovered Materials.

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

( ) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of $10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of $10,000 of the item both under and outside that contract.

"General Decision Number: AL20260053 05/18/2026

State: Alabama

Construction Types: Residential

Counties: Alabama Counties of
Mobile

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories)

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

SUAL2007-137 10/23/2007

	Rates	Fringes
TRUCK DRIVER	$ 9.56	0.00
SHEET METAL WORKER, INCLUDES HVAC DUCT INSTALLATION	$ 16.06	0.00
ROOFER, INCLUDES BUILT UP, METAL, SHAKE & SHINGLE, AND SINGLE PLY ROOFS	$ 13.98	0.81
PLUMBER	$ 13.56	0.00
PAINTER, EXCLUDES DRYWALL FINISHING/TAPING	$ 9.37	0.00
OPERATOR: LOADER (FRONT END)	$ 12.52	0.00
OPERATOR: BULLDOZER	$ 12.60	0.00
OPERATOR: BACKHOE	$ 11.20	0.00
LABORER: PIPELAYER	$ 9.00	0.00
LABORER: MASON TENDER - CEMENT/CONCRETE	$ 7.25	0.00
LABORER: LANDSCAPE	$ 7.66	0.00
LABORER: COMMON OR GENERAL	$ 8.35	0.00
IRONWORKER, STRUCTURAL	$ 11.91	3.40
IRONWORKER, ORNAMENTAL	$ 10.46	0.00
ELECTRICIAN	$ 11.79	0.00
DRYWALL FINISHER/TAPER	$ 12.00	0.00
CEMENT MASON/CONCRETE FINISHER	$ 10.35	0.00
CARPENTER, INCLUDES FORM WORK	$ 11.72	0.00
BRICKLAYER	$ 12.69	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at

https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least $13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", "SA", or "SC" denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The "SU" identifier indicates that either a single non-union

rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

"SU" wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The "SA" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the "SA" identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor

200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION

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NON-COLLUSIVE AFFIDAVIT
(Prime Bidder)

State of _____

County of _____

_____, Being first duly sworn, deposes and says that he/she is _____, (a partner of officer of the firm of, etc.) the party making the forgoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement to collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, or to fix overhead, profit or cost element of said bid price, or of that of any other bidder or to secure any advantage against the Housing Authority of the City of Prichard or any person interested in the proposed contract:

And that all statements in said proposal or bid are true.

_____
(Bidder, if the bidder is an individual;
Partner, if the bidder is a partnership;
Officer, if the bidder is a corporation)

Subscribed and sworn to before me this

_____ Day of _____, 20_____

My commission expires _____, 20_____