

# Palomino Residential Design

Development/Building Design/Construction

June 27, 2019

**Project:**

Garfield County Housing Authority  
Alterations to  
Valley Senior Housing and Valley Senior Center  
500 Parachute Avenue  
Parachute, CO 81635  
Job No. 19-0226

**Project Owner:**

Garfield County Housing Authority (GCHA)  
1430 Railroad Avenue, Suite F  
Rifle, Colorado 81650  
970 625-0859  
[gcauthority@garfieldhousing.com](mailto:gcauthority@garfieldhousing.com)  
Attention: Katherine Gazunis, Executive Director

## Scope of Work for Alterations

All Drawings dated July 19, 1989 (Originals)

The following items shall be incorporated into the scope of work identified in the Drawings and Specifications and shall be reflected in the Bid for construction of the project. The Bid shall reflect the expense of all demolition labor; installation labor; and materials as required to deliver a building with all components completed, weathertight, and ready for occupancy by the Owner.

### Instructions to Bidders:

- Bid Submittal - Bids for construction of the work shall be submitted in written form via email no later than 4:00 PM, MDT, July 29, 2019 and shall be addressed to Katherine Gazunis, Executive Director, Garfield County Housing Authority, 1430 Railroad Avenue Suite F, Rifle, Colorado 81650, 970 625-0859, [gcauthority@garfieldhousing.com](mailto:gcauthority@garfieldhousing.com). Please put <RFP> in the email subject line.
- Bid Format – Bids for construction of the work shall include an itemized breakdown by Construction Division and shall identify categories for the General Contractors Overhead; Profit; and Contingency.
- Construction Schedule - The Bid shall include an anticipated schedule for construction of the Work. The schedule shall include phasing the demolition and construction of individual dwelling units to allow for temporary relocation of all occupants within the completed. Three (3) dwelling units are currently vacant and should be completed first in order to allow for temporary relocation of occupants.
- Allowances - Where Allowances are identified, the Allowance shall include the expense of the material identified and shall include all sales tax and delivery expense to the project site only. Where demolition labor and/or installation labor is required to deliver an Allowance building component product, completed, weathertight, and ready for occupancy by the Owner, the Bid shall identify the installation labor in addition to the Allowance figure.
- Project Walk Through – Prospective Bidders will inform the Owner via email of their attendance and participation at a formal Project Walk-Through scheduled for 9:00 AM, MDT, July 19, 2019 to review the Scope of Work.
- Questions - All questions regarding the Scope of Work shall be submitted in written form via email no later than 4:00 PM, MDT, July 25, 2019.

### Division 01 – General Requirements

- A. Overhead and Profit – The Bid shall list requirements in dollars and cents for Overhead and Profit on the entire Project expense as a line item.
- B. Insurance – The Bid shall list requirements in dollars and cents for Insurance as a line item.

- C. Bonds
- D. Permits – The Bid shall include the expense of all Permits in the Bid. Permit requirements shall be listed in dollars and cents as a line item.
- E. Unemployment/Social Security Taxes – The Bid shall include the expense of Unemployment and Social Security Taxes.
- F. Testing Services Costs – The Bid shall list the requirements in dollars and cents for Testing Services as a line item.
- G. Project Clean-up - The Bid shall list the requirements in dollars and cents for Project Clean-up as a line item.

Division 02 – Existing Conditions

- A. Maintenance of Existing Conditions – All existing conditions, including site access; site drainage; parking stalls; trash removal access; landscape irrigation; commons building entry access; Seniors Center entry access; site walkways; individual dwelling unit access; roof drainage; utilities access; and individual patios shall be maintained for continuous use by the residents of the property for the duration of the construction project. Temporary closures of physical access or disruption of utilities shall be coordinated with and approved by the Owner.
- B. Hazardous Material Assessment – The Bid shall include the expense of Hazardous Material Assessment, removal, mediation and industry-approved disposal for all building components including appliances and equipment.
- C. Demolition of Trash Storage Shed– The Bid shall include the expense of demolition, removal and disposal of all identified building components and the existing Trash Storage Shed. All other requirements for Project Demolition are contained within the Divisions that follow.
- D. Site Containment – The Bid shall list the requirements in dollars and cents for Site Containment as a line item. Site Containment shall include temporary refuse dumpsters; temporary safety fencing; temporary sanitary facilities; temporary secure tool storage; temporary esthetic screening for building materials and equipment; temporary General Contractor and subcontractor job-site trailers; and temporary General Contractor and subcontractor vehicle parking. The General Contractor shall be responsible for coordinating all Site Containment components; locations; and construction schedule duration of components with the Owner.
- E. Snow Removal – Snow Removal is not anticipated as a part of this Scope of Work.

Division 06 – Wood, Plastics, and Composites

- A. Wood Window Trim – The Bid shall include demolition of all interior window trim. New wood window trim shall be installed and painted to match the existing door trim. The trim profile shall match the existing “Ranch” (Clamshell) door trim profile and face dimension.
- B. Wood Base Trim – The existing wood base trim shall remain in place. A new ¼ Round wood base trim shall be installed to cover the gap between the new flooring material and the existing base trim and be painted to match the existing base trim.

Division 07 – Thermal and Moisture Protection

- A. Siding Underlayment – Provide new siding moisture barrier underlayment, “Tyvek” or equivalent.
- B. Siding Products – The siding material shall be James Hardie, Fiber Cement 8.25-in x 144-in- HZ5 HardiPlank Cedarmill Lap Siding. The siding shall be factory-finish, Baked-On ColorPlus color, in a color as selected by the Owner from the factory standard colors.
- C. Trim Products - The trim materials shall be James Hardie, Fiber Cement HardieTrim boards in a 1x4 nominal size, Trim material to be used for corner boards; door trim; and window trim. Other trim sizes may be required at intersections not anticipated and will have to be verified in the field.
- D. Siding Flashing – Provide continuous 26-gauge galvanized iron flashing at all transitions between siding and other adjacent materials such as roofing, windows, wall penetrations, and manufactured stone veneer.
- E. Manufactured Stone Veneer – The Manufactured Stone Veneer shall be as manufactured by (TBD), and shall include all prefabricated wall caps, window sill caps, exterior corners, and all accessories required to terminate wall runs and to trim around wall penetrations. The veneer style and color shall be as selected by the Owner. The veneer shall be installed as an

exterior wainscot to 36" above the adjacent interior floor level or to the lowest level of the closest adjacent window sill trim to allow the full depth of the window sill trim to sit above the veneer wall cap. Where a height of the wall veneer is necessary, the wall height step shall occur at an interior building corner.

- F. Demolition – The Bid shall include demolition of all siding materials; corner boards; miscellaneous trim; door trim; window trim; and all siding moisture barrier underlayment. Demolition of all siding materials shall occur at all buildings including the residential apartment buildings; the commons building; and the Seniors Center building.
- G. Siding Allowance – The Siding Allowance expense shall be \$73,000. The Siding Allowance shall include all siding; siding trim; door and window trim; moisture barrier underlayment; manufactured stone veneer; setting bed mortar; and grout materials; and demolition and installation labor.

#### Division 08 – Openings

- A. Windows – The windows shall be ThermaStar by Pella Energy Star Performance Vinyl window units in Horizontal Sliding and Single-Hung styles with Advanced Low-E Insulating Clear Glass with Argon. The window frames and sash color shall be in the standard factory White color. The window frame sizes shall be in the standard factory sizes per the Window Schedule and as required to satisfy field conditions. It is the intention of the work to replace the existing window units with new window units in like sizes that will not require modification of the existing rough openings. The General Contractor shall submit shop drawings and product data for the required window units for review by the Owner prior to placing the order for the window units.
- B. Window Demolition – The existing window units will be removed, and the size of the existing rough openings will be verified to accommodate the new window units. Demolition may require removal of the existing thru-window air-conditioning units.
- C. Window Flashing – Provide new metal window head flashing and flexible window flashing at head, jambs and sill to meet the window manufacturers installation instructions.

#### Division 09 - Finishes

- A. Gypsum Wallboard – Where and if required, the gypsum wallboard shall be 5/8" thick or in thickness as required to match adjacent gypsum wallboard thickness. If required, all gypsum wallboard shall be textured to match adjacent surfaces and painted with one coat of water-based latex primer and two finish coats of latex primer in the sheen and color to match adjacent surfaces.
- B. Luxury Vinyl Plank Flooring (Waterproof) – The Luxury Vinyl Plank Flooring shall be in the face dimension, surface texture and color as selected by the Owner. The flooring expense Allowance shall be \$4.80 per square foot for material only. The Bid shall include the expense of the Allowance plus the General Contractors expense for installation labor. The flooring shall be installed directly over the existing plywood sub-floor provided the sub-floor type and surface meets the installation requirements of the flooring manufacturer.
- C. Carpet and Pad – The Carpet and Pad shall be in the manufacturer, style, and color as selected by the Owner. The carpet and pad expense Allowance shall be \$40.00 per square yard for carpet and pad material only. The Bid shall include the expense of the Allowance plus the General Contractors expense for installation labor. The carpet and pad shall be installed directly over the existing plywood sub-floor provided the sub-floor type and surface meets the installation requirements of the carpet and pad manufacturer.
- D. Demolition – Demolition where required shall be verified in the field by the General Contractor prior to submitting a Bid. Demolition may be required at gypsum wallboard for installation of new windows and interior window trim. Demolition of Vinyl Composition Tiles may be required at Kitchen and Bath floors. The General Contractor shall verify in the field if it may be more economical to leave the tiles in place and allow for sub-floor modifications to yield a smooth flooring transition at new flooring finishes from space to space. Demolition shall be required for floor finishes where carpet and pad currently exist.

#### Division 15 – HVAC

- A. Ductless A/C Unit – The ductless A/C unit shall be a Mitsubishi Mr. Slim A/C Unit, 21.6 SEER 15, 000 Btuh, Model #MY-GL15A, wall-mount ductless mini-split A/C 230 V. The Ductless A/C Unit expense Allowance shall be \$3,350.00 per apartment dwelling for the thru-wall fan unit; mounting brackets; the unit condenser; and the unit condenser line-set.

The Bid shall include the expense of the Allowance plus the General Contractors expense for installation materials and installation labor. The installation materials and labor may include wall demolition labor; wood stud wall carpentry modifications; mounting accessories; mounting hardware; electrical circuit modifications; circuit breaker modifications; and gypsum wallboard finish modifications.

#### Division 16 – Electrical

- A. Combination Smoke/Carbon Monoxide Detector – Hard-wired combination Smoke Detector and Carbon Monoxide Detector alarm with battery backup shall be provided in the sleeping room of each apartment dwelling. The Bid shall include the General Contractors expense for installation materials and installation labor. The installation materials and labor shall include; mounting accessories; mounting hardware; electrical circuit modifications; circuit breaker modifications; and gypsum wallboard finish modifications.

#### Division 31 – Earthwork

- A. Earthwork – Earthwork, if required, will be limited to correct minor spot drainage areas in the asphalt-paved parking lot(s). The General Contractor shall be responsible for evaluating all Site earthwork modifications, subgrade prep, and construction schedule with the Owner to allow for continuous use of the parking lot(s) for duration of the Project construction.

#### Division 32 – Exterior Improvements

- A. Asphalt Paving and Parking Striping - The General Contractor shall be responsible for evaluating all asphalt paving, seal coat, and parking lot striping modifications, and advise the Owner on the scope of work and the Allowance expense. The construction schedule for this portion of the work will be coordinated with the Owner to allow for continuous use of the parking lot(s) for duration of the Project construction. The Asphalt Paving and Parking Striping Allowance shall be \$17,500.00. The Allowance shall include all materials and installation labor.
- B. Accessible Walkway Repairs - The General Contractor shall be responsible for evaluating all accessible walkway repairs and advise the Owner on the scope of work and the Allowance expense. The construction schedule for this portion of the work will be coordinated with the Owner to allow for continuous use of the parking lot(s) for duration of the Project construction. The Accessible Walkway Repairs Allowance shall be \$20,000.00. The Allowance shall include all materials and installation labor.
- C. Site Lighting Bollard Repairs - The General Contractor shall be responsible for evaluating all Site Lighting Bollard Repairs and advise the Owner on the scope of work and the Allowance expense. The construction schedule for this portion of the work will be coordinated with the Owner to allow for continuous use of the parking lot(s) for duration of the Project construction. The Site Lighting Bollard Repairs Allowance shall be \$6,480.00. The Allowance shall include all materials and repair labor.
- D. Demolition – Demolition of Trash Storage Shed, see Division 02 (c).
- E. Accessible Grasp Rails at Building Entries- The General Contractor shall be responsible for evaluating all Accessible Grasp Rails at Building Entries and advise the Owner on the scope of work and the Allowance expense. The Accessible Grasp Rails at Building Entries Allowance shall be \$4,730.00. The Allowance shall include all materials and installation labor.
- F. Privacy Screen Fencing Replacement - The General Contractor shall be responsible for evaluating all Privacy Screen Fencing Replacement and advise the Owner on the scope of work and the Allowance expense. The Privacy Screen Fencing Replacement Allowance shall be \$12,000.00. The Allowance shall include all demolition of the existing fencing, replacement materials and installation labor.

End of Scope of Work

19-0226 Scope 062719.doc

