

**CITY OF MERCED HOUSING DIVISION  
WORK WRITE-UP**

**OWNER NAME: City Of Merced**  
**ADDRESS: 253 & 255 West 23rd Street**  
**YEAR BUILT: 1939**  
**253 W. 23<sup>RD</sup> Street SQ. FT: 516 SF**  
**255 W. 23<sup>RD</sup> Street SQ. FT: 911 SF**

**DATE OF TOUR: 02-03-15**  
**TIME OF TOUR: 3:00 PM – 5:00 pm**  
**DATE/TIME OF OPENING: 02-10-2015**  
**FROM 10:00 AM TO 4:00 PM**  
**DATE/TIME OF CLOSING: 02-10-2015**  
**BID CLOSES AT 4:00 PM**

The work to be performed as a part of this estimate shall **conform to all applicable Building Codes** and to the City of Merced Housing Program's standards as specified in the Guidelines and Specifications. All addendums during estimate tours shall be included in the estimate unless otherwise specified.

**Building Permits must be obtained by Contractor and permit fees will be paid by contractor prior to commencing of work.**

**For Inspections call 723-CITY, 24 Hours in Advance**

- ALL ESTIMATES SHALL BE SIGNED IN **BLUE INK** AND DATED
- ESTIMATES SHALL BE GOOD FOR 30 DAYS
- CONTRACTOR SHALL BE PREPARED TO BEGIN WORK IN AT LEAST 30 DAYS
- **CONTRACTOR SHALL PROVIDE WORKER'S COMPENSATION, LIABILITY, AND BUILDER'S RISK INSURANCE**
- **CONTRACTOR IS REQUIRED TO HAVE PROOF OF LBP TRAINING**
- CONTRACTOR IS REQUIRED TO MAINTAIN ALARM SYSTEM IN WORKING ORDER THROUGH COMPLETION OF JOB
- **THIS BUILDING HAS BEEN TEST FOR LEAD-BASED PAINT. SEE TEST RESULT**
- **LEAD SAFE WORK CONSULTATION CERTIFICATION ARE REQUIRED PRIOR TO COMMENCING OF WORK**
- **CHANGE ORDERS: Housing staff can approved up to 10% of the bid amount for necessary change orders. Any Change orders exceeding 10% will require City Council APPROVAL.**
- **Work not identified in the initial work write up or as part of an approved change order can be performed. If work is preformed is not approved by either an executed contract or executed change order, the City of Merced will not be responsible for reimbursement of work performed.**

Contractor's estimate for this project: \$ \_\_\_\_\_ Date: \_\_\_\_\_

Contractor's name: \_\_\_\_\_ Signature: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Contractor's license number: \_\_\_\_\_ Phone number: \_\_\_\_\_

PROVIDE ALL MATERIALS AND LABOR COSTS TO COMPLETE THE PROJECT AS IS OUTLINED IN THE SCOPE OF WORK AND PLAN THAT FOLLOWS: **If there is a discrepancy between the work write up and the plan, it should be brought up to the attention of the housing rehabilitation specialist immediately. Plans and work write ups are part and parcel of this contract.**

**\*\* 253 WEST 23<sup>RD</sup> STREET \*\***

**1. INTERIOR PAINTING ..... \$ \_\_\_\_\_**

**Interior Preparation:** Use HUD safe methods to clean all interior walls, ceilings, doors, and trim of the residence. Remove all dirt and grease to achieve a sound painting surface. Fill all irregularities in areas to be painted with approved fillers and sand or texture to match existing surface in kind. Prime entire interior of house with a premium quality latex paint per manufacturer’s specification. Paint all interior walls, ceilings, doors, and trim of structure, including closets, with KELLY-MOORE, DURA WALL paint or approved equal applied per manufacturer’s specifications.

**Interior Painting:** Paint all interior walls, ceilings, doors and trim of residence with premium quality semi-gloss latex enamel paint (Kelly-Moore 1650 Acry-Plex or approved equal) applied per manufacturer’s specifications. Interior of house to be paint with (Kelly-Moore **3410-1 Villa Nova**)

**2. EXTERIOR PAINTING ..... \$ \_\_\_\_\_**

**Exterior Preparation:** Use only HUD approved methods. See lead notes and requirements. Fill all depressions and cracks in exterior surfaces with approved fillers, to create a uniform finish. Prime entire exterior of the house, woodwork, rain gutters and downspouts with one coat of premium quality latex based primer/surface conditioner, to manufacturer’s specification.

**Two Tone Exterior Painting:** Paint all exterior of the house with one tone of paint (Kelly-Moore –**202 Doeskin**) per manufacturer’s specifications. Paint all trims, fascia, eaves, doors, rain gutters, downspouts, with second tone of paint (Kelly-Moore-**23 Swiss Coffee**) per manufacturer’s specifications on properly prepared surfaces, to achieve a uniform color coat.

**3. ROOFING..... \$ \_\_\_\_\_**

**Rain Gutters:** Per plan provide and install 4” galvanized rain gutters and downspouts and splash blocks at eaves. Rain gutters and down spouts to be paint.

**Fascia:** Contractor is to remove all exterior fascia. Contactor is to provide and install new fascia and paint all exterior fascia. (Kelly-Moore- **23 Swiss Coffee**)

**Attic Vents:** Provide and install new attic vent. See sheet 6

**Dry Rot Repair:** Repair existing Dry Rot in the rafter noted on the north elevation of the building. See sheet 6

**4. ELECTRICAL ..... \$ \_\_\_\_\_**

**Existing Periscope:** Periscope is to be extend through roof. (See detail 5 on sheet 10) Service feeds to meet all current local and National Electrical Codes for replacements.

5. MECHANICAL..... \$ \_\_\_\_\_

**Central Heat & Air Conditioning:** Provide and install a new ductless heating and cooling “LG” system, per plan page 4, construction notes 10 and 11

**Existing Window AC:** Existing window ac to be removed. Patch, repair, tape and texture existing stucco and drywall.

6. INSULATION ..... \$ \_\_\_\_\_

**Attic:** To be insulated using loose-fill cellulose insulation with an R-Value of R-38(min).

**Exterior walls/Ceilings:** Walls and Ceiling (including between floors) to be insulated using R-13 and Ceiling: R-30, per plan page 3, construction notes 9 & 10.

7. WINDOWS ..... \$ \_\_\_\_\_

Remove all windows and install Milgard Low-E or Approved equal retrofit, dual-glazed, white vinyl frame grid windows with locks and screens as per plan.

8. BEDROOM No. 1..... \$ \_\_\_\_\_

**Ceiling Fan: Disconnect and remove existing ceiling fan.** Install new ceiling fan with light (Allowance \$100.00) owner to approve ceiling fan and light.

9. LIVING ROOM..... \$ \_\_\_\_\_

**Ceiling Fan:** Disconnect and remove existing ceiling fan. Install new ceiling fan with light (Allowance \$100.00) owner to approve ceiling fan and light.

**Door Bell:** Install a new hardwired doorbell at front door. The doorbell would need to have an exterior button(provided by Hoffman Security) installed next to the front door and the chimes located in the living room area next to the bedroom door.

10. BATHROOM ..... \$ \_\_\_\_\_

**Exhaust Fans:** Provide and install new exhaust fan unit including all wirings and switch. Install ducts to exterior of the dwelling. (Allowance: \$45.00 per unit).

**Convert Receptacles:** Convert the existing receptacles outlets to ground fault circuit interrupter (GFCI) receptacles.

11. KITCHEN ..... \$ \_\_\_\_\_

**Kitchen Cabinets:** Provide and install new upper cabinets to conform to the kitchen specifications as per plan. (Match existing cabinets) Contractor shall install cabinets per manufacturer’s specifications. Drawer guides shall be side-mount with a minimum 50# rating. See plan and elevation on sheet 4 and 8

**Garbage Disposal:** Provide and install a new “GE model # GFC720T” or approved equal, 3/4 HP split-phase motor, drain pipe, electrical outlet, switch to make garbage disposal fully functioning.

**Kitchen Exhaust Hood:** Provide and install a new over-the-range Hood vent with required ducting and wiring. Vent through attic space and terminate with wall cap. Contractor is to seal and caulk vent pipe per current building code.

**New GFCI:** Provide and install two new GFCI. See sheet 4 for location

**Range:** Contractor is to provide labor and all necessary materials to connect/ install the range so it's fully functional. Contractor is to install the new anti-tip. City will provide range.

**Kitchen Cabinets:** Existing kitchen cabinets and new upper cabinets is to be stain, applied with clear coat and re-sand with smooth sand paper grit very lightly to smooth out the clear coat.

**Water Heater:** Remove existing water heater and replace with a tankless water heater. See sheet 8, construction note 8 for details and location.

**12. FIRST FLOOR - GARAGE ..... \$ \_\_\_\_\_**

**Demo Wall:** Contractor is demo existing walls and shelves in garage. Contractor is to patch, repair cracks, or holes in wall throughout the garage. See sheet 3

**First Floor Entry Door:** Provide and install a new 1-3/4" thick, S-C exterior, insulated fiberglass entry door in pre-hung frame. Door style shall be 4 to 6 raised panel with glass design. Provide and install "KWIKSET" or approved equal, polished brass finish, 1" cylinder entry lockset and 1" single cylinder dead bolt. Provide adjustable vinyl weather-stripping at jambs and an extruded aluminum threshold with vinyl inserts.

**Window Wood Frame:** Contractor is to remove existing wood frame. See sheet 3 demolition note number 3

**Existing Sliding Glass Door:** Contractor is to remove existing sliding glass door. Contractor to remodel opening to match existing and install a new dual panel vinyl window. See sheet 3 for details

**Garage Door:** Contractor demo a wall opening sufficient for a garage door to be installed. Contractor will need to frame and trim the new garage door opening. See sheets 3 & 6 for details.

**13. MISCELLANEOUS ..... \$ \_\_\_\_\_**

**Exterior Motion Sensor Security Light:** Provide and install "Heath Zenith" or approved equal 150-Watt motion sensor security light in the front of the house.

**Stair:** Contractor is to paint the existing stair including handrails, steps, and guardrails. (Kelly-Moore-212-Satillo)

**Patch and Repair:** Contractor is to patch, repair, tape, texture any cracks or holes in wall throughout the house and garage.

**Stucco Repair:** Contractor is to patch, repair, tape, texture any cracks stucco at exterior of the house.

**House Number:** Provide and install new house number. (4" H X 2" W)

**Smoke detector/ Carbon monoxide:** Contractor is to provide and install new battery/ hardwire smoke detectors in all bedrooms and a carbon monoxide in the hallway.

**Privacy Door knobs:** Contractor is to provide and install new privacy doorknobs for all interior bedrooms and bathrooms. All interior doors are to be paint.

**Exposed Electical and Plumbing in Garage:** All Electrical wiring and Plumbing will need to up brought to current building, health and safety codes.

**Second Floor Entry Door:** Provide and install a new 1-3/4" thick, S-C exterior, insulated fiberglass entry door in pre-hung frame. Door style shall be 4 to 6 raised panel with glass design. Provide and install "KWIKSET" or approved equal, polished brass finish, 1" cylinder entry lockset and 1" single cylinder dead bolt. Provide adjustable vinyl weather-stripping at jambs and an extruded aluminum threshold with vinyl inserts.

**Exterior Lighting:** Provide and install motion sensor outdoor light.

**Exterior Finishing and Trim:** Contractor will need to remove and replace all exterior items identified on sheet 6 including vents, caps, motion sensor lights, and necessary stucco repairs and patches.

14. EXTERIOR – Driveway/Sidewalk/Water Main..... \$ \_\_\_\_\_

**Existing Water Main:** Existing Water box to remain, adjust to new finished concrete driveway grade. Contractor shall trench and install new 1” sch 80 PVC waster service around the exterior of the residential unit. Services shall comply with uniform building code. See sheets 3 for details.

**Existing Driveway:** Remove existing driveway and replace with a new driveway. Construct new sidewalk to connect new driveway with existing sidewalk. The existing water main box is to remain and be adjusted to new finished concrete driveway grade. See sheets 3 & 10 for details.

**Existing Water Lines:** Contractor will need to remove existing water riser located on the exterior of the building.

15. HOME INSPECTION REPORT - 253 W. 23<sup>rd</sup> Street ..... \$ \_\_\_\_\_

**Health & Safety: Repair All Findings Outlined On Home Inspection Report As Indicated**

Contractor is to review attached home inspection report and makes all necessary repair, recommendation and or corrections to all area noted.

16. TERMITE REPORT - 253 W. 23<sup>rd</sup> Street ..... \$ \_\_\_\_\_

**Health & Safety: Repair All Findings Outlined On Termite Report As Indicated**

Review attached Termite Findings Report and makes all necessary repairs, recommendations, and/ or corrections to all areas noted. All involved areas on Findings Report will be re-inspected after completion by original Termite Inspector. City of Merced will pay for one termite final inspection. Contractor is responsible for any re-inspection and repair costs if the final inspection certification fails. Contractor is responsible to pay for pest control company repairs, re-painting and for any work not completed.

17. STRUCTURAL ..... \$ \_\_\_\_\_

**Support Beams:** Contractor shall remove approximately 2 feet wide ceiling drywall as shown on sheet 3. The support beams will need to check and verify floor joist structure and support.

18. LEAD CONTAINMENT / CLEAN UP - 253 W. 23<sup>rd</sup> Street ..... \$ \_\_\_\_\_

**\*\* 255 WEST 23<sup>RD</sup> STREET \*\***

19. INTERIOR PAINTING ..... \$ \_\_\_\_\_

**Interior Preparation:** Use HUD safe methods to clean all interior walls, ceilings, doors, and trim of the residence. Remove all dirt and grease to achieve a sound painting surface. Fill all irregularities in areas to be painted with approved fillers and sand or texture to match existing surface in kind. Prime entire interior of house with a premium quality latex paint per manufacturer’s specification. Paint all interior walls, ceilings, doors, and trim of structure, including closets, with KELLY-MOORE, DURA WALL paint or approved equal applied per manufacturer’s specifications.

**Interior Painting:** Paint all interior walls, ceilings, doors and trim of residence with premium quality semi-gloss latex enamel paint (Kelly-Moore 1650 Acry-Plex or approved equal) applied per manufacturer’s specifications. Interior of house to be paint with (Kelly-Moore OW204-1 Country Cotton)

20. EXTERIOR PAINTING ..... \$ \_\_\_\_\_

**Exterior Preparation:** Use only HUD approved methods. See lead notes and requirements. Fill all depressions and cracks in exterior surfaces with approved fillers, to create a uniform finish. Prime entire exterior of the house, woodwork, rain gutters and downspouts with one coat of premium quality latex based primer/surface conditioner, to manufacturer’s specification.

**Two Tone Exterior Painting:** Paint all exterior of the house with one tone of paint (Kelly-Moore –202 Doeskin) per manufacturer’s specifications. Paint all trims, fascias, eaves, doors, rain gutters, downspouts, with second tone of paint (Kelly-Moore-23 Swiss Coffee) per manufacturer’s specifications on properly prepared surfaces, to achieve a uniform color coat.

21. ROOFING..... \$ \_\_\_\_\_

**Rain Gutters:** Per plan provide and install 4” galvanized rain gutters, downspouts, and splash blocks at eaves. Rain gutters and down spouts to be paint.

**Fascia:** Contractor is to remove all exterior fascia. Contactor is to provide and install new fascia and paint all exterior fascia.

**Spark Arrester:** Contractor is to provide and install a new spark arrester.

22. MECHANICAL ..... \$ \_\_\_\_\_

**Central Heat & Air Conditioning:** Service the existing HVAC system to ensure the system is fully functional. Insure that the proper supply and return ducts, registers are to be provided for each habitable room, blowers, controls, heat exchangers, and wall thermostats are to be tested and the unit balanced after installation. All cold air returns and ducting in unconditioned space to be insulated to conform to the current code requirements for new installation units. HERS Rating, CF4R and CF6R forms to be submit by contractor.

23. ELECTRICAL ..... \$ \_\_\_\_\_

**Main Electrical Service Panel:** Replace the main service entry panel with 100-amp CB main service in a rain-tight entrance panel box. Re-install new weather head and periscope. **Periscope is to be extend through roof.** (See detail 5 on sheet 9) Service feeds to meet all current local and National Electrical Codes for replacements. Reconnect existing circuits to new panel. Balance loads for existing circuits. ID all existing and new circuits at service panel in ink.

24. CONCRETE..... \$ \_\_\_\_\_

**Driveway:** Contractor is to remove existing concrete driveway, set up, and pour new driveway and sidewalk per City of Merced Engineering Standard SCG-1 and D3. See sheet 10

25. INSULATION ..... \$ \_\_\_\_\_

**Attic:** To be insulated using loose-fill cellulose insulation with an R-Value of R-38(min).

**Exterior walls/Ceilings/Floors:** Walls to be insulated using R-13; Ceiling: R-38; and Floor: R-19.

26. FRONT PORCH ..... \$ \_\_\_\_\_

**Existing Crack:** Contractor is to seal existing cracks in the front porch with quikrete polyurethane concrete sealant.

**Front Entrance door:** Contractor to provide and install new kwikset deadbolt and new door knob lock with new keys. Front door is to be paint. Contractor is to provide and install new weather strip set at front entrance door.

**Door Bell:** Install a new hardwired doorbell at front door. The doorbell would need to have an exterior button (provided by Hoffman Security) installed next to the front door and the chimes located in the hallway.

**Receptacles:** Provide and install new GFCI.

**Concrete Floor:** Existing paint is to be removed. Paint existing concrete flooring with Kelly-Moore 4079-3 Rustic Hills.

27. LIVING ROOM ..... \$ \_\_\_\_\_

**Refinish Hardwood floors:** Sand to remove all traces of water stains, replace dry rotted wood as needed. Sand the entire floor, working from medium to a fine sand paper grit. Re-finish entire hardwood floor with stain and three coats of polyurethane. Install new 3-1/2” baseboard.

**Fire Place:** Modify existing fireplace opening, per plans sheet 5 and 10. Frame in existing fireplace opening, drywall and install ceramic tile front. Color and style selected by owner.

28. HALLWAY ..... \$ \_\_\_\_\_

**Refinish Hardwood floors:** Sand to remove all traces of water stains, replace dry rotted wood as needed. Sand the entire floor, working from medium to a fine sand paper grit. Re-finish entire hardwood floor with stain and three coats of polyurethane. Install new 3-1/2 ” baseboard.

29. DINING ROOM.....\$ \_\_\_\_\_

**Refinish Hardwood floors:** Sand to remove all traces of water stains, replace dry rotted wood as needed. Sand the entire floor, working from medium to a fine sand paper grit. Re-finish entire hardwood floor with stain and three coats of polyurethane. Install new 3-1/2 ” baseboard.

**Ceiling light Fixture:** Remove existing ceiling light fixture and replace with new ceiling light with fan.

30. HALLBATH ..... \$ \_\_\_\_\_

**Toilet:** Provide and install a new, white, “American Standard Cadet” or equal, 1.28 gallon water closets in the hall bathroom. Provide seat and cover. Connect to existing sewer pipe, floor flange with new bowl wax seal and to the existing cold water supply pipe. Provide a chrome-plated angle valve, and new supply tube.

**Bathtub:** To prep and refinish existing bath tub fixture.

**Tile Tub Surround:** Provide and install “MARAZZI TILE” or approved equal, tub surround to up to the ceiling (include soap dish). Install tile over wire-enforced mud bed. Grout all joints. Strike joints to create uniform lines (Allowance for tile: \$ 2.50 per sq. ft.). **Owner to select color**

**Exhaust Fans:** Provide and install new exhaust fan unit including all wirings and switch. Install ducts to exterior of the dwelling. (Allowance: \$ 45.00 per unit).

**Tile Shower:** To include all necessary labor and materials to install plumbing (two valve assemblies), a ceramic tile shower unit with two-soap dishes. Contractor shall furnish and install cement board,

ceramic tiles to all exposed bathroom walls and shower stall. Tile selection and color by owner (Allowance for tile: \$2.50 per sq. ft.).

**Convert Receptacles:** Convert the existing receptacles outlets to ground fault circuit interrupter (GFCI) receptacles.

**Existing Wall Tile:** Existing half wall tile is to be removed. Patch, tape, texture and paint drywall to match existing. See Plan sheet 5, demolition note 8 and construction note 3.

**Bathroom Accessories:** Provide and install new water faucets serving tub, sink, and shower including a toilet paper holder and towel bar(s).

**Window:** Remove existing broken windows and install Milgard Low-E or Approved equal retrofit, dual-glazed, white vinyl frame windows with locks and screens as per plan.

**31. BEDROOM NO. 1 ..... \$ \_\_\_\_\_**

**Refinish Hardwood floors:** Sand to remove all traces of water stains, replace dry rotted wood as needed. Sand the entire floor, working from medium to a fine sand paper grit. Re-finish entire hardwood floor with stain and three coats of polyurethane. Install new 3-1/2 " baseboard.

**Closet Doors:** Provide and install one 1-3/8" thick, paint grade, hollow core, pre-hung doorframe. Door is to be 4 or 6 raised panel.

**Ceiling light Fixture:** Remove existing ceiling light fixture and replace with new ceiling light with fan. (Allowance: \$100.00)

**32. BEDROOM NO. 2 ..... \$ \_\_\_\_\_**

**Refinish Hardwood floors:** Sand to remove all traces of water stains, replace dry rotted wood as needed. Sand the entire floor, working from medium to a fine sand paper grit. Re-finish entire hardwood floor with stain and three coats of polyurethane. Install new 3-1/2 " baseboard.

**Closet Doors:** Provide and install one 1-3/8" thick, paint grade, hollow core, pre-hung doorframe. Door is to be 4 or 6 raised panel.

**Ceiling light Fixture:** Remove existing ceiling light fixture and replace with new ceiling light with fan. (Allowance: \$100.00)

**33. LAUNDRY ROOM ..... \$ \_\_\_\_\_**

**Dryer Exhaust Cover:** Contractor to provide and install a new Dundas Jafine 4" vent cap replacement gasket kit model number EZFXZW at Home Depot.

**Back Entrance Door:** Contractor is to replace existing door trims, new top, side doorjamb weather strip set and door is to be painted.

**Back Entrance Concrete Landing :** Contractor is to removed existing paint and paint existing concrete landing. Match front porch color

**Water Heater:** Remove existing water heater and replace with a tankless water heater. See sheet 5, construction note 11 for details and location.

**Door Bell:** Install a new hardwired doorbell at front door. The doorbell would need to have an exterior button (provided by Hoffman Security) installed next to the front door and the chimes located in the hallway.

34. KITCHEN ..... \$ \_\_\_\_\_

**Window:** Remove existing broken windows and install Milgard Low-E or Approved equal retrofit, dual-glazed, white vinyl frame windows with locks and screens as per plan.

**Cabinets:** Install new cabinets as identified on sheet 9, ‘interior kitchen elevations’. Replace existing upper cabinet doors to match existing lower cabinets. Contractor shall install cabinets per manufacturer’s specifications. All cabinets will need to be painted to match, owner to select color. Drawer guides shall be side-mount with a minimum 50# rating. See plan on sheet 5 and interior elevations on sheet 9

**Tile Back Splash:** Contractor is to demo existing tile back splash. Contractor is to repair, tape, and texture drywall to match existing.

**Garbage Disposal:** Provide and install a new “GE model # GFC720T” or approved equal, 3/4 HP split-phase motor, drain pipe, electrical outlet and switch to make garbage disposal fully functioning.

**Kitchen Exhaust Hood:** Provide and install a new over-the-range Hood vent with required ducting and wiring. Vent to terminate at the roof. (Allowance \$200.00) Contractor is to seal and caulk vent pipe per current building code.

**Kitchen Dishwasher:** install new dishwasher with air gap and new supply risers and angle stop, install electrical cords and outlet with cover as required to complete installation.

**Convert Receptacles:** Convert the existing receptacle at the kitchen counter top outlets to ground fault circuit interrupter (GFCI) receptacles.

**New GFCI:** Provide and install three new GFCI. See sheet 5 for location

**Range:** Contractor is to provide labor and all necessary materials to connect/ install the range so it’s fully functional. Contractor is to install the new anti-tip. City will provide range.

35. MISCELLANEOUS ..... \$ \_\_\_\_\_

**Exterior Motion Sensor Security Light:** Provide and install “Heath Zenith” or approved equal 150-Watt motion sensor security light in the back of the house.

**Patch and Repair:** Contractor is to patch, repair, tape, texture any cracks or holes in wall throughout the house.

**Stucco Repair:** Contractor is to patch, repair, tape, texture any cracks stucco at exterior of the house.

**House Number:** Provide and install new house number. (4” H X 2” W)

**Smoke detector/ Carbon monoxide:** Contractor is to provide and install new battery/ hardwire smoke detectors in all bedrooms and a carbon monoxide in the hallway.

**Privacy Door knobs:** Contractor is to provide and install new privacy doorknobs for all interior bedrooms and bathrooms. All interior doors are to be paint.

**Under Floor Vent:** Replace all damaged under floor vents and or install new vents if existing vents are missing.

**Exterior Door:** All exterior doors are to be key alike.

**Exterior Lighting:** Provide and install motion sensor outdoor light.

**Exterior Finishing and Trim:** Contractor will need to remove and replace all exterior items identified on sheet 7 including vents, caps, motion sensor lights, and necessary stucco repairs and patches.

36. EXTERIOR – Driveway/Sidewalk ..... \$ \_\_\_\_\_

**Existing Driveway:** Remove existing driveway and replace with a new driveway. Construct new sidewalk to connect new driveway with existing sidewalk. The existing water main box is to remain and be adjusted to new finished concrete driveway grade. See sheets 3 & 10 for details.

**Note: Contractor to surrender all keys**

37. TRIM OUT TO COMPLETION..... \$ \_\_\_\_\_

Provide and install new doorstops and new window screens if missing.

38. HOME INSPECTION REPROT - 255 W. 23<sup>rd</sup> Street ..... \$ \_\_\_\_\_

**Health & Safety: Repair All Findings Outlined On Home Inspection Report As Indicated**

Contractor is to review attached home inspection report and makes all necessary repair, recommendation and or corrections to all area noted.

39. TERMITE REPORT - 255 W. 23<sup>rd</sup> Street ..... \$ \_\_\_\_\_

**Health & Safety: Repair All Findings Outlined On Termite Report As Indicated**

Review attached Termite Findings Report and makes all necessary repairs, recommendations, and/ or corrections to all areas noted. All involved areas on Findings Report will be re-inspected after completion by original Termite Inspector. City of Merced will pay for one termite final inspection. Contractor is responsible for any re-inspection and repair costs if the final inspection certification fails. Contractor is responsible to pay for pest control company repairs, re-painting and for any work not completed.

40. LEAD CONTAINMENT / CLEAN UP - 255 W. 23<sup>rd</sup> Street ..... \$ \_\_\_\_\_

**Health & Safety: Repair All Findings Outlined On Lead Report As Indicated**

**Building Permits & Builders Risk Insurance combined for BOTH units**

41. **Builders Risks Insurance** ..... \$ \_\_\_\_\_

42. **Building Permit** ..... \$ \_\_\_\_\_

**Health & Safety: Repair All Findings Outlined On Lead Report As Indicated**

City of Merced will obtain Lead consultation on safe work practices from the CDPH/ Certified Lead Inspector/Assessor who performed the Lead Assessment. City of Merced will pay for the consulting fee. **Contractors who are not CDPH/ Certified Lead Inspector/Assessor will need a lead safe work consultation certification prior to commencing of work.** After completion of final clearance, City of Merced will pay for one Lead Clearance Inspection conducted by the Certified Lead Inspector/Assessor that performed the original Lead Assessment/Consultant for the property. Contractor is responsible for any re-inspection costs and clean up fees if the Clearance fails.

**Note: Contractor to surrender all keys**

The Contractor shall be responsible to include in his bid any permits and all requirements by the Planning and Development Department to insure that all installations will meet all applicable codes. Those installations performed shall be in strict compliance with all Building, Plumbing, Mechanical, and Electrical Codes. Quality of the work performed and materials installed shall be as outlined in "A Guide to Rehabilitation Standards: Standard Specifications" and are to meet the standards of the industry, as determined by the staff of the City of Merced Planning and Development Department, Housing and Community Development Division. Repair of items will be done as outlined below to guarantee those repairs for at least one year. The Contractor is required to submit a construction schedule to the City and Owner prior to the start of work. A complete list of all subcontractors that will be used on the project must be included and submitted to the City along with the sealed bid.

**Note: LBP= Lead-Based Paint**

Lead-Based Paint Hazards: All housing built prior to 1978 must undergo lead based paint testing. Deteriorated paint must be stabilized using work safe methods. Clearance must be obtained after paint stabilization by a DHS certified LBP Risk Assessor/ Inspector. **After completion of final clearance, the City of Merced will pay for one lead clearance inspection conducted by the Certified Lead Inspector/Assessor that performed the original Lead Assessment for the property. Contractor is responsible for any re-inspection costs and clean up fees if Clearance fails.**

A notice to residents is required following risk assessment inspection form DHS 8552 which is provided by the DHS Certified Risk Assessor/Inspector. Prior to starting work, Contractors are required to give The Lead-Safe Certified Guide to Renovate Right EPA-740-K-10-001 to residents and have them sign Pre Renovation Form and provide a signed copy to the City of Merced. Contractors are required to submit a Renovation Record keeping checklist to the City of Merced, and are required to pass final lead clearance.

**Work in Homes:** No more than 60 days before beginning a renovation, Certified Renovation Firms must:

- Distribute the *Renovate Right* pamphlet to the owners and residents of the pre-1978 housing to be renovated.
- Firms must either obtain the owner's written acknowledgment or proof that the pamphlet was sent by certified mail, return receipt requested, at least 7 days before the renovation began.
- For tenants, Certified Firms must either obtain a written acknowledgment of receipt, or document that the firm delivered the pamphlet and was unable to obtain a written acknowledgment.
- All proof of receipt/ mailing/ delivery records must be kept for 3 years after completion of the renovation.
- Sample forms to document confirmation of receipt are included in the *Renovate Right* pamphlet.

**What is containment?**

- "Containment" is what is required of contractors to prevent dust and debris from spreading beyond the work area to non-work areas.

### **Containing the work area includes:**

- Removing objects and furniture from the work area, or covering them with minimum 3 mil plastic sheeting.
- Covering floors (or the ground) with plastic sheeting a minimum distance beyond the surfaces being renovated (6 feet for interior jobs and 10 feet for exterior jobs).
- Vertical containment is required for any exterior renovation within 10 feet of the property line.
- Larger areas of disposable plastic sheeting may also be necessary to prevent the spread of dust.
- Smaller areas of containment may be used if additional precautions such as vertical containment are used to stop the spread of dust and minimize the area of cleanup.
- Closing windows and doors, and using plastic sheeting to seal doors and air ducts in the work area.
- Covering doors used to enter the work area with plastic sheeting in a manner that allows workers to pass through but contains dust and debris within the work area.

### **•The contractor is responsible for making sure that dust and debris remain inside of the contained work area.**

Vertical containment, or an equivalent system of containing the work area, is required for exterior jobs where the property line is within 10 feet of the area of paint disturbance. In addition, vertical containment can also be used to minimize the amount of ground containment needed for a project. Ground containment measures may stop at the edge of the vertical barrier when using a vertical containment system.

### **Restrict access to the work area and notify residents to stay away while work is underway.**

- Restricting access to the work area will protect residents, especially children and pregnant women, from unnecessary exposures to leaded dust and will minimize the spread of dust to non-work areas.
- Before the job starts, notify the residents not to enter the work area and to stay away from the vicinity of the entrance to the work area as much as possible. Residents and pets coming and going can easily track lead-contaminated dust into non-work areas throughout the home. Non-work areas will likely not be cleaned up promptly or properly.
- Restricting exposure is especially important for small children under 6 years old and for pregnant women. Be sure to explain to residents that restricting access is for their own protection, and that small children and pregnant women are most at risk of health problems from exposure to lead.
- You must provide an indication of how long you will be working in a particular area so that residents can plan ahead to obtain items that they may need from the work area before you begin working.

### **Do not allow eating, drinking, or smoking in the work area.**

- This is primarily for worker protection, but is also important if residents are living near the work area. Post signs that discourage eating, drinking and smoking in the work area. Dust in the air can land on

food or be inhaled when smoking. If food is set on a dust-contaminated surface, it can easily pick up the lead-contaminated dust, which is then ingested when the food is consumed.

### **Post warning signs.**

- Before beginning the renovation, post a sign in the residents' native language to warn them and other persons not involved in renovation activities to remain outside of the work area. Signs must remain in place and be readable through completion of the renovation and the post-renovation cleaning verification.
- A warning sign must be posted: at each entry to a work area; or, at each main and secondary entry way to a building from which occupants have been relocated; or, for

### **HUD's 3 additional prohibited work practices:**

- Heat guns that char the paint even if operating at below 1100 degrees F.
  - Dry sanding or dry scraping.
  - Paint stripping using a volatile stripper in a poorly ventilated space
- After each work day, the worksite and the area within 10 feet of the containment area are cleaned of visible dust and debris, and occupants have safe access to sleeping areas, and bathroom and kitchen facilities.

### **NOTES:**

- 1) All work shall comply with the latest and current adopted edition of the California Building Code, Uniform Plumbing Code, Uniform Mechanical Code, and the National Electrical Code as well as the City of Merced Housing Rehabilitation Guide and Specifications Book.**
- 2) Contractor is to remove all new and existing debris from site.
- 3) Contractor is to clean house to a move in condition.
- 4) If house contains lead based paint, it is the contractor responsibility to properly remove and dispose of lead based paint. A lead based paint inspection will be required.
- 5) All change order must be approved by City of Merced prior to commencing of work. If not approved by the City of Merced, it is a gift to the City of Merced.
- 6) The City of Merced has the right to reject any bids, change orders or addendums not deemed fair and reasonable
- 7) Contractor is required to leave unused paint behind for touch up paint.
- 8) Contractor is required to do a final walk through with the Housing Rehabilitation Specialist and create a final punch lists to be correct within time specified. Notice of completion will not be filed until all final punch lists are completed, and signed off by Housing Rehabilitation Specialist. If contractor shall neglect, fail, or refuse to complete the work with the time specified. A \$150.00 a day Liquidated Damages will be enforced.**

### **GENERAL NOTES**

1. ALL WORK SHALL COMPLY WITH CURRENT APPLICABLE BUILDING CODES, THE CALIFORNIA BUILDING CODE AND CITY OF MERCED.
2. CONTRACTOR SHALL EXAMINE CONSTRUCTION DRAWINGS AND WORK WRITE UP AND SHALL VISIT SITE PRIOR TO SUBMITTING A PROPOSAL. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS, WHICH AFFECT THE WORK SHOWN, AND SHALL

NOTIFY HOUSING REHABILITATION SPECIALIST OF ANY EXISTING CONDITIONS WHICH CONFLICT WITH OR DIFFER FROM THE WORK SHOWN. CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THESE CONFLICTS AND DIFFERENCES ARE RESOLVED.

**3.** THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK, INCLUDING CONSTRUCTION METHODS AND PROCEDURES; SITE SAFETY; AND METHODS, DESIGN, AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING AND NEW STRUCTURES.

**4.** THE CONTRACTOR SHALL VERIFY DIMENSIONS.

**5.** CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACING, BACKING PLATES, AND SUPPORT ALL BRACKETS REQUIRED FOR INSTALLATION OF ALL BATHROOM FIXTURES AND ALL FLOORING OR ELECTRICAL EQUIPMENT.

**6.** CAULKING IS REQUIRED PER CA TITLE 24: AROUND ALL DOOR FRAMES; BETWEEN WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALLS PANELS; ALL PENETRATIONS IN WALLS, CEILINGS, AND FLOORS DUE TO THE INSTALLATION OF PLUMBING, ELECTRIC, GAS AND HVAC LINES; ALL OPENINGS IN ATTIC FLOORS, ACCESS PANELS OR SIMILAR ASSEMBLIES.

**7.** DO NOT SCALE DRAWINGS. IN CASE OF CONFLICT, NOTIFY THE HOUSING REHABILITATION SPECIALIST. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES.

**8.** ALL INTERIOR PENETRATIONS SHALL BE SEALED TO PROVIDE A PROFESSIONAL AND FINISH APPEARANCE.

**9.** CONTRACTOR RETAINS POSSESSION OF WASTE MATERIALS AND IS RESPONSIBLE FOR REMOVAL FROM SITE AND DISPOSAL IN A TIMELY FASHION.

**10.** FINISH MATERIALS SHALL BE STORED AND ACCLIMATED TO THE PROPER ENCLOSED CONDITIONS AS SPECIFIED BY THE MANUFACTURER.

**11.** IN CASE OF DISCREPANCIES OR CONFLICTING INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE WORK WRITE UP, OR BETWEEN DRAWINGS AND WORK WRITE UP, THE MOST EXPENSIVE REQUIREMENTS SHOWN OR SPECIFIED SHALL BE THE BASIS FOR THE CONTRACT. OBVIOUS OR INCIDENTAL PLANS, INCLUDING, BUT NOT LIMITED TO TYPOGRAPHICAL ERROR, INCORRECTLY NOTED DRAWINGS SCALES AND NON-SENSICAL INFORMATION SHALL NOT BE CAUSE FOR CHANGE ORDER OR CONTRACT MODIFICATIONS. ALL SUCH CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE HOUSING REHABILITATION SPECIALIST.

**12.** WHERE CHOICE OF FINISH COLOR IS NOT SPECIFIED IT IS TO BE SELECTED BY THE HOUSING REHABILITATION SPECIALIST OR APPROVED BY THE OWNER.

**13.** NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF HOUSING REHABILITATION SPECIALIST.

**14.** THE CONTRACTOR / SUBCONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED LICENSES AND PERMITS ASSOCIATED WITH THEIR WORK.

**15.** ALL CASEWORK, MILLWORK, ETC. SHALL BE PER W.I.C. WOODWORK STANDARDS.

**16.** ALL EXTERIOR REPAIRS MUST BE PRIMER AND PAINT TO MATCH EXISTING INCLUDING BARE WOODS, STUCCO AND UNDERSIDE OF EAVES.

**17.** ONLY NEW MATERIALS WILL BE USED IN THIS PROGRAM. USED MATERIALS ARE UNACCEPTABLE.