

**SCOPE OF WORK
("SOW")
(Work Listed Below)**

ARPA: Scope of Services

NOTICE TO BIDDING GENERAL CONTRACTORS

No contractor shall, without prior written approval from the Housing Specialist or ARPA Program Manager, deviate from any product recommendations listed within this Scope of Work (SOW). A notice of "or equal" exchange shall be provided to the Inspector within forty-eight (48) hours of the proposed "or equal" substitution. This notice shall contain:

- 1) The names of both the SOW recommended product and proposed substitute product specification
- 2) Comparable manufacturer specifications list, included but not limited to price, warranty information, consumer review reports
- 3) Any additional information requested by the ARPA Program or its agents.
- 4) All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, ECT... affected by construction.
- 5) The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation; this is not the owner's responsibility. Daily clean-up within and around the home is required.
- 6) All measurements and material will be the responsibility of the contracting firm; substituting items to upgrade cabinet heights is prohibited.
- 7) All change order must be approved through the ARPA office prior to any change order work can begin.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will NOT be granted under any circumstance on or after the fact basis.

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors.

Donald Gerratt, CEO of DSW Homes, LLC

Printed Name

Signature

08/31/2022

Date

1. General Construction and Operational:**1a. General Construction and Operational:**

- The contractor shall be responsible for and provide all applications, permits, plans, engineering, or other required federal, state, and local documentation.

- To Include all applicable Plans, Fees, Engineering, Drawings, and Permitting

\$ 2,000

1040

1b. Manuals and Specifications:

- The contractor shall supply, at the time of the final ARPA Program inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to do so will result in a failed, final ARPA Program Inspection.

- To Include all applicable Plans, Drawings, and Permits, & approved building department docs

\$ N/A

2. Electrical System Inspection:

2a. Inspect and test the housing unit electrical systems and wiring network in its entirety to ensure that the housing units' circuitry is wired for optimal operation, is free from any immediate fire, health & safety threats and is in compliance with the current NEC. A licensed electrician must complete inspection and the electrical report must be submitted to the Guardian ProjectManager. A 3rd party report showing the findings at the time of inspection must be provided prior to any change order approval or payment being made.

NOTE 1: All subsequent non-listed electrical repairs (smoke detectors, etc.) and procedures (if determined AFTER by inspection results) shall be in compliance with all current NEC, State and Federal regulations.

o Electrical System Inspection _____ \$ 500 300

3. Plumbing System Inspection:

3a. Inspect and test the housing unit plumbing system and supply network in its entirety to ensure that the housing units' plumbing is in optimal operation, is free from any immediate health & safety threats and is in compliance with the current plumbing code. A licensed plumber must complete inspection and the electrical report must be submitted to the Guardian ProjectManager. A 3rd party report showing the findings at the time of inspection must be provided prior to any change order approval or payment being made.

NOTE 1: Where deficiencies are noted, evaluated, and found to have merit, a change order for findings listed within the report shall be drafted and submitted for County approval.

o Plumbing System Inspection _____ \$ 500 300

4. HVAC & Electrical:

4a. HVAC (Complete Unit):

- Remove the existing HVAC system and all non-operational components. Install new complete HVAC unit (tonnage to be calculated based on required energy calcs), minimum 14 SEER central heating and air conditioning system. Rheem Classic Series or approved equal in value and quality.

The system is to include infrastructure to ensure service to all habitable rooms, including, cleaning, and adjusting the ducts/plenums to ensure maximum air flow. Installation shall also include new return grill, air handler, piping Electrical service connects/disconnects programmable thermostat and all other infrastructure and components necessary for a complete working system. Exterior compressor must be installed on a minimum 3X3 concrete pad and bolted to the pad. The contractor must provide a written statement from the HVAC firm performing the duct/plenum cleaning that the ducts have been cleaned in accordance with all governing regulations.

Line-Item Notes:

NOTE 1: Contractor shall provide drawings, preliminary manual J calculations/documents as required to perform the SOW.

NOTE 2: All interior vents shall be checked and adjusted to ensure max airflow inside each room.

o HVAC (1 complete unit, spot ceiling repair/repaint) _____ \$ 9,000 6500

5. Interior Rehabilitation: Kitchen and Plumbing

INTRO NOTE 1: Cabinet removal and installation shall include the removal and reinstallation of any existing range hood, dishwasher, and stove.

5a. Kitchen Cabinets and Counter Tops:

- Remove all existing wall, and base cabinets and countertops and replace with new kitchen cabinets and seamless laminate countertops. New cabinets should match existing footprint and include additions listed in the notes below: Installation to include space for dishwasher (with electrical and plumbing connections). Installation shall include a new stainless-steel double bowl sink and all required fixtures (with extendable single lever, faucet/spray nozzle), new plumbing lines, connects, valves, and all other components and hardware to ensure complete and correct operational order. *Owner must be provided three (3) color/style selections. Unit to be installed to manufacturer's specifications. Exact dimensions are to be determined by the contracting firm.* (Recommended Product type: Wellborn or equal in value and quality)

Line-Item Notes:

NOTE 1: Cabinet doors and drawers shall contain brushed nickel finished opening/closing hardware.

Cabinet Requirements:

- Cabinets shall be standard in size, style and finish and all shall include doors, drawers, hinges, handles and closures and be securely installed.
- Wall and base cabinetry (including back splash) shall be constructed of no less than (3/8) three eights in thick plywood. Pressed board or engineered wood is not acceptable.
- Vertical surfaces of cabinets (front, sides, doors, and drawers) shall be clad with plastic laminate or sealed with varnish, shellac, lacquer, polyurethane or oil-based enamel paint.
- Base cabinets and vanities which abut a wall shall be provided with back splashes, including side splashes for corner walls. Counter tops and back splashes shall be clad with plastic laminate of a quality equal to Formica HPG or better and no less than five-hundredths (.05) of an inch in thickness.

Kitchen Base Cabinets: (only applicable where existing footprint cannot or is not being followed)

- Countertop shall be no less than (25) twenty-five inches in depth, width or protrusion. Countertop shall include a back splash around the perimeter abutting a wall of no less than (4) four inches in height.
- Base cabinets, including counter tops shall be (36) thirty-six inches in height, and toe recess shall be provided.
- Drawers shall be provided in at least one base cabinet. Drawers shall be at least (21) twenty-one inches long and (5 1/4) five and one-fourth inches deep.

Kitchen Wall Cabinets: (only applicable where existing footprint cannot or is not being followed)

- Wall cabinets shall be no less than (12) twelve inches in depth.
- Wall cabinets installed over a counter or base cabinet shall be neither installed no less than (15) fifteen inches nor more than (18) eighteen inches above the counter or base cabinet.
- Cabinets shall be no less than the following vertical lengths: Over base cabinet – 30 inches: Over range or sink – 20 inches: Over refrigerator – 15 inches.

- Kitchen Cabinets (All cabinet/tops/hardware/plumbing components)

\$ 12,500 7500

6. Interior Rehabilitation: Bath and Plumbing

6a. Hallway Bathroom-Toilet:

- Remove existing and Install a new white, elongated, comfort height/handicapped (18"), maximum 1.6 gallon per flush toilet, including all required hardware and components to ensure complete installation and operational order. Recommended product American Standard or equal in quality and value).

Line-Item Notes

NOTE 1: Where the toilet and components cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, etc... affected by the replacement(s).

○ Bath Toilet (1-Unit) \$ 900 468

6b. Hallway Bathroom (Shower):

- Remove existing/damaged tub/shower assembly (including fixtures, electrical connections and surround), and prepare for cementitious tile backer for the **new Tub and shower assembly**. Repair and modify existing floor/subfloor to accommodate the installation of a new steel tub (Kohler Villager or approved equal) and shower assembly to the building code/UPC of jurisdiction. Remove existing diverter and replace with new washer-less single handle diverter assembly, faucet valves with screwdriver stops, Moen "chateau" or equal. Install new low-flow (2gpm or less) water saving extendable shower head, and shower curtain bar. Electrical shall be by appropriately qualified contractor.

Install new tub, and cementitious tile backer per manufacturer's recommendations in the footprint of removed wall covering. Cementitious tile backer shall be equal to or better than "Wonderboard". Install new minimum 6"x6"x8mm ceramic tile with appropriately sized bull nose trim around the tub/shower perimeter. Wall tile to start from top of the tub and extend to the ceiling on all three (3) walled sides of the tub/shower enclosure.

Accessories shall include a shower curtain rod, ceramic soap dish and towel bar placed in the same setting material used for the ceramic tile. Color choice shall be by owner. (See Notes below).

Line-Item Notes:

NOTE 1: Bid to include stripping, prepping, sealing, priming, and repaint of all non-tiled bathroom walls and ceilings. Paint shall be applied in accordance with normal ARPA requirements for interior wall repair/repaint.

○ Bathtub & Shower Assembly/Enclosure (Full Enclosure) \$ 3,500 2065

6c. Hallway Bathroom Vanity:

- Remove existing (including electrical connections) and install new complete vanity (in existing footprint and dimensions of removed unit) complete with 3 bar light fixture-including LED bulbs). **Vanity height should be at a height accessible to the owner.** The vanity unit must be constructed with solid wood frame on the doors and cabinet face; the box shall be comprised of minimum 1/2" plywood; shelves **ONLY** may be of composite material and finish covering must be wood veneer or plastic laminate; laminate countertop and 4" laminate back splash and under mount or drop-in level set sink cast in the counter top. Install new water supply valves, lines and escutcheons, strainer assembly, p-trap and tail assembly; Installation to include all other required hardware and components (center set, low flow duel lever faucet and fixtures/drain stop) to ensure for complete installation. (Recommended product Pegasus vanity set or equal in quality and value)

Line item Notes:

NOTE 1: Where the Vanity and any ancillary components (light bar, etc...) cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, painting, etc... affected by the replacement(s).

NOTE 2: This line item does not include removal or replacement of the existing vanity mirror.

○ Bathroom Vanity and Components (1 Unit & Set) \$ 1,500 1000

6d. Hot Water Heater:

- Remove existing hot water heater and replace with new, electric, 40 Gallon hot water heater with dual 250volt, 4500-watt heating elements, water supply valves, pressure relief valve with 3/4" copper piped to the exterior, drip pan. Sweat solders the copper fittings to connect the new water heater. Ensure that the new heater is in optimal operating order and is able to service
- the housing unit in the most efficient manner in accordance with the current code/UPC. Installation shall be to manufacturer's specifications and shall include all required hardware and components. (Recommended Product: Whirlpool or equal in value and quality)

Line Item Notes:

NOTE 1: Bid to include expansion tank and all associated components.

○ Hot Water Heater (1 unit)

\$ 1,600

-END SOW-