BMHA: 6/2017

SECTION 01010 – SUMMARY OF WORK:

MOLD MITIGATION / UNIT RESTORATION

PART 1 – GENERAL:

1.1 DESCRIPTION:

A. Work under this contract shall include the furnishing of all services, labor, materials, equipment, and tools for the execution of the complete and approved construction as set forth in the applicable specifications, contact documents and as described herein.

B. All work shall be performed under one general contract.

C. In the case of a need to use different materials, equipment, products than what is specified, the Contractor shall be required to submit in writing a spec sheet, shop drawing and explanation of why he wishes to make the substitution. These submittals shall be made in accordance with the HUD General Conditions and Appropriate additional instructions from the Owner, if any.

D. The Scope of the Work shall include:

1. Mold abatement/treatment and unit restoration at OH 15-4A, Townhomes West, 1930 Vance Street, Middletown, OH.

2. It shall be the Contractor's responsibility to field verify the quantities to comply with the Owner's intent.

3. It shall be the Contractor's responsibility to field verify the dimensions of all surfaces to be addressed in this work.

4. It shall be the Contractor's responsibility to legally dispose of all debris, trash, and waste materials remaining from this work.

5. Restoration shall include drywall installation, finishing & painting. All walls shall be painted which have be affected by this work. Vinyl base which has been removed during the abatement activities shall be replaced with new.

6. VAT flooring shall be cleaned and waxed throughout the first floor.

7. All affected areas shall be thoroughly cleaned including all furnace ductwork and the interior of the furnace (remove and replace the furnace filter).

8. Reuse any existing electric devices and fixtures.

1.2 THIS SECTION NOT USED:

1.3 MAINTENANCE OF YARDS, PREMISES:

The Contractor shall be responsible to take due care of the yards, premises, and BMHA property. The Contractor shall be responsible for the removal of all trash, rubbish and debris generated by his work (See Section 1.14).

1.4 TENANT NOTIFICATION:

The Contractor shall notify any and all tenants/residents effected by this work a minimum of 48 hours in advance of any work at their building. Notice shall be made in writing to each affected unit. BMHA staff will assist the Contractor in complying with this requirement.

1.5 SAFETY, ACCIDENT, AND BURGLAR PROTECTION:

A. Contractor shall be responsible for all safety precautions and Accident prevention for his own employees, and the public during progress of this work.

B. Contractor shall be responsible for precautions against burglary and other form of illegal entry to houses or individual apartments for the duration of his work.

C. Comply with Federal, State, and Municipal Safety Laws, Ordinances, and Building Code requirements. These include, but are not limited to, OSHA, EPA, State of Ohio, and City of Hamilton, HUD, and Department of Labor.

1.6 APPLICABLE CODES:

The Contractor is fully responsible for complying with the following codes:

A. The CABO one and two family dwelling code and OBBC (latest edition) as applicable.

B. All State, City and Local Codes shall govern the work, in addition to any other Code Authority having such jurisdiction.

C. All work shall be performed according to the applicable codes regardless of whether the requirement or work is specifically noted in the contract documents.

1.7 REQUIREMENTS AND REGULATORY AGENCIES:

A. It shall be the responsibility of the Contractor to apply for and obtain all permits and inspections when required.

B. Copies of all inspection certificates shall be filed with the Butler Metropolitan Housing Authority.

C. Certificates of Occupancy – NOT REQUIRED.

1.8 SUPERVISION:

A. Contractor, or his representative having full authority to act in his absence, shall give his personal supervision to the work at all times during its progress. BMHA must be notified of Contractor's authority person assigned to each construction site.

1.9 SUB-CONTRACTORS:

A. The successful bidder shall submit to the Butler Metropolitan Housing Authority a list of any and all sub-contractors whom the successful bidder intends to use (if any) on said job prior to beginning work.

1.10 QUALIFICATIONS OF BIDDERS:

A. Submission of bid presupposes that the bidder if qualified to do the work. If the successful bidder (Contractor) should require assistance in completing the work, such assistance must be obtained and paid for by the Contractor.

1.11 ADHERENCE TO SCOPE OF WORK:

A. The Contractor shall under no circumstances change the Scope of Work or the location at which the work shall be performed, without obtaining written approval from an authorized Butler Metropolitan Housing Authority representative.

1.12 INTENT OF SPECIFICATIONS:

A. Specifications call for finished work. Any material, items of work or procedure not mentioned in the Specifications, but which are items normally required to make the work complete in all respects, shall be included in the Contractor's bid and shall not be an extra cost to the Butler Metropolitan Housing Authority.

1.13 PROGRESS MEETINGS:

A. When directed by the Owner, meetings shall be held with the prime contractors and any sub-contractors for the purpose of coordination and expediting the work. The Contractor's and sub-contractor's representatives at these meetings shall be qualified and authorized to act on behalf of the contractor or sub-contractor present.

1.14 USE OF SITE, STORAGE OF MATERIALS AND EQUIPMENT:

A. Use only paved driveways and parking areas for delivery of materials and equipment. Do not drive over lawns, sidewalks, or neighboring properties.

B. Contractor shall be responsible for all his materials and equipment stored at the site and on his trucks.

C. Areas for storage of construction materials and the parking of equipment and vehicles shall be non-obstructive to neighboring private property and City property. The Contractor shall be responsible for restoring to their original condition any drives, lawns, walks, plantings, etc. that may be damaged during the course of construction to the satisfaction of the BMHA. Particular care shall be taken when using roll-offs or dumpsters to protect the bearing surface.

1.15 OPERATIONS AND MAINTENANCE DATA:

A. The Contractor shall submit to the BMHA before final acceptance one (1) copy of all installations, warrantees, operating, and maintenance instructions on the equipment and materials furnished under this contract.

B. Personnel Instructions:

1. Provide on-site instructions by qualified persons to fully acquaint BMHA personnel in the operations and maintenance of equipment and systems.

C. Warrantees:

1. Contractor must provide one-year warranty on parts and labor upon completion of the work and prior to final payment.