

INVITATION FOR BID (IFB)

PR104225: CCHA CASA GRANDE | PAINT ENCAPSULATION



DESCRIPTION: Furnish all required labor, materials and equipment necessary to provide Scope-of-Service at the described location. Work is being authorized under the elected TML TurnKey Recovery ProgramSM administered by SynergyNDS on behalf of Cameron County Housing Authority, a Member of Texas Municipal League Intergovernmental Risk Pool (TMLIRP).

LOCATION: Casa Grande Development | 31ea Single Family Affordable Housing
104 Troywood Circle | Harlingen, Texas 78552

SUBMITTAL INSTRUCTIONS: For purposes of generating an EXPEDITED SUPPLEMENTAL BID - IFB Packet includes scope specifications and bid sheet specific to referenced project.

- Bids shall be received no later than **08/09/19** (emailed to bids@synergynds.com)
- All registered HUB Contractors (through the Texas Comptroller's Office), as well as DBEs are encouraged to participate. Additional Contractor Financial Assistance is available to help support daily HUB/DBE Contractor's Operations under terms and condition of successful contract award.
- Contractor is required to identify and validate all necessary task items, measurements/dimensions &/or other applicable conditions in support of described scope-of-work. Contractor's Bid is to account for all work to be performed in accordance to trade standards and as required by Ordinance & Law (whether or not a 3rd Party Professional has provided additional comment/support material).
- Bid shall be completed and submitted using **ONLY** the Contractor Submittal Form (provided at the end of the IFB Packet).
- Bid award will be made based on best overall LUMP SUM project value as determined by SynergyNDS in accordance to market valuation, project demands, critical path scheduling – as well as overall HUD Participation Goals. Contributing factors, in addition to price, may be considered as necessary to help determine bid award based on any additional criteria set forth by the specific TMLIRP Insured Member.
- Bids received after above deadline or that are not submitted in accordance to Submittal Instructions may be rejected without further explanation or contractor notification.

RETURN BID TO: SynergyNDS / TML

TML Turnkey Recovery Program Attention: bids@synergynds.com

Request On-Site Project Visit by emailing bids@synergynds.com

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GENERAL SUMMARY The Casa Grande Development is comprised of a total of 65 Single Family Homes consisting of 2/3/4 Bedroom Models. To date, 31 Units have been impacted by Flood Damage as identified in the IFB. Units average 1153 SF (Finished Space) with an estimated Unit Total at 33,450 SF (Refer to the Attached Appendix A). Selective Interior Demo to remove flood affected building materials has been completed to date to include Standard 4ft Flood Cut to all 31 Units. Additional Drying & Decontamination Services have been completed in accordance to Mitigation Standards.

IFB SCOPE-OF-WORK | SPRAY APPLICATION OF ENCAPSULANT

31 Single Family Homes require a Spray Application of Specified Paint Encapsulant to the lower portions of all exposed wall cavities throughout the structure and up to 8ft of shower/tub surround framing.

- Spray Application of the Specified Encapsulant is to be applied to the Exposed Wood Framing (Vertical Studs, Floor Plates & Window Sill Frame up to 2ft. Bathroom Tub/Shower framing up to 8ft.
- It is reasonable to assume that the Average Unit at 1150 SF has a Treatable Surface Area 800-1000 SF. Refer to Unit Model SF Breakout Summary for more information and to verify actual SF Application.
- The Specified Paint Encapsulant is to be:
 - Zinsser Mold Killing Primer | Interior/Exterior Multi-Purpose Water-based Primer
Zinsser Mold Killing Primer is a water based fungicidal protective coating that can be used to paint over all existing mold, mildew, moss, fungi, odor causing bacteria and any other fungal organisms.
- Contractor is responsible to protect all other Building Materials, Windows & Fixtures from Paint Spray.
- Contractor is responsible for all Clean-Up (Interior & Exterior) specific to Scope-of-Work.

Scope includes labor, tools, equipment, installation, PPE, materials, supervision, and insurance necessary to complete the work described in general below. All scope-of-work shall be completed in accordance to manufacture specifications, building codes and applicable industry standards. Work is to begin no later than 3 days from contract award notification. Any concerns with timeline is to be discussed with onsite Project Manager and an email is to be sent to admin@synergynds.com for contract documentation.

Scope shall include all work governed by industry Best Practices & Standards whether specifically identified in the IFB. Contractor is responsible to determine and provide all necessary &/or required PPE (personal protective equipment) in accordance to Industry Standards (OSHA, ICCRC or etc) for any personnel performing work under their specific IFB contract award.

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RESTORATION CONTRACTOR GENERAL CONDITIONS:

- The Contractor shall abide by all applicable federal, state, and local regulations and codes and building owner policies. The restoration contractor will use appropriate means and methods consistent with the ANSI / IICRC S500, ANSI / IICRC S520, US EPA and CDC guidelines for flood restoration and remediation.
- The Contractor shall protect all unaffected wall finishes, floor finishes, windows, electrical systems, mechanical systems, communication systems, life safety systems, security systems, HVAC control systems, plumbing systems, lighting systems, structurally related components, etc., from damage as a result of the contracted Scope-of-Work.
- The Contractor shall be responsible for securing the flood affected areas from access by non-authorized building occupants, including facility staff not directly part of the restoration efforts. This includes securing work area(s) as identified in the IFB Scope-of-Work.
- The Contractor shall provide Material Safety Data Sheets (MSDS) to the industrial hygienist of record (IHC, Corp.) for chemical-based products that will be used including, but not limited to, glues, cleaners, solvents, anti-microbial products, sanitizing agents, etc.
- The Contractor is responsible to assure that any of there Sub-Contractors comply with the provisions of this scope of work and overall Insurance Requirements. THIS INCLUDES CONTRACTOR'S EMPLOYEES AND PERSONAL VEHICALS DRIVEN TO THE WORK SITE.
- The Contractor is NOT responsible for any conditions or activities the building owner or employees implemented prior to their arrival to the job site. This includes removal of contents, equipment or personnel from the affected areas to the non-affected areas of the building.

GENERAL TERMS & CONDITIONS (Not otherwise specified under SUBMITTALS)

- Contractor is to obtain their own permits. Permits can be obtained by contacting the Building Department or other administering entity. Permit Fees are reimbursable direct from SynergyNDS (in addition to contractor's Lump Sum Proposal) if incurred and with proper documentation.
- Contractor is to abide by all applicable OSHA requirements and standards. Contractor shall require all employees to utilize proper PPE, including but not limited to: fall protection harnesses, hard hats, safety glasses, safety foot wear, and gloves.
- Contractor may be asked to provide Material Safety Data Sheets (MSDS) to the industrial hygienist of record (IHC, Corp.) for chemical-based products that will be used including, but not limited to, glues, cleaners, solvents, anti-microbial products, sanitizing agents, etc. The industrial hygienist of record retains the right to not allow the use of any of the products selected.

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- Contractor shall be responsible for supplying any and all necessary equipment, tools and materials to complete the scope of work unless directed otherwise in the IFB. This includes but is not limited to: Rental Equipment, Dumpsters, Storage Containers, Jobsite Trailer, General Conditions, Associated Expenses, Overhead & Profit which are to be included in the IFB Contractor Lump Sum Proposal.
- Contractor shall keep the Project Site and the surrounding areas free from the accumulation of waste materials, debris, etc. caused by operations performed under this Scope of Work. Upon completion, the contractor shall remove from Project Site, and surrounding areas:
 - Any waste materials, debris, etc. caused by completing the outlined Scope of Work.
 - Any tools, cleaning equipment, machinery, surplus materials originally furnished by the contractor
- The contractor shall be responsible for field verifying all conditions prior to implementation of the scope of work outside of any additional 3rd Party Professional assessment.
- The contractor shall provide and implement a site-specific health and safety plan to include hazard communication and related OSHA.
- The contractor is responsible to ensure that any sub-contractors comply with the provisions and terms of this scope of work.
- The contractor is responsible for submitting applicable project and associated contract documents as defined by Architectural Drawings Specifications, Engineering Requirements, Certificates of Insurance, Change Order Requests and any written or documented deviations from approved scopes-of-work or Contract.
- If the contractor determines that deviations, modifications (change order or supplemental costs) from the initial scope-of-work are required, the Contractor shall submit a written request to SynergyNDS for review and approval prior to start of any additional work not otherwise included in initial BID. The written request will contain, at a minimum:
 - Reason for deviation or modification
 - Description of deviation or modification
 - Estimated time required for deviation or modification
 - Project cost addition or subtraction for deviation or modification
- The contractor is NOT responsible for any conditions or activities the building owner or employees implemented prior to their arrival to the job site. This includes removal of contents, equipment or personnel from the affected areas to the non-affected areas of the building.

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- During the performance of other Contractor(s) Scope-of-Work, pre-existing damage to the building, building system failures, etc. may be found. If this occurs, the Contractor will identify, document and record these deficiencies for review and consideration. The item shall be described, the location of the item shall be noted, the date the item was discovered and why the item was discovered. The Contractor shall notify the Project Manager of any additional discoveries.

PAYMENT: Project is managed by SynergyNDS, Inc., under the TML Turnkey Recovery Direct Repair Program. Payment will be made directly from the Turnkey Recovery Managed Direct Repair Program to the contractor(s) in accordance with described terms & conditions. Qualified contractors may be eligible for an upfront material deposit or progress payments as determined prior to BID AWARD. **Contractor must be registered in the MVP (Managed Vendor Program) whereby required contractor documents must be uploaded to the database. There is annual \$49.95 processing fee as part of the initial contractor vetting and background check.**

PAYMENT TERMS: Payments will be made after inspection and approval of work by SynergyNDS, City Building Official &/or Insurance Adjuster. Accurate invoices and required project documentation must be submitted to SynergyNDS for project audit prior to payment. *Material Deposits &/or Advanced Payments require Contractor to complete online registration in the FMIT Managed Vendor Program (MVP). MVP has an annual \$49.99 Registration Fee to be part of the Contractor Direct Repair Program. Material Deposits &/or Advanced Payments will require a 2% Invoice Payment Discount.

HOLD HARMLESS: To the fullest extent permitted by law, the Contractor/Vendor shall indemnify, defend, and hold harmless SynergyNDS, Inc & TML, their officers, agents, employees, elected, and appointed officials, Insurance Representatives and volunteers from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by any act, omission, or failure of the Contractor/Vendor and any of its officers, agents, employees, and volunteers in satisfying the terms required by this contract.

RIGHT TO ACCEPT, REJECT AND WAIVE DEFECTS: TML &/or Contracting Agent reserves the right to: reject all quotations; waive formalities, technical defects, and minor irregularities; accept the quotation (if any) deemed most advantageous to and in the best interests of Insured Members of TMLIRP. Award will be based on price, contractor's daily performance capabilities, availability to provide the specified services when required &/or in accordance to critical path scheduling.

DAMAGES: Contractor will be held liable for any damage caused to the building and ancillary structure, and/or injury to the occupants resulting from the execution of the work or from not exercising proper precautionary protective measures. Any cost of repair/replacement resulting from damages shall be at the contractor's expense.

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WORK-SITE PRACTICES:

- Contractor's workers, as well as the various trade contractors entering or leaving the work area, will all attend a site-specific safety meeting as well as daily safety meetings prior the scheduled work day.
- Contractor's workers entering or leaving the work area will don or remove personal protective equipment and clothing in the staging area outside of each work area.
- Waste materials transported from the bag out unit must be moved in a fashion that prevents spreading contamination outside the work area.

WORKER PERSONAL PROTECTION EQUIPMENT: The National Institute for Occupational Safety and Health (NIOSH) provides the following interim guidelines and warnings to restoration workers.

- Steel toed leather boots should be worn. Tennis shoes or sneakers should *not* be worn because they will transfer contamination and will not prevent punctures, bites, or crush injuries.
- Goggles, safety glasses with side shields or full-face shields shall be used when performing restoration related activities that involve demolition, cutting or the use of ANY power tools. Sun/glare-protective lenses may be needed in some work settings. The use of goggles or protective eyewear should also be worn during the application of any cleaners, sanitizers or disinfectants.
- Soft hat or another protective head cover. Wear an American National Standards Institute (ANSI) rated hardhat if there is any danger of falling debris or electrical hazards.
- Hearing protection (when working in an environment with any noise that you must shout over to be heard).
- Comfortable, form fitting, light weight clothing including long pants and a long-sleeved shirt or coveralls. Additional PPE, respiratory protection, or clothing may be required when specific exposure hazards are identified or expected at the work site. In some instances, the protective ensemble components (garment, boots and gloves) may need to be impervious to contaminated flood or other site-specific chemical, physical, or biological hazards. In all instances, workers are advised to wash their hands with soap and clean water, especially before eating or drinking. Protect any cuts or abrasions with waterproof gloves and dressings. The use of insect repellent, sun block and lip balm may also be required for some work environments. Drink plenty of bottled water and take frequent rest breaks to avoid overexertion.

THERMAL STRESSES: HEAT: Workers are at serious risk for developing heat stress. Excessive exposure to hot environments can cause a variety of heat-related problems, including heat stroke, heat exhaustion, heat cramps, and fainting. To reduce the potential for heat stress, drink a glass of fluid every 15 to 20 minutes and wear loose- fitting clothing. Additionally, incorporate work-rest cycles into work routines and when possible distribute the workload evenly throughout the day.

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****Temporary cooling to the work areas shall only be authorized by the owner's representative based on the actual need for the work being performed. Where the conditions allow for the operation of part or all of the ventilation systems serving the work area then the need for temporary cooling is NOT necessary. The work area should be maintained at conditions that meet OSHA requirements for health and safety.****

WORKING IN CONFINED SPACES: If you are required to work in a boiler, furnace, pipeline, pit, pumping station, septic tank, sewage digester, storage tank, utility vault, well, or similar enclosure, you should be aware of the hazards of working in confined spaces. A confined space has one or more of the following characteristics:

- limited openings for entry or exit;
- unfavorable natural ventilation; or
- Is not designed for continuous worker occupancy.

Toxic gases, a lack of oxygen, or explosive conditions may exist in the confined area, resulting in a potentially deadly atmosphere. Because many toxic gases and vapors cannot be seen or smelled, never trust your senses to determine if safe entry is possible. **Never** enter a confined space unless you have been properly trained, even to rescue a fellow worker! If you need to enter a confined space and do not have the proper training and equipment, contact your local fire department for assistance.

CONTRACT IMPLEMENTATION: Contract will be awarded upon review of all bids and proposals received by SynergyNDS. Initiation of contract is engaged upon written bid award letter. At such time, Contractor signed Request for Service Pricing (RFP) will serve as Contract. Complete Contract engagement will occur upon SynergyNDS receipt of all required documentation including but not limited to:

- Bonding if Required (Performance Bond &/or Payment Bond)
- Certificate of General Liability Insurance
- Certificate of Auto Insurance
- Certificate of Worker's Compensation or Letter of Exemption
- Contractor's W-9
- State Licenses

Further description of insurance requirements is listed in "Insurance & Licensing Requirements."

ASSIGNMENT OF CONTRACT: Contractor shall not assign the contract or any part thereof to any person, firm, corporation or company unless such assignment is approved in writing by the Purchasing Agent. Such acceptance shall be at the sole discretion of the SynergyNDS upon request of the Contractor. Upon approved and executed written authorization, Contractor will be responsible for coordination of work with other trades. Failure to coordinate this work shall not constitute additional cost as governed by the Lump Sum Contract Award.

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ASSIGNMENT OF CONTRACTOR: Contractor is responsible for supplying all required Personal Protective Equipment (PPE), including but not limited to the furnishing and appropriate use of: hard hat(s), safety glasses, face shields, ear plugs, gloves, boots, fall protection (where required), breathing protection (where required), tie off ropes/apparatuses/points (where required), fire extinguishers, first aid kits, etc. Contractor is required to be familiar with and follow all OSHA and State of Florida's safety requirements.

Contractor is to hold daily jobsite safety meetings that review the work to be performed, the hazards involved and the methods for reducing and eliminating such hazards, as well as maintain meeting records, - including attendance lists, which shall be kept onsite and available for SynergyNDS review at all times. Contractor shall be solely liable for any and all OSHA violations associated with his/her employees.

SynergyNDS reserves the right to hold weekly progress meetings for which the Subcontractor shall attend. Contractor shall be responsible for daily cleanup of the work performed herein. Failure to cleanup daily after trade will result in cleanup supplementation at Contractor's cost. Twenty-Four (24) hour notice will be given prior to supplementation. Contractor shall be responsible for delivery, loading, unloading, storage, protection, etc. of all work provided herein.

ENERGY EFFICIENCY: The Contractor shall comply with all 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 this contract is performed.

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 should procure items designated in the EPA Guidelines that contain the highest percentage of recovered materials practical 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; (3) are only available at an un price.

FAILURE TO COMPLY: For failure to deliver in accordance with specifications, SynergyNDS may cancel the contract or any part thereof and purchase services on the open market, charging any additional cost to the Contractor. Contractor shall comply with all applicable state, federal and local codes, and pay all permits, licenses and certificates, and other fees as required by the work.

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INSURANCE & LICENSING REQUIREMENTS: Before starting work, the Contractor will provide SynergyNDS proof of Worker's Compensation and Commercial and Public Liability Insurance. The Contractor must be licensed to do business in the State of Florida and SynergyNDS must be named as an additional insured on general liability insurance certificate.

Contractor will need to go to www.syngeryfmit.com and complete the initial registration for the Managed Vendor Program (MVP). Contractor will be required to upload the following information (when applicable) prior to contract award and eligible material deposits.

- The Contractor will carry Worker's Compensation Insurance for all employees engaged in work at the site, in accordance with State or Territorial Worker's Compensation Laws.
- Commercial and Public Liability with bodily injury and property damage limits will be at a combined single limit of at least \$500,000 to protect the contractor and each subcontractor against claims for injury to or death of one or more persons.
- Automobile Liability on owned and non-owned motor vehicles used on the site(s), or in connection with the sites, for a combined single limit for bodily injury and property damages of not less than \$500,000.00 per occurrence.
- Builder's Work Insurance limit of at least \$5,000.00 per occurrence and \$10,000.00 aggregate.
- Professional Liability \$1,000,000 per occurrence (if applicable).

Contractor will not allow insurance coverage to lapse and will provide Turnkey Recovery Project Manager with updated Certificates of Insurance as necessary. All policies must provide that at least thirty (30) days' notice of cancellation will be given to the FMIT Project Manager and the contractor. All Contractor employees &/or subcontractors are bound by the Insurance Requirement. **Contractor is the sole responsible party for all its Employee &/or SubContractor infractions, accidents, damages and all general liability concerns that occur, whether directly or indirectly, as related to Contracted Scope-of-Work.**

The certificate holder(s) must be noted as:

Synergy NDS, Inc.
1400 Sarno Rd
Melbourne, FL 32935

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This DOES NOT represent a commitment to buy. Any ACTUAL order resulting from this solicitation will be confirmed by Contract Engagement.

CONTRACTOR SUBMITTAL FORM

Company Name _____

Address: _____

City _____ State _____ Zip _____

Phone No _____ Email _____

Contractor Certification: ☐ DBE ☐ WBE/WOSB ☐ HUB ☐ SDVOSB/VOSB

I, the undersigned, have read and understood all applicable Terms & Conditions as described in the IFB Packet preceding the attached Contractor Submittal Form.

Company Contact _____ Title _____

Signature: _____ Date: _____

LUMP SUM PROPOSAL – SUBMITTAL DEADLINE 8/09/19

Location #: CCHA Casa Grande Development \$ _____

☐ Required | ☐ Requested | Material Deposit \$ _____

*Material Deposits &/or Advanced Payments require Contractor to complete online registration in the Managed Vendor Program (MVP). MVP has an annual \$49.99 Registration Fee to be part of the Contractor Direct Repair Program. Material Deposits &/or Advanced Payments will require a 2% Invoice Payment Discount.

RETURN BID TO:

SynergyNDS

Email: bids@synergynnds.com

Include Email Subject Line Reference: PR104225– PAINT ENCAPSULATION

CCHA CASA GRANDE – UNIT T EXAMPLE



Single Family Homes are located around two cul-de-sacs (Flores Ave & Troywood Cir)



CCHA CASA GRANDE - FLOOD LOSS DEDUCTIBLE CALCULATIONS

UNIT	STREET	BDRM & BATH	FLOOR PLAN	FINISHED EST SF	DEMO PLAN
107	Troywood Circle	3 Bdrm	A	1200	4' Flood Cut
108	Troywood Circle	4 Bdrm	D	1350	4' Flood Cut
109	Troywood Circle	4 Bdrm	C	1300	4' Flood Cut
110	Troywood Circle	3 Bdrm - H	E	1200	4' Flood Cut
111	Troywood Circle	3 Bdrm	B	1150	4' Flood Cut
112	Troywood Circle	3 Bdrm	B	1150	4' Flood Cut
113	Troywood Circle	3 Bdrm - H	E	1200	4' Flood Cut
114	Troywood Circle	3 Bdrm	A	1200	4' Flood Cut
115	Troywood Circle	3 Bdrm	B	1150	4' Flood Cut
116	Troywood Circle	3 Bdrm	B	1150	4' Flood Cut
117	Troywood Circle	3 Bdrm	A	1200	4' Flood Cut
118	Troywood Circle	3 Bdrm - H	E	1200	4' Flood Cut
119	Troywood Circle	3 Bdrm	B	1150	4' Flood Cut
120	Troywood Circle	4 Bdrm	C	1300	4' Flood Cut
122	Troywood Circle	3 Bdrm	B	1150	NA
124	Troywood Circle	3 Bdrm	A	1200	4' Flood Cut
4406	Wood Ave	4 Bdrm	D	1350	NA
4410	Wood Ave	2 Bdrm	G	900	4' Flood Cut
4414	Wood Ave	3 Bdrm	A	1200	4' Flood Cut
110	Flores Ave	2 Bdrm	B	900	4' Flood Cut
112	Flores Ave	3 Bdrm	A	1200	4' Flood Cut
114	Flores Ave	3 Bdrm - H	E	1200	4' Flood Cut
115	Flores Ave	3 Bdrm	A	1200	4' Flood Cut
116	Flores Ave	4 Bdrm	D	1350	4' Flood Cut
117	Flores Ave	2 Bdrm	F	900	4' Flood Cut
200	Flores Ave	2 Bdrm	F	900	4' Flood Cut
201	Flores Ave	3 Bdrm	B	1150	4' Flood Cut
202	Flores Ave	3 Bdrm - H	E	1200	4' Flood Cut
204	Flores Ave	3 Bdrm	B	1150	4' Flood Cut
206	Flores Ave	3 Bdrm	A	1200	4' Flood Cut
208	Flores Ave	2 Bdrm	F	900	4' Flood Cut

TOTAL ESTIMATED SF @ 33,450 SF

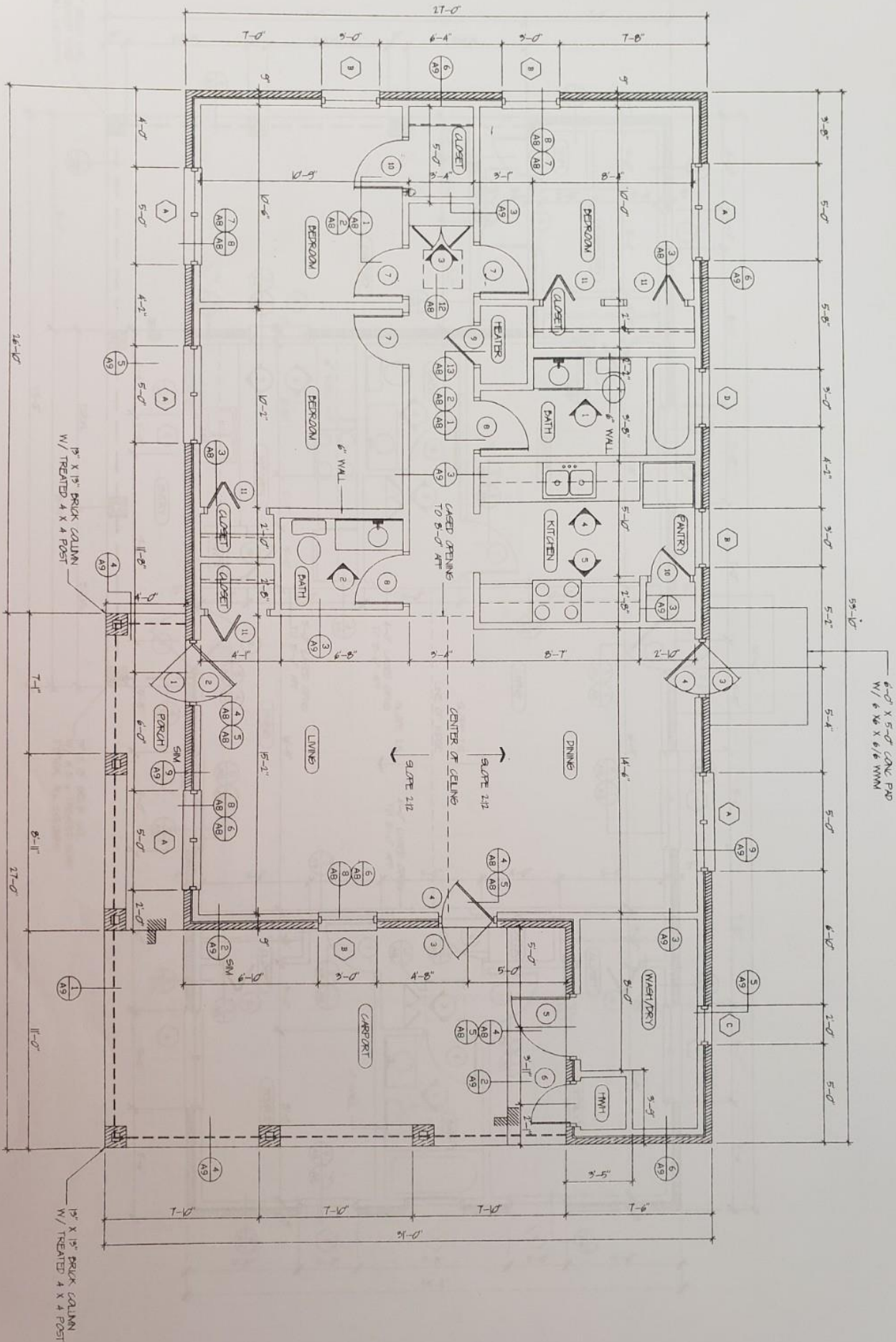
29 FLOOD DAMAGED UNITS

Estimated Total SF @ 33,450 SF

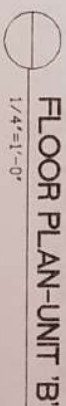
Estimated Avg Unit @ 1,153 SF

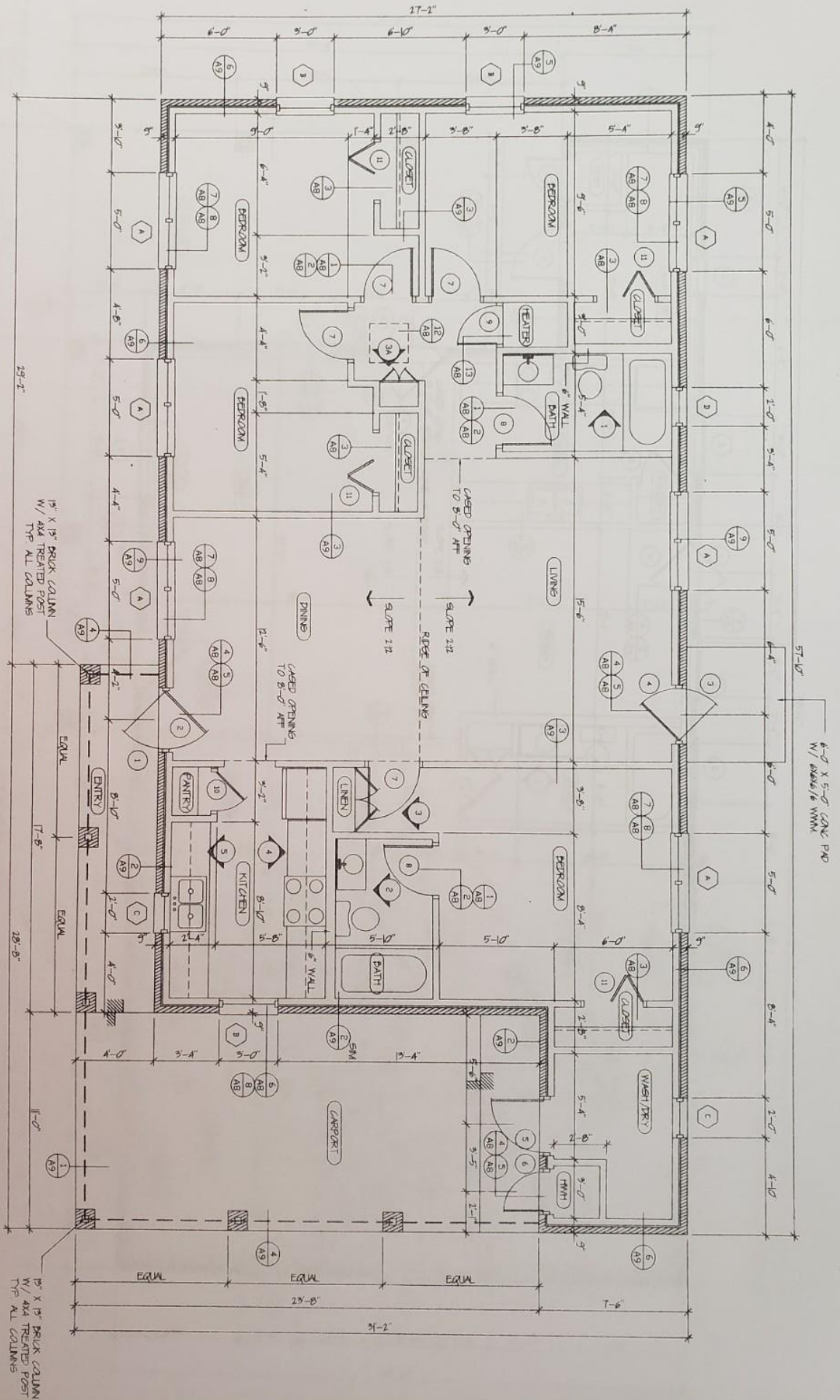
APPL 665855-1

[illegible]



FLOOR PLAN - UNIT 'A'
 1/4" = 1'-0"





FLOOR PLAN - UNIT 'C'

1/4"=1'-0"

