



## INVITATION FOR BID (IFB)

<u>IFB Number</u>	<u>Scope Number</u>	<u>Closing Date</u>	<u>Closing Time</u>	<u>Return IFB Submittal</u>
PR104225	5787	9/5/2019	4:00pm CST	bids@synergynds.com

IFB Reference Information:	Replacement of Exterior/Interior Doors & Millwork			
Insured Property Owner:	Cameron County Housing Authority (CCHA)			
Property Location Name:	Casa Grande Housing Development			
Address Line 1:	119 Troywood Circle			
Address Line 2:	Jobsite Project Office			
City:	Harlingen	State:	Texas	Zip Code: Enter

**DESCRIPTION:** Furnish all required labor, materials and equipment necessary to provide Scope-of-Work at the above described location. Work is being authorized under the elected TML TurnKey Recovery Program<sup>SM</sup> administered by SynergyNDS on behalf of the Insured Property Owner, a Member of the Texas Municipal League Intergovernmental Risk Pool (TMLIRP).

**SUBMITTAL INSTRUCTIONS:** In support of Procurement Guidelines, the IFB Packet includes specifications and terms & conditions associated with the above referenced project information.

1. Bids shall be received no later than the Closing Date & Time indicated above. Bids received after above deadline or that are not submitted in accordance to Submittal Instructions may be rejected without further explanation or contractor notification.
2. Bid shall be completed and submitted using **ONLY** the Contractor Submittal Form (provided at the end of the IFB Packet).
3. Contractor is responsible to validate all Quantities and Units of Measurements specific to the following scope items &/or products. The information and descriptions provided in the IFB are intended for general guidance purposes only. Contractor may not change or alter any material &/or specifications identified in the IFB for submission purposes without prior written/email notification to: [bids@synergynds.com](mailto:bids@synergynds.com).
4. Contractor has the sole responsibility to ensure that all services and material for BID Submittal (whether stated correctly in the IFB or not) satisfactorily meet all required Codes & Standards, OSHA Guidelines and The Americans with Disabilities Act (ADA).
5. Contractor should also consider the approach (if necessary) in which to stock/store material at the jobsite in a safe and secure manner. SynergyNDS will not be responsible for lost or stolen material, supplies or equipment stocked at the jobsite.
6. 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 Insured Member's WorkForce 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 FMIT Insured Member.

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7. SynergyNDS reserves the right to modify the IFB Specifications and Terms & Conditions at any time during the bid solicitation process. Timely notice to all bidders will be given via an electronically distributed Addendum.
8. All registered HUB & HUB Zone Contractors, as well as DBEs are encouraged to participate. Additional Contractor Financial Assistance is available to help support daily HUB/DBE Contractor's operations under the terms and condition of a successful contract award.
9. SynergyNDS is an equal opportunity employer and administers all Contracts & Contractor Agreements in accordance to the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a).
10. Contractor is strongly encouraged to schedule a Site Visit of the property as necessary to support the IFB Submittal. All scheduled site visits can be requested at [bids@synergynnds.com](mailto:bids@synergynnds.com).
11. When a mandatory Pre-BID Meeting is identified and scheduled in a specific IFB, Contractor Attendance is a requirement as part of the Solicitation. Contractors who fail to attend the Pre-BID Meeting will not be eligible to participate in the IFB and subsequent submittal process.
12. Contractor can submit all questions &/or concerns specific to the IFB by email to: [bids@synergynnds.com](mailto:bids@synergynnds.com).

### **SCOPE-OF-WORK SUMMARY**

Refer to **EXHIBIT A** and any subsequent **ATTACHMENTS** for scope-of-work description that will be included after the IFB Contractor Submittal Form on Page #9.

- \*This IFB is not a Federally Funded Project.
- \*This IFB does not require a Contractor Payment or Performance Bond.
- \*This Project is Sales Tax Exempt through the Cameron County Housing Authority.
- \*This IFB does not require a Pre-BID Meeting
- \*This IFB supports workforce participation goals.

**\*\* THE REMAINING PART OF THIS PAGE IS INTENTIONALLY LEFT BLANK \*\***

# **INVITATION FOR BID (IFB)**

## **GENERAL TERMS & CONDITIONS**

1. Contractor shall be responsible for field verifying all conditions, dimensions & quantities prior to IFB Submittal and the implementation of this scope of work. Any Exhibits, Plans, Drawing &/or Other Supporting Documents have been included for general reference purposes only.
2. Contractor is responsible to identify and satisfactorily address all applicable regulatory requirements, including but not limited to Codes & Standards, HUD/DBE Participation Goals & Guidelines and ADA/FHA Specifications.
3. Contractor shall indicate in writing and be responsible to submit to SynergyNDS via email distribution to [projects@synergynnds.com](mailto:projects@synergynnds.com) any request or need for additional 3<sup>rd</sup> Party Assignment as necessary to further identify required codes & standards, scope specifications or public health safety concerns outside of Contractor's professional competence &/or licenses.
4. Contractor is to obtain their own permits and schedule all applicable inspections. 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 submitted with proper documentation.
5. Contractor shall prohibit discrimination against staff &/or available workforce based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that Contractor and its subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.
6. Contractor is to abide by all applicable OSHA and project safety requirements and standards. Contractor shall require all employees to utilize proper PPE when applicable, including but not limited to: fall protection harnesses, hard hats, safety glasses, safety foot wear, gloves and etc.
7. 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.
8. Contractor may be asked to provide Material Safety Data Sheets (MSDS) to the Industrial Hygienist of record (for the project) 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.
9. Contractor shall be responsible under terms of the Agreement for supplying any and all necessary labor, equipment, tools, materials and travel expense 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, Travel Cost and Overhead & Profit which are to be included in the IFB Contractor Lump Sum Proposal.
10. Contractor shall protect all property from new and supplemental damage during the performance of work. This includes, but necessarily limited to: wall finishes, floor finishes, windows, electrical systems, mechanical systems, communication systems, life safety systems, security systems, HVAC control

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systems, plumbing systems, lighting systems, structurally related components, exterior elements, vegetation, property-of-others, and etc.

11. Contractor shall be responsible for any breakage &/or cleaning of unintended damage, debris, coatings, coverings, overspray and residual caulking from the aforementioned property described above. If affected property can't be successfully cleaned &/or restored to pre-existing condition, SynergyNDS will seek reimbursement from Contractor &/or deduct the appropriate replacement cost from outstanding Invoice Payment (Contract Value).
12. Contractor is EXPECTED to maintain a Clean & Safe Work Environment throughout the lifecycle of the awarded scope-of-work. This includes daily clean-up and organization of the Contractor's work area specific to all material waste, debris, tools &/or equipment. Failure to do so (after 3 documented warnings) can result in back charges to Contractor in the amount of \$25.50 hourly rate with a minimum \$150.00 per day clean-up rate (as determined by the SynergyNDS or the Insured Property Owner).
13. Contractor shall be responsible for securing work area(s) from access by non-authorized building occupants, including all persons not directly part of the restoration, repair and/or rebuild efforts. This includes securing work area(s) as identified in the IFB Scope-of-Work &/or under Contractors control.
14. Contractor shall provide and implement a site-specific health and safety plan to include hazard communication and related OSHA to protect workers as well as the general public with access to the work area.
15. 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:
  - a. Reason for deviation or modification
  - b. Description of deviation or modification
  - c. Project cost addition or subtraction for deviation or modification
  - d. Estimated time required for deviation or modification.
16. 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.
17. During the performance of Contractor's scope-of-work, pre-existing damage to the building, structure, system failures or other anomalies may be found. If this occurs, the Contractor has the responsibility to identify, document and report these deficiencies immediately to SynergyNDS by email notification to [projects@synergynnds.com](mailto:projects@synergynnds.com). Verbal notification &/or discussion only with the Onsite Project Manager is encouraged but not binding. Written documentation must be provided in efforts to comply with the required transparent approach.
18. Contractor is responsible to ensure that their employees &/or its sub-contractors comply with the provisions and terms of the IFB and Contract Agreement.

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**PAYMENT:** Project is managed by SynergyNDS, Inc., under the TML Turnkey Recovery Program. Payments will be made directly 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 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:** SynergyNDS &/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 FMIT. 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.

**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 workday. 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. All debris & trash in the work area will be removed and disposed.

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

- a) 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.
- b) 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

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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.

- c) 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.
- d) Hearing protection (when working in an environment with any noise that you must shout over to be heard).
- e) 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.

\*\*\*\*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:

- a) limited openings for entry or exit;
- b) unfavorable natural ventilation; or
- c) 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.

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**CONTRACT IMPLEMENTATION:** Contract will be awarded upon review of all bids and proposals received by SynergyNDS. Initiation of intent-to-contract with Contractor will be engaged upon email notification and signed/returned Contractor Agreement Form. Contract-in-full will occur upon SynergyNDS receipt of all required documentation including but not limited to:

- a) Performance Bond &/or Payment Bond (If Required)
- b) Certificate of General Liability Insurance
- c) Certificate of Auto Insurance
- d) Certificate of Worker's Compensation or Letter of Exemption
- e) Contractor's W-9
- f) State Licenses

Further description of insurance requirements is listed in "Insurance & Licensing Requirements." No material deposits &/or payments will be made to Contractor until all required documentation has been received.

**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 SynergyNDS. Such acceptance shall be at the sole discretion of the SynergyNDS upon request of the Contractor. Upon approved and executed Transfer-of-Contract-Agreement, Contractor will be responsible for the coordination and hand-off of work/trades with the newly Assigned Contractor. Failure to coordinate this work will not relieve original Contractor of their obligations and shall not constitute additional cost as governed by the Lump Sum Contract Award.

**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.

- a) 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.
- b) 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.

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**PROCUREMENT OF RECOVERED MATERIALS:** 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:

- a) are not reasonably available in a reasonable period of time;
- b) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology;

**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.

**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 Texas and SynergyNDS must be named as an additional insured on general liability insurance certificate. Contractor will need to go to [www.synergynnds.com](http://www.synergynnds.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.

- a) 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.
- b) 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.
- c) 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.
- d) Builder's Work Insurance limit of at least \$5,000.00 per occurrence and \$10,000.00 aggregate.
- e) Professional Liability \$1,000,000 per occurrence (if applicable).

Contractor will not allow insurance coverage to lapse and will provide SynergyNDS with updated Certificates of Insurance as necessary. All policies must provide that at least thirty (30) days' notice of cancellation will be given to SynergyNDS. 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 3293



# IFB – CONTRACTOR SUBMITTAL FORM

IFB Number	Scope Number	Closing Date	Closing Time	Return IFB Submittal
PR104225	5787	9/3/2019	4:00pm EST	bids@synergyns.com

Company Name:

Address Line 1:

Address Line 2:

City:

State:

Zip Code:

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

## CONTRACTOR LUMP SUM PROPOSAL:

IFB TITLE	Exterior/Interior Doors, Millwork & Finish Carpentry	PROPOSAL:	\$
IFB TITLE	*Entry Aluminum Screen Doors - Repair Allowance	PROPOSAL:	\$
IFB TITLE	*Entry Aluminum Screen Doors – Furnish & Install	PROPOSAL:	\$
IFB TITLE	Click or tap here to enter text.	PROPOSAL:	\$

Material Deposit | ☐ Required | ☐ Requested | in the amount of \$

***I, having the legal authorization to represent the “Company” (the undersigned) have read and understood all previous 1-9 pages and the subsequent Attached Exhibits in accordance to the applicable Terms & Conditions as described in the IFB Packet preceding the attached Contractor Submittal Form:***

Company Contact Name (Please Print)

Company Title (Please Print)

Signature

Date

\*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.



## EXHIBIT A (Scope-of-Work)

IFB Number	Scope Number	Closing Date	Closing Time	Return IFB Submittal
PR104225	5787	9/3/2019	4:00pm CST	bids@synergynnds.com

**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 Floorspace of 33,450 SF (Refer to Additional Attachments). 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. Clearance Sampling has been performed and completed by an Industrial Hygienist to certify that Housing Units have been properly mitigated to date. This is a Fast-Track Project and Contractors are expected to be able to meet expedited critical path and scheduling.

**SCOPE-OF-WORK:** Replacement and Installation of all Exterior & Interior Pre-Hung Doors, Interior Millwork & Finish Carpentry in accordance to the IFB General Terms & Conditions. Refer to Attachments in support of overall scope description. Contractor is required to report any known scope &/or product discrepancies to the attention of: [bids@synergynnds.com](mailto:bids@synergynnds.com) prior to the IFB Contractor Submittal Deadline as necessary for SynergyNDS to review and respond accordingly to all IFB active participants. Contractor will be required to provide Material Order Documentation & Specifications prior to project start-up. Contractor's IFB Submittal should account for the following scope-of-work and general specifications in accordance to HUD, FHA & Texas Accessibility Standards (TAS) not necessarily limited to the following:

- ☐ Removal & Disposal of Exterior Doors, Frames & Thresholds
- ☐ Detach, Store & Install Aluminum Screen Doors
- ☐ Furnish & Install Exterior Entry Pre-Hung Metal Doors w/Low Profile Threshold
- ☐ Furnish & Install Interior Pre-Hung Wood Solid Doors
- ☐ Furnish Install Applicable Door Hardware (Exterior & Interior)
- ☐ Furnish & Install Interior Trim Package (Colonial Casing & Baseboards)
- ☐ Furnish & Install Wood Windowsills
- ☐ Furnish & Install Wood Shelving in Kitchen Pantry Closet (Codes & Standards)
- ☐ Furnish & Install Wood Platform Base in Furnace & Hotwater Heater Closets
- ☐ Re-install all required ADA Hardware & Fixtures (Bathrooms & Bedrooms)
- ☐ Install Bathroom Towel Bars & Medicine Cabinet with Mirror (where needed)

- A. Removal & Disposal of Exterior Doors, Frames & Thresholds – Contractor is to demo, remove and discard approximately (135ea) exterior doors, frames and threshold in a careful manner to not damage brick molding &/or other house façade components. Doors, frames and thresholds are to be disposed of into onsite dumpster/containers (to be provided by others) at the time of removal and just prior to new Door Installation. Contractor is responsible to ensure that Housing Unit(s) Entry Doors are properly functioning and can be adequately secured. Housing Unit(s) are to have Exterior Doors with Locking Mechanisms

removed and replaced (fully operational) within the same workday. No Housing Unit is to remain unsecured at the end of a workday.

- ☐ Exterior Entry Doors are identified as those Units with a Front, Back &/or Side (Carport) Entry.
- ☐ Exterior Doors include all Utility & Hotwater Heater Closet Doors located in the rear of the Carport Enclosure. In the case of the (4ea) 2-Bdrm Units, the Utility Closet Door functions as an Exterior Entry Door.

B. Detach & Store Aluminum Screen Doors – Contractor is responsible to carefully and in a workmanship manor detach and remove approximately (77ea) exterior screen doors (with hardware) to onsite storage. It is Contractor's sole responsibility to identify any screen door(s) that is in disrepair and beyond the point of Contractor's reasonable expected repair upon reset installation. Contractor is advised to take this into account during the initial site visit and subsequent IFB Submittal. Contractor should identify a responsible allowance as necessary to ensure all Exterior Screen Doors will be adequately installed and operational in accordance to Codes & Standards (and standard functioning operation). Contractor should also provide Supplemental IFB Quote (where provided on IFB Submittal Form) to account for parts and repair (lump sum per door) as well as full like/kind replacement cost.

C. Replacement of Exterior Entry Pre-Hung Metal Doors w/Low Profile Threshold – Contractor is to replace and install approximately (135ea) premium flush primed Insulated steel pre-hung exterior doors. Provide foam core insulated steel, with thermally-broken, adjustable, barrier-free thresholds. Sides and tops of doors shall be provided with foam-filled, compression-type weather-stripping, and bottoms of doors shall be provided with triple-contact (min.), extruded vinyl compression tube and blade sweeps. Metal exterior doors shall have 25 gauge (min.) galvanized steel facings and thermally-broken, interlocking steel edges. Hinge stiles, lock stiles and top rails shall be solid, finger-jointed or laminated wood. Bottom rail reinforcement shall be rot-resistant, wood/fiberglass composite. Door jambs shall be reinforced with 2 x 4 horizontal bracing at strike and latch heights. Wood jambs at exterior and unit entry doors shall be rabbeted and finger-jointed. Refer to Attached Housing Model Door Schedule and Model Floor Plans.

- ☐ Pre-Hung Factory Primed 25gauge (min) Galvanized Steel Door | Approx 135 Each
- ☐ Energy-Star certified (compliant) with polystyrene foam core
- ☐ Rough-in and trim exterior openings to fit (door installation)
- ☐ Brickmold and interior trim (as part of Millwork portion of IFB)
- ☐ Interlocking stile edge for additional structural rigidity
- ☐ High performance bronze weather stripping with adjustable mill sill
- ☐ Triple bore for installation of door handle/knob and deadbolt locksets (See Hardware)
- ☐ Drill & Installation of peep hole (See Hardware)
- ☐ All products, material and installation are to be Code Compliant and at a minimum up to Texas Accessibility Standards (TAS), ADA & FHA Single-Family Resident Requirements.

D. Replacement of Interior Pre-Hung Wood Solid Doors – All estimated (346ea) interior pre-hung passage doors shall be solid-core flush wood or molded wood fiber. Provide doors with wood stiles, MDF top and bottom rails, and low-VOC particleboard cores. Bi-fold doors are not acceptable, unless they meet the minimum 1994 HUD guideline (or most current) spec for custom, fully-adjustable "heavy-duty bi-folding closet doors". Contractor should consider changing out all BiFold Doors with standard solid wood doors. Contractor should note special cut-down Furnace Closet Door. Refer to Attach Housing Model Door Schedule and Model Floor Plan.

- E. Replacement of Door Hardware (Exterior & Interior) – Contractor is to determine and provide all necessary &/or required finish hardware, including, but not be limited to all butts, hinges, locksets, mortise locks, passage sets, privacy sets, push-pulls, door stops, catches, coordinators, flush-bolts, and peep-hole viewers. All hardware shall be Grade 2 (minimum) per ANSI/BHMA Standards, which should be reflected in each individual BHMA product number. All door hardware including door hinges, handle sets, door locks/multipoint locking hardware, etc. shall meet current AAMA Performance Requirement standards. All hardware shall be installed with the screws, bolts, and fasteners provided by the manufacturer and packaged with the hardware. All hardware, otherwise stated or not, must be in full compliance with all Codes & Standards, ADA, FHA & TAS Requirements specific to product specifications and installation guidelines (ie: Door Locks, Peep Holes, etc requirements in ADA Units).
- ☐ Exterior Entry Doors | Detach & Reset Locking Doorknob
  - ☐ Exterior Entry Doors | Detach & Reset Keyed Top Deadbolt
  - ☐ Exterior Entry Doors | Detach & Reset Interior Privacy Deadbolt
  - ☐ Exterior Entry Doors | Install new Peep Hole(s) (200-Degree with Acrylic Lenses)
  - ☐ Interior Doors | Furnish & Install Bdrm/Bthrm Privacy Levers (turnstile &/or push lock)
  - ☐ Interior Doors | Furnish & Install Hallway/Closet Passage Door Levers
  - ☐ Interior Doors | Furnish & Install Pantry/Furnace Closet Dummy Door Levers
  - ☐ Door Stops | Furnish & Install Adjustable Floor Door Stops
- F. Furnish & Install Interior Trim Package (2 ¼" Colonial Casing & Baseboards) - All millwork and finishes shall be carefully cut, erected, and secured with finishing nails for tight-fitting joints. All interior finish woods shall be kiln dried to maximum moisture content of 12% and free from knots, defects, and warping. Where painted finishes are desired, the use of non-solid sawn wood (such as finger-jointed) or non-wood material (such as cellular PVC) for interior trim is encouraged. Interior wood trim must be factory primed and paint-grade, finger-jointed poplar or #1 pine. Polystyrene molded door casing and baseboard shall not be used. All rooms with floor coverings shall have base trim. All materials, methods and details shall comply with American Woodwork Institute (AWI), American Hardboard Association (AHA), Hardwood Plywood and Veneer Association (HPVA), National Particleboard Association (NPA), and Builders Hardware Manufacturers Association (BHMA) standards. Exposed nails shall be set for putty. All work shall be installed plumb, level, square, true to line and plane, and in conformance with responsible standards of quality professional workmanship.
- ☐ Interior Casing | 2 ¼ Primed Colonial Casing | Painter to back-prime prior to installation
  - ☐ Interior Base | 4 ¼ Primed FJ OG Baseboard | Painter to back-prime prior to installation
  - ☐ Interior Quarter Round | Primed Pine FJ | Contractor to provide Supplemental Value
- G. Furnish & Install Wood Window Sills – A rabbeted window stool is a horizontal board located at the window sill on the inside of the window. It is fitted against the bottom rail of the lower sash to form a base for the casing. This rabbeted stool has rabbet size of 1 in. x 6-3/16 in. Contractor to validate proper dimensions/width as necessary to furnish and install according to applicable window size.
- ☐ Alexandria Molding or Comparable Profile | Primed Finger-Jointed Pine Window Stool Moulding | Approximately (301ea) Interior Windows (excluding Bathrooms)
- H. Furnish & Install Wood Shelving in Kitchen Pantry Closet – Furnish & install kitchen pantry closet shelving (no more than 155ea) with a white laminated particleboard, thermally fused paper/resin coating to provide a durable surface.
- ☐ Pantry Closet Shelving | 3/4in. x 20.5in (deep) x 30in (width) | Est. 155 Ea.

- I. Furnish & Install Wood Platform Base in Furnace Closet – Contractor is to validate required installation/dimension based on custom cut-down prehung furnace closet door. Unit 119 Troywood Cir will serve as an example for potential design/build. Contractor is to furnish and install Ground Contact Pressure Treated Pine Performance Rated Sheathing to applicable TBD Furnace Closets.
- ☐ Furnace Wood Stand | Est. 3/4in. x 44in (deep) x 27.5in (width) | 18 Ea.
- J. Re-install all required ADA Hardware & Fixtures (Bathrooms) – Contractor is responsible to review current ADA/FHA standards to ensure that existing (5ea) Bathrooms were configured correctly with appropriate grab bars and all other required hardware and fixtures by means and methods which meet minimum Codes & Standards. Contractor to work with SynergyNDS to inspect stored & detached hardware/fixtures, as well as existing structural components, as necessary to approve product and anchoring points prior to installation. Contractor will be required to inspect ADA Units prior to closed wall inspection, installation of drywall or wall-tile coverings. Refer to Attachment.
- K. Install Bathroom Towel Bars & Medicine Cabinet with Mirror – Install detached and stored Towel Bars & Medicine Cabinets in applicable Standard Bathrooms. Pending Housing Models &/or existing conditions, Medicine Cabinets can be both surface mounted or recessed. Contractor should estimate service cost and include in overall IFB Lump Sum Proposal. Upon successful IFB Contract Award, SynergyNDS will work with Contractor to further evaluate best approach and approved scope-of-work for any appropriate adjustments &/or supplemental charges. Refer to Attachment.

#### **IFB CONTRACTOR SUBMITTAL REMINDER:**

- ☐ Contractor is to read the IFB Solicitation in its entirety (Pages 1 thru 9) to ensure understanding of all terms and conditions.
- ☐ Contractor is responsible to validate all Quantities and Units of Measurements specific to the above scope items &/or products. The information and descriptions provided in Exhibit A: IFB Scope-of-Work and any additional Attachments are intended for general guidance purposes only. Contractor may not change or alter any material &/or specifications identified in the IFB for submission purposes without prior written/email notification to: [bids@synergynds.com](mailto:bids@synergynds.com).
- ☐ Contractor has the sole responsibility to ensure that all services and material for BID Submittal (whether stated correctly in the IFB or not) satisfactorily meet all required Codes & Standards, OSHA Guidelines, Texas Accessibility Standard (TAS), the Americans with Disabilities Act (ADA) and HUD Fair Housing Act.
- ☐ Contractor should consider the approach (if necessary) in which to stock/store material at the jobsite in a safe and secure manner. SynergyNDS will not be responsible for lost or stolen material, supplies or equipment stocked at the jobsite.
- ☐ Contractor is strongly encouraged to schedule a Site Visit of the property as necessary to support the IFB Submittal. All scheduled site visits can be requested at [bids@synergynds.com](mailto:bids@synergynds.com).

***We sincerely appreciate your time to participate in the IFB Solicitation.***

**CCHA | DOOR - WINDOW - FURNACE | TAKE-OFF (Refer to Schedule)**

UNIT	STREET	BDRM & BATH	FLR PLAN	FINISHED EST SF	INT DRS	BIFOLD DRS	EXT 3-0	EXT 2-8	EXT 2-0	EXT SCR N DR	WDW w/SILL	FRN CLST STAND
107	Troywood	3 Bdrm Std	A	1162	8	4	1	3	1	3	9	OK
108	Troywood	4 Bdrm Std	D	1335	8	5	1	3	1	3	11	OK
109	Troywood	4 Bdrm Mstr	C	1286	8	4	1	2	1	2	11	REPLACE
110	Troywood	3 Bdrm ADA	E	1226	7	4	4	1	0	3	10	REPLACE
111	Troywood	3 Bdrm Split	B	1188	7	3	1	2	1	2	9	REPLACE
112	Troywood	3 Bdrm Split	B	1188	7	3	1	2	1	2	9	OK
113	Troywood	3 Bdrm ADA	E	1226	7	4	4	1	0	3	9	REPLACE
114	Troywood	3 Bdrm Std	A	1162	8	4	1	3	1	3	10	REPLACE
115	Troywood	3 Bdrm Split	B	1188	7	3	1	2	1	2	9	OK
116	Troywood	3 Bdrm Split	B	1188	7	3	1	2	1	2	10	OK
117	Troywood	3 Bdrm Std	A	1162	8	4	1	3	1	3	9	REPLACE
118	Troywood	3 Bdrm ADA	E	1226	7	4	4	1	0	3	9	REPLACE
119	Troywood	3 Bdrm Split	B	1188	7	3	1	2	1	1	9	OK
120	Troywood	4 Bdrm Mstr	C	1286	8	4	1	2	1	2	11	OK
122	Troywood	3 Bdrm Split	B	1188	7	3	1	2	1	2	10	OK
124	Troywood	3 Bdrm Std	A	1162	8	4	1	3	1	3	10	OK
4406	Wood Ave	4 Bdrm Std	D	1335	8	5	1	3	1	3	11	OK
4410	Wood Ave	2 Bdrm	G	870	7	4	1	1	1	2	9	REPLACE
4414	Wood Ave	3 Bdrm Std	A	1162	8	4	1	3	1	3	10	REPLACE
110	Flores Ave	3 Bdrm Mstr	NA	1153	8	2	1	2	1	2	10	REPLACE
112	Flores Ave	3 Bdrm Std	A	1162	8	4	1	3	1	3	10	REPLACE
114	Flores Ave	3 Bdrm ADA	E	1226	7	4	4	1	0	3	9	REPLACE
115	Flores Ave	3 Bdrm Std	A	1200	8	4	1	3	1	3	10	REPLACE
116	Flores Ave	4 Bdrm Std	D	1335	8	5	1	3	1	3	11	ok
117	Flores Ave	2 Bdrm	F	868	7	4	1	1	1	2	9	REPLACE
200	Flores Ave	2 Bdrm	F	868	7	4	1	1	1	2	9	REPLACE
201	Flores Ave	3 Bdrm Mstr	NA	1153	8	2	1	2	1	2	9	REPLACE
202	Flores Ave	3 Bdrm ADA	E	1226	7	4	4	1	0	3	10	REPLACE
204	Flores Ave	3 Bdrm Mstr	NA	1150	8	2	1	2	1	2	10	REPLACE
206	Flores Ave	3 Bdrm Split	B	1188	7	3	1	2	1	3	10	OK
208	Flores Ave	2 Bdrm	F	868	7	4	1	1	1	2	9	OK
<b>31 EA</b>		<b>TOTAL ESTIMATED</b>		<b>36,125</b>	<b>232</b>	<b>114</b>	<b>46</b>	<b>63</b>	<b>26</b>	<b>77</b>	<b>301</b>	<b>18</b>



280000 (FIELD VARIETY)

(4 units)

# DOOR SCHEDULE - HOUSING UNITS

DOOR NO.		DOOR			FRAME			HDWR	REMARKS
	MATL	W	H	T	MATL	W	H	T	
1	METAL	3'-0"	6'-8"	3/4"	WOOD	1	FRONT	M	SCREEN DOOR
2	FIBER	3'-0"	6'-8"	3/4"	WOOD				
3	METAL	2'-8"	6'-8"	3/4"	WOOD	1	SIDE (LAUNDRY)	M	SCREEN DOOR
4	FIBER	2'-8"	6'-8"	3/4"	WOOD				
5	FIBER	2'-8"	6'-8"	3/4"	WOOD	0			
6	FIBER	2'-0"	6'-8"	3/4"	WOOD	1	LAUNDRY	C	
7	H.C.	2'-6"	6'-8"	3/4"	WOOD	3	BATH + LAUNDRY	D	
8	H.C.	2'-6"	6'-8"	3/4"	WOOD	1	BATHROOM	E	
9	H.C.	2'-0"	4'-2"	3/4"	WOOD	2	ENTRY + HALL CLOSET	M	BI-FOLD DOOR
10	H.C.	2'-0"	6'-8"	3/4"	WOOD	4	BIFOLD CLOSET	M	SCREEN DOOR
11	WOOD	3'-0"	6'-8"	3/4"	WOOD				
12	METAL	3'-0"	6'-8"	3/4"	WOOD				
13	FIBER	3'-0"	6'-8"	3/4"	WOOD				
14	FIBER	3'-0"	6'-8"	3/4"	WOOD				
15	FIBER	3'-0"	6'-8"	3/4"	WOOD				
16	H.C.	3'-0"	6'-8"	3/4"	WOOD				
17	H.C.	3'-0"	6'-8"	3/4"	WOOD				
18	H.C.	2'-0"	6'-8"	3/4"	WOOD				

7 INDOOR

17 BATH DOORS

14 BATH DOORS

2 EXT

1 ENTRY  
4 BATH  
1 BATH  
2 BATH  
2 BATH

DOORS # 12 THRU #15 SHALL HAVE LEVER OPERATORS TO COMPLY WITH ADA. PROVIDE KNURLED KNOBS AT HANDICAP HWT CLOSET DOOR #10

LAUNDRY

LINEN CLOSET

KITCHEN CABINETS

1 3-4"

2-4x6-8

11 = 1945

B = 1445 (ESTIMATES)



3 Bedrooms Standard (7 Units)

PLACES

# DOOR SCHEDULE - HOUSING UNITS

DOOR NO.	DOOR				FRAME			HDWR	REMARKS
	MATL	W	H	T	MATL	W	H		
1	METAL	3'-0"	6'-8"	3/4"	WOOD	1	FEARIT	M	SCREEN DOOR
2	FIBER	3'-0"	6'-8"	3/4"	WOOD			A	
3	METAL	2'-8"	6'-8"	3/4"	WOOD	2	BACK/SIDE	M	SCREEN DOOR
4	FIBER	2'-8"	6'-8"	3/4"	WOOD			B	
5	FIBER	2'-8"	6'-8"	3/4"	WOOD	1	LAUNDRY	C	
6	FIBER	2'-0"	6'-8"	3/4"	WOOD	1	HALLWAY	C	
7	H.C.	2'-6"	6'-8"	3/4"	WOOD	3	Bedroom	D	
8	H.C.	2'-6"	6'-8"	3/4"	WOOD	2	Bedroom	D	
9	H.C.	2'-0"	4'-2"	3/4"	WOOD	1	BATHROOM	E	
10	H.C.	2'-0"	6'-8"	3/4"	WOOD	2	CLOSET	F	
11	WOOD	3'-0"	6'-8"	3/4"	WOOD	4	CLOSET	M	BI-FOLD DOOR
12	METAL	3'-0"	6'-8"	3/4"	WOOD			M	SCREEN DOOR
13	FIBER	3'-0"	6'-8"	3/4"	WOOD			G	
14	FIBER	3'-0"	6'-8"	3/4"	WOOD			H	
15	FIBER	3'-0"	6'-8"	3/4"	WOOD			J	
16	H.C.	3'-0"	6'-8"	3/4"	WOOD			K	
17	H.C.	3'-0"	6'-8"	3/4"	WOOD			K	
18	H.C.	2'-0"	6'-8"	3/4"	WOOD			L	

~~5 EXT DOORS  
8 INT DOORS  
4 BATHS~~

DOORS # 12 THRU #15 SHALL HAVE LEVER OPERATORS TO COMPLY WITH ADA  
PROVIDE KNICKED KNOBS AT HANDICAP HWT CLOSET DOOR #10

LANI TIES

LINEN CABINETS

KITCHEN CABINETS

WINDOWS

① 2-8

③ 3-4 x 6-8

W = 19.3 LF

11 EFT

② 3-6 LEFT

B = 14 LF



3000m ADA

(5 units)

# DOOR SCHEDULE - HOUSING UNITS

DOOR NO.	DOOR			FRAME			HDWR	REMARKS
	MATL	W	H	T	MATL	W	H	T
1	METAL	3'-0"	6'-8"	3/4"	WOOD			M
2	FIBER	3'-0"	6'-8"	3/4"	WOOD			A
3	METAL	2'-8"	6'-8"	3/4"	WOOD			M
4	FIBER	2'-8"	6'-8"	3/4"	WOOD			B
5	FIBER	2'-8"	6'-8"	3/4"	WOOD	1		C
6	FIBER	2'-0"	6'-8"	3/4"	WOOD			C
7	HC	2'-6"	6'-8"	3/4"	WOOD			D
8	HC	2'-6"	6'-8"	3/4"	WOOD	1		D
9	HC	2'-0"	4'-2"	3/4"	WOOD	1		E
10	HC	2'-0"	6'-8"	3/4"	WOOD	1		F
11	WOOD	3'-0"	6'-8"	3/4"	WOOD	4		M
12	METAL	3'-0"	6'-8"	3/4"	WOOD	3		M
13	FIBER	3'-0"	6'-8"	3/4"	WOOD			G
14	FIBER	3'-0"	6'-8"	3/4"	WOOD	1		H
15	FIBER	3'-0"	6'-8"	3/4"	WOOD			I
16	HC	3'-0"	6'-8"	3/4"	WOOD	3		K
17	HC	3'-0"	6'-8"	3/4"	WOOD	1		K
18	HC	2'-0"	6'-8"	3/4"	WOOD			L

DOORS # 12 THRU #18 SHALL HAVE LEVER OPERATORS TO COMPLY WITH ADA  
PROVIDE KNULED KNOBS AT HANDICAP HWT CLOSET DOOR #10

LAUNITES

LINEN CLOSET

KITCHEN CABINET

① 3-0 LAUNITES (ADA)

3-6 x 6-6

LI = 19 LF

② 3-6 HALL BAY

B = 8.5 LF



3 BRM Split

(7 doors)

TRAILWOOD

# DOOR SCHEDULE - HOUSING UNITS

DOOR NO.	DOOR			FRAME			HDWR	REMARKS
	MATL	W	H	T	MATL	W	H	T
1	METAL	3'-0"	6'-8"	3/4"	WOOD	1	FRONT	M
2	FIBER	3'-0"	6'-8"	3/4"	WOOD			A
3	METAL	2'-8"	6'-8"	3/4"	WOOD	1	BACK	M
4	FIBER	2'-8"	6'-8"	3/4"	WOOD			B
5	FIBER	2'-8"	6'-8"	3/4"	WOOD	1	LAUNDRY	C
6	FIBER	2'-0"	6'-8"	3/4"	WOOD	1	HTR & HTR	C
7	H.C.	2'-6"	6'-8"	3/4"	WOOD	3	BDRMS	D
8	H.C.	2'-6"	6'-8"	3/4"	WOOD	2	BDRMS	D
9	H.C.	2'-0"	4'-2"	3/4"	WOOD	1	FURNACE	E
10	H.C.	2'-0"	6'-8"	3/4"	WOOD	1	PENTRY	F
11	WOOD	3'-0"	6'-8"	3/4"	WOOD	3	CLOSETS	M
12	METAL	3'-0"	6'-8"	3/4"	WOOD			M
13	FIBER	3'-0"	6'-8"	3/4"	WOOD			M
14	FIBER	3'-0"	6'-8"	3/4"	WOOD			S
15	FIBER	3'-0"	6'-8"	3/4"	WOOD			H
16	H.C.	3'-0"	6'-8"	3/4"	WOOD			J
17	H.C.	3'-0"	6'-8"	3/4"	WOOD			K
18	H.C.	2'-0"	6'-8"	3/4"	WOOD	3		K

~~4 CLO DOORS~~  
 7 1st floor  
 3 Bldg

DOORS # 12 THRU #15 SHALL HAVE LEVER OPERATORS TO COMPLY WITH ADA  
 PROVIDE INSULATED HANDLES AT HANDICAP HWM CLOSET DOOR #4

LANITIES

LINEN CABINET

KITCHEN CABINETS

WINDOWS

③ 3-6 ALMT

2EA ③ 2-4 X 10-8

W = 17.5 LF

11 E4

① 2-8

B = 16 LF



300mm Anstre (FIELD LEADLY)

(3 LINTS)

# DOOR SCHEDULE - HOUSING UNITS

DOOR NO.	DOOR			FRAME			HDWR	REMARKS
	MATL	W	H	T	MATL	W	H	T
1	METAL	3'-0"	6'-8"	3/4"	WOOD	1	FRONT	M
2	FIBER	3'-0"	6'-8"	3/4"	WOOD			A
3	METAL	2'-8"	6'-8"	3/4"	WOOD	1	BACK	M
4	FIBER	2'-8"	6'-8"	3/4"	WOOD			B
5	FIBER	2'-8"	6'-8"	3/4"	WOOD	1	LAMINATE	C
6	FIBER	2'-0"	6'-8"	3/4"	WOOD	1	THRU HR	D
7	H.C.	2'-6"	6'-8"	3/4"	WOOD	3	BARRIERS	D
8	H.C.	2'-6"	6'-8"	3/4"	WOOD	2	BARRIERS	D
9	H.C.	2'-0"	4'-2"	3/4"	WOOD	1	EVERWOODS	E
10	H.C.	2'-0"	6'-8"	3/4"	WOOD	2	CLOSET / CLOSET	F
11	WOOD	3'-0"	6'-8"	3/4"	WOOD	2	CLOSET	M
12	METAL	3'-0"	6'-8"	3/4"	WOOD			M
13	FIBER	3'-0"	6'-8"	3/4"	WOOD			G
14	FIBER	3'-0"	6'-8"	3/4"	WOOD			H
15	FIBER	3'-0"	6'-8"	3/4"	WOOD			J
16	H.C.	3'-0"	6'-8"	3/4"	WOOD			K
17	H.C.	3'-0"	6'-8"	3/4"	WOOD			K
18	H.C.	2'-0"	6'-8"	3/4"	WOOD	2	BARRIERS	L

DOORS # 12 THRU #15 SHALL HAVE LEVER OPERATORS TO COMPLY WITH ADA. PROVIDE INSULATED KNOBS AT HANDICAP HWT CLOSET DOOR #10

LEADLY

LINEN CABINET

KITCHEN

ANSTRE 1/2 = 304 1/2" - 322  
FULL BARRIERS = 2.84

UPPER - 194  
BARRIERS - 14.54



4 BRN MRK

(2 Units)

TRAYWOOD

# DOOR SCHEDULE - HOUSING UNITS

DOOR NO.	DOOR			FRAME			HDWR	REMARKS
	MATL	W	H	T	MATL	W	H	T
1	METAL	3'-0"	6'-8"	3/4"	WOOD	1		
2	FIBER	3'-0"	6'-8"	3/4"	WOOD			
3	METAL	2'-8"	6'-8"	3/4"	WOOD	1	BACK	
4	FIBER	2'-8"	6'-8"	3/4"	WOOD			
5	FIBER	2'-8"	6'-8"	3/4"	WOOD	1	LIHAWOBY	
6	FIBER	2'-0"	6'-8"	3/4"	WOOD	1	HWYTHR	
7	H.C.	2'-6"	6'-8"	3/4"	WOOD	4	BEDRMS	
8	H.C.	2'-6"	6'-8"	3/4"	WOOD	2	BEDRMS	
9	H.C.	2'-0"	4'-2"	3/4"	WOOD	1	PURCHASE	
10	H.C.	2'-0"	6'-8"	3/4"	WOOD	1	PURCHASE	
11	WOOD	3'-0"	6'-8"	3/4"	WOOD	4	CLOSETS	
12	METAL	3'-0"	6'-8"	3/4"	WOOD			
13	FIBER	3'-0"	6'-8"	3/4"	WOOD			
14	FIBER	3'-0"	6'-8"	3/4"	WOOD			
15	FIBER	3'-0"	6'-8"	3/4"	WOOD			
16	H.C.	3'-0"	6'-8"	3/4"	WOOD			
17	H.C.	3'-0"	6'-8"	3/4"	WOOD			
18	H.C.	2'-0"	6'-8"	3/4"	WOOD			

~~4th DOORS~~  
~~8th DOORS~~  
~~4th DOORS~~

DOORS # 12 THRU #15 SHALL HAVE LEVER OPERATORS TO COMPLY WITH ADA. PROVIDE INSERTED KNOBS AT HANDICAP HWT CLOSET DOOR #4

LAUNDRY

LINEN CABINET

KITCHEN CABINETS

WINDOWS

① 3-6

③ 3-4 x 6-8

21 = 17 LF

12 EA

② 2-8

③ 2-4 x 6-8

B = 15, 25 LF



Hydram Standard Co) (3 units) TAYLOR

# DOOR SCHEDULE - HOUSING UNITS

DOOR NO.	DOOR				FRAME			HDWR	REMARKS
	MATL	W	H	T	MATL	W	H	T	
1	METAL	3'-0"	6'-8"	3/4"	WOOD	1	FRONT	M	SCREEN DOOR
2	FIBER	3'-0"	6'-8"	3/4"	WOOD			A	
3	METAL	2'-8"	6'-8"	3/4"	WOOD	2	BACK/SIDE	M	SCREEN DOOR
4	FIBER	2'-8"	6'-8"	3/4"	WOOD			B	
5	FIBER	2'-8"	6'-8"	3/4"	WOOD	1	LAUNDRY	C	
6	FIBER	2'-0"	6'-8"	3/4"	WOOD	1	LYNCH HTR	C	
7	H.C.	2'-6"	6'-8"	3/4"	WOOD	4	BOARDS	D	
8	H.C.	2'-6"	6'-8"	3/4"	WOOD	2	BOARDS	D	
9	H.C.	2'-0"	4'-2"	3/4"	WOOD	1	FLUENT	E	
10	H.C.	2'-0"	6'-8"	3/4"	WOOD	1	ENTRY	F	
11	WOOD	3'-0"	6'-8"	3/4"	WOOD	5	SCREEN + HALL	M	BI-FOLD DOOR
12	METAL	3'-0"	6'-8"	3/4"	WOOD			M	SCREEN DOOR
13	FIBER	3'-0"	6'-8"	3/4"	WOOD			G	
14	FIBER	3'-0"	6'-8"	3/4"	WOOD			H	
15	FIBER	3'-0"	6'-8"	3/4"	WOOD			J	
16	H.C.	3'-0"	6'-8"	3/4"	WOOD			K	
17	H.C.	3'-0"	6'-8"	3/4"	WOOD			K	
18	H.C.	2'-0"	6'-8"	3/4"	WOOD			L	

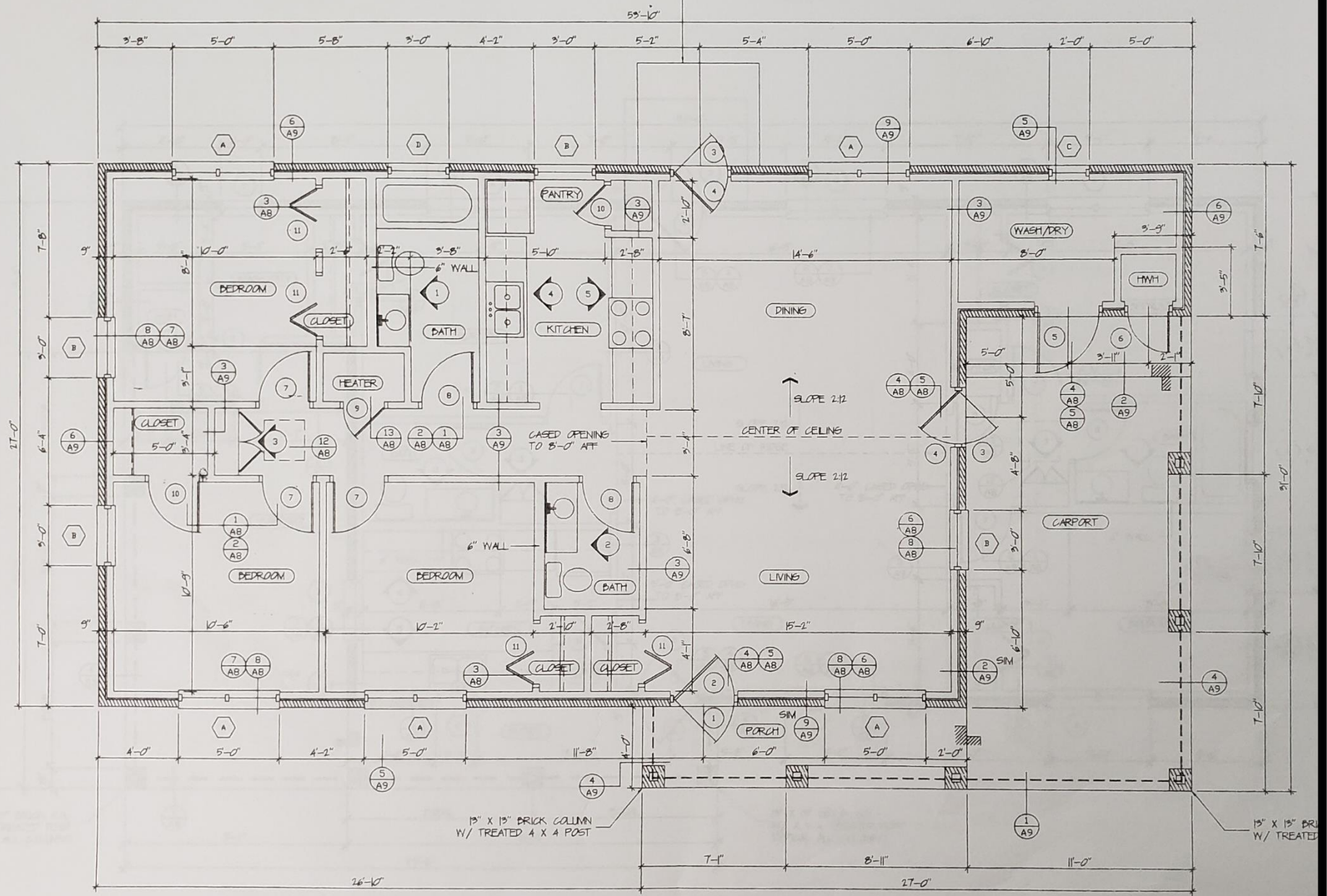
~~5 KIT DOOR~~  
5 KIT DOOR  
5 BIPALD

DOORS # 12 THRU #15 SHALL HAVE LEVER OPERATORS TO COMPLY WITH ADA. PROVIDE INSERTED KNOBS AT HANDICAP HWT CLOSET DOOR #16

UNITIES LINEN CABINET KITCHEN CABINETS WINDOWS

- ① 3-0 LEFT 2x4 2-6x6-8 4-22x9x15 12x4
- ② 3-6 RIGHT
- 3 = 16 LF

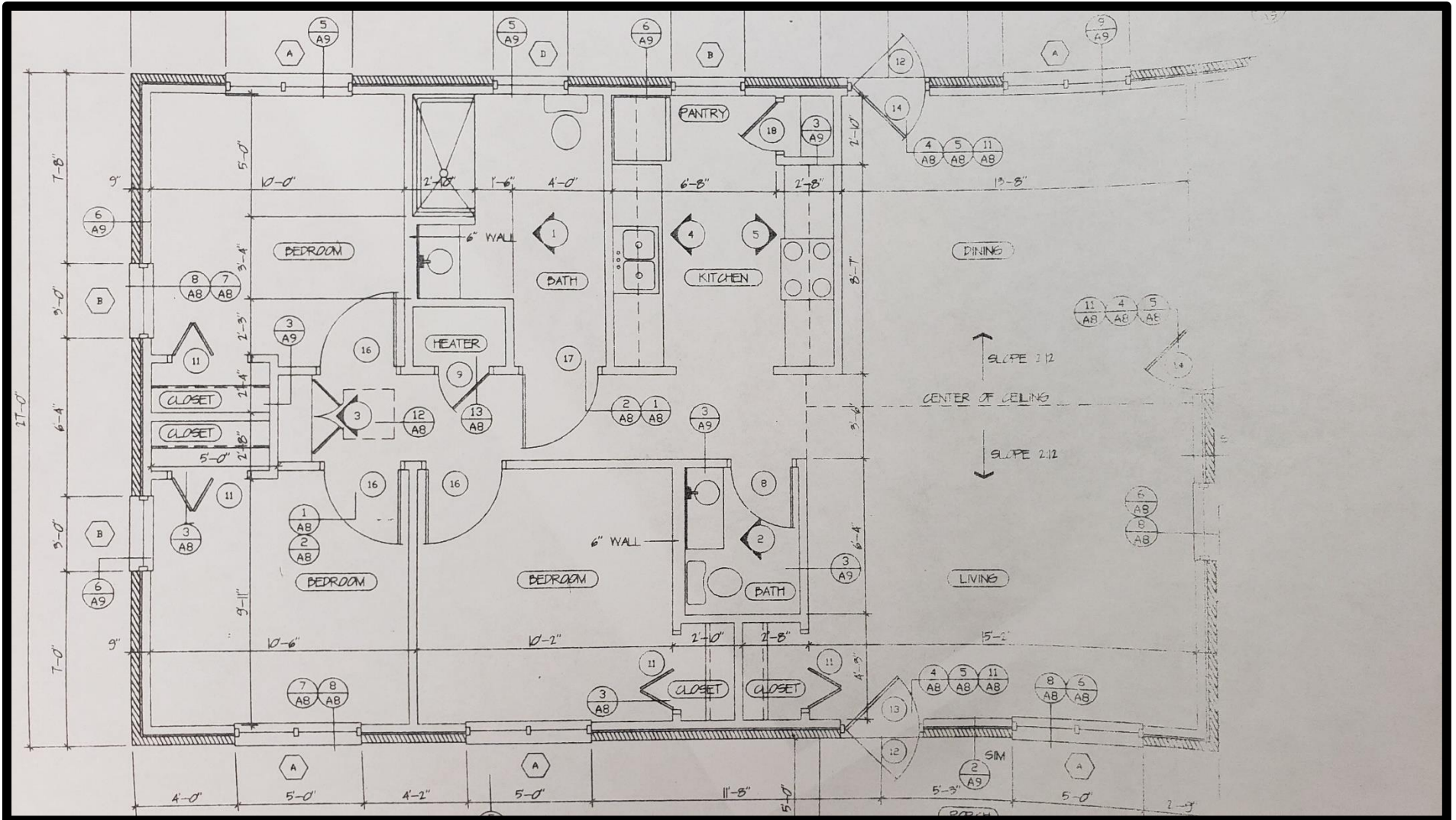




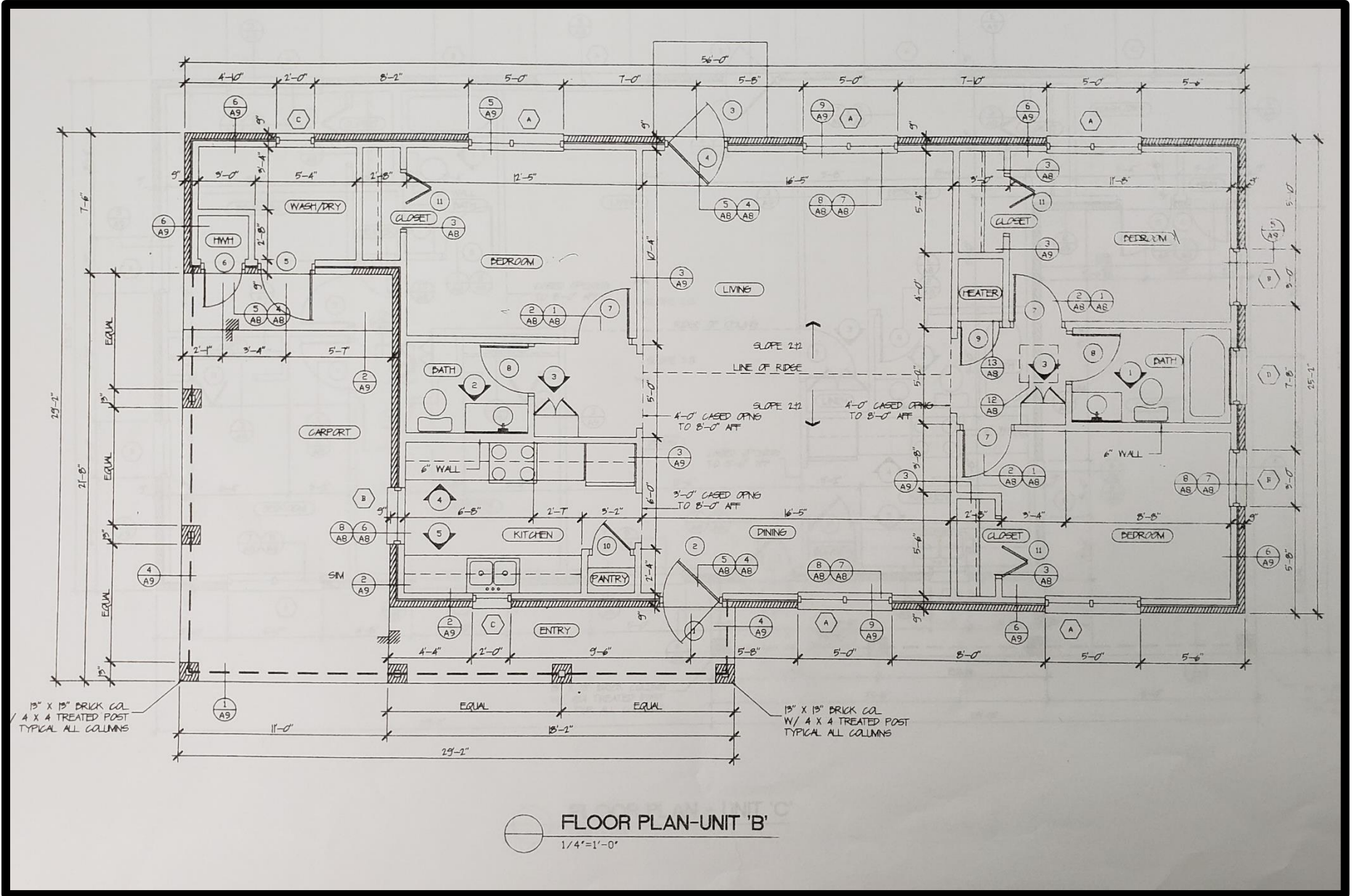
FLOOR PLAN - UNIT 'A'  
1/4" = 1'-0"

# CCHA | 3 BDRM ADA | FLOOR PLAN E

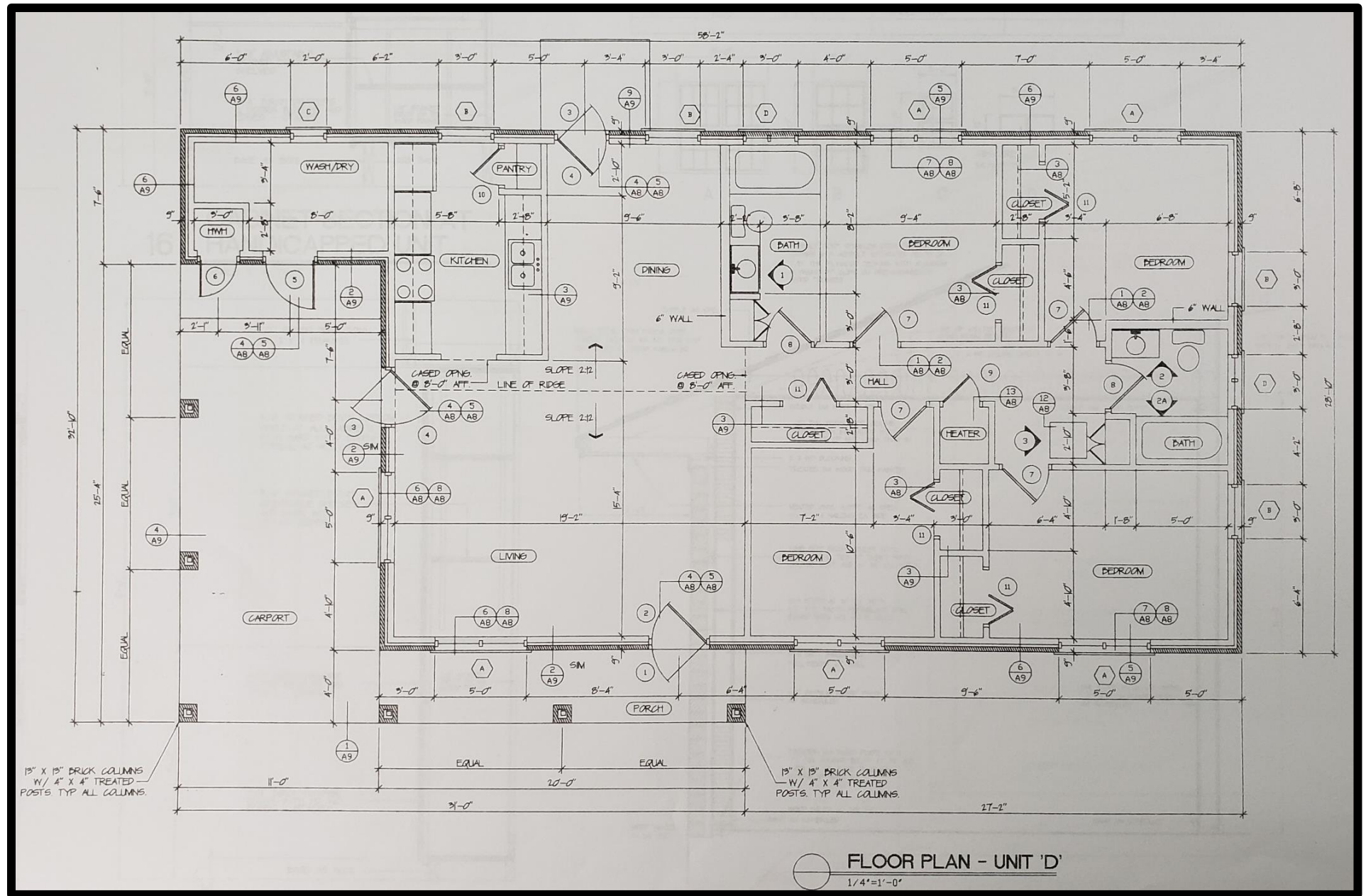
# 5 FLOOD DAMAGED UNITS





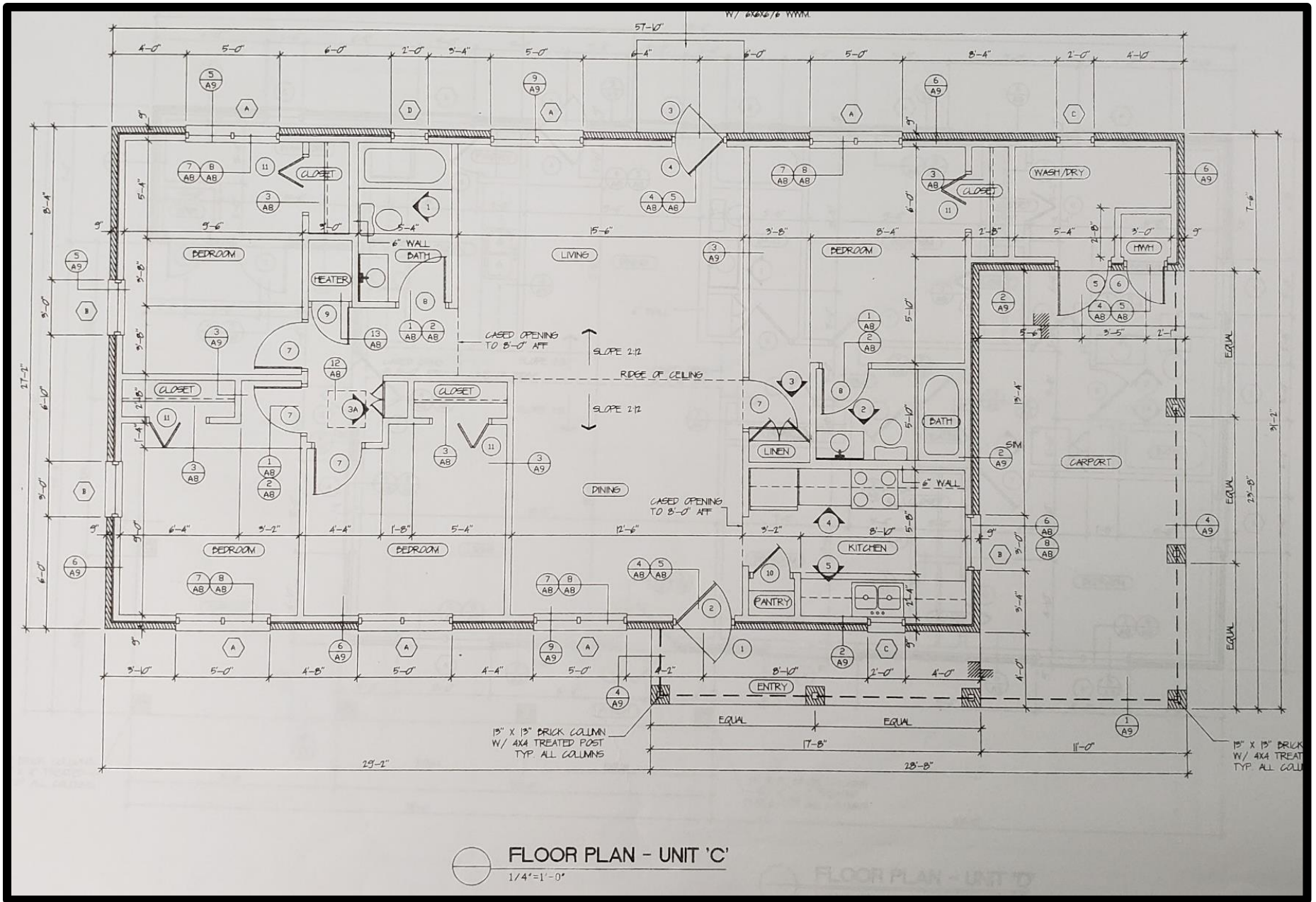






# CCHA | 4 BDRM MSTR | FLOOR PLAN

## 2 FLOOD DAMAGED UNITS



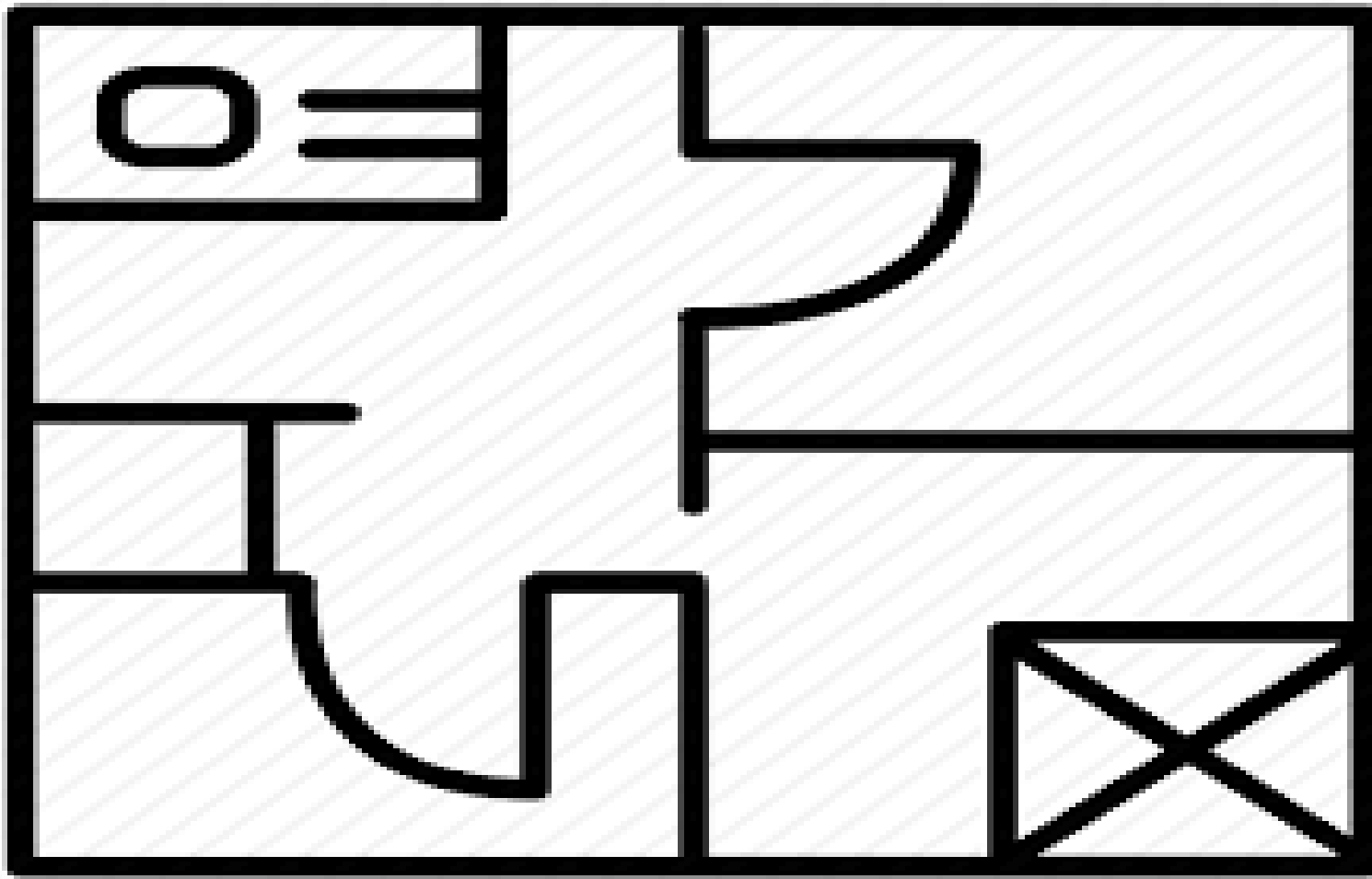
CCHA | 2 BDRM | FLOOR PLAN

CCHA | 3 BDRM MSTR | FLOOR PLAN

4 FLOOD DAMAGED UNITS

3 FLOOD DAMAGED UNITS

FLOOR PLANS UNAVAILABLE – REFER TO SKETCH





ADA BATHROOM PHOTO DOCUMENTATION



Turnkey Recovery Damage Photos Report

Photo 11



Photo 11 Caption  
ADA Bathroom

Photo 12



Photo 12 Caption  
ADA Bathroom Sink & Shower Area

Standard Full Bath – Hardware (Towel Bars)



Standard Half Bath – Towel Bar & Medicine



# Texas Municipal League Intergovernmental Risk Pool

## TMLIRP Turnkey Recovery Program

### Turnkey Project Report

Date: 8/18/2019

#### General Information

Related Account: TX-9370 - Cameron County Housing Authority  
 Project Name: CCHA: 2019 Flood Damage to Location 015 - 107 Troywood Cir - PR104225  
 Project Address: 107 Troywood Cir, Harlingen, TX, 78552  
 Report Date: 8/17/2019  
 Report Time: 1:38 PM

#### Project Details

General Location/Site: PM Report - Scope Development  
 Specific Location/Room: Exterior Screen Entry Doors  
 Project Type: Insurance Claim

#### Report Details

Company/Subcontractor: Synergy NDS, Inc.  
 Project Manager/Specialist: Mike Matheny  
 Phone Number: 954.732.7594  
 Email: mmatheny@synergid.com  
 Recommendation(s): Aluminum Screen Doors fastened to all Exterior Entry Doors will require Detach & Reset. Concern with pre-existing damage or necessary repairs specific to hardware (closer and chain) and door knob/locking mechanism. Concern with ensuring frames are taken apart in a manner that they can be properly refastened.  
 Project Notes: Need to add scope development for additional cleaning or power washing.

#### Next Action Details

Next Action: Review Door Scope and Include in IFB. Request supplemental estimates for anticipated repairs and overall door replacement for scope review and final direction.  
 Action Assigned To: SynergyNDS  
 Action Due Date: 8/17/2019

#### Report Photos



Exterior Aluminum Screen Door (2-3 per Housing Unit)



Avg Flood Line on Screen Doors





Bottom door hallow chamber that will need to be cleaned/washed out.



Frame and Mounting screwed into door jamb.



Door closure. Many units are need of replacement as do not function properly.



Door safety swing catch and chain. Many units are missing or have broken clasps.



Door Hardware.

# Texas Municipal League Intergovernmental Risk Pool

## TMLIRP Turnkey Recovery Program

### Cameron County 2019 Flood Damages Report

Date: 8/18/2019

#### General Information

Related Account:	TX-9370 - Cameron County Housing Authority
Project Name:	CCHA: 2019 Flood Damage to Location 015 - 107 Troywood Cir - PR104225
Project Address:	107 Troywood Cir, Harlingen, TX, 78552
Report Date:	8/18/2019
Report Time:	12:25 PM

#### Project Details

General Location/Site:	PM Report - Scope Development
Specific Location/Room:	Exterior Door Hardware
Project Type:	Insurance Claim

#### Report Details

Company/Subcontractor:	Synergy NDS, Inc.
Project Manager/Specialist:	Mike Matheny
Phone Number:	954.732.7594
Email:	mmatheny@synergyid.com
Recommendation(s):	Detach & Reset Exterior Door Hardware. Includes locking door knob and 2ea deadbolts. Replace Peep Holes in all doors.
Project Notes:	Exterior doors need to have Triple bore for door knob, keyed deadbolt and interior privacy lock. Various configurations on doors. Standard calls for 1/2 bore to accommodate privacy deadbolt.

#### Next Action Details

Next Action:	Review HUD/ADA hardware specifications as well as general exterior door locking mechanisms as necessary to complete IFB Development.
Action Assigned To:	SynergyNDS
Action Due Date:	8/17/2019

#### Report Photos



Ext Door (Outside Profile) with door knob, keyed deadbolt and 1/2 bore for interior privacy deadbolt.



Ext Door (Interior Profile) with door knob, keyed deadbolt and 1/2 bore for inside privacy deadbolt (pictured on top)



Another example of Exterior Door with locking hardware. 3 full notes for hardware vs 1/2 bore.



Another example of door hardware from the inside



ADA Units require 2 peepholes on Exterior Doors.