



Addendum Included in body of Scope-of-Work and highlighted in Yellow (See Below).

EXHIBIT A (Scope-of-Work)

IFB Number	Scope Number	Closing Date	Closing Time	Return IFB Submittal
PR104225	5775	9/23/2019	4:00pm CST	bids@synergynds.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. Installation of Insulation & Drywall in process. This is a Fast-Track Project and Contractors are expected to be able to meet expedited critical path and scheduling.

SCOPE-OF-WORK: Furnish and Installation of VCT Flooring, Bathroom Ceramic Floor Tile & Bathroom Tile Surround 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@synergynds.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:

- VCT Flooring | Furnish & Install | 31 Housing Units | Refer to Floorplans
- Bathroom Ceramic Floor Tile | Furnish & Install | 58 Each (Bathrooms)
- All Bathroom Wall & Tile Surround | Furnish & Install | 58 Each (Bathrooms)
- Full-Bathroom Tub/Shower Tile Surround | Furnish & Install | 31 Each (Full-Bathrooms)
- ADA Shower Tile Surround | 5 Each (ADA Bathrooms)

A. Furnish & Install VCT Flooring – Contractor is to prep and skim coat sub floor where needed. Furnish and install 12x12” VCT Flooring throughout housing units except for bathrooms and exterior utility closets. Contractor is to assume that installation of floor will take place prior to installation of Kitchen Cabinets and Hallway Linen Closets. Final scheduling and critical path will be finalized after Contract Award.

- 1/8-in thick tile, Commercial Grade with through-pattern construction (HUD Severe Use).
- Meets or exceeds the Slip-Retardant Performance ranges specified by ADA & HUD.
- Low Maintenance, Scratch and Impact Resistant (ASTM F1265)
- Chemical Resistance (ASTM F925)
- Fire Performance – Class 1 (ASTM E648 Flooring Radiant Panel)
- FloorScore Certified - complies with indoor air quality emissions standards
- Limited 5-year commercial warranty
- **Contractor is to provide a Supplemental BID for installation of LVT Flooring (vs VCT) on the IFB Submittal Form.

B. Furnish & Install Bathroom Ceramic Floor Tile – Contractor is to prep cement sub-floor. Apply a thin layer of thinset mortar. Furnish and install ceramic floor tile in bathrooms (including ADA Shower Enclosure with appropriate curbing). Contractor to apply stain resistant grout and clean all residue prior to sealer application. Installation of a curved ceramic cove base matching Wall Tile (TBD) will be required as referenced in Wall Tile Scope.

- Grade 1, first quality ceramic tile (1x1" or 2x2" tile sheets) .
- Minimum Class 4 abrasion resistance – suitable for floor applications with severe use.
- Minimum Water Absorption not more than 3.0% (ASTM C373-88 measurements)
- Slip & Skid Resistant in compliance with HUD, ADA &/or FHA Requirements.
- Contractor should allow for a variety of design, color and decorative mosaic options.
- 5-year Limited Product Warranty.

C. Furnish & Install Wall Tile Surround – Contractor is to use a mortar or wall adhesive that has excellent non-sag qualities. Furnish and install 4x4" water resistant Wall Tiles up to 4ft on walls in all bathrooms with bullnose edge. **In Full-Bathrooms, wall tile is to be carried over into the tub/shower enclosure area (up to the standard height) with overall bullnose finished edge.** Contractor is to use appropriate tile spacer and stain resistant grout. After appropriate cure time and clean-up of any residue, Contractor is to seal the grout. Contractor is to install a matching ceramic cove base tile in the bathroom where wall meets floor. Complete tile installation by caulking all borders/perimeter using a mildew resistant product recommended for wet areas. Contractor is to assume that installation of wall tile will take place prior to installation of Bathroom Vanity and Linen Closet (where applicable). Final scheduling and critical path will be finalized after Contract Award.

- Grade 1, first quality glossy smooth ceramic tile for walls (4"x4")
- Abrasion resistance level suitable for walls.
- Semi-Vitreous tile with water absorption not greater than 7%.
- Stain & Slip-resistance level suitable for wall surfaces.
- Standard ceramic cove base to match wall tile (curved bottom base)
- 1-Year limited product warranty

D. Furnish & Install ADA Tile Surround (Floor & Walls) – Contractor is to use a mortar or wall adhesive that has excellent non-sag qualities and recommended for wet areas. Furnish and install 8x16" water resistant Wall Tiles throughout the shower enclosure area. Contractor is to use appropriate tile spacer and mildew resistant grout. After appropriate cure time and clean-up of any residue, Contractor is to seal the grout. Complete tile installation by caulking all borders/perimeter using a mildew resistant product recommended for wet areas. Refer to attached Photo Summary Report.

- Grade 1, first quality ceramic tile for walls (8"x16")
- Minimum Class 4 abrasion resistance – suitable for floor & seating applications for severe use.
- Water Absorption not more than HUD, ADA or FHA suggested requirements.
- Slip & Skid Resistant in compliance with HUD, ADA &/or FHA Requirements.
- Design, Furnish & Install (2) each tiled boxed shelving within Shower Enclosure.
- Design, Furnish & Install ADA approved tiled bench seating with proper base & anchoring.
- Reset Only (installation) of ADA required grab bars and towels racks on tiled surfaces.
- Contractor should allow for a variety of tile design, color and decorative mosaic options.

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.
- 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 will be required to provide Material Order Documentation & Specifications prior to project start-up.
- 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.

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

IFB – CONTRACTOR SUBMITTAL FORM

IFB Number	Scope Number	Closing Date	Closing Time	Return IFB Submittal
PR104225	5775	9/23/2019	4:00pm EST	bids@synergynds.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	Furnish & Install VCT Flooring (See Option Below)	PROPOSAL:	\$ _____
IFB TITLE	Furnish & Install Bathroom Ceramic Tile Flooring	PROPOSAL:	\$ _____
IFB TITLE	Furnish & Install Bathroom Wall Tile & ADA Shower Tile Surround	PROPOSAL:	\$ _____
IFB TITLE	*LVT Flooring Option (instead of VCT)	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.