



INVITATION FOR BIDS

FOR

DOJ REPAIRS AND UPGRADES AT FISCHER

SENIOR COMMUNITY - INTERIOR AND

EXTERIOR

IFB No. 24-912-33

SUBMISSION DATE: WEDNESDAY, OCTOBER 1, 2024

2:30pm CST

PREPARED BY:

**Housing Authority of New Orleans
Procurement and Contracts Department
4100 Touro Street
New Orleans, LA 70122**

ISSUED: August 27, 2024

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INVITATION FOR BID INFORMATION
AT A GLANCE

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AGENCY CONTACT PERSON	<p>Cheryl Morgan, Procurement Manager Telephone: (504) 670-3445 E-mail: cmorgan@hano.org</p>
HOW TO OBTAIN THE IFB DOCUMENTS AND ADDENDA ON HANO'S WEBSITE	<ol style="list-style-type: none"> 1. Access www.hano.org. 2. Click on the "Business" tab on the blue taskbar. 3. Click on "Active Solicitations" and go to the specific solicitation. 4. If you have any problems accessing the IFB documents, please contact Procurement at cmorgan@hano.org.
PRE-BID CONFERENCE/SITE VISIT	<p>A Pre-Bid Conference will be held via Zoom on September 17, 2024, at 2:30pm CST; https://us02web.zoom.us/j/87871635689?pwd=GIKz6mPhriPYxxufNSuk2AivhL9bJN.1 Meeting ID: 878 7163 5689 Passcode: 253839</p>
QUESTION SUBMITTAL DEADLINE	<p>September 20, 2024, at 5:00pm</p>
HOW TO FULLY RESPOND TO THIS IFB BY SUBMITTING A BID SUBMITTAL	<ol style="list-style-type: none"> 1. As directed within Section 3.2.1 of the IFB document, submit proposed pricing, where provided for, within the IFB. 2. As instructed within Section 3.0 of the IFB document, deliver one (1) complete set of the required submittals in a sealed envelope clearly marked with the words "Bid Documents" to HANO's Procurement and Contracts Department (address below).
BID SUBMITTAL RETURN AND DEADLINE	<p>October 1, 2024, at 2:30pm CST Zoom link: https://us02web.zoom.us/j/8215392227?pwd=IY0Dbb98b6WjqEtLwSaIZfmuB8nO9Y.1 Meeting ID: 821 5392 2227 Passcode: 898355 Housing Authority of New Orleans Procurement and Contracts Department 4100 Touro Street, New Orleans, LA 70122</p>

- 1.0 THE AGENCY'S RESERVATION OF RIGHTS.** The Agency reserves the right to:
- 1.1 Right to Reject, Waive, or Terminate the IFB.** Reject any or all bids, to waive any informality in the IFB process, or to terminate the IFB process at any time, if deemed by the Agency to be in its best interests.
 - 1.2 Right to Not Award.** Not to award a contract pursuant to this IFB.
 - 1.3 Right to Terminate.** Terminate a contract awarded pursuant to this IFB, at any time for its convenience upon ten (10) days written notice to the successful bidder(s).
 - 1.4 Right to Determine Time and Location.** Determine the days, hours, and locations that the successful bidder(s) shall provide the services called for in this IFB.
 - 1.5 Right to Retain Bids.** Retain all bids submitted and not permit withdrawal after bid opening and without the written consent of HANO's Contracting Officer (CO).
 - 1.6 Right to Negotiate.** Negotiate with the apparent, low bidder
 - 1.7 Right to Reject Any Bid.** Reject and not consider any bid that does not meet the requirements of this IFB, including but not necessarily limited to incomplete bids and/or bids offering alternate or non-requested services.
 - 1.8 No Obligation to Compensate.** Have no obligation to compensate any bidder for any costs incurred in responding to this IFB.
 - 1.9 Right to Prohibit.** At any time during the IFB or contract process to prohibit any further participation by a bidder or reject any bid submitted that does not conform to any of the requirements detailed herein.
 - 1.10 Right to Reject - Obtaining Competitive Solicitation Documents.** HANO's website and Procurement Staff are the only official and appropriate means to obtain the IFB documents (and any other information pertaining to this IFB such as addenda). Accordingly, by submitting a response to this IFB the respondent thereby affirms that he/she obtained all information on the website.

2.0 SCOPE OF WORK

The Housing Authority of New Orleans (HANO) is seeking General Contractors to perform repairs and upgrades to the interior and exterior of Fischer Senior Housing Community.

THE BASE BID

2.1 GENERAL REQUIREMENTS: The Contractor shall complete repairs as indicated in the Specifications in Appendix A and B.

3.0 BID REQUIREMENTS.

- A. Destructive and selective demolition to designate parts of the building to repair and upgrade code issues throughout the building.
- B. Contractor to make the repairs and upgrades stated in the contract documents.
- C. Work to be performed in a fully occupied building. Work shall be sequenced to accommodate the tenants. Contractor shall work with the building’s management on the scheduling of the work.

3.1 BID SUBMITTALS

[Table No. 3]

(1) IFB Section	(3) Description
3.1.1	Form of Bid. This Form must be fully completed, executed where provided thereon and submitted as a part of the bid submittal. (REQUIRED)
3.1.2	Form HUD 5369-A (8/93), <i>Certifications and Representations of Bidders, Construction Contract.</i> This Form is attached hereto as Attachment B to this IFB document. This form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal. Attachment E (REQUIRED)
3.1.2.1	Form HUD SF-LLL Disclosure of Lobbying Activities. This Form is attached hereto as Attachment B-1 to this RFP document. This form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal. (REQUIRED)
3.1.2.2	Form HUD-50071 Certification of Payments to Influence Federal Transactions This Form is attached hereto as Attachment B-2 to this IFB document. This form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal.
3.1.2.3	Form HUD-50070 Certification for a Drug-Free Workplace This Form is attached hereto as Attachment B-3 to this RFP document. This form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal. (REQUIRED)

3.1.3	Profile of Firm Form. The Profile of Firm Form is attached hereto as Attachment C to this IFB document. This two (2) page Form must be fully completed, executed, and submitted as a part of the bid submittal. (REQUIRED)
3.1.4	Equal Employment Opportunity/Supplier Diversity Policy and Statement. The bidder must submit a copy of its Equal Opportunity Employment Policy and a complete description of the positive steps it will take to ensure compliance, to the greatest extent feasible, with the regulations detailed within the following Section 3.6 herein pertaining to supplier diversity (i.e., small, minority-, and women-owned businesses). <u>This statement MUST be submitted on the Company's letterhead.</u> (REQUIRED)
3.1.5	Acknowledgement of Addenda. Please check HANO's website under "Business" and "Active Solicitations" to confirm that you have read and acknowledged in writing all addenda issued and submit your acknowledgment of each addendum on Attachment H. (REQUIRED)
3.1.6	Entry of Proposed Fees, Louisiana Uniform Public Work Bid Form This bidder must submit their proposed fees on this form. The total base bid is inclusive of all fees associated with this project. Attachment I.
3.1.7	Certification of Contractor Non-Exclusion Attachment J
3.1.8	Subcontractor/Joint Venture Information. The bidder shall identify whether or not he/she intends to use any subcontractors for this job, if awarded, and/or if the bid is a joint venture with another firm. Please remember that all information required from the bidder under the preceding submittals must also be included for any major subcontractors (10% or more) or from any joint venture. (If you do NOT plan to sub-contractor, include your statement on letter head and include in bid submittal)
3.1.10	Vendor Registration Form Attachment L
3.1.11	Bid Bond. All bids must be accompanied by a bid guarantee at the time of submission, which shall be in the form of a certified check, cashier's check, or bid bond for five percent (5%) of the contract price of work to be done, as evidence of good faith of the bidder. (REQUIRED) Attachment M
3.1.12	Statement of Bidder's Qualifications. This form must be submitted as a contributor to determining whether the bidder is responsible. (REQUIRED) Attachment P
3.1.13	Corporate Resolution. This form or a similar form must be submitted authorizing the signature of the bidder on behalf of the business. (REQUIRED) Attachment R
3.1.14	Employment, Training and Contracting Plan. Pages 21-24 MUST be completed and submitted with the sealed bid. The lowest bidder MUST complete the remaining required pages before Notice of Award is issued.

3.1.15	Section 3 Preference Form Attachment (D) (If you do NOT plan to participate in Section 3, indicate so on the Section 3 attachment)
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3.2 Entry of Proposed Fees.

3.2.1 *A lump sum fee shall be submitted on the Louisiana Uniform Public Work Bid Form only (Attachment D). This form must bear an original signature, stamped signatures are not acceptable. Do not refer to any of your fees or costs on other submittals.*

3.2.2 Pricing Items. The base bid is all-inclusive of the lump sum work for all related costs that the successful bidder will incur to provide the noted goods and services, including, but not limited to employee wages and benefits; clerical support; overhead; profit; licensing; insurance; materials; supplies; tools; equipment; long distance telephone calls; travel expenses; document copying not specifically agreed to by the Agency; etc.

Bidders shall visit the project site prior to submitting a bid to familiarize themselves with the project. By submitting a bid, bidders acknowledge that they have visited the project site and are completely familiar with existing conditions and the full Scope of Work. Failure to properly assess the full Scope of Work will not be cause for an increase in the Contract Price and/or Time.

[Table No. 4]

(1) IFB Section	(2) Designation:	(3) Unit Price	(4) Quantity	(8) Total Cost:
Appendix A and B	Lump Sum Cost for Interior and Exterior Repairs at Fischer Senior Community			
Total Base Bid				To be added to Louisiana Uniform Public Bid Form

3.3 Additional Information pertaining to the preceding listed Pricing Items.

3.3.1 Manufacturer/Brand Names. Wherever HANO specifies the name of a certain brand, make, manufacturer, or uses a definite specification, they are used only to denote the quality standard of product desired, and they do not restrict bidders to the specific brand, make, manufacturer, or specification named. They are used only to set forth and convey to prospective bidders the general style, type, character, and quality of product desired. Equivalent products may be acceptable.

3.3.2 Price Escalation. Pertaining to the ensuing contract, there shall be **no** escalation of the proposed unit costs allowed at any time during the awarded contract.

3.3.3 Prior Approval Required. Please note that the successful bidder shall NOT

conduct any additional work without the prior written authorization of the Agency representative (which will occur, at the Agency's discretion, via delivery of a Notice to Proceed and/or a signed Change Order, which may take the form of an e-mail). Failure to abide by this directive shall release the Agency of any obligation to pay the successful bidder for any work conducted without the noted prior written authorization.

3.3.4 No Deposit/No Retainer. The Agency will NOT pay any retainer fees as a result of award of the ensuing contract. This means that the Agency will pay the successful bidder for actual work performed only and pertaining to the fixed fee Pricing Item.

3.4 Bid Submission. All submittals must be submitted in a sealed enclosure and all bids must be submitted and time-stamped received in the designated Agency office by no later than submittal deadline stated herein (or within any ensuing addendum). A total of one (1) original (stamped signature will not be accepted) signature copy bid submittal, shall be placed in a sealed package, and addressed to:

**Housing Authority of New Orleans Procurement and Contracts Department
Attn: Cheryl Morgan, Procurement and Contracts Manager
4100 Touro Street
New Orleans, Louisiana 70122**

3.4.1 Exterior of Submittal Package. The package exterior must clearly denote the above noted IFB number and must have the bidder's name, return address, state of Louisiana Contractor's License number and date and time bids are due. Bids received after the published deadline will not be accepted. Bids that do not have the required Contractor's License number on the outside of the bid package will not be accepted.

3.4.2 Submission Conditions. DO NOT FOLD OR MAKE ANY ADDITIONAL MARKS, NOTATIONS OR REQUIREMENTS ON THE DOCUMENTS TO BE SUBMITTED! Bidders are not allowed to change any requirements or forms contained herein, either by making or entering onto these documents or the documents submitted any revisions or additions; and if any such additional marks, notations or requirements are entered on any of the documents that are submitted to the Agency by the bidder, such may invalidate that bid. If, after accepting such a bid, the Agency decides that any such entry has not changed the intent of the bid that the Agency intended to receive, the Agency may accept the bid and the bid shall be considered by the Agency as if those additional marks, notations or requirements were not entered on such. By accessing and downloading these documents, each prospective bidder that does so is thereby agreeing to confirm all notices that the Agency delivers to him/her as instructed, and by submitting a bid, the bidder is thereby agreeing to abide by all terms and conditions published herein and by addendum pertaining to this IFB.

3.4.3 Submission Responsibilities. It shall be the responsibility of each bidder to be aware of and to abide by all dates, times, conditions, requirements and specifications set forth within all applicable documents issued by the Agency,

including the IFB document, the documents listed within the following Section 3.8 herein, and any addenda and required attachments submitted by the bidder. By virtue of completing, signing, and submitting the completed documents, the bidder is stating his/her agreement to comply with all conditions and requirements set forth within those documents. Written notice from the bidder not authorized in writing from HANO to exclude any of the Agency requirements contained within the documents may cause that bidder to not be considered for award.

3.5 Bidder’s Responsibilities – Contact with the Agency. It is the responsibility of the bidder to address all communication and correspondence pertaining to this IFB process to the Procurement staff only. Bidders must not make inquiry or communicate with any other Agency staff member or official (including members of the Board of Commissioners) pertaining to this IFB. Failure to abide by this requirement will be cause for the Agency to not consider a bid submittal received from any bidder who may not have abided by this directive. **This provision will be strictly enforced.**

3.5.1 Addenda. All questions and requests for information must be addressed in writing to **Cheryl Morgan, Procurement and Contracts Manager, at cmorgan@hano.org**. Procurement will respond to all such inquiries in writing by addendum to all prospective bidders (i.e., firms or individuals that have obtained the IFB Documents). Bidders must provide written acknowledgement of addenda with their submissions.

3.6 Bidder’s Responsibilities – Equal Employment Opportunity and Supplier Diversity. Both the Contractor and the Agency have, pursuant to HUD regulation, certain responsibilities pertaining to the hiring and retention of personnel and subcontractors.

3.6.1 Within 2 CFR §200.321 it states:

3.6.1.1 Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

3.6.1.2 (a) The non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

3.6.1.3 (2) Affirmative steps must include:

3.6.1.3.1 (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

3.6.1.3.2 (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

3.6.1.3.3 (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit

maximum participation by small and minority business, and women's business enterprises;

3.6.1.3.4 (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises;

3.6.1.3.5 (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and

3.6.1.3.6 (6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.

3.6.2 Within HUD Procurement Handbook 7460.8 REV 2 it states:

3.6.2.1 **Section 15.5.A, Required Efforts.** Consistent with Presidential Orders 11625, 12138, and 12432, the <Agency> shall make every effort to ensure that small businesses, MBEs, WBEs, and labor surplus area businesses participate in <Agency> contracting.

3.6.2.2 **Section 15.5.B, Goals.** <The Agency> is encouraged to establish goals by which they can measure the effectiveness of their efforts in implementing programs in support of . . . contracting with disadvantaged firms. It is important to ensure that the means used to establish these goals do not have the effect of limiting competition and should not be used as mandatory set-aside or quota, except as may otherwise be expressly authorized in regulation or statute. Some localities have adopted minority contracting set-aside policies or geographic limitations, which may be in conflict with Federal requirements for full and open competition.

3.6.3 Within HANO's Procurement Policy it states that our Agency will:

3.6.3.1 **Assistance to Small and Other Business, Required Efforts:**

3.6.3.1.1 Including such firms, when qualified, on solicitation mailing lists;

3.6.3.1.2 Encouraging their participation through direct solicitation of bids or bids whenever they are potential sources;

3.6.3.1.3 Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit

maximum participation by such firms;

3.6.3.1.4 Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;

3.6.3.1.5 Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and,

3.6.3.1.6 Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed above.

3.6.4 **Requirements.** Accordingly, please see HANO'S Employment, Training, and Contracting Policy attached which details the information pertaining to this issue that the bidder must submit in response to this bid showing compliance, to the greatest extent feasible, with these regulations.

3.7 **Pre-bid Conference.** A pre-bid conference is scheduled for TBD via Zoom: <https://us02web.zoom.us/j/87871635689?pwd=GIKz6mPhriPYxxufNSuk2AIvhL9bJN.1>
Meeting ID: 878 7163 5689 Passcode: 253839

3.8 **Recap of Attachments.** It is the responsibility of each bidder to verify that he/she has received the following attachments pertaining to this IFB, which are included as a part of this IFB:

[Table No. 5]

(1) IFB Section	(2) Document No.	(3) Attachment	(4) Description
3.8.1	1.0		This IFB Document
3.8.2	2.0		"No-Bid" Response Form
3.8.3	3.0	A	Form of Bid
3.8.4	4.0	B	Form HUD-5369 (10/2002), <i>Instructions to Bidders for Contracts Public and Indian Housing</i>
3.8.5	5.0	B-1	Form SF-LLL <i>Disclosure of Lobbying Activities</i>
3.8.6	6.0	B-2	Form HUD-50071 (01/14), <i>Certification of Payments to Influence Federal Transactions</i>
3.8.7	7.0	B-3	Form HUD-50070 (01/14), <i>Certification for a Drug-Free Workplace</i>
3.8.8	8.0	C	Profile of Firm Form
3.8.9	9.0	D	Section 3 Business Preference Form
3.8.10	10.0	E	Form HUD-5369-A (11/92), <i>Representations, Certifications, and Other Statements of Bidders</i>

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3.8.11	11.0	F	<i>Supplemental Conditions for Bidders and Contractors (SIPC)</i>
3.8.12	12.0	G	HUD-5370 (01/2014), <i>General Conditions for Construction Contracts</i>
3.8.13	13.0	H	Acknowledgement of Addenda
3.8.14	14.0	I	Entry of Proposed Fees, <i>Louisiana Uniform Public Work Bid Form</i>
3.8.15	15.0	J	Certification of Contractor Non-Exclusion
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3.8.20	20.0	O	Davis Bacon Wage Rates
3.8.21	21.0	P	Employment, Training and Contracting Policy
3.8.22	22.0	Q	Statement of Bidder's Qualifications
3.8.23	23.0	R	Corporate Resolution

3.9 BID RESULTS.

3.9.1 Notice of Bid Award. If an award is completed, all bidders will receive by e-mail either a Notice of Award or Notice of Regrets. Such notice shall inform all bidders of:

- 3.9.1.2 Which bidder received the award;
- 3.9.1.3 Where each bidder placed in the process as a result of the evaluation of the bids received;
- 3.9.1.4 The cost or financial offers received from each bidder;
- 3.9.1.5 Each bidder's right to a debriefing and to protest.

3.9.2 Restrictions. All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a bidder entity will be excluded from participation on the Agency evaluation committee. Similarly, all persons having ownership interest in and/or contract with a bidder entity will be excluded from participation on the Agency evaluation committee.

4.0 CONTRACT AWARD.

4.1 Contract Award Procedure. If a contract is awarded pursuant to this IFB, the following detailed procedures will be followed:

- 4.1.1 By completing, executing and submitting a bid, the “bidder is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by the Agency,” including the contract clauses already attached in Attachment G. Accordingly, the Agency has no responsibility to conduct after the submittal deadline any negotiations pertaining to the contract clauses already published.
- 4.2 **Contract Conditions.** The following provisions are considered mandatory conditions of any contract award made by HANO pursuant to this IFB:
- 4.2.1 **Contract Form.** The Agency will not execute a contract on the Contractor’s form – contracts will only be executed on the Agency’s form (please see standard contract clauses on Attachment F and G each attached hereto), and by submitting a bid the Contractor agrees to do so (please note that HANO reserves the right to amend this form as the Agency deems necessary). However, the Agency will during the IFB process (prior to the posted question deadline) consider any contract clauses that the bidder wishes to include therein and submits in writing a request for the Agency to do so; but the failure of the Agency to include such clauses does not give the Contractor the right to refuse to execute the Agency’s contract form. It is the responsibility of each prospective bidder to notify the Agency, in writing, prior to submitting a bid, of any contract clause that he/she is not willing to include in the final executed contract and abide by. The Agency will consider and respond to such written correspondence, and if the prospective bidder is not willing to abide by the Agency’s response (decision), then that prospective bidder shall be deemed ineligible to submit a bid.
- 4.2.1.1 **Mandatory HUD Forms.** Please note that HANO has no legal right or ability to (and will not) at any time negotiate any clauses contained within ANY of the HUD forms included as a part of this IFB.
- 4.2.1.2 **E-Verify Affidavit.** The Contractor must certify compliance with Louisiana’s E-Verify requirements, in that the Contractor is registered, uses, and will continue to use the E-Verify, Federal Work Authorization Program throughout the contract period. This Form is attached hereto as Attachment G-4 to this IFB document. This 1-page Form will be fully completed and executed where provided thereon by the successful bidder and will be a part of the ensuing contract (NOTE: It is NOT necessary to complete and submit this form as a part of the bid submittal – only the awarded bidder(s) will be required to do so as a part of the contract execution).
- 4.2.2 **Assignment of Personnel.** HANO shall retain the right to demand and receive a change in personnel assigned to the work if HANO believes that such change is in the best interest of HANO and the completion of the contracted work.
- 4.2.3 **Unauthorized Subcontracting Prohibited.** The Contractor shall not assign any right, nor delegate any duty for the work proposed pursuant to this IFB (including, but not limited to, selling or transferring the contract) without the

prior written consent of HANO. Any purported assignment of interest or delegation of duty, without the prior written consent of HANO shall be void and may result in the cancellation of the contract with the Agency, or may result in the full or partial forfeiture of funds paid to the Contractor as a result of the proposed contract; as determined by HANO.

- 4.3 Time of Completion.** The Contractor shall commence work under this contract at the time stipulated in the written “Notice to Proceed” (NTP) issued by the local authority. The Contractor shall complete the work in **18 Months**. The work shall be considered complete only when the Local Authority has issued its formal “Certificate of Acceptance”.
- 4.4 Licensing and Insurance Requirements.** Prior to award (but not as a part of the bid submission) the *Contractor* will be required to provide:
- 4.4.1 The project shall be awarded only to contractors who are licensed under State of Louisiana Contractors License Law La. R.S. 37:2150-2192 with a major classification in Building Construction/Roofing.**
- 4.4.2 Workers Compensation Insurance.** An original certificate evidencing the bidder’s current industrial (worker’s compensation) insurance carrier and coverage amount not less than \$100,000.00 (NOTE: Workers Compensation Insurance will be required of any Contractor that has employees other than just the owner working on-site to provide the services);
- 4.4.3 General Liability Insurance.** An original certificate evidencing General Liability coverage, naming HANO as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of HANO as an additional insured under said policy (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000), with a commercially reasonable deductible (i.e., “commercially reasonable,” meaning at least 1% of the “general aggregate minimum” of the policy, with a maximum deductible amount of \$50,000);**Automobile Insurance.** An original certificate showing the bidder’s automobile insurance coverage in a combined single limit of \$500,000. For every vehicle utilized during the term of this program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$100,000/\$300,000 and medical pay of \$5,000.
- 4.4.4 City/Parish/State Business License.** If applicable, a copy of the bidder’s business license allowing that entity to provide such services within the City of New Orleans, Orleans Parish, and/or the State of Louisiana.
- 4.4.5 Certificates/Profile of Firm Form.** Pertaining to the aforementioned (within Sections 5.4.1 through 5.4.5) insurance certificates and licenses, each bidder is required to enter related information where provided for on the Profile of Firm Form (do not attach or submit copies of the insurance certificates or licenses within the bid submittal – we will garner the necessary documents from the

successful bidder prior to contract execution).

4.5 Contract Service Standards. All work performed pursuant to this IFB must conform and comply with all applicable local, state and federal codes, statutes, laws, and regulations.

4.5 Prompt Return of Contract Documents. Any and all documents required to complete the contract, including contract signature by the successful bidders, shall be provided to the Agency within **10 workdays** of notification by the Agency.

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Appendix A

Summary and Scope of Work

Specifications



PROJECT MANUAL

FOR

DOJ REPAIRS AND UPGRADES

AT

**FISCHER SENIOR COMMUNITY
INTERIOR and EXTERIOR WORK ITEMS**

1400 Semmes St.

New Orleans, Louisiana 70114

HANO

Housing Authority of New Orleans

4100 Touro Street

New Orleans, Louisiana 70122

Evette Hester - Executive Director

IFB # 24-912-33



Prepared by:

ECM Consultants, Inc.

Engineers • Architects • Construction Managers

1301 Clearview Pkwy, Suite 200, Metairie, Louisiana 70001

June 21, 2024

SET NO. _____

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*Compliant Vanities***

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DIVISION

1

GENERAL
REQUIREMENTS

SECTION 010100

SUMMARY OF WORK

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions and Divisions 1 Specifications Section, apply to the work of this Section.

1.2 SCOPE OF WORK

THE BASE BID

- A. Destructive and selective demolition to designate parts of the building to repair and upgrade code issues throughout the building.
- B. Contractor to make the repairs and upgrades stated in the contract documents.
- C. Contractor to remove all flooring, cabinets and appliances in each unit to install new as identified.
- D. Work to be performed in a fully occupied building. Work shall be sequenced to accommodate the tenants. Contractor shall work with the building's management on the scheduling of the work.

1.3 GENERAL

- A. The Contractor shall furnish all labor, materials, equipment tools, service, and incidentals to complete all work required by these specifications and as shown on the drawings and as directed by the engineer/architect.
- B. The Contractor shall perform the work and make ready for use of the building. If any damages to existing equipment or the building are made during construction, contractor will rectify at his own cost.
- C. Furnish and install all materials, equipment, and labor which is reasonably and properly inferable and necessary for the proper completion of the work, whether specially indicated in the Contract documents or not.
- D. Protect all existing building components and contents from damage. It is intended that any existing building components and contents in place shall be repaired to original condition if damaged by work of this Contract.
- E. Contractor shall verify all field and project conditions prior to preparing his bid. Any conditions not described in these drawings

and specifications shall be brought to the attention of the A/E ten (10) days prior to bid date. Failure to do so shall render the contractor responsible for correction of this condition should he be awarded the contract.

- F. The work "provide" as used in these specifications and on the drawings will be termed to mean "furnish and install'.
- G. Visit and examine the project site with all authorities concerned in order to become familiar with all existing conditions pertinent to the work to be performed thereon. No additional compensation will be allowed for failure to be so informed. Pay all costs and fees for utility connections as applicable.
- H. All work shall be performed in a neat and workmanlike manner and in accordance with all codes, standards, and requirements of the industry.
- I. Check all specifications and all drawings and bring to the attention of the A/E any conflicts or variations as shown or noted.
- J. Specifications and accompanying drawings apply to all material and / or labor for construction of work specified herein and shown on drawings.
- K. The Contractor shall pay for all taxes, license, and permits required for execution of the work. Note: This is a sales tax-exempt project. Refer to the Front-End documents in Bid Package.
- L. For any points which are not clear, or from items and/or details which the Contractor feels are in need of clarification, provide request of clarifications in writing to HANO's Procurement Department. Refer to Front-End Documents in Bid Package.
- M. The drawings and the specifications are complementary and what is shown and/or called for shall be furnished and installed the same as if shown and/or called for in the other.
- N. In case of discrepancies and/or ambiguities in the drawings and/or in the specifications, submit requests for clarifications in writing to HANO's Procurement Department. Refer to the Front-End Documents in the Bid Package. Failure to do so on the part of the successful bidder shall be construed as explicit agreement on his part to abide by the A/E's decision in such matters.

1.4 WORK SEQUENCE

- A. Contractor is responsible for work sequence. Contractor to schedule the work with the Guste Management personnel in order to have the least amount of interaction with the tenants of the units scheduled for work.

1.5 CONTRACTOR USE OF PREMISES

- A. Confine operations at site to areas permitted by law, ordinances, permits, Contract documents, and the Owner.
- B. Do not unreasonably encounter the site with materials or equipment. Assume full responsibility for protection and safekeeping of products stored on premises. Move stored products which interfere with operation of Owner.
- C. Do not load structures with weight that will endanger the structure.
- D. Use of site – Limit use of site for work and storage. Coordinate parking areas, materials delivery, and storage areas at site with Architect, HANO and Property Manager of Lafitte Senior.
- E. In no case shall the work interfere with existing streets, drives, walks, passageways, pedestrian traffic, and the like. Comply with provisions of the contract and regulatory of the contract and regulatory ordinances.
- F. Contractor shall at all times conduct his operations to ensure the least inconvenience to the general public.

1.6 CONSTRUCTION AREAS

- A. Contractor shall limit his use of the construction areas for work and for storage to allow for work by other contractors, Owner's use, and public use as applicable.
- B. Assume full responsibility for the protection and safekeeping of products under this contract stored on site.
- C. Move any stored products under Contractor's control which interfere with operations of the Owner or separate contractor.
- D. Obtain and pay for the use of additional storage or work areas needed for operation.
- E. It is assumed there will be no need for street closures on this project. Should the need arise, the Contractor shall submit for and obtain the permits required for any street closures.

END OF SECTION

SECTION 010450

CUTTING AND PATCHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of contract, including General and Supplementary Conditions and Division-1 Specification Sections apply to work of this Section.

1.2 SCOPE OF WORK

The work done under this section includes the furnishing of all labor, materials, equipment, and services necessary to complete the cutting, fitting, and patching required in the execution of this Project.

1.3 DESCRIPTION

Contractor shall be responsible for all cutting, fitting, and patching, required to complete the work and/or to:

- A. Make its several parts fit together properly.
- B. Uncover portions of the work to provide for installation of ill-timed work.
- C. Remove and replace defective work.
- D. Remove and replace work not conforming to requirements of the Contract documents.
- E. Provide repairs to match the finishes of the adjacent construction. Any area receiving corrective work relating in painting, the entire wall surface where the patch is made shall be painted.

1.4 SUBMITTALS

- A. For cutting not indicated to be performed in the documents, submit a written request to A/E three (3) working days in advance of executing any cutting or alteration which affects:
 - 1. The structural value or integrity of any element of the Project.
 - 2. The integrity or effectiveness of weather-exposed or moisture-resistant elements or systems.
 - 3. The efficiency, operational life, maintenance, or safety of operational elements.
 - 4. The visual quality of sight-exposed elements.

- B. The request shall include:
1. Identification of the Project.
 2. Description of the affected work.
 3. The necessity for cutting, alteration, or excavation.
 4. The effect on the structural or weatherproof integrity of the Project.
 5. Description of the proposed work:
 - a. The scope of cutting, patching, alteration, or excavation.
 - b. The trades who will execute the work.
 - c. Products proposed to be used.
 - d. The extent of refinishing to be done.
 6. Alternatives to cutting and patching.
 7. Cost proposal, when applicable.
 8. Written permission of any separate contractor whose work will be affected.
- C. Should conditions of the work or the schedule indicate a change of products from the original installation, Contractor shall submit a request for substitution.
- D. Submit a written notice to A/E designating the date and the time the work will be uncovered.

PART 2 - PRODUCTS

2.1 MATERIALS

Comply with specifications and standards for each specific product involved.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Inspect existing conditions of the Project, including elements subject to damage or to movement during cutting and patching.
- B. After uncovering work, inspect the conditions affecting the installation of products or performance of the work.
- C. Report unsatisfactory or questionable conditions to the A/E in writing; do not proceed with the work until the A/E has provided further instructions.

3.2 PREPARATION

- A. Provide adequate temporary support as necessary to assure the structural value or integrity of the affected portion of the work.
- B. Provide devices and methods to protect other portions of the Project from damage.
- C. Provide protection from the elements for that portion of the Project which may be exposed by cutting and patching work.
- D. The Contractor shall be responsible for and shall properly protect all conduit, wires, equipment, drains, pipes, and other property of the Owner's or public service corporations which are not noted to be demolished or removed.

3.3 PERFORMANCE

- A. Execute cutting and patching by methods which will prevent damage to existing building components and contents and will provide proper surfaces to receive installation of repairs.
- B. Execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances, and finishes.
- C. Restore work which has been cut or removed; install new products to provide completed work in accordance with requirements of Contract documents.
- D. Fit work airtight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- E. Refinish entire surfaces as necessary to provide an even finish to match adjacent finishes.
 - 1. For continuous surfaces, refinish to nearest expansion joint.
 - 2. For an assembly, refinish the entire unit.

END OF SECTION

SECTION 013050

SUBMITTALS

PART 1 – GENERAL

1.1 GENERAL:

- A. This specification Section is intended to augment the provisions of Division 0 documents. The specific requirements of those documents shall supersede in the event of direct conflict with any provision of this specification Section as stated herein.

1.2 DESCRIPTION OF WORK:

- A. This Section specifies administrative and procedural requirements for submittals required for performance of the Work, including:
 - 1. Submittal Schedule
 - 2. Shop Drawings
 - 3. Product Data
 - 4. Samples
- B. Administrative Submittals:
 - 1. Refer to Division-1 and other Contract Documents for requirements for administrative submittals. Such submittals include, but are not limited to:
 - a. Permits
 - b. Applications for payment
 - c. Performance and payment bonds
 - d. Insurance Certificates

1.3 SUBMITTAL PROCEDURES:

- A. Submittal Preparation:
 - 1. Place a permanent label, title block, or submittal data sheet (sample at end of this Section) attached to each individual submittal for identification.
 - 2. Include the following information on the label for processing and recording action taken:
 - a. Project name
 - b. Date
 - c. Name and address of Architect
 - d. Name and address of General Contractor
 - e. Name and address of Owner
 - f. Name, phone number and address of subcontractor

- g. Name, phone number and address of supplier
- h. Name and phone number of manufacturer and his representative
- i. Number and title of appropriate Specification Section and Article/ Paragraph, as appropriate
- j. Drawing number and detail references, as appropriate
- k. General Contractor's review stamp
- l. Area for Architect's review comments.

1.4 SUBMITTAL SCHEDULE:

- A. The General Contractor shall prepare and submit to the Architect prior to the Date of Commencement a schedule of Shop Drawings and Submittals as required in the Contract Documents. Schedule shall fix dates for submission, and the lead time for each submittal as related to requirements for return receipt for submittal to expedite delivery of material to maintain Progress Schedule. It is to be understood that this Schedule will be subject to change from time to time in accordance with the progress of the work.
- B. Coordinate submittal schedule with the list of subcontracts, schedule of values and the list of products as well as the General Contractor's construction schedule.
- C. Submittal log shall be updated by the General Contractor monthly until all submittals are approved by the Architect and related Consultants.

1.5 STAFF NAMES:

- A. Within ten (10) days after the Notice to Proceed, submit a list of the General Contractor's principal staff assignments, including the Project Manager, Superintendent and other personnel in attendance at the site; identify individuals, their duties and responsibilities; list their addresses and telephone numbers (including emergency telephone numbers).

1.6 LIST OF SUBCONTRACTORS:

- A. The list of subcontractors required shall be submitted to the Architect no later than ten (10) days from the Date of Commencement. This list shall include the names of manufacturers, material suppliers, and installers proposed for each of the products, equipment, and materials to be incorporated into this project.
- B. The General Contractor shall furnish upon request adequate data on any named entity on the list in order to permit the Architect and Owner to conduct a proper evaluation. Failure to object to a manufacturer shall not constitute a waiver of any of the requirements of the Contract Documents, and all products furnished by the listed manufacturer must conform to such requirements.

1.7 SHOP DRAWINGS:

A. General:

1. Each submittal shall be complete with a "Submittal Data" sheet completely filled out with all requested information including the General Contractor's stamp. A sample "Submittal Data" sheet is included at the end of this section.
2. All submittals shall be dated and shall contain the project name; description or names of equipment; materials or equipment which are to be installed, reference to the Section of Specifications where it is specified and Drawing number where shown.

B. Shop Drawings:

1. Submit legible, reproducible prints of each drawing. Each drawing shall have a clear space for stamps. When phrase "by others" appears on Shop Drawings, General Contractor shall indicate on drawing who is to furnish material or operations so marked before submittal. When Shop Drawings are checked "resubmit", or words of like meaning, General Contractor shall correct and submit new reproducible prints for approval to the Architect. After completion of checking of each submission of Shop Drawings, the Architect will return prints to General Contractor. For use of all trades, the General Contractor shall provide such numbers of prints as are required for field distribution.
2. General Contractor shall review and approve submittals prior to submission to Architect. Failure to do so may result in return of submittal to General Contractor without Architect's review.
3. By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, General Contractor represents that he has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and the Contract Documents.
4. The responsibility for coordinating the Shop Drawings including technical data, capability (warranted and implied), sizing, color, texture, etc. shall be the sole responsibility of the General Contractor. The coordination between subcontractor and/ or material supplier shall be the responsibility of the General Contractor. The Project Coordinator shall be responsible to supervise this activity.
5. The Architect will review each of the General Contractor's submittals one initial time and, should resubmittal be required, one additional time to verify that the reasons for resubmittal have been addressed by the General Contractor and corrections made. Should additional resubmittals be required, the General Contractor shall reimburse the Owner for all costs incurred including the cost of the Architect's services made necessary to review such additional resubmittals.

C. Sheet Size:

1. Submit Shop Drawings on sheets 30" x 42" or 24" x 36".
2. HANO copy of approved shop drawings shall be on 11"x17" and in PDF on flash 23 drives(s). Flash drive(s) shall be labeled: GUSTE III COMMUNITY UPGRADES - SHOP DRAWINGS.

1.8 SAMPLES:

- A. Unless otherwise specifically directed by the Architect, all Samples shall be of the precise article proposed to be furnished.
- B. Where variation in color, pattern, texture or other characteristics are inherent in the material or product represented, submit multiple units (not less than 3), that show approximate limits of the variations.
- C. Refer to Specifications for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation and similar construction characteristics.
- D. Submit all Samples in the quantity which is required to be returned plus one which will be retained by the Architect.

1.9 DELIVERABLES OF SUBMITTALS:

- A. Submit to HANO shall receive one (1) hard copy and one (1) electronic copy in PDF on flash drive(s) of all "Approved" submittals. Flash drive(s) shall be labeled: GUSTE III COMMUNITY UPGRADES - SHOP DRAWINGS..

PART 2 – PRODUCTS

Not applicable

PART 3 – EXECUTION

Not applicable

SEE SAMPLE SUBMITTAL DATA SHEET NEXT
PAGE

END OF SECTION

SUBMITTAL DATA

SUBMITTAL DATE:

NAME OF PROJECT:

OWNER:

ARCHITECT:

CONTRACTOR:

SUBCONTRACTOR:

SUPPLIER/ MANUFACTURER:

SPECIFICATION DIVISION NO.:

SPECIFICATION PARAGRAPH NO.:

DRAWING REFERENCE:

CONTRACTOR'S APPROVAL STAMP:

SECTION 013150

PROGRESS SCHEDULES

PART 1 – GENERAL

1.1 GENERAL:

- A. This specification Section is intended to augment the provisions of Division 0 documents. The specific requirements of those documents shall supersede in the event of direct conflict with any provision of this specification Section as stated herein.

1.2 DESCRIPTION OF WORK:

- A. Work Specified In This Section:
 - 1. This Section specifies administrative and procedural requirements for the progress schedules and reporting progress of the Work.
- B. Refer to General Conditions and the Agreement, for definitions and specific dates of Contract Time.

1.3 RELATED WORK:

- A. Division 0 – General Conditions of the
- B. Contract Division 0 – Supplementary General Conditions

1.4 QUALITY ASSURANCE:

- A. The General Contractor as "Project Coordinator" shall provide the progress scheduling services, including planning evaluating and reporting.
- B. General Contractor shall deliver the schedules to the Architect within 48 hours of request.

1.5 PROGRESS SCHEDULE:

- A. Schedule Format:
 - 1. Network Analysis Schedule (NAS):
 - a. Schedule method requested for use with Large/ Complex projects.
 - b. Construction Progress Schedule, utilizing a Critical Path Method (CPM) of scheduling, shall be detailed to a degree which will permit proper and complete coordination of all trades in each portion of the work. Therefore, the schedule shall specifically indicate dates in accordance with General Conditions, which shall include, but is not limited to the following:

- 1) Date of Notice To Proceed
- 2) Dates of major activities critical for other work
- 3) Dates scheduled for delivery of major items of equipment
- 4) Dates scheduled for completion of installation of major items of equipment
- 5) The anticipated date of Substantial Completion
- 6) The date of Substantial Completion of the project, as established by the Contract
- 7) The date of Final Completion of the project, as established by the Contract

2. Bar Chart Schedule:

a. Schedule method requested for use with Small projects or as approved by Architect.

b. Construction project schedule, utilizing a Bar Chart method of scheduling, shall be detailed to a degree which will permit proper and complete coordination of all trades in each portion of the work. Therefore, the schedule shall specifically indicate dates in accordance with General Conditions, which shall include, but is not limited to the following:

- 1) Date of Notice To Proceed
- 2) Dates of major activities critical for other work
- 3) Dates scheduled for delivery of major items of equipment
- 4) Dates scheduled for completion of installation of major items of equipment
- 5) The anticipated date of Substantial Completion
- 6) The date of Substantial Completion of the project, as established by the Contract
- 7) The date of Final Completion of the project, as established by the Contract

A. Phasing:

1. Provide notations on the schedule to show how the sequence of the Work is affected by requirements for phased completion to permit Work by separate Contractors and partial occupancy by the Owner prior to Substantial Completion.

B. Format:

1. Display the full network or bar chart on opaque prints of sufficient width to show data clearly for the entire construction period. Prints shall be a maximum of 11" x 17" for reproducibility.
2. Mark the critical path. Locate the critical path near the center of the network/ chart; locate paths with the most float near the edges.
3. Sub networks on separate sheets are permissible for activities clearly off the critical path.

C. Schedule Updating:

1. Revise the schedule immediately after each meeting or other activity, where revisions have been recognized or made including all approved CPR's.

PART 2 – PRODUCTS

Not Applicable

PART 3 – EXECUTION

Not Applicable

**END OF
SECTION**

SECTION 017000

PROJECT CLOSEOUT

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK:

A. Work Included in This Section:

1. This Section specifies administrative and procedural requirements for project closeout, including, but not limited to, the following:
 - a. Inspection procedures
 - b. Project record document submittal
 - c. Operating and maintenance manual submittal
 - d. Submittal of warranties
2. Closeout requirements for specific construction activities are included in the appropriate Sections.

1.2 RELATED WORK:

- A. Division 0 – General Conditions of the Contract
- B. Division 0 – HUD General Conditions (Form 5370) and Supplemental Conditions
- C. Division 0 – Special Conditions
- D. Section 013050 - Submittals

1.3 SUBSTANTIAL COMPLETION:

A. General:

- ¹ 1. The Work will only be considered suitable for Substantial Completion when all work indicated in the bid documents is complete. The project shall be complete in its entirety.
2. Upon Substantial Completion of the Work and upon application by the General Contractor and recommendation by the Architect, the Owner shall make payment, reflecting adjustment in retainage, if any, for such Work or portion thereof as provided in the Contract Documents.

B. Forms:

1. All forms to be used shall be American Institute of Architect (AIA) forms, unless noted otherwise.

C. Preliminary Procedures: Before requesting inspection for certification of Substantial Completion, complete the following. List exceptions in the request.

1. The General Contractor considers the Work, or a portion thereof which the Owner agrees to with no separation, is substantially complete, the General Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the General Contractor to complete all Work in accordance with the Bidding and Contract Documents.
2. Advise Owner of pending insurance change-over requirements and submit consent of surety.
3. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications and similar documents.
4. Obtain and submit releases enabling the Owner unrestricted use of the Work and access to services and utilities; include occupancy permits, operating certificates and similar releases.
5. Deliver tools, spare parts, extra stock, and similar items.
6. Complete start-up testing of systems, and instruction of the Owner's operating and maintenance personnel. Discontinue or change over and remove temporary facilities from the site, along with construction tools, mock-ups, and similar elements.
7. Remove temporary facilities, construction equipment and temporary services. Restore disturbed items to original condition or better.
8. Complete final cleanup requirements, including touch-up painting. Touch-up and otherwise repair and restore marred exposed finishes.
9. Submit an acceptable copy of the HVAC Test and Balance Reports (if applicable).
10. Submit all Final Inspections Certificates along with a Use and Occupancy Certificate.

D. Inspection Procedures: Due to portions of the Work being performed within occupied residential units, inspections for partial substantial completion will be performed at the completion of Work in each unit.

1. On receipt of a request for inspection for Substantial Completion, the Architect will either proceed with inspection or advise the General Contractor of unfilled requirements. The Architect will prepare the Certificate of Substantial Completion following inspection or advise the General Contractor of construction that must be completed or corrected before the certificate will be issued.
2. The Architect will repeat inspection when requested in writing by the

- General Contractor and assured that the Work has been substantially completed and all items that were incomplete have been corrected.
3. Results of the completed inspection will form the basis of requirements for final acceptance.

E. Re-inspection Procedure:

1. In the event that more than the two inspections by the Architect described above are made necessary by the failure of the General Contractor to complete the Work, or to complete or correct items identified on the list of such items, the General Contractor shall reimburse the Owner for all costs incurred including the cost of the Architect's services made necessary thereby.
2. Upon completion of re-inspection, the Architect will prepare a Partial Certificate of Substantial Completion and a final Certificate of Substantial Completion at the end of the Work, or advise the General Contractor of Work that is incomplete or of obligations that have not been fulfilled but are required for Substantial Completion.

1.4 FINAL ACCEPTANCE:

- A. At the completion of the Project prior to receiving final payment, the General Contractor shall furnish the Owner, through the Architect, properly signed and notarized waivers of lien from all subcontractors employed and material suppliers furnishing materials for the Project. Such waivers shall be submitted before final payment will be certified by the Architect to the Owner (AIA G706A). Also, at the completion of the contract, the General Contractor shall provide documentation for the signature of the Owner and General Contractor signifying the completion of the contractual obligation and the cancellation of the contract. This documentation shall be filed by the Contractor with the Recorder of Mortgages and proof of contract cancellation provided to the Owner. Upon completion of these items, final payment shall be due to the General Contractor.
- B. Preliminary Procedures:
 1. Before requesting final inspection for final payment, complete the following (list exceptions in the request):
 - a. Submit a copy of the Architect's final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance (by initialing each individual item), and the list has been endorsed and dated by the Architect
 - b. Submit record drawings, maintenance manuals, final project photographs, and similar final record information
 - c. Submit Consent of Surety to Final Payment (AIA G707)
 - d. Submit evidence of final, continuing insurance coverage complying with insurance requirements
 - e. Guarantees, Warranties and Bonds

- f. Spare parts and Maintenance Materials
- g. Certificate of Insurance for Products and Completed Operations
- h. Certificate of Occupancy, if required
- i. All remnants required by the Contract Documents
- j. Any other items as required by the Architect and/ or Owner

1.5 RECORD DOCUMENT SUBMITTALS:

A. General:

1. The General Contractor shall record on the Record Drawings maintained at the site all changes and selections made during construction and shall locate by dimensions showing actual field measurements of all major items which will be concealed in the completed work. These items shall include location of piping repaired or replaced and items above hard ceilings such as repairs of ducts, piping, etc.
2. Dimensions are to be taken from face of building lines to centerline of piping or conduit.
3. Do not use record documents for construction purposes; protect from deterioration and loss in a secure, fire-resistive location; provide access to record documents for the Architect's reference during normal working hours.

B. Record Drawings:

1. Provide one (1) print copy of record drawings.
2. Record drawings shall be provided in the form of reproducible drawing sheets (reproducible bond) and reflect changes in the work and locations of concealed items for all trades including plumbing, mechanical, electrical and general construction. Bond prints of the original contract documents may be purchased from the Architect at the Architect's standard printing rate.
3. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown.
4. Mark whichever drawing is most capable of showing conditions fully and accurately; where Shop Drawings are used, record a cross-reference at the corresponding location on the Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date.
5. Mark new information that is important to the Owner, but was not shown on Contract Drawings or Shop Drawings.
6. Note related Change Order numbers where applicable.

C. Record Specifications:

1. Maintain one (1) complete copy of the Project Manual, including addenda, and one (1) copy of other written construction documents such as Change Orders and modifications issued in printed form during

construction. Mark these documents to show variations in actual Work performed in comparison with the text of the Specifications and modifications.

2. Give particular attention to substitutions, selection of options and similar information on elements that are concealed or cannot otherwise be readily discerned later by direct observation. Note related record drawing information and Product Data.
3. Upon completion of the Work, submit record Specifications to the Architect for the Owner's records.

D. Shop Drawings:

1. Provide one (1) print copy of reviewed shop drawings (include all review comments from Architect and Consultants).
2. Deliver General Contractor's approved copy of all shop drawings submitted during the course of the project.

E. Miscellaneous Record Submittals:

1. Refer to other Specification Sections for requirements of miscellaneous record-keeping and submittals in connection with actual performance of the Work. Immediately prior to the date or dates of Substantial Completion, complete miscellaneous records and place in good order, properly identified and bound or filed, ready for continued use and reference. Submit to the Architect for the Owner's records.

F. Electronic Record Documents:

1. Provide three (3) copies of electronic version on flash or thumb drive of sufficient capacity including record drawings, record specifications, shop drawings, miscellaneous record submittals, maintenance manuals, instructions, and warranties.

1.6 MAINTENANCE MANUAL AND INSTRUCTIONS:

- A. General Contractor shall, prior to completion of Contract, deliver to the Architect three (3) copies of a manual, assembled, indexed, and bound; presenting for the Owner's guidance, full details for care and maintenance of mechanical, electrical, and other equipment included in Contract. Manuals shall include parts lists for each item of equipment furnished under the Contract.
- B. General Contractor shall, for this manual, obtain from Subcontractors, literature of manufacturers relating to equipment, including motors; also furnish cuts, wiring diagrams, instruction sheets, and other information pertaining to same that will be useful to Owner in overall operation and maintenance. Include also, the name, address, and phone number of the nearest sales and service organization for each item.
- C. General:

1. Organize each manual into separate Sections for each piece of related equipment.
2. Index all data as per the Table of Contents.
3. As a minimum each manual shall contain a title page, a table of contents, copies of Product Data, supplemented by drawings and written text, and copies of each warranty, bond and service Contract issued.

D. Binders:

1. Identify each binder on the front and spine, with the typed or printed title "OPERATION AND MAINTENANCE MANUAL", Project title or name, and subject matter covered. Indicate the volume number for multiple volume sets of manuals.
2. The binders shall be hard-cover, three-ring notebook, embossed with the name of the project, spring-lock metal label holders, and piano hinge edges, (2" capacity) 11" x 8-1/2" with heavy duty rings. Provide the number of binders required to properly contain all information required.

E. Drawings:

1. Where drawings or diagrams are required as part of the manual, provide reinforced punched binder tabs on the drawings and bind in with the text.
2. Where oversize drawings are necessary, fold the drawings to the same size as the text pages and use as a fold-out.
3. If drawings are too large to be used practically as a fold-out, place the drawing, neatly folded, in the front or rear pocket of the binder. Insert a typewritten page indicating the drawing title, description of contents and drawing location at the appropriate location in the manual.

F. Protective Plastic Jackets:

1. Provide protective transparent plastic jackets designed to enclose diagnostic software for computerized electronic equipment if required.

G. Text Material:

1. Where written material is required as part of the manual use the manufacturer's standard printed material, or if it is not available, specially prepared data, neatly typewritten, on 8-1/2" by 11", 20 pound white bond paper.
2. Such data called for under separate Sections of the Specifications, shall be included in the manual described in this Section.

H. Title Page:

1. Provide a title page in a transparent plastic envelope as the first sheet of each manual. Provide the following information:
 - a. Subject matter covered by the manual
 - b. Name and address of the Project
 - c. Date of submittal
 - d. Name, address, and telephone number of the Contractor
 - e. Name and address of the Architect
 - f. Cross reference to related systems in other operating and maintenance manuals

I. Table of Contents:

1. After the Title Page, include a typewritten table of contents for each volume, arranged systematically according to the Project Manual format. Include a list of each product included, identified by product name or other appropriate identifying symbol and indexed to the content of the volume.
2. Where more than one volume is required to accommodate data for a particular system, provide a comprehensive table of contents for all volumes in each volume of the set.

J. General Information:

1. Provide a general information Section immediately following the Table of Contents, listing each product included in the manual, identified by product name. Under each product, list the name, address, and telephone number of the Subcontractor or installer, and the maintenance contractor. Clearly delineate the extent of responsibility of each of these entities. In addition, list a local source for replacement parts and equipment.

K. Product Data:

1. Where manufacturer's standard printed data is included in the manuals, include only sheets that are pertinent to the part or product installed. Mark each sheet to identify each part or product included in the installation. Where more than one item in a tabular format is included, identify each item, using appropriate references from the Contract Documents. Identify data that is applicable to the installation and delete references to information that is not applicable.

L. Written Text:

1. Where manufacturer's standard printed data is not available, and information is necessary for proper operation and maintenance of equipment or systems, or it is necessary to provide additional information to supplement data included in the manual, prepare written text to

provide necessary information. Organize the text in a consistent format under separate headings for different procedures. Where necessary, provide a logical sequence of instruction for each operating or maintenance procedure.

M. Warranties, Bonds and Service Contracts:

1. Provide a copy of each warranty, bond or service contract in the appropriate manual for the information of the Owner's operating personnel. Provide written data outlining procedures to be followed in the event of product failure. List circumstances and conditions that would affect validity of the warranty or bond.

1.7 INSTRUCTIONS:

- A. The Owner's delegated representative shall be given personal instructions by trained personnel, in the care, use, maintenance, and operation procedures for each item. This shall be done in accordance with, and in addition to, the above required manual.

B. Operating and Maintenance Instructions:

1. Arrange for each installer of equipment that requires regular maintenance to meet with the Owner's personnel to provide instruction in proper operation and maintenance. If installers are not experienced in procedures, provide instruction by manufacturer's representatives. Include a detailed review of the following items:

- a. Maintenance manuals
- b. Record documents
- c. Spare parts and materials
- d. Tools
- e. Identification systems
- f. Control sequences

2. As part of instruction for operating equipment, demonstrate the following procedures:

- a. Start-up
- b. Shutdown
- c. Emergency operations
- d. Noise and vibration adjustments
- e. Safety procedures
- f. Economy and efficiency adjustments
- g. Effective energy utilization

C. Maintenance Procedures:

1. Provide information detailing essential maintenance procedures, including the following:

- a. Routine operations
- b. Trouble-shooting guide
- c. Disassembly, repair and reassembly

- d. Alignment, adjusting and checking

D. Operating Procedures:

1. Provide information on equipment and system operating procedures, including the following:
 - a. Start-up procedures
 - b. Equipment or system break-in
 - c. Routine and normal operating instructions
 - d. Regulation and control procedures
 - e. Instructions on stopping
 - f. Shut-down and emergency instructions
 - g. Summer and winter operating instructions
 - h. Required sequences for electric or electronic systems
 - i. Special operating instructions

E. Servicing Schedule:

1. Provide a schedule of routine servicing and lubrication requirements, including a list of repaired lubricants for equipment with moving parts.

F. Controls:

1. Provide a description of the sequence of operation and as-installed control diagrams by the control manufacturer for systems requiring controls.

G. Coordination Drawings:

1. Provide each Contractor's Coordination Drawings.
2. Provide as-installed color-coded piping diagrams, where required for identification.

H. Valve Tags:

1. Provide charts of valve tag numbers, with the location and function of each valve.

PART 2 – PRODUCTS

Not Applicable

PART 3 – EXECUTION

Not Applicable

END OF SECTION

TECHNICAL SPECIFICATIONS

TECHNICAL SPECIFICATIONS

SECTION 007350

MAILBOX INSTALLATION AND ADJUSTMENTS

202.1 DESCRIPTION:

This work consists of removal and disposal of existing mailboxes. It also includes relocation and adjustment of existing mailboxes as shown on the drawings. It also consists of installing new mailboxes as shown in the drawings.

202.2 MATERIALS AND INSTALLATION:

All new mailboxes shall be Salsbury cluster box unit with 16 doors and 2 parcel lockers in sandstone with USPS access - type III, Model no # 3316san-u or approved equal by the engineer of record.

All mailboxes will be installed according to the manufacturer's instructions and recommendations. Relocated and adjusted mailboxes shall be at the same height and orientation as the new mailboxes.

202.3 MEASUREMENT AND PAYMENT:

Measurement for the removal of mailbox will be made per each and payment will be made at unit price per each. It will be contractor's responsibility to dispose the mailboxes in a lawful manner.

Measurement for new mailbox shall be made per each and payment will be made at unit price per each.

Adjustment and relocation of mailbox will be measured per each, and payment shall be made at unit price per each.

Payment includes all materials, equipment, labor, installation and furnishing of the mailbox according to manufacturer's instructions.

Payment shall be made under:

<u>Item No.</u>	<u>Pay Item</u>	<u>Pay Unit</u>
735-01	New Mailbox	EA
735-02	Mailbox Relocation and Adjustment	EA

735-03

Mailbox removal

EA

END OF SECTION

SECTION 008050

CLASS A1 CONCRETE

805.1 DESCRIPTION:

The section consists of Concrete work needed to be performed at the ramp at the location as shown on the plans. Demolition work shall take care to not damage existing concrete. Contractor to have dust control measures and debris to be hauled off daily to designated dumping area or dumpsters.

805.2 MATERIALS AND EQUIPMENTS:

Concrete material and workmanship will be in accordance with LA DOTD Specifications for CLASS A1 concrete.

805.3 MEASUREMENT:

Measurement will be made by cubic yard of concrete.

805.3 PAYMENT:

No separate payment will be made for rebars.

Payment will be made by cubic yard of concrete at unit job price.

Payment shall be made under:

<u>Item No.</u>	<u>Pay Item</u>	<u>Pay Unit</u>
805-01-00900	CLASS A1 CONCRETE	C.Y

SECTION 008100

Hand Railings

(SUPPLEMENTAL)

PART 1 - GENERAL

1.1 SUMMARY

- A. Related Documents:
 - 1. Drawings and General Conditions and Special Provisions apply to this Section.
- B. Section Includes:
 - 1. Handrails.
- C. Handrails shall be designed to withstand a 200 pounds concentrated load applied in any direction at any point of the top rail or 50 pounds per lf whichever is greater.

1.2 REFERENCES

- A. ASTM International:
 - 1. ASTM A 53 Hot-Dipped, Zinc-coated Welded and Seamless Steel Pipe
 - 2. ASTM A 386 Zinc-Coating (Hot-Dip) on Assembled Steel Products
 - 3. ASTM A 500 Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Round and Shapes
 - 4. ASTM A 501 Hot-Formed Welded and Seamless Carbon Steel Structural Tubing
- B. Steel Structures Painting Council (SSPC)

1.3 SUBMITTALS

- A. Submit shop drawings including plan, elevations, sizes, connection attachments, anchorage, size and type of fasteners, and accessories.
- B. Design calculations and shop drawings to be submitted for approval by the Engineer of record.

1.4 FIELD MEASUREMENTS

- A. Verify that field measurements are as indicated on shop drawings.

PART 2 - PRODUCTS

2.1 STEEL RAILING SYSTEM

- A. Rails: 1 ½"inch diameter steel pipe; welded joints and Posts (1 ½"inch Min.) as per design requirement.

2.2 FABRICATION

- A. Fit and shop assemble components in largest practical sizes, for delivery to site.
- B. Fabricate components with joints tightly fitted and secured.
- C. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Clean and strip primed steel items to bare metal where site welding is required.

3.2 INSTALLATION

- A. Install components plumb and level, accurately fitted, free from distortion or defects.
- B. Anchor railing to structure.

PART 4 – Pay Items

Payment includes all labor, materials, hardware, and equipment necessary to complete the work.

Payment will be made under

Item No.	Pay Item	Pay Unit
810-04-00100	HANDRAIL	LF

END OF SECTION

SECTION 02220

SELECTIVE DEMOLITION

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

1.2 SUMMARY

A. Selective Demolition

1. Remove gypsum board at of the ceilings and walls as indicated in the drawings as required for the work.
2. Remove area of the existing finishes as required to perform the work. Provide new finishes as indicated in the documents.
3. Remove plumbing fixtures where indicated. Provide new as indicated.
4. Relocate existing outlets where required.
5. Remove cabinetry where indicated. Replace with new cabinetry.

- B. Extent of demolition is indicated on drawings and specified herein.

1.3 SUBMITTALS

- A. Schedule: Submit for approval selective demolition schedule, including schedule and methods for maintaining facility security at all times.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Use experienced workers.

1.5 PROJECT CONDITIONS

- A. In general, the residential units will remain occupied throughout the Work unless the selective demolition reveals extensive remedial work. Should that occur, HANO will provide for relocation of the tenants.
- B. Provide not less than 72 hours notice of activities that will be interrupted during the course of this work.
- C. Maintain access to existing corridors, drives, walkways, exits, etc.

PART 2 – PRODUCTS – Not Applicable to This Section

PART 3 – EXECUTION

3.1 PROTECTION

- A. Protect all building components and contents from damage indicated to remain.
- B. General Contractor shall provide for the proper protection of all persons, property, landscaping, building elements, utilities, etc., both onsite and offsite, in accordance with requirements of these specifications and all prevailing codes and ordinances.
- C. Take all precautions to protect users of site from demolition procedures. Install barriers, fences, partitions, covered passageways, etc. as required to protect on and off-site occupants and to prevent entry of unauthorized persons into the work area.
- D. Provide adequate protection against trespassing. Secure project after work hours.

3.2 DEMOLITION

- A. Do not damage materials indicated to remain.
- B. Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.

3.3 DUST CONTROL

- A. Provide all measures as necessary to prevent movement of airborne dust into adjacent buildings, spaces, hvac systems, and nearby properties. Full clean-up of spaces affected by demolition shall be done by General Contractor's forces on a daily basis before start of business day.
- B. Building interiors and exterior concrete surfaces affected by dust generated by this project (sidewalks, drives parking areas, etc.) shall be maintained in a broom clean condition.

3.4 SHORING AND BRACING

- A. When working in and around existing buildings, the design, installation, use and removal of temporary shoring and bracing for existing and new walls, floors, structure, etc. shall be the sole responsibility of the General Contractor, who is also responsible for project sequencing, construction

methods and techniques, etc. Project sequencing shall be coordinated with the Owner.

END OF SECTION

SECTION 061000

ROUGH CARPENTRY

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. The general provisions of the Contract, including General and Supplementary Conditions of the Specification Sections, apply to the Work specified in this Section.

1.02 SUMMARY

- A. The work required under this Section consists of all carpentry work and related items necessary to complete the Work indicated on Drawings and/or described in Specifications.
- B. Without restricting the volume or generality of the above, the work to be performed under this Section shall include, but is not limited to the following:
 - 1. Compliance with standards and industry specifications.
 - 2. Rough hardware.
 - 3. Treated wood blocking in drywalls.
 - 4. Installation of finish hardware.
 - 5. Installation of cabinets.
 - 6. Installation of Countertops.
 - 7. Miscellaneous other carpentry Work.

1.03 REFERENCES

- A. ALSC (American Lumber Standards Committee) - Softwood Lumber standards.
- B. AWWPA (American Wood Preservers Association) - C-1 - All timber products preservative treatment by pressure process.
- C. NFPA (National Forest Products Association).
- D. SFPA (Southern Forest Products Association)

1.04 QUALITY ASSURANCE

- A. Perform work in accordance with the following agencies.
 - 1. Lumber Grading Agency: Certified by ALSC.
- B. Wood preservative: Submit certificate stating chemical and process used, net amount of preservative retained and compliance with standard.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Immediately upon delivery to job site, place materials in area protected from weather.
- B. Store materials a minimum of six inches above ground on framework or blocking and cover with tarpaulins and not plastic film covering, providing for adequate air circulation or ventilation.
- C. Protect products from damage.
- D. Damaged products shall not be used.

PART 2 - PRODUCTS

2.01 GRADES AND SPECIES OF WOOD

- A. Plates, ledgers, bucks, braces, blocking shall be No. 2 grade S.Y.P.
- B. All lumber in direct contact with concrete or masonry or roofing materials shall be pressure treated.
 - 1. All pressure treated lumber, blocking, and trim called for on the Drawings or specified, shall be treated against rot, termites, etc., by a pressure process complying with AWPB C28 (Celcured or Wolmanized).
 - 2. Also treat lumber with fire retardant.
- C. Replacement lumber used for repairs shall match size and profile of existing.
- D. Nails
 - 1. Up to & including 3/8 inch panel – 8d common or box.

2. 15/32 inch & thicker panel – 10d common or galvanized box.
- E. Pressure Treated Wood
1. Treat plywood in contact with concrete or masonry in accordance with LP 2-80 and dried after treatment.
 - a. Lumber grade and species shall be as specified for the particular use.
 - b. Identify treated lumber as to name of treater, preservative used, and retention in lbs/cu. ft.
 - c. Season after treatment to moisture content required for non-treated material.

2.02 MATERIALS

- A. Lumber grading rules: NFPA, SPIB, WCLB, SFPA.
- B. Miscellaneous framing: No. 1 Southern Yellow Pine or Douglas fir species. Nineteen percent maximum moisture content, pressure preservative treat for all lumber that may be exposed to weather.

2.03 OTHER MATERIALS

- A. Rough hardware, except as specified otherwise herein, shall be as required for the proper execution of the work of this Section.
- B. Non-corrosive nails shall be used for all exposed woodwork, and shall be aluminum, hot dipped galvanized steel, cadmium plated or stainless steel.

PART 3 - EXECUTION

3.01 PROCEDURE

- A. All blocking, etc., shall be securely nailed with nails sized not to split the material. The work shall be installed in accordance with the best carpentry practice.
- B. Provide all shoring, scaffolding, etc., necessary for the safe performance of the work.
- C. Discard units of material with defects which might impair quality of work, and units which are too small to use in fabricating work with minimum joints or optimum joint arrangement.

- D. Set carpentry work accurately to required levels and lines, with members plumb and true and accurately cut and fitted.
- E. Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish material. Make tight connections between members. Install fasteners without splitting of wood; predrill as required.
- F. Wood Grounds, Nailers, Blocking and Sleepers
 - 1. Provide wherever shown and where required for screeding or attachment of other work (cabinets, etc.). Form to shapes as shown, kerf and cut as required for true line and level of work to be attached. Coordinate location with other work involved.
 - 2. Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise show.
 - 3. Prime all faces of new blocking prior to installation.
- G. The material specified in Division 08, "Door Hardware," shall be accurately and securely installed. It shall be fitted into place and then removed until the completion of painting work. After painting has been completed, the hardware shall be permanently installed. Knobs and handles shall be protected with cloth wrappers until completion of the building.

END OF SECTION

SECTION 079200

JOINT SEALANTS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions of the Specification Sections, apply to this Section.

1.02 SECTION INCLUDES

- A. Sealants and joint backing.
- B. Precompressed foam sealers
- C. Portland Cement concrete Paving: Sealants required in conjunction with paving

1.03 REFERENCES

- A. ASTM C1193 – Standard Guide for Use of Joint Sealants; 1991 (Reapproved 1995).
- B. ASTM D1056 – Standard Specification for Flexible Cellular Materials – Sponge or Expanded Rubber; 1991.
- C. ASTM C920 – Standard Specification for One Part, Self-leveling, Polyurethane sealant. ASTM C603 – Extrusion Rate, Hardness ASTM C-661

1.04 SUBMITTALS

- A. See Paragraph 6.17 of the General Conditions for the submittal procedures.
- B. Product Data: Provide data indicating sealant chemical characteristics.
- C. Samples: Submit two samples, 3x3 inch in size illustrating sealant colors for selection.
- D. Manufacturer's Installation Instructions: Indicate special procedures.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years' experience.
- B. Applicator Qualifications: Company specializing in performing the work of this section with minimum 3 years' experience.

1.06 ENVIRONMENTAL REQUIREMENTS

- A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

1.07 COORDINATION

- A. Coordinate the work with all sections referencing this section.

1.08 WARRANTY

- A. Correct defective work within five year period after Date of Substantial Completion.
- B. Warranty: Include coverage for installed sealants and accessories which fail to achieve airtight seal, exhibit loss of adhesion or cohesion, or do not cure.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Silicone Sealants:
 - 1. Dow Corning Corp. #795
 - 2. GE Silicones
- B. Polyurethane Sealants:
 - 1. Pecora Corp.
 - 2. Sikaflex – 1C SL, 1 part, color, limestone
 - 3. Tremco, Inc.
- C. Acrylic Sealants:
 - 1. Tremco, Inc.
- D. Butyl Sealants:
 - 1. Bostik
 - 2. TEC Incorporated
 - 3. Tremco, Inc.

- E. Acrylic Emulsion Latex Sealants:
 - 1. Pecora Corp.
 - 2. Tremco, Inc.
- F. Pecora-Corporation: UREXPAN NR-201

2.02 ACCESSORIES

- A. Primer: Non –staining type, recommended by sealant manufacturer to suit application.
- B. Joint Backing: Round foam rod compatible with sealant; ASTM D1667, closed cell PVC oversized 30 to 50 percent larger than joint width.
- C. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify that substrate surfaces are ready to receive work.
- B. Verify that joint backing and release tapes are compatible with sealant.

3.02 PREPARATION

- A. Remove loose materials and foreign matter which might impair adhesion of sealant.
- B. Clean and prime joints in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instruction and ASTM C1193.
- D. Protect elements surrounding the work of this section from damage or disfigurement.

3.03 INSTALLATION

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C1193.

- C. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond and area as recommended by manufacturer, except where specific dimensions are indicated.
- D. Install bond breaker where joint backing is not used.
- E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
- F. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
- G. Tool Joints concave.

3.04 CLEANING

- A. Clean adjacent soiled surfaces.

3.05 PROTECTION OF FINISHED WORK

- A. Protect sealants until cured.

3.06 SCHEDULE

- A. Provide caulking to appropriate materials as recommended by the manufacturer.

END OF SECTION

SECTION 081213

HOLLOW METAL FRAMES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions of the Specification Sections, apply to this Section.

1.02 SUMMARY

- A. Section includes:
 - 1. Standard and custom hollow metal frames.
- B. Related Sections:
 - 1. Division 08 Section "Door Hardware".
 - 2. Division 09 Sections "Exterior Painting" and "Interior Painting" for field painting hollow metal doors and frames
- C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
 - 1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.
 - 2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.
 - 3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.
 - 4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
 - 5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.

6. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
7. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
8. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
9. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Frames.

1.03 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.

1.04 QUALITY ASSURANCE

- A. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.
- B. Quality Standard: In addition to requirements specified, comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project site storage. Do not use non-vented plastic.
- B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
- C. Store hollow metal work under cover at Project site. Place in stacks of five units maximum in a vertical position with heads up, spaced by blocking, on minimum 4-inch high wood blocking. Do not store in a manner that traps excess humidity.

1. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.

1.06 PROJECT CONDITIONS

- A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.

1.07 COORDINATION

- A. Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

1.08 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
- B. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. CECO Door Products
 2. Curries Company
 3. Steelcraft

2.02 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A1008, Commercial Steel (CS), Type B; suitable for exposed applications.
- B. Metallic-Coated Steel Sheet: ASTM A653, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.
- C. Frame Anchors: ASTM A653, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

2.03 HOLLOW METAL FRAMES

- A. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.
- B. Exterior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A653, Coating Designation A60.
 - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
 - 2. Frames: Minimum 16 gauge (0.053-inch) thick steel sheet.
 - 3. Manufacturers Basis of Design:
 - a. CECO Door Products – SQSeries.
- C. Interior Frames: Fabricated from cold-rolled steel sheet that complies with ASTM A1008.
 - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
 - 2. Frames: Minimum 16 gauge (0.053-inch) thick steel sheet.
 - 3. Manufacturer's Basis of Design:
 - a. CECO Door Products SQ Series.
- D. Fire rated frames: Fabricate frames in accordance with NFPA 80, listed and labeled by a qualified testing agency, for fire-protection ratings indicated.
- E. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 Table 4 with reinforcement plates from same material as frames.

2.04 FRAME ANCHORS

- A. Jamb Anchors:
 - 1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, formed from A60 metallic coated material, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.

2. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.
 3. Windstorm Opening Anchors: Types as tested and required for indicated wall types to meet specified wind load design criteria.
- B. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.
- C. Mortar Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.05 ACCESSORIES

- A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.
- B. Grout Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.06 FABRICATION

- A. Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.
- B. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.
- C. Hollow Metal Frames:
1. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
 2. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible.
 - a. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.

3. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.
4. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
5. Jamb Anchors: Provide number and spacing of anchors as follows:
 - a. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
 - 1) Three anchors per jamb up to 60 inches high.
 - 2) Four anchors per jamb from 60 to 90 inches high.
 - 3) Five anchors per jamb from 90 to 96 inches high.
 - 4) Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
 - 5) Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.

2.07 STEEL FINISHES

- A. Prime Finishes: Doors and frames to be cleaned, and chemically treated to insure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.
 1. Shop Primer: Manufacturer's standard, fast-curing, lead and chromate free primer complying with ANSI/SDI A250.10 acceptance criteria; recommended by primer manufacturer for substrate; and compatible with substrate and field-applied coatings.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.).
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

- A. Remove welded in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.
- B. Prior to installation, adjust and securely brace welded hollow metal frames for square, level, twist, and plumb condition.
- C. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames."
- D. Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.

3.03 INSTALLATION

- A. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.
- B. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings.
 - 1. Set frames accurately in position, plumbed, leveled, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.
 - 2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.

3. Grout Requirements: Do not grout head of frames unless reinforcing has been installed in head of frame. Do not grout vertical or horizontal closed mullion members.
- C. Field Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.

3.04 ADJUSTING AND CLEANING

- A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable.
- B. Remove grout and other bonding material from hollow metal work immediately after installation.
- C. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

END OF SECTION

SECTION 092500

GYPSUM DRYWALL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The general provisions of the Contract, including General and Modified General Conditions and Division 1 - General Requirements, apply to the Work specified in this Section.

1.2 SUMMARY

- A. The work required under this Section consists of all gypsum drywall work and related items necessary to complete the work indicated on Drawings and/or described in Specifications.
- B. Without restricting the volume or generality of the above, the work to be performed under this Section shall include, but is not limited to the following:
 - 1. Gypsum drywall support system.
 - 2. Drywall finishing (joint tape-and-compound treatment).
- C. Not included under this Section:
 - 1. Miscellaneous wood blocking is specified under Division 6.

1.3 QUALITY ASSURANCE

- A. Fire-Resistance Rating: Where gypsum drywall systems with fire-resistance ratings are indicated or are required to comply with governing regulations, provide materials and installations identical with applicable assemblies which have been tested and listed by recognized authorities, including UL.
- B. Manufacturer: Obtain gypsum board products from a single manufacturer, or from manufacturers recommended by the prime manufacturer of gypsum boards.
- C. References:
 - 1. Gypsum Board Standard: Comply with applicable requirements of ANSI/ASTM C 840 for application and finishing of gypsum board, unless otherwise indicated.

2. Gypsum Board Terminology Standard: GA-505 by Gypsum Association.

1.4 SUBMITTALS

- A. Product Data: Submit manufacturer's product specifications and installation instructions for each gypsum drywall and support component, including other data as may be required to show compliance with these Specifications.

1.5 PRODUCT HANDLING

- A. Deliver, identify, store and protect gypsum drywall materials to comply with referenced standards.

1.5.1 JOB CONDITIONS

- A. Environmental Conditions: Comply with referenced standards.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to the following:
 1. Gold Bond Building Products Div., National Gypsum Co.
Inryco, Inc., Milcor Division
United States Gypsum Co.
 2. Gypsum Board and Related Products:
Georgia-Pacific Corp.
Gold Bond Building Products Div., National Gypsum Co.
United States Gypsum Co.

2.2 METAL SUPPORT MATERIALS

- A.. Furring Channels: GA 201 and GA 206; galvanized sheet metal, 18 gage minimum thickness; 7/8 inches wide or as noted on the drawings.

2.3 GYPSUM BOARD

- A. Gypsum Wallboard: ASTM C 36, of types, edge configuration and thickness indicated; maximum lengths available to minimize end-to-end butt joints.
 - 1. Type: Gypsum wallboard as indicated on the drawings.
 - 2. Edges: Tapered.
 - 3. Thickness: 5/8" or as indicated. If not otherwise indicated, as required to comply with ASTM C 840 for application system and support spacing indicated.

2.4. TRIM ACCESSORIES

- A. General: Provide manufacturer's standard trim accessories of types indicated for drywall work, framed of galvanized steel unless otherwise indicated, with either knurled and perforated or expanded flanges for nailing or stapling, and beaded or concealment of flanges in joint compound. Provide comer beads, L-type edge trim-beads, U-type edge trim-beads (not J-beads), special L-kerr-type edge trim-beads, and one-piece control joint beads.

2.5 JOINT TREATMENT MATERIALS

- A. General: ASTM C 475; type recommended by the manufacturer for the application indicated, except as otherwise indicated.
- B. Joint Tape: Perforated type.
- C. Joint Compound: Ready-mixed vinyl-type for interior use.

2.6 MISCELLANEOUS MATERIALS

- A. General: Provide auxiliary materials for gypsum drywall work of the type and grade recommended by the manufacturer of the gypsum board.
- B. Gypsum Board Screws: Comply with ASTM C 646.

2.7 SMOOTH FINISH MATERIALS

- A. Primer: Of type recommended by manufacturer of smooth finish.
- B. Finish: Smooth.

PART 3 - EXECUTION

3.1 GENERAL GYPSUM BOARD INSTALLATION REQUIREMENTS

- A. Install wall/partition boards vertically to avoid end-butt joints wherever possible. At stairwells and similar high walls, install boards horizontally with end joints staggered over studs.
- B. Install exposed gypsum board with face side out. Do not install imperfect, damaged or damp boards. Butt boards together for a light contact at edges and ends with not more than 1/16" open space between boards. Do not force into place.
- C. Locate either edge or end joints over supports, except in horizontal applications or where intermediate supports or gypsum board back-blocking is provided behind end joints. Position boards so that like edges abut, tapered edges against tapered edges and mill-cut or field-cut ends against mill-cut or field-cut ends. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs on opposite sides of partitions.
- D. Attach gypsum board to framing and blocking as required for additional support at openings and cutouts.
- E. Form control joints and expansion joints with space between edges of boards, prepared to receive trim accessories.
- F. Isolate perimeter of non-load-bearing drywall partitions at structural abutments. Provide 1/4" to 1/2" space and trim edge with J-type semi-finishing edge trim. Seal joints with acoustical sealant. Do not fasten drywall directly to stud system runner tracks.
- G. Floating Construction: Where feasible, including where recommended by manufacturer, install gypsum board with "floating" internal corner construction, unless isolation of the intersecting boards is indicated, unless control or expansion joints are indicated, or unless fire rating is indicated.
- H. Space fasteners in gypsum boards in accordance with referenced standards and manufacturer's recommendations, except as otherwise indicated.

3.2m METHODS OF GYPSUM DRYWALL APPLICATION

- A. Install gypsum wallboard.
- B. Apply gypsum boards to supports as follows:
 - 1. Fasten with screws.

3.3 INSTALLATION OF DRYWALL TRIM ACCESSORIES

- A. General: Where feasible, use the same fasteners to anchor trim accessory flanges as required to fasten gypsum board to the supports. Otherwise fasten flanges by nailing or stapling in accordance with manufacturer's instructions and recommendations.
- B. Install metal corner beads at external corners of drywall work.
- C. Install metal edge trim whenever edge of gypsum board would otherwise be exposed or semi-exposed, and except where plastic trim is indicated. Provide type with face flange to receive joint compound except where semi-finishing type is indicated. Install L-type trim where work is tightly abutted to other work, and install special kerr-type where other work is to receive long leg of L-type trim. Install U-type trim other than "J" bead where edge is exposed, revealed, gasketed, or sealant-filled (including expansion joints).

3.4 FINISHING OF DRYWALL

- A. General: Apply treatment at gypsum board joints (both directions), flanges of trim accessories, penetrations, fastener heads, surface defects and elsewhere as required to prepare work for decoration. Refill open joints and rounded or beveled edges, if any, using type of compound recommended by manufacturer.
 - 1. Apply joint tape at joints between gypsum boards, except where trim accessories are indicated.
 - 2. Apply joint compound in 3 coats (not including refill of openings in base), and sand between last 2 coats and after last coat.
 - 3. Contractor to provide a minimum Level 4 finish at all gypsum wallboard to receive a paint finish as per GA-214-96 – Recommended Levels of Gypsum Board Finish, Gypsum Association.
- B. Partial Finishing: Omit third coat and sanding on concealed drywall work which requires only floating and taping, but not complete finishing to achieve fire-resistance rating, sound rating or to act as air or smoke barrier partial finishing is acceptable on entire first floor ceiling immediately below joists.

- C. Provide light "sand finish" texture on all exposed drywall surfaces.
- D. Remove any finish droppings from door frames, windows and other adjoining work.
- E. Prepare samples of finish for Architect's approval prior to proceeding with balance of work.

3.5 PROTECTION OF WORK

- A. Installer shall advise Contractor of required procedures for protecting gypsum drywall work from damage and deterioration during remainder of construction period.

END OF SECTION

SECTION 093000

PORCELAIN TILES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specifications sections, apply to work of this section.

1.2 WORK INCLUDED

- A. Glazed Porcelain tile (Commercial type) floor and wall tiles installed using the thinset method, with cementitious grouted joints on new dry walls, concrete and plywood floors.
- B. Remove existing floor finish to bare concrete floor as required.

1.3 REFERENCES

- A. ANSI A108.5 – Ceramic Tile Installed with Dry-Set Portland Cement Mortar.
- B. ANSI A118.1 – Dry-Set Portland Cement Mortar.
- C. ANSI A118.4 – Latex-Portland Cement Mortar.
- D. TCA 137.1 – Recommended Standard Specifications for Ceramic Tile.

1.4 QUALITY ASSURANCE

- A. Conform to ANSI – American National Standard Specifications for the Installation of Ceramic Tile, and Glazed Porcelain Tile.
- B. Persons performing this trade shall be well experienced and deemed experts in setting ceramic tile in full and thin set mortar systems. The ceramic tile shall be set plumb and true, joints shall be uniform, cuts shall not taper and floor shall be squared with walls. Contractor herein is warned that imperfect workmanship will be rejected, the work rejected shall be demolished and contractor shall employ the services of a more competent mechanic. The Architect's decision is final in this matter.

1.5 SUBMITTALS

- A. Submit product data, specifications and instructions for using adhesives and grouts under provisions of Section 013400.
- B. Submit samples under provisions of Section 013400 for color selection.
- C. Submit manufacturer's certification indicating that tile materials supplied conform to TCA 137.1.
- D. After color selections have been made by Architect, submit two (2) samples each of the following, for Architect's verification:
 - 1. Minimum 12" x 24" sample panel for each ceramic tile, with joints grouted in selected colors.
 - 2. Trim Shapes – Samples for each color, type and shape.
- E. Master Grade Certificates:
 - 1. Conform to ANSI A137.1.
 - 2. State grade, kind of tile, identification marks for tile packages, and name and location of project.
 - 3. Issued and signed by manufacturer when tile is shipped.
- F. Certifications:

Manufactures of mortars, adhesives, and grouts to certify that materials are suitable for intended use.

1.6 MAINTENANCE DATA

- A. Submit maintenance data as per General & Supplementary conditions.
- B. Include cleaning methods, clean solutions recommended, stain removal methods, and polishes and waxes recommended.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of Section 016000.
- B. Deliver materials in manufacture's original sealed containers.
 - 1. Labels legible and intact identifying brand name and contents.
 - 2. Tile cartons grade-sealed by manufacturer in accordance with ANSI A137.1
 - 3. Grade-seals unbroken.
 - 4. Manufactured mortars and grouts to contain hallmarks certifying compliance with reference standards and be types recommended by tile manufacturer for application.
 - 5. Adhesives in containers labeled with hallmarks certifying compliance with reference standards.

6. Organic adhesive containers to bear hallmark of either Adhesive and Sealant Council or tile contractors Association of America certifying compliance with ANSI A136.1.

1.8 JOB CONDITIONS

- A. Environmental: Set and grout tile when ambient temperature is at least 50 degrees F. and rising.
- B. Protection: Protect adjoining work surface before time work beings. Protect tile after installations.

1.9 GUARANTEE

- A. All workmanship and materials required to complete ceramic tile installations shall be guaranteed free from defects for a period of one (1) year from the date of acceptance of the project.

PART 2 – PRODUCTS

2.1 ACCEPTABLE TILE MANUFACTURERS

For purposes of designating type and quality for the work under this section, drawings and specification are based on products manufactured by Anthology Marble Ridge Reserve ®:

- A. Product must match the size, color and aesthetics of Marble Ridge Reserve as specified.

2.2 TILE MATERIALS

- A. Floor Tile: Anthology Marble Ridge Reserve : Carrara Essence. Description 12"x24" rectified matte finish, Color ANTHMRCE1224M.
- B. Shower Tile : Anthology Marble Ridge Reserve; Carrara Essence (porcelain tile) size 1.25" hex mosaics, matte finish color ANTHMRCHM.

2.3 DRY SET MOTAR MATERIALS

- A. Mortar materials: ANSI Ceramic Tile Standard A-2

2.4 ACCEPTABLE ADHESIVE MANUFACTURERS

- B. Custom Building Products.
- C. Latricrete International, Inc.
- D. Summitville.

2.5 MORTAR BED

- A. Mortar Bed: ANSI A118.4, thinset bond coat, dry-set cementitious mortar.

2.6 GROUT TYPE

- A. Grout: (Ceramic Tile) Cementitious type with latex additive; color to be selected; manufactured by Summitville, UPCO, or American Olean.

2.7 MOTAR MIX AND GROUT

- A. Mix and proportion pre-mix grout materials in accordance with manufacturer's instructions.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install glazed porcelain floor tiles in accordance with ANSI A108.5.
- B. Provide thresholds as shown on door schedule at wall or frame openings to other building areas not receiving glazed porcelain tile floor finish.
- C. Cut and fit tile tight to protrusions and vertical interruptions. Form corners and bases neatly.
- D. Work tile joints uniform in width, subject to variance in tolerance allowed in tile size. Joints: Watertight, without voids, cracks, excess mortar, or grout.
- E. Sound tile after setting. Replace hollow sounding units.
- F. Allow tile to set for a minimum of 48 hours prior to grouting.
- G. Grout tile joints.
- H. Protect all floors for fourteen days with boards and barricades. After fourteen days other trades may proceed in space provided floors are covered with non-staining cardboard.

3.2 CLEAN-UP

- A. Remove splashed, dropped, spattered, spilled and adhered materials, caused by tile and related work, from adjacent surfaces.
- B. Clean and finish tile and related work as recommended by manufacturer of materials.
- C. Do not permit any traffic on floors within three (3) days after tile setting. Do not permit traffic on floors during construction period, following three (3) day protection period, unless floors are covered with temporary protective materials.
- D. Remove and replace tile and related work that cannot be satisfactorily

cleaned.

END OF SECTION

SECTION 096519

VINYL PLANK FLOORING

PART 1 - GENERAL

1.01 THIS SECTION INCLUDES

- A. Flooring and accessories as shown on the drawings and schedules and as indicated by the requirements of this section.

1.02 RELATED DOCUMENTS

- A. Drawings and General Provisions of the Contract (including General and Supplementary Conditions of the Specification Sections) apply to the work of this section.

1.03 QUALITY ASSURANCE AND REGULATORY REQUIREMENTS

- A. Select an installer who is competent in the installation of Armstrong resilient tile flooring.
- B. If required, provide types of flooring and accessories supplied by one manufacturer, including leveling and patching compounds, and adhesives.
- C. If required, provide flooring material to meet the following fire test performance criteria as tested by a recognized independent testing laboratory:
 - 1. ASTM E648 Critical Radiant Flux of 0.45 watts per sq. cm. or greater, Class I.
 - 2. ASTM E662 (Smoke Generation) Maximum Specific Optical Density of 450 or less.

1.04 SUBMITTALS

- A. Submit shop drawings, seaming plan, coving details, and manufacturer's technical data, installation and maintenance instructions for flooring and accessories. Indicate details of flooring patterns.
- B. Submit the manufacturer's standard samples showing the required colors for flooring and applicable accessories.

- C. If required, submit the manufacturer's certification that the flooring has been tested by an independent laboratory and complies with the required fire tests.

1.05 ENVIRONMENTAL CONDITIONS

- A. Deliver materials in good condition to the jobsite in the manufacturer's original unopened containers that bear the name and brand of the manufacturer, project identification, and shipping and handling instructions.
- B. Store materials in a clean, dry, enclosed space off the ground, and protected from the weather and from extremes of heat and cold. Protect adhesives from freezing. Store flooring, adhesives and accessories in the spaces where they will be installed for at least 48 hours before beginning installation.
- C. Maintain a minimum temperature in the spaces to receive the flooring and accessories of 65°F and a maximum temperature of 100°F for at least 48 hours before, during, and for not less than 48 hours after installation. Thereafter, maintain a minimum temperature of 55°F in areas where work is completed. Protect all materials from the direct flow of heat from hot-air registers, radiators, or other heating fixtures and appliances.
- D. Install flooring and accessories after the other finishing operations, including painting, have been completed. Close spaces to traffic during the installation of the flooring. Do not install flooring over concrete slabs until they are sufficiently dry to achieve a bond with the adhesive, in accordance with the manufacturer's recommended bond and moisture tests.

1.06 EXTRA MATERIALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Floor Tile: Furnish 1 box minimum for every 25 boxes or fraction thereof, of each type, color, and pattern of floor tile.

PART 2 - PRODUCTS

2.01 VINYL PLANK FLOORING MATERIALS

The following product listed was selected by the owner based on quality, style and color.

- A. Provide vinyl plank flooring per Shaw contract; Branching out Coretec 20 mil (4309 V); 7" x 48"; Color : Traverse (56760).

2.02 WALL BASE MATERIALS

- A. Provide 1/8 in. thick, 4 in. high Armstrong Color-Integrated Wall Base, Roppe, or approved equal with a matte finish, conforming to ASTM F1861, Type TP - Rubber, Thermoplastic, Group 1 - Solid, Style B - Cove.

2.03 ADHESIVES

- A. For Tile Installation System, Full Spread: Provide product equal to Armstrong S-515 Resilient Tile Adhesive under the tile and Armstrong S-725 Wall Base Adhesive at the wall base as recommended by the flooring manufacturer.

2.04 ACCESSORIES

- A. For patching, smoothing, and leveling monolithic subfloors (concrete, terrazzo, quarry tile, ceramic tile, and certain metals), provide Armstrong S-183 Fast-Setting Cement-Based Underlayment.
- B. For sealing joints between the top of wall base or integral cove cap and irregular wall surfaces such as masonry, provide plastic filler applied according to the manufacturer's recommendations.
- C. Provide transition/reducing strips tapered to meet abutting materials.
- D. Provide threshold of thickness and width as shown on the drawings.
- E. Provide resilient edge strips of width shown on the drawings, of equal gauge to the flooring, homogeneous vinyl or rubber composition, tapered or bullnose edge, with color to match or contrast with the flooring, or as selected by the Architect from standard colors available.
- F. Provide metal edge strips of width shown on the drawings and of required thickness to protect exposed edges of the flooring. Provide

units of maximum available length to minimize the number of joints. Use butt-type metal edge strips for concealed anchorage, or overlap-type metal edge strips for exposed anchorage. Unless otherwise shown, provide strips made of extruded aluminum with a mill finish.

- G. Provide protective liquid floor polish products as recommended by manufacturer.

PART 3 - EXECUTION

3.01 INSPECTION

- A. Examine subfloors prior to installation to determine that surfaces are smooth and free from cracks, holes, ridges, and other defects that might prevent adhesive bond or impair durability or appearance of the flooring material.
- B. Inspect subfloors prior to installation to determine that surfaces are free from curing, sealing, parting and hardening compounds; residual adhesives; adhesive removers; and other foreign materials that might prevent adhesive bond. Visually inspect for evidence of moisture, alkaline salts, carbonation, dusting, mold, or mildew.
- C. Report conditions contrary to contract requirements that would prevent a proper installation. Do not proceed with the installation until unsatisfactory conditions have been corrected.
- D. Failure to call attention to defects or imperfections will be construed as acceptance and approval of the subfloor. Installation indicates acceptance of substrates with regard to conditions existing at the time of installation.

3.02 PREPARATION

- A. Smooth concrete surfaces, removing rough areas, projections, ridges, and bumps, and filling low spots, control or construction joints, and other defects with Armstrong S-183 Fast-Setting Cement-Based Underlayment as recommended by the flooring manufacturer.
- B. Remove paint, varnish, oils, release agents, sealers, and waxes. Remove residual adhesives as recommended by the flooring manufacturer. Remove curing and hardening compounds not compatible with the adhesives used, as indicated by a bond test or by the compound manufacturer's recommendations for flooring. Avoid organic solvents.

- C. Perform pH tests on concrete floors regardless of their age or grade level. All test results shall be documented and retained
- D. Vacuum or broom-clean surfaces to be covered immediately before the application of flooring. Make subfloor free from dust, dirt, grease, and all foreign materials.

3.03 INSTALLATION OF PLANK FLOORING

- A. Install flooring in strict accordance with manufacturer's written instructions.
- B. Install flooring wall to wall before the installation of floor-set cabinets, casework, furniture, equipment, movable partitions, etc. Extend flooring into toe spaces, door recesses, closets, and similar openings as shown on the drawings.
 - 1. Lay out floor tiles from center marks established with principal walls, discounting minor offsets, so tile at opposite edges of room are of equal width unless otherwise indicated.
 - 2. Lay tiles square with room axis in pattern indicated.
- C. If required, install flooring on pan-type floor access covers. Maintain continuity of color and pattern within pieces of flooring installed on these covers. Adhere flooring to the subfloor around covers and to covers.
- D. Scribe, cut, and fit to permanent fixtures, columns, walls, partitions, pipes, outlets, and built-in furniture and cabinets.
- E. Install flooring with adhesives, tools, and procedures in strict accordance with the manufacturer's written instructions. Observe the recommended adhesive trowel notching, open times, and working times.

3.04 INSTALLATION OF ACCESSORIES

- A. Apply top set wall base to walls, columns, casework, and other permanent fixtures in areas where top-set base is required. Install base in lengths as long as practical, with inside corners fabricated from base materials that are mitered or coped. Tightly bond base to vertical substrate with continuous contact at horizontal and vertical surfaces.
- B. Fill voids with plastic filler along the top edge of the resilient wall base or integral cove cap on masonry surfaces or other similar irregular substrates.

- C. Place resilient edge strips tightly butted to flooring, and secure with adhesive recommended by the edge strip manufacturer. Install edge strips at edges of flooring that would otherwise be exposed.
- D. Apply overlap metal edge strips where shown on the drawings, after flooring installation. Secure units to the substrate, complying with the edge strip manufacturer's recommendations.

END OF SECTION

SECTION 099100

PAINTING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provision of the Contract, including General and Supplementary Conditions of the Specification Sections, apply to this Section.

1.02 SCOPE OF WORK

- A. Without restricting the volume or generality of the above, the work to be performed under this Section shall include, but is not limited to the following:
 - 1. All labor, materials, tools, scaffolds and other equipment necessary to properly complete work according to Plans and Specifications.
- B. Painting of the following areas and items is required. Also refer finish Schedule
 - 1. Interior walls finished with gypsum board.
 - 2. Ceiling finished with gypsum board.
 - 3. All exterior and interior Hollow Metal Doors and Frames.
 - 4. Staining of wood doors. ?

1.03 SUBMITTALS

- A. Submit complete product data sheets of paint manufacturer for each paint product with a schedule showing compatible components of coating systems, indicating the appropriate surface(s) for the various coating systems. Product data sheet shall indicate solids by volume and weight, mill thickness, compatible prime or finish coats, ASTM and other standards, etc.
- B. Color selections have been made by the owner. Contractor shall match these color selections as close as possible.

- C. Provide manufacturer's technical information including label analysis and instructions for handling, storage and applications of each material proposed for use.

1.04 PRODUCT HANDLING

- A. Delivery: Approved paints shall be delivered in labeled, sealed containers.
- B. Storage:
 - 1. Store all materials used on job in a single safe place.
 - 2. Take all necessary precautions to prevent fire, explosions and other damage.
 - 3. All rags and paint or solvents must be stored in closed metal containers at all times.
 - 4. Remove oily rags, waste, etc. from the building every day.
 - 5. Comply with all health, fire and safety regulations.

1.05 JOB CONDITIONS

- A. Environmental Requirements:
 - 1. Comply with manufacturer's recommendations as to conditions under which coatings can be applied.
 - 2. Ambient temperature shall not be less than 50 degrees F in the area of coating work for 24 hours prior to, during and after applications.
 - 3. Do not apply coating in areas where dust is being generated. Surfaces shall be free of foreign matter.
 - 4. Lighting shall be adequate as required for proper installation, provided by applicator as necessary to supplement temporary lighting.
 - 5. Do not paint in excessive humidity. Do not paint wet or humid surfaces.
 - 6. Do not paint surfaces, which indicate moisture content above 12%.

7. Cover or otherwise protect floors, walls and other surfaces not being painted.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. All materials required for painting shall be the brand name and quality specified and shall be delivered to the building in original containers with labels intact and seals unbroken.
- B. All materials are to be used as specified by the manufacturer's label directions. Use materials best suited and especially prepared for surfaces to be covered.
- C. All unspecified materials such as shellac, turpentine or linseed oil shall be of the "best grade" or "first line" made by reputable, recognized manufacturers and shall bear the labels and be approved by the Architect.
- D. The products and formulations herein specified are those as manufactured by Benjamin Moore or approved equal.

PART 3 - EXECUTION

3.01 PREPARATION OF SURFACES

- A. Metal: All surfaces shall be absolutely clean and dry: free from wax, oil, grease or dried soap films, rust and scale. Metal surfaces which were not specified for sandblasting shall be thoroughly cleaned with sandpaper or steel wool and thinner. All galvanized iron surfaces shall be properly treated with a special chemical according to the manufacturer's directions. All steel or iron shall be primed with one coat of rust inhibitive primer, unless it had been primed by other. All metal shall be brush painted.
- B. Wood and Plywood: Any unsound surface shall be properly secured and/or repaired by others before painting. All surfaces shall be sanded and dusted to remove all dirt, loose paint scales, foreign matter, etc. Countersink all protruding nails 1/8" below the surface. Fill with putty. Apply putty to open cracks in joints in millwork members.
- C. Gaps and Cracks: All gaps, cracks within and along perimeter of surfaces to be coated shall be filled and sealed. Also see Section 079200 - Joint Sealants.

- D. Cleaning: All surfaces to be coated shall be thoroughly cleaned, removing dust, grease, grime, loose paint and other particles.
- E. Protect the floors with drop cloths or building paper. Paint shall be mixed in suitable containers and all necessary precautions shall be taken to prevent fire.

3.02 PAINTING

- A. All work shall be done by skilled mechanics in a workmanlike manner. All paints, stains, varnishes and other finishes must evenly be spread and flowed on with proper film thickness and shall be free from runs, sags, or other defects. All coats shall be thoroughly dry before applying succeeding coats.
- B. Unless otherwise specified, exterior paints shall dry for 48 hours and interior paints 24 hours between coats.
- C. Paint shall be cut in neatly around edges.
- D. All enamel or varnish finishes which are applied to wood or metal shall be sanded between coats with fine sandpaper to produce an even, smooth finish.
- E. Exterior painting shall not be done in rainy or frosty weather. All surfaces shall be thoroughly dry. Interior painting or finishing shall not be permitted until the building is thoroughly dried by artificially conditioned air.
- F. All adjacent work and materials inside or outside the building shall be protected with suitable covers during the progress of work. Damage caused by this Contractor shall be corrected at the expense of this Contractor.
- G. Upon completion of work, the Painting Contractor shall remove from the building all surplus materials, scaffolds and debris created by him and clean off all misplaced paint and varnish so as to leave his part of the work in a clean and finished condition.
- H. All work shall be subject to approval by the Architect, and any work not complying with these Specifications shall be satisfactorily corrected.
- I. Do not apply paint in spaces where dust is being generated which would speck the finish, or in spaces not lit adequately.
- J. Articles affixed to interior of buildings, such as hardware, fixtures, etc. shall be removed before painting, when necessary for first class work, and replaced thereafter.

- K. Before proceeding, Painting Subcontractor shall examine all surfaces to be painted or finished and notify the Contractor in writing of any unsuitability. The commencing of work or the absence of the notification in writing shall be construed as acceptance of the surfaces by the Painting Subcontractor. It shall be the responsibility of the Painting Subcontractor then to correct any defect appearing in the painting work thereafter.
- L. Before proceeding painting of interior wall surfaces shall be cleaned, scraped, all loose paint is removed and prepared to receive new paint as per paint manufacturer's instructions.

3.03 COLORS, FINISHES AND SAMPLES

- A. Colors shall be selected and samples of color and finish shall be approved by the Architect before proceeding with the work.
- B. All undercoats shall be tinted with the color of the finish coat unless otherwise specified.

PART 4 – SCHEDULES

4.01 TYPE AND NUMBER OF COATS

- A. In this schedule the name of manufacturers is abbreviated as follows:
BM=Benjamin Moore
- B. **Interior/Exterior Metal Doors and Frames & Trim- *Color Night Train 1567***
1st Coat: BM- Advanced Waterborne Interior Alkyd
2nd Coat: BM-Advanced Waterborne Interior Semigloss
- C. **Interior Gypsum Board at units- Walls: *Color Gray Horse 2140-50***
1st Coat: BM-Ben Interior Paint -Satin
2nd Coat: BM-Ben Interior Paint-Satin
- D. **Interior Gypsum Board at units- Ceilings: *Color Chantilly Lace 2121-70***
1st Coat: BM- -Ben Interior Paint – Flat
2nd Coat: BM- Ben Interior- Flat
- E. **Interior Gypsum Board and Corridors – Walls : *Color Silver Martin 2139-50***
1st Coat: BM- Ben Interior Paint – Satin
2nd Coat: BM-Ben Interior- Satin
- F. **Interior Gypsum Board and Corridors- Ceilings: *Color Chantilly Lace 2121-70***

1st Coat: BM – Ben Interior Paint -Flat
2nd Coat : BM – Ben Interior Paint -Flat

G. Miscellaneous Other Surfaces

Prepare surfaces in accordance with paint manufacturer's instructions and use best quality coating system offered by paint manufacturer to match finish (sheen, color, etc.) of the various adjacent surfaces.

END OF SECTION

SECTION 104420

INTERIOR SIGNAGE

PART 1 - GENERAL

1.01 SUMMARY

- A. Related Documents: Provisions established within the General and Supplementary Conditions of the Contract and the Drawings are collectively applicable to this Section.
- B. Section Includes:
 - 1. Interior sign of aluminum, ASInTouch Series ADA Inserts, acrylic, and ABS plastic construction with arched face.

1.02 QUALITY ASSURANCE

- A. Supplier: Obtain products in ALL Signage Sections from a single supplier.
- B. Regulatory Requirements: Products shall meet requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and local amendments and modifications.
- C. Installer: Installation shall be performed by installer specialized and experienced in work similar to that required for this project.
- D. Sign manufacturer to supply an Online Reorder Website for future orders by Parish. Online Website to show each sign type with sign type drawings and prices. Website must have sign parts and complete sign descriptions. Website to have password access by multiple users.

1.03 SUBMITTALS

- A. Submit in accordance with requirements of the General Conditions and Division 1.
- B. Product Data: Submit product data for specified products. Include material details for each sign specified.
- C. Shop Drawings: Submit shop drawings showing layout, profiles, and product components, including dimensions, anchorage, and accessories.
- D. Samples: Submit supplier's standard color chart for selection purposes and selected colors for verification purposes.
- E. Installation: Submit supplier's installation instructions.

F. Closeout Submittals:

1. Submit operation and maintenance data for installed products, including precautions against harmful cleaning materials and methods.
2. Submit warranty documents specified herein.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Comply with requirements of the General Conditions.

1. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
2. Deliver products in manufacturer's original, unopened, undamaged containers with identification labels intact.
3. Store products protected from weather, temperature, and other harmful conditions as recommended by supplier.
4. Handle products in accordance with manufacturer's instructions.

1.05 WARRANTY

A. Project Warranty: Comply with requirements of the General Conditions.

B. Manufacturer's Warranty: Submit manufacturer's standard warranty document executed by authorized company official.

1. Warranty Period: One year from product ship date.

PART 2 - PRODUCTS

2.01 SIGNAGE SYSTEMS

A. Acceptable Manufacturers:

1. ASI Signage Innovations, 1101 24th Street Kenner LA 70062
PH: (504) 704-1000; FAX: (504) 704-1006
Contact: Kevin Leumont (504) 616-8636.

B. Acceptable Product: ASINTOUCH III Unframed Plaques.

1. Additional manufacturers shall submit equal product prior to biddings. The architect has sole discretion to accept or deny substitutes.

2.02 SIGNAGE MATERIALS / COMPONENTS

A. Sign Face: High Impact Cost matte acrylic 3D printed text and braille. Utilize direct to substrate UV-LED flat bed.

1. Printer and silicon based print head, UV-LED curable inks with full CMYK & White ink instantly cured for precise ADA compliance.

B Tactile Graphics and Text provide tactile copy and grade 2 braille raised 1/32" from plaque surface using manufacturers #D printed process.

1. Provide letters and graphics precisely formed uniformly opaque to comply with relevant ADA regulations and requirements indicated for size, style, spacing, content, position and colors. Texts should have matte gloss level and square shoulders.
2. Colors : Background color is second surface painted. Text color is integrally colored and printed first surface with logo, silk screened text is not allowed.
3. Cast acrylic sheet to be laser cut to shape after painted to allow for clear polished edges.

C Sign Type Description:

- 1 Face Depth 1/8" clear acrylic thickness clear acrylic with flat polished edges.
2. Surface Texture: Smooth texture with non- glare finish.
3. Raised text is integrally colored and 3D printed into face background
4. 1/8" thick painted matte clear acrylic panel.
5. Corner shape : square.
6. Sign Typ 1-8" H x 6" W restroom entrances as required.

D Installation Method

1. Tape mount or screw mount with counter sink holes and silicone. Sign on glass to have vinyl backer. All others to be screw mounted. Backer

to have counter sink holes with face piece mounted over backer to conceal mount.

2.03 FABRICATION - GENERAL

- A. General: Comply with requirements indicated for materials, thicknesses, finishes, colors, designs, shapes, sizes, and details of construction.
- B. Preassemble signs in the shop to the greatest extent possible to minimize field assembly. Disassemble signs only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation, in a location not exposed to view after final assembly.
- C. Conceal fasteners if possible; otherwise, locate fasteners to appear inconspicuous.
- D. Form panels to required size and shape. Comply with requirements indicated for design, dimensions, finish, color, and details of construction.
- E. Coordinate dimensions and attachment methods to produce message panels with closely fitting joints. Align edges and surfaces with one another in the relationship indicated.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Site Verification of Conditions: Verify installation conditions previously established under other sections are acceptable for product installation in accordance with manufacturer's instructions.
- B. Scheduling of installation by Owner or its representative implies that substrate and conditions are prepared and ready for product installation. Proceeding with installation implies installer's acceptance of substrate and conditions.

3.02 INSTALLATION

- A. Install product in accordance with supplier's instructions.
- B. Install product in locations indicated using mounting methods recommended by sign manufacturer and free from distortion, warp, or defect adversely affecting appearance.
- C. Install product level, plumb, and at heights indicated.

- D. Install product at heights to conform to Americans with Disabilities Act Accessibility Guidelines (ADAAG) and applicable local amendments and regulations.
- E. Install signs within the following tolerances and in accordance with manufacturer's recommendations:
 - 1. Interior Signs: Within 1/4 inch vertically and horizontally of intended location.

3.03 CLEANING, PROTECTION, AND REPAIR

- A. Repair all scratches and other damage which occurred during installation. Replace components where repairs were made but are still visible to the unaided eye from a distance of 5 feet.
- B. Remove temporary coverings and protection to adjacent work areas. Clean installed products in accordance with manufacturer's instructions prior to Owner's acceptance. Remove construction debris from project in accordance with provisions in the General Conditions.

3.04 SIGN SCHEDULE

- A. Schedule: Refer to signage schedule and Drawings for sizes, locations, and layout of signage types, sign text copy, and graphics.

END OF SECTION

SECTION 102800

TOILET AND BATH ACCESSORIES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions of the Specification Sections apply to this Section.
- B. Section 061000 – Rough Carpentry

1.02 SUMMARY

- A This Section includes toilet and bath accessory items as shown on the drawings.

1.03 SUBMITTALS

- A. General: Submit the following according to Paragraph 6.17 of the General Conditions.
- B. Product data for each toilet accessory item specified, including construction details relative to materials, dimensions, gages, profiles, mounting method, specified options, and finishes.
- C. Samples of each toilet accessory item to verify design, operation, and finish requirements. Acceptable full-size samples will be returned and may be used in the Work.
- D. Schedule indicating types, quantities, sizes, and installation locations (by room) for each toilet accessory item to be provided for project.
- E. Maintenance instruction including replaceable part and service recommendations.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum 2 years' experience installing similar products.
- B. Single-Source Responsibility: Provide products of same manufacturer for each type of accessory unit and for units exposed to view in same areas, unless otherwise acceptable to Architect.

- C. Accessibility Requirements: Comply with requirements applicable in the jurisdiction of the project, including but not limited to ADA and ICC/ANSI A117.1 requirements.

1.05 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.06 WARRANTY

- A. Manufacturer's Warranty for Toilet Accessories: Manufacturer's standard 1 year warranty for materials and workmanship.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide toilet accessories by one of the following or approved equal:
 1. Bobrick Washroom Equipment, Inc. – Basis of Design
 2. Bradley Washroom Accessories

2.02 MATERIALS, GENERAL

- A. Stainless Steel: AISI Type 302/304, with polished No. 4 finish, 0.034 inch minimum thickness.
- B. Brass: Leaded and unleaded, flat products, ASTM B19; rods, shapes, forgings, and flat products with finished edges, ASTM B16; Castings, ASTM B30.
- C. Sheet Steel: Cold-rolled, commercial quality ASTM A366, 0.04 inch minimum. Surface preparation and metal pretreatment as required for applied finish.
- D. Galvanized Steel Sheet: ASTM A527 G60.
- E. Chromium Plating: Nickel and chromium electro-deposited on base metal, ASTM B456, Type SC 2.
- F. Baked Enamel Finish: Factory-applied, gloss white, baked acrylic enamel coating.

- G. Mirror Glass: Nominal 6.0 mm thick, conforming to ASTM C1036, Type I, Class 1, Quality q2, and with silvering, electro-plated copper coating, and protective organic coating.
- H. Galvanized Steel Mounting Devices: ASTM A153, hot-dip galvanized after fabrication.
- I. Fasteners: Screws, bolts, and other devices of same material as accessory unit, or of galvanized steel where concealed.

2.03 TOILET TISSUE DISPENSERS

- A. Single-Roll Toilet Tissue Dispensers:
 - 1. Reuse existing.

2.04 GRAB BARS

- A. Stainless Steel Type: Provide grab bars with wall thickness not less than 0.05 inch and as follows:
 - 1. Mounting: Concealed, manufacturer's standard flanges and anchorages.
 - 2. Clearance: 1-1/2 inch clearance between wall surface and inside face of bar.
 - 3. Gripping Surfaces: Manufacturer's standard nonslip texture.
 - 4. Heavy-Duty Size: Outside diameter of 1-1/2 inches.
 - 5. Bobrick Model # B 6806 x 36, B 6806 x 42

2.05 HOOKS

- A. Surface-Mounted Single Robe Hook:
 - 1. Reuse existing.

2.06 TOWEL BAR

- A. Surface-Mounted Towel Bar:

1. Reuse existing.

2.07 FABRICATION

- A. General: No names or labels are permitted on exposed faces of toilet and bath accessory units. On either interior surface not exposed to view or on back surface, provide identification of each accessory item either by a printed, waterproof label or a stamped nameplate indicating manufacturer's name and product model number.
- B. Surface-Mounted Toilet Accessories, General: Except where otherwise indicated, fabricate units with tight seams and joints, exposed edges rolled. Hang doors or access panels with continuous stainless steel piano hinge. Provide concealed anchorage wherever possible.
- C. Recessed Toilet Accessories, General: Except where otherwise indicated, fabricate units of all-welded construction, without mitered corners. Hang doors or access panels with full-length, stainless steel piano hinge. Provide anchorage that is fully concealed when unit is closed.

PART 3 – EXECUTION

3.01 INSTALLATION

- A. Install toilet accessory units in strict compliance with manufacturer's written instructions and recommendations, including the following:
 1. Verify blocking has been installed properly.
 2. Verify locations do not interfere with door swings or use of fixtures.
 3. Comply with manufacturer's recommendations for backing and proper support.
 4. Use fasteners and anchors suitable for substrate and project conditions.
 5. Install units rigid, straight, plumb and level in accordance with manufacturer's installation instructions and approved shop drawings.
 6. Conceal evidence of drilling, cutting and fitting to room finish.
 7. Test for proper operation.
- B. Secure mirrors to walls in concealed, tamper proof manner with special hangers, toggle bolts, or screws. Set units plumb, level, and square at

locations indicated, according to manufacturer's instructions for type of substrate involved.

- C. Install grab bars to withstand a downward load of at least 250lb, complying with ASTM F446.

3.02 ADJUSTING AND CLEANING

- A. Adjust toilet accessories for proper operation and verify that mechanisms function smoothly. Replace damaged or defective items.
- B. Clean and polish all exposed surfaces strictly according to manufacturer's recommendations after removing temporary labels and protective coatings.

END OF SECTION

SECTION 123530

RESIDENTIAL CASEWORK

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions of the Specification Sections, apply to this Section.
- B. SUMMARY: This Section includes the following:
 - 1. All wood and plywood base and wall cabinets
 - 2. Quartz countertops and backsplashes.
 - 3. Cultured marble countertops and backsplashes.
 - 4. Refer to drawings for plans, elevations, and sections of cabinets and counters.
 - 5. Mouldings, shape as shown on drawing.

1.02 SUBMITTALS

- A. Product Data: For cabinets and countertop material, and cabinet hardware.
- B. Shop Drawings: For cabinets and countertops. Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, hardware, edge and backsplashes profiles, methods of joining countertops, and cutouts for plumbing fixtures.
- C. Samples: For each type of material exposed to view.
- D. Manufacturer's full product-line brochure.

1.03 QUALITY ASSURANCE

- A. Quality Standards: Unless otherwise indicated, comply with the following standards:
 - 1. Cabinets: KCMA A161.1.

- A. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semi-exposed location.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

- A. The following product listed was selected by the owner based on quality, style and color. Any substituted product must meet these same standards.
 - 1. Kitchen cabinets: Manufactured by DL Space Inc, DL Cabinetry, Style : CG (recessed shaker) ; Color : Cyber Grey.

2.02 CABINET MATERIALS-KITCHEN

- A. General:
 - 1. Certified Wood Materials: Provide cabinets made from wood and wood-based materials that are produced from wood obtained from forests certified by an FCS accredited certification body to comply with FSC 1.2, "Principles and Criteria".
 - 2. Adhesive: Do not use adhesives that contain urea formaldehyde.
 - 3. Hardwood Lumber: Kiln dried to 7 percent moisture content.
 - 4. Softwood Lumber: Kiln dried to 10 percent moisture content.
 - 5. Hardwood Plywood: HPVA HP-1.
 - 6. Particleboard: Not applicable.
 - 7. Medium-Density Fiberboard: Not applicable.
 - 8. Hardboard Not Applicable.
- B. Exposed Materials:
 - 1. Solid wood showing wood grains
 - A. Color: As selected by Architect from cabinet manufacturer's full range.
- C. Semi-exposed Materials: Same as above

- D. Concealed Materials: Solid wood or plywood, of any hardwoods or softwood species, with no defects affecting strength or utility.

2.03 CABINET HARDWARE- KITCHEN

- A. General: Manufacturer's standard units complying with BHMA A 156.9 of type, size, style, material, and finish as selected by Architect from manufacturer's full range.
- B. Pulls: Wire pulls.
- C. Hinges: Concealed European-style self-closing hinges.
- D. Drawer Guides: Epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball bearing rollers; and complying with BHMA A 156.9, Type B05011 or B05091.

2.04 COUNTERTOP MATERIALS-KITCHEN

- A. Quartz countertop to be Ceaserstone, Empire White 515", polished.
- B. 2 cm thick laminated front edge.
- C. Edge Profile: Eased Edge.

2.05 CABINETS-VANITY

- A. Vanity cabinet to be from the Adaptive Living Store, 30" ADA compliant, wheelchair vanity cabinet (popular wood); Style: Prairie Home; Color: Marine Blue.
- B. Available Products: Subject to compliance with requirements, cabinets, that be incorporated into the work.
 - 1. 21" standard depth (22" standard depth)
- C. Cabinet Style: Wall-mounted.

2.06 COUNTERTOPS-VANITY

- A. Vanity countertop to be from The Adaptive Living Store; Type Cultured Marble; Color: Alabaster.
 - 1. Thickness: 5/8"
 - 2. Provide adhesive and color – match silicone.

3. Finish: Glossy with gelcoat on surface

2.07 MOULDING

- A. Constructed from an extruded polystyrene base, a flexible cementitious basecoat and a revolutionary, smooth polymer modified plaster finish.

PART 3 – EXECUTION

3.01 INSTALLATION

- A. Install cabinets with no variation in flushness of adjoining surfaces; use concealed shims. Where cabinets abut other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match cabinet face.
- B. Install cabinets without distortion so doors and drawers fit openings and are aligned. Complete installation of hardware and accessories as indicated.
- C. Install casework level and plumb to tolerance of $\frac{1}{8}$ inch in 8 feet.
- D. Fasten cabinets to adjacent units and to backing.
 1. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches o.c. with No. 10 wafer-head screws sized for inch penetration into wood framing, blocking, or hanging strips.
 2. Coordinate with framing subcontractor for installation of four 1 x 6 continuous furring strips (at top and bottom of base and wall cabinets) secured to each metal stud with two screws.
- E. Fasten countertops by screwing through corner blocks of base units into underside of countertop. Form seams using splines to align adjacent surfaces, and secure with glue and concealed clamping devices designed for purpose.
- F. Adjust cabinets and hardware so doors and drawers are centered in openings and operate smoothly without wrap or bind. Lubricate operating hardware as recommended by manufacture.

END OF SECTION

ATTACHMENT “A”

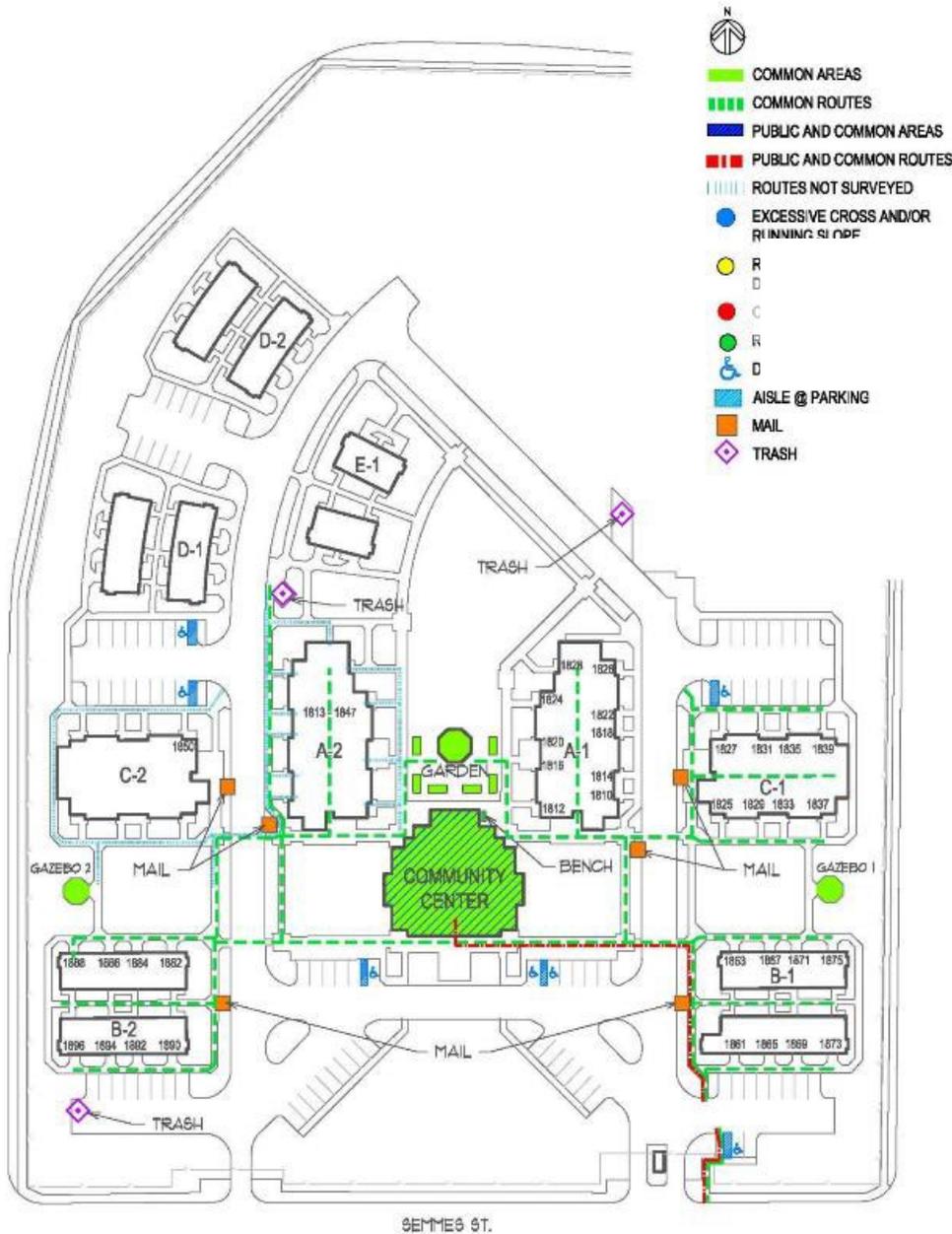
SUPPLEMENTAL INFORMATION

FISCHER SENIOR RETROFIT PLAN

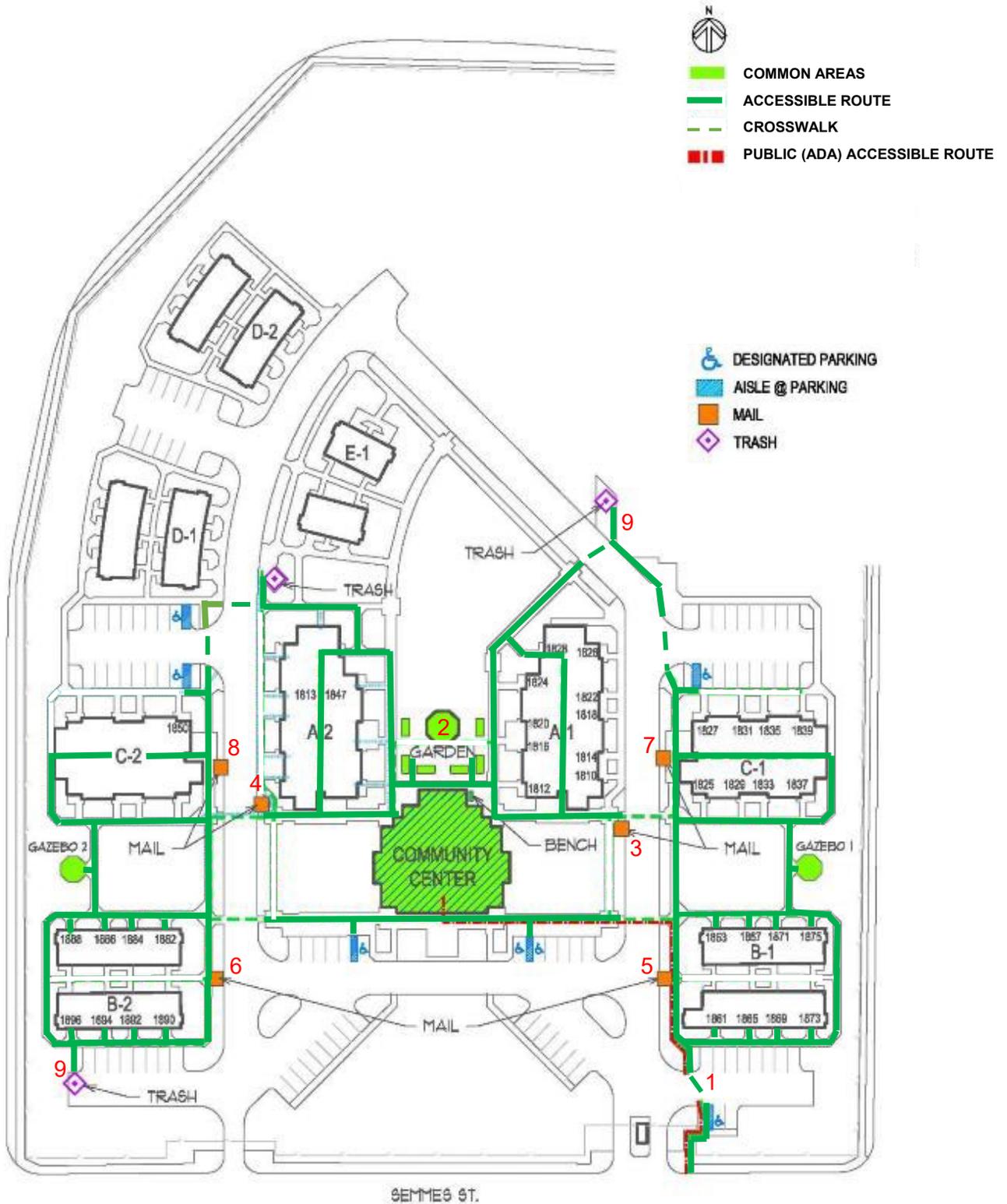
Case 2.22-cv-03568-LMA-DPC

Appendix F: RETROFIT PLAN for Fischer Senior Village 1400 Semmes St New Orleans, LA 70114

FISCHER SENIOR: Surveyed Sections Inaccessible Features (FHA)



FISCHER SENIOR: Accessible Route Diagram



A. Routes and Entrances to Covered Dwelling Units and Common Use Areas

	Lack of Accessible Route	
1	 <p><i>Walk ends at driveway by Building B1.</i></p>  <p><i>Access aisle by walk to Semmes.</i></p>  <p><i>Crosswalk route</i></p>	<p>The pedestrian route from Semmes Street to public and common areas or to covered dwelling units is discontinuous and overlaps a vehicular route. There is no curb ramp at the end of the walk connecting to the public right-of-way. The access aisle at the adjacent parking space does connect with the sidewalk but is not in alignment with the opposing sidewalk and curb ramp.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p>Exterior accessible routes must be pedestrian routes that are separate from the road or driveway. For example, it is not acceptable to provide only a road or driveway as an accessible route.</p> <p><i>Retrofit:</i></p> <p><i>Verify cross slopes at accessible route as shown on the diagram. Adjust location and/or retrofit paved surfaces as required to confirm that new route complies with ADA and FHAA requirements. Install paint to provide a striped pedestrian crosswalk, marking the accessible route from the curb ramp at building B-1 to the accessible parking access aisle at the Semmes Street entry. Repaint striping at designated accessible parking space and aisle.</i></p>
2	<i>Not Used.</i>	

<p>3</p>	 <p><i>Mail boxes at Building A1, street side</i></p>  <p><i>Mail boxes at Building A1, building side.</i></p>	<p>There is no route to the mailboxes serving Building A-1. The boxes are located at the curb line of a vehicular drive with no connecting sidewalk.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>
<p>4</p>	 <p><i>Mail boxes at Building A2, street side.</i></p>  <p><i>Mail boxes at Building A2, building side</i></p>	<p>There is no route to the mail boxes serving Building A2. The boxes are located at the curb line of a vehicular drive with no connecting sidewalk.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>

<p>5</p>	 <p><i>Mail boxes at Building B1.</i></p>	<p>There is no route to the mail boxes serving Building B1. The boxes are located at the curb line of a vehicular drive with no connecting sidewalk.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>
<p>6</p>	 <p><i>Mail boxes at Building B2.</i></p>	<p>There is no route to the mail boxes serving Building B2. The boxes are located at the curb line of a vehicular drive with no connecting sidewalk.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>

<p>7</p>	 <p><i>Mail boxes at Building C1.</i></p>	<p>There is no route to the mail boxes serving Building C1. The boxes are located at the curb line of a vehicular drive with no connecting sidewalk.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>
<p>8</p>	 <p><i>Mail boxes at Building C2.</i></p>	<p>There is no route to the mail boxes serving Building C2. The boxes are located at the curb line of a vehicular drive with no connecting sidewalk.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>
<p>9</p>	 <p><i>Trash at Building B2.</i></p>	<p>There is no route to the trash dumpster north of Building A1 or to the dumpster south of Building B2. The dumpsters are located in parking areas with access via vehicular routes.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p>

		<p><i>Retrofits:</i></p> <p><i>Install new curb ramp at the end of the route from building A-1 heading north to the dumpster. Route to be located as shown on the accessible route diagram. Include marked crosswalk.</i></p> <p><i>Install new walk and curb ramp south of building B-2 as required to provide an accessible route to the dumpster south of the building. Route to be located as shown on the accessible route diagram. Include marked crosswalk.</i></p>
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	Inaccessible Walking Surfaces	
10	 <p><i>West side of concrete walk in front of 1863.</i></p>  <p><i>Cross slope.</i></p>	<p>Cross slopes at walks are greater than 2.0% (maximum 2% allowed).</p> <ul style="list-style-type: none"> a) West side of concrete walk in front of 1863 7.7% b) East side of concrete walk in front of 1863 7.4% c) Between 1863 & 1867 5.6% d) In front of 1867 7.9% e) Between 1867 & 1871 5.0% f) West side of walk in front of 1871 6.7% g) In front of 1875 7.4% h) East of 1875 4.1% i) Not used. j) Not used. k) West of 1861 entry 8.5% l) In front of 1861 7.7% m) Between 1861 & 1865 8.5% n) West of 1865 entry 8.1% o) East of 1865 entry p) Between 1865 & 1869 7.9% q) In front of 1869 8.2% r) Between 1869 & 1873 10.0% s) In front of 1873 8.9% t) In front of 1829 3.3% u) Not used. v) Not used. w) Not used. x) Not used. y) At southeast corner of Building A1 5.4% z) Not used. aa) Not used. bb) Not used. cc) Not used. dd) Not used. ee) Not used. ff) Not used. gg) Not used. hh) Not used.

	ii) Not used.	
	jj) Not used.	
	kk) South of A1, parallel with roadway, near mail	3.2%
	ll) Southwest of the Center just west of the entry	3.6%
	mm) Southwest of the Center by parking	3.0%
	nn) Southwest of the Center west of designated pkg.	3.7%
	oo) Southwest of the Center nearing corner south of A2	6.5%
	pp) Southwest of the Center walk at top of curb ramp leading to Bldg. B2	5.5%
	qq) Northeast of Bldg. B2 near curb ramp leading to Center	4.2%
	rr) East of Bldg. B2	4.0%
	ss) East of Bldg. B2 north of walk to center courtyard	5.6%
	tt) East of Bldg. B2 at turn to walk at center courtyard	3.3%
	uu) East of Bldg. B2, south of walk at center courtyard	3.3%
	vv) East of Bldg. B2, half way to turn to the west	4.1%
	ww) East of Bldg. B2, nearing turn to the west	3.6%
	xx) Southeast of Bldg. B2, at turn to the west	3.3%
	yy) In front of Unit 1890	4.4%
	zz) In front of Unit 1892	3.5%
	aaa) In front of Unit 1894	3.4%
	bbb) In front of Unit 1896	6.8%
	ccc) In front of Unit 1886	3.3%
	ddd) In front of Unit 1888	7.4%
	eee) Not used.	
	fff) Between Bldgs. B2 & C2	3.3%
	ggg) Between Bldgs. B2 & C2 roughly half way	3.9%
	hhh) Not used.	
	iii) Not used.	
	jjj) Not used.	

		<p>kkk) Not used. ll) Not used.</p> <p>A maximum 2% cross slope is allowed. (Guidelines Requirement 2, ANSI 1986 4.3.7).</p> <p><i>Retrofit: Remove and replace sidewalks at all locations listed above and as otherwise required to provide accessible routes as indicated on the accessible route diagram. Cross slopes are to be maximum 2%.</i></p>										
<p>11</p>	 <p><i>Gazebo 1, between Buildings B1 & C1</i></p>  <p><i>Height of step at Gazebo 1</i></p>	<p>There are changes in level at sidewalks and door maneuvering spaces. The vertical changes in level are greater than 1/4 inch and the changes in level are not beveled or ramped (not allowed).</p> <table border="1" data-bbox="706 808 1274 1123"> <thead> <tr> <th><u>Location</u></th> <th><u>Height in inches</u></th> </tr> </thead> <tbody> <tr> <td>Unit 1863, edge of landing at courtyard door.</td> <td>1/2</td> </tr> <tr> <td>Gazebo 1, step at entry</td> <td>8</td> </tr> <tr> <td>Unit 1886, at edge of front porch</td> <td>1</td> </tr> <tr> <td>Gazebo 2, step at entry</td> <td>10</td> </tr> </tbody> </table> <p>Changes in level up to 1/4 inch may be vertical and without edge treatment. Changes in level between 1/4 inch and 1/2 inch require a bevel with a slope no greater than 1:2. Changes in level greater than 1/2 inch must be ramped. (Guidelines Requirement 2, ANSI 1986 4.5.2).</p> <p>Stairs are not allowed to be part of an accessible route. (Guidelines Requirement 1(5), Guidelines Requirement 2, ANSI 1986 4.3.8).</p> <p><i>Retrofits:</i></p> <p><i>Grind or replace paving as required to provide 1:2 beveled edge at Unit 1863 and 1:12 ramped transition at Unit 1886.</i></p> <p><i>Construct a new ramp at each gazebo. Ramps to include handrails and edge protection.</i></p>	<u>Location</u>	<u>Height in inches</u>	Unit 1863, edge of landing at courtyard door.	1/2	Gazebo 1, step at entry	8	Unit 1886, at edge of front porch	1	Gazebo 2, step at entry	10
<u>Location</u>	<u>Height in inches</u>											
Unit 1863, edge of landing at courtyard door.	1/2											
Gazebo 1, step at entry	8											
Unit 1886, at edge of front porch	1											
Gazebo 2, step at entry	10											

12



Curb ramp west side of crossing from Center to B1.



Gap at walk leading to Unit 1825.

There are gaps and areas of deteriorated concrete which are not smooth.

Locations

Curb ramp west side of crossing from Center to B1	1 inch
Gap in front of 1825	2 inch
Gap in front of 1837	1-1/4 inch
Gap northeast of B2	3/4 inch
Gap in front of 1882	1-1/8 inch
Gap in front of 1884	1 inch
Gap in front of 1886	1-1/8 inch
Gap in front of 1888	1-1/8 inch

Elongated openings (gaps) in the accessible route shall have spaces no greater than 1/2 inch wide and shall have the long dimension perpendicular to dominant direction of travel. (Guidelines Requirement 2, ANSI 1986 4.5.4).

Retrofits: Install backer and elastomeric fill at gaps that are 1" wide or less. Fill depth to extend to within 1/4" of the paving surface. Where gaps exceed 1" width, remove and replace a portion of the concrete as required to reduce gaps to less than 1/2" in width. Sawcut existing slabs as needed.

	Inaccessible Curb Ramp Features																			
13	 <p><i>West ramp from Center to B1</i></p>  <p><i>Running slope at ramp.</i></p>	<p>Running slopes of curb ramps are more than 8.3% (maximum 8.3% allowed).</p> <table border="0"> <thead> <tr> <th style="text-align: left;"><u>Location</u></th> <th style="text-align: right;"><u>Running Slope</u></th> </tr> </thead> <tbody> <tr> <td>a) Not used.</td> <td></td> </tr> <tr> <td>b) Ramp west side of crossing from Center to B1</td> <td style="text-align: right;">9.1%</td> </tr> <tr> <td>c) Not used.</td> <td></td> </tr> <tr> <td>d) Ramp from Building B1 to walk to Semmes</td> <td style="text-align: right;">11.5%</td> </tr> <tr> <td>e) Ramp at northwest corner of Building C1</td> <td style="text-align: right;">9.5%</td> </tr> <tr> <td>f) Not used.</td> <td></td> </tr> <tr> <td>g) Not used.</td> <td></td> </tr> <tr> <td>h) Ramp at northeast corner of Building B2</td> <td style="text-align: right;">9.9%</td> </tr> </tbody> </table> <p>A maximum 8.3% (1:12) running slope is allowed. (Guidelines Requirement 2, 1986 ANSI 4.3.7, 1986 ANSI 4.8.2).</p> <p><i>Retrofit: Remove and replace curb ramps...</i></p>	<u>Location</u>	<u>Running Slope</u>	a) Not used.		b) Ramp west side of crossing from Center to B1	9.1%	c) Not used.		d) Ramp from Building B1 to walk to Semmes	11.5%	e) Ramp at northwest corner of Building C1	9.5%	f) Not used.		g) Not used.		h) Ramp at northeast corner of Building B2	9.9%
<u>Location</u>	<u>Running Slope</u>																			
a) Not used.																				
b) Ramp west side of crossing from Center to B1	9.1%																			
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e) Ramp at northwest corner of Building C1	9.5%																			
f) Not used.																				
g) Not used.																				
h) Ramp at northeast corner of Building B2	9.9%																			
14	<i>Not used.</i>																			
15	 <p><i>Change in level at base of curb ramp at Building B1.</i></p>	<p>Curb ramps have lips (unbeveled changes in level) greater than 1/2 inch high where the ramp surface meets the sidewalk or road (not allowed).</p> <table border="0"> <thead> <tr> <th style="text-align: left;"><u>Location</u></th> <th style="text-align: right;"><u>Hgt. (inches)</u></th> </tr> </thead> <tbody> <tr> <td>Ramp from Building A1 To Building B1</td> <td style="text-align: right;">1-1/2</td> </tr> <tr> <td>Ramp from Building B1 to Semmes</td> <td style="text-align: right;">1-1/4</td> </tr> </tbody> </table> <p>Changes in level greater than 1/2 inch must be ramped. (Guidelines Requirement 2, ANSI 1986 4.5.2).</p> <p><i>Retrofits:</i></p> <p><i>For the ramp from bldg. A1 to bldg. B1, a new concrete bevel, maximum 1:12 slope, minimum thickness 4" will</i></p>	<u>Location</u>	<u>Hgt. (inches)</u>	Ramp from Building A1 To Building B1	1-1/2	Ramp from Building B1 to Semmes	1-1/4												
<u>Location</u>	<u>Hgt. (inches)</u>																			
Ramp from Building A1 To Building B1	1-1/2																			
Ramp from Building B1 to Semmes	1-1/4																			

		<p><i>be added. Alternatively, cut back and patch asphalt at base of ramp such that the connection is free of any change in level and the slope of the asphalt does not exceed 5%.</i></p> <p><i>For the ramp from bldg. B-1 to Semmes, replace ramp. (See item 13 above).</i></p>								
	<p>Inaccessible Ramp Features</p>									
<p>16</p>	 <p><i>Walk approaching Unit 1863</i></p>  <p><i>Slope at walk.</i></p>	<p>Running slopes of walks and ramps are more than 8.3% (maximum 8.3% allowed).</p> <table border="1" data-bbox="703 625 1279 831"> <thead> <tr> <th><u>Location</u></th> <th><u>Running Slope</u></th> </tr> </thead> <tbody> <tr> <td>a) Walk approaching Unit 1863</td> <td>9.2%</td> </tr> <tr> <td>b) Walk approaching Unit 1861</td> <td>11.0%</td> </tr> <tr> <td>c) Walk approaching Unit 1839</td> <td>9.6%</td> </tr> </tbody> </table> <p>A maximum 8.3% (1:12) running slope is allowed. (Guidelines Requirement 2, 1986 ANSI 4.3.7, 1986 ANSI 4.8.2).</p> <p><i>Retrofit: Remove existing concrete to the extent required. Determine total rise of ramped section required to provide an accessible route. If less than 6", pour new walk/ramp with top and bottom landings and running slopes not to exceed 8.3%. If more than 6", pour new walk/ramp with top and bottom landings and running slopes not to exceed 8.3% and provide handrails at edge protection at each side of the ramp.</i></p>	<u>Location</u>	<u>Running Slope</u>	a) Walk approaching Unit 1863	9.2%	b) Walk approaching Unit 1861	11.0%	c) Walk approaching Unit 1839	9.6%
<u>Location</u>	<u>Running Slope</u>									
a) Walk approaching Unit 1863	9.2%									
b) Walk approaching Unit 1861	11.0%									
c) Walk approaching Unit 1839	9.6%									

	Inaccessible Door and Gate Maneuvering Clearances																			
17	 <p><i>Measuring slope at Unit 1863 primary entry maneuvering clearance.</i></p>  <p><i>Slope at Unit 1863 entry.</i></p>	<p>Unit primary entry door maneuvering clearances have slopes as steep as 4.7% (maximum 2% allowed) at the concrete pad immediately in front of door.</p> <table border="1" data-bbox="703 457 1279 808"> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Unit 1863</td> <td>3.1%</td> </tr> <tr> <td>Unit 1871</td> <td>3.1%</td> </tr> <tr> <td>Unit 1875</td> <td>3.2%</td> </tr> <tr> <td>Unit 1869</td> <td>3.8%</td> </tr> <tr> <td>Unit 1873</td> <td>3.2%</td> </tr> <tr> <td>Unit 1896</td> <td>3.6%</td> </tr> <tr> <td>Unit 1892 (to courtyard)</td> <td>4.7%</td> </tr> <tr> <td>Unit 1890 (to courtyard)</td> <td>3.2%</td> </tr> </tbody> </table> <p>A level and clear floor area is required within maneuvering clearances at doors. Slopes in this area may not exceed 1/8 inch per foot (2%). (Guidelines Requirement 2, 1986 ANSI 4.13.6, ANSI 1986 Figure 25(b)).</p> <p><i>Retrofit: At primary entries to listed units at buildings B1 and B2, remove concrete as required to complete the retrofit and provide new concrete at the entry sloping no more than 2% in running and cross directions at 60" x 60" level landing.</i></p>	<u>Location</u>	<u>Slope</u>	Unit 1863	3.1%	Unit 1871	3.1%	Unit 1875	3.2%	Unit 1869	3.8%	Unit 1873	3.2%	Unit 1896	3.6%	Unit 1892 (to courtyard)	4.7%	Unit 1890 (to courtyard)	3.2%
<u>Location</u>	<u>Slope</u>																			
Unit 1863	3.1%																			
Unit 1871	3.1%																			
Unit 1875	3.2%																			
Unit 1869	3.8%																			
Unit 1873	3.2%																			
Unit 1896	3.6%																			
Unit 1892 (to courtyard)	4.7%																			
Unit 1890 (to courtyard)	3.2%																			
18	<i>Not Used.</i>																			
19	<i>Not Used.</i>																			

B. Public and Common Use Areas

	<p>Inaccessible Features at Exterior Mail Boxes</p>	
<p>20</p>	 <p><i>Building B1 - depth of landing at mailboxes.</i></p>  <p><i>Building B1 - relationship of pad to sidewalk and curb.</i></p>	<p>Mailbox frames for Buildings A1, B1, B2 and C1 do not have a level landing of at least 30 inches by 48 inches provided for parallel approach. At Building B1, the landing extends 22 inches from the base of the unit out to the back of the curb line (minimum 30 inch width required). Landings at other buildings are similar.</p> <p>Minimum clear space for wheelchairs is 30 inches by 48 inches and may be positioned for either forward or parallel approach to an object. (Guidelines Requirement 2, ANSI 1986 4.2.4.1, ANSI 1986 Fig. 4).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space / maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>

		
<p>21</p>	 <p><i>Mailbox serving Building A1.</i></p>  <p><i>Top two rows of boxes.</i></p>	<p>Mailboxes serving Building A1 have topmost box locks at 59 to 60-5/8 inches above the adjacent concrete (Frame 1 - Box 1 and Box 9; Frame 2 – Box 1 and 5). The second row from the top is 57-1/4 to 57-3/4 inches above the adjacent concrete (Frame 1 - Box 2 and Box 10, Frame 2 - Box 2 and 6) (maximum 54 inches allowed).</p> <p>A range of minimum 9 inches and a maximum 54 inches is allowed for the side reach range where the space below the element is unobstructed. (ANSI 1986 4.2.6).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>

<p>22</p>	 <p><i>Mailbox serving Building A2.</i></p>  <p><i>Top two rows of boxes.</i></p>	<p>Mailboxes serving Building A2 have topmost box locks at 58-1/2 inches to 18-3/4 inches above the adjacent concrete (Frame 1 - Box 1 and Box 9; Frame 2 – Box 1 and 9). The second row from the top is 55-1/4 inches to 55-1/2 inches above the adjacent concrete (Frame 1 - Box 2 and Box 10, Frame 2 - Box 2 and 10) (maximum 54 inches allowed).</p> <p>A range of minimum 9 inches and a maximum 54 inches is allowed for the side reach range where the space below the element is unobstructed. (ANSI 1986 4.2.6).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>
<p>23</p>	 <p><i>Mailbox serving Building B1.</i></p>	<p>Mailboxes serving Building B1 have box locks at 58-1/2 inches above the adjacent concrete (Box 1 and Box 5) and 55-1/4 inches above the adjacent concrete (Box 2 and Box 6) (maximum 54 inches allowed).</p> <p>A range of minimum 9 inches and a maximum 54 inches is allowed for the side reach range where the space below the element is unobstructed. (ANSI 1986 4.2.6).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any).</i></p>

		<p><i>New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>
<p>24</p>		<p>Mailboxes serving Building B2 have box locks at 58-3/8 inches above the adjacent concrete (Box 1 and Box 5) and 55-1/2 inches above the adjacent concrete (Box 2 and Box 6) (maximum 54 inches allowed).</p> <p>A range of minimum 9 inches and a maximum 54 inches is allowed for the side reach range where the space below the element is unobstructed. (ANSI 1986 4.2.6).</p> <p><i>Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.</i></p>

25



Mailbox serving Building C1



Top two rows of boxes.

Mailboxes serving Building C1 have box locks at 59 inches above the adjacent concrete (Box 1 and Box 9) and 55-1/2 inches above the adjacent concrete (Box 2 and Box 10) (maximum 54 inches allowed).

A range of minimum 9 inches and a maximum 54 inches is allowed for the side reach range where the space below the element is unobstructed. (ANSI 1986 4.2.6).

Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.

26



Mailbox serving Building C1.

Mailboxes serving Building C1 have box locks at 70 inches above the adjacent concrete (Box 1 and Box 9), 66-3/4 inches above the adjacent concrete (Box 2 and Box 10), 63-1/4 inches above the adjacent concrete (Box 3 and Box 11), 59-3/4 inches above the adjacent concrete (Box 4 and Box 12), and 56-1/4 inches above the adjacent concrete (Box 5 and the outgoing mail slot) (maximum 54 inches allowed).

A range of minimum 9 inches and a maximum 54 inches is allowed for the side reach range where the space below the element is unobstructed. (ANSI 1986 4.2.6).

Retrofit: Relocate mailboxes serving units in buildings A-1, A-2, B-1, B-2, C-1, & C-2. These new locations will address accessible route, clear floor space, maneuvering room, and reach range height requirements for all boxes (all units are FHA covered units), out-going mail slots and parcel boxes (if any). New locations to be submitted to DOJ for approval prior to performing retrofits.



Top two rows of boxes.



Third and fourth rows of boxes.

	Common Area Corridors	
27	 <p><i>Bottom of fire extinguisher at common area corridor (near 1836 Laboeuf Ct.).</i></p>  <p><i>Depth of extinguisher.</i></p>	<p>Some wall mounted fire extinguishers at Buildings A1, A2, C1 and C2 interior corridors protrude into the circulation path 5-5/8 inches and are mounted with the bottom edge at 33-3/8 inches above the floor (maximum 4 inch depth allowed if the bottom is more than 27 inches above the floor).</p> <p>Objects protruding from walls with their leading edges between 27 inches and 80 inches above the floor may not project more than 4 inches from the wall. (Guidelines Requirement 2, ANSI 1986 4.4.1).</p> <p><i>Retrofit: Existing fire extinguishers will be lowered such that the bottom edge is less than 27" above the floor.</i></p>
	Community Center Facilities (Public and Common Uses)	
28	 <p><i>Clear knee space under drinking fountain.</i></p>	<p>The drinking fountain knee space is 26-1/4 inches above the floor (minimum 27 inches required).</p> <p>A minimum 27 inch high clear knee space is required for a minimum depth of 8 inches under the fixture. (Guidelines Requirement 2, ANSI 1986 4.15.5(1), ADAAG 4.15.5(1)).</p> <p><i>Retrofit: The lower of the two drinking fountains will be relocated to a height of 27" above the floor, providing correct knee space.</i></p>

<p>29</p>	 <p><i>Activity center sink.</i></p>  <p><i>Height of sink.</i></p>	<p>The rim of the activity center sink is 35-3/4 inches above the floor (maximum 34 inches allowed).</p> <p>A maximum 34 inch height is allowed between the floor and the sink rim or counter surface. (Guidelines Requirement 2, ANSI 1986 4.19.2.2, ADAAG 4.19.2.2).</p> <p><i>Retrofit: Provide forward approach to the fixture. Remove and replace base cabinet and countertop for the sink portion only, Install new components with a maximum 34" countertop height, an open knee space below the sink at least 30" wide, with pipes protected, and a maximum 6" depth sink.</i></p>
<p>30</p>	 <p><i>Classroom sink.</i></p>	<p>The rim of the classroom sink is 35-5/8 inches above the floor (maximum 34 inches allowed). Parallel approach is obstructed by the wall to the left of the sink and forward approach is obstructed by the cabinetry (accessible approach is required).</p> <p>A maximum 34 inch height is allowed between the floor and the sink rim or counter surface. (Guidelines Requirement 2, ANSI 1986 4.19.2.2, ADAAG 4.19.2.2).</p> <p><i>Retrofit: Provide forward approach to the fixture. Remove and replace base cabinet and countertop for the sink portion only, Install new components with a maximum 34" countertop height, an open knee space below the sink at least 30" wide, with pipes protected, and a maximum 6" depth sink.</i></p>

		
	<p><i>Height of the sink</i></p>	
<p>31</p>	<p><i>Not used.</i></p>	
	<p>Community Center – Single User Restroom near Entry</p>	
<p>32</p>	<div data-bbox="289 768 678 1062">  <p><i>Single user bathroom toilet.</i></p> </div> <div data-bbox="289 1125 678 1608">  <p><i>Distance from side wall to toilet centerline.</i></p> </div>	<p>The toilet centerline is 19-1/8 inches from the side wall (maximum 18 inches allowed).</p> <p>A distance of 18 inches is required between the toilet centerline and the side wall. (Guidelines Requirement 2, ANSI 1986 4.16.2, ANSI 1986 Fig. 28, ADAAG 4.16.2, ADAAG Fig. 28).</p> <p><i>Retrofit: Remove grab bar from wall, install wood furring, and re-install side wall grab bar 18" from centerline of toilet.</i></p>

33	 <p><i>Restroom side grab bar</i></p>	<p>Side grab bar at the toilet is mounted incorrectly. The bar extends 47 inches from the back wall (minimum 54 inches required).</p> <p>Grab bars for toilets in single user restrooms are to extend a minimum of 54 inches from the back wall. (Guidelines Requirement 2, ANSI 1986 4.16.4, ANSI 1986 Figure 29(b), ADAAG 4.16.4, ADAAG Figure 29(b)).</p> <p><i>Retrofit: Remove and re-install removed bar with grab bar 12" from rear wall, so that the end of grab bar extends the required 54" from the rear wall.</i></p>
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	<p>Community Center – Single User Restroom at Abandoned Beauty Shop</p>	<p>Note: this restroom is not currently open to residents or members of the public. Future intended uses unknown.</p>
34	<p><i>Not Used.</i></p>	
35	 <p><i>Beauty shop unisex restroom side grab bar.</i></p>	<p>Side grab bar at the toilet is mounted incorrectly. The bar extends 47-1/8 inches from the back wall (minimum 54 inches required).</p> <p>Grab bars for toilets in single user restrooms are to extend a minimum of 54 inches from the back wall. (Guidelines Requirement 2, ANSI 1986 4.16.4, ANSI 1986 Figure 29(b), ADAAG 4.16.4, ADAAG Figure 29(b)).</p> <p><i>Retrofit: Remove and re-install removed bar with grab bar 12" from rear wall, so that the end of grab bar extends the required 54" from the rear wall.</i></p>
36	<p><i>Not Used.</i></p>	

	<p>Community Center Women’s Restroom</p>	
<p>37</p>	 <p><i>Sign at Women’s restroom.</i></p>	<p>Permanent room signs do not have tactile sans serif characters (required). Occurs at multiple locations.</p> <p>Tactile characters are required on interior and exterior signs identifying permanent rooms and spaces. (Guidelines Requirement 2, ANSI 1986 4.28.4, ADAAG 4.30.4).</p> <p>Uppercase sans serif characters are required for raised characters. (Guidelines Requirement 2, ANSI 1986 4.28.4, ADAAG 4.30.4).</p> <p><i>Retrofit: Provide ADA compliant signage at restrooms. Include tactile pictogram, letters and Braille. Mount as specified in ADA 2010.</i></p>
<p>38</p>	 <p><i>Women’s restroom side grab bar.</i></p>	<p>Side grab bar at the toilet is mounted incorrectly. The bar extends 47-1/8 inches from the back wall (minimum 52 inches required).</p> <p>Grab bars for toilets in accessible compartments are to extend a minimum of 52 inches from the back wall. (Guidelines Requirement 2, ANSI 1986 4.17.6, ANSI 1986 Figure 30(a), ADAAG 4.17.6, ADAAG Figure 30(a)).</p> <p><i>Retrofit: Remove and re-install removed bar with grab bar 12” from rear wall, so that the end of grab bar extends the required 54” from the rear wall.</i></p>

<p>39</p>		<p>Toilet centerline is 18-3/4 inches from the sidewall (maximum 18 inches required).</p> <p>Clear floor space for toilets in compartments includes a requirement that the toilet be 18 inches from a sidewall. (Guidelines Requirement 2, ANSI 1986 4.17.2. AMSO 1986 4.16.2, ANSI 1986 Fig. 28, ADAAG 4.16.2, ADAAG Fig. 28.)</p> <p><i>Retrofit: When side wall grab bar is removed, furr out side wall to position grab bar 18" from centerline of toilet.</i></p>
<p>Community Center Men's Restroom</p>		
<p>40</p>		<p>Permanent room signs do not have tactile sans serif characters (required).</p> <p>Tactile characters are required on interior and exterior signs identifying permanent rooms and spaces. (Guidelines Requirement 2, ANSI 1986 4.28.4, ADAAG 4.30.4).</p> <p>Uppercase sans serif characters are required for raised characters. (Guidelines Requirement 2, ANSI 1986 4.28.4, ADAAG 4.30.4).</p> <p><i>Retrofit:</i> <i>Provide ADA compliant signage at restrooms. Include tactile pictogram, letters and Braille. Mount as specified in ADA 2010.</i></p>
<p>41</p>		<p>Urinal clear floor space at the accessible urinal is 29 inches wide (minimum 30 inches required).</p> <p>A clear space 30 inches wide is required in front of the accessible urinal. (Guidelines Requirement 2, ANSI 1986 4.18.3, ADAAG 4.18.3).</p>

	<p><i>Width between partitions at the urinal</i></p>	<p><i>Retrofit: Remove partition, repair laminate, and re-install at 30" from opposing stall partition.</i></p>
<p>42</p>	 <p><i>Men's restroom side grab bar</i></p>	<p>Side grab bar at the toilet is mounted incorrectly. The bar extends 46-3/4 inches from the back wall (minimum 52 inches required).</p> <p>Grab bars for toilets in accessible compartments are to extend a minimum of 52 inches from the back wall. (Guidelines Requirement 2, ANSI 1986 4.17.6, ANSI 1986 Figure 30(a), ADAAG 4.17.6, ADAAG Figure 30(a)).</p> <p><i>Retrofit: Remove and re-install removed bar with grab bar 12" from rear wall, so that the end of grab bar extends the required 54" from the rear wall.</i></p>
<p>43</p>	 <p><i>Toilet and compartment.</i></p>  <p><i>Depth of stall to face of niche.</i></p>	<p>Toilet clear floor space is 51-1/2 inches deep at the sidewall (minimum 59 inches required for floor mounted toilets).</p> <p>Toilet stall depth is minimum 59 inches where toilets are floor mounted. (Guidelines Requirement 2, ANSI 1986 4.17.3, ANSI 1986 Figure 30 (a), ADAAG 4.17.3, ADAAG Figure 30 (a)).</p> <p><i>Retrofit: Remove wall finish at pilaster, and investigate removing materials sufficient to provide the required 59" dimension from rear wall. If possible, repair and replace, installing side grab bar as part of work. If this is a structural member, repair maximizing space in process, and terminate grab bar into pilaster.</i></p>

44	 <p data-bbox="285 541 425 575"><i>Coat hook</i></p>	<p data-bbox="701 205 1383 281">Coat hook in the toilet compartment is 67-5/8 inches above the floor (maximum 54 inches allowed).</p> <p data-bbox="701 319 1409 436">Maximum allowed unobstructed side reach range is 54 inches above the floor. (Guidelines Requirement 2, ANSI 1986 4.2.6, ADAAG 4.2.6).</p> <p data-bbox="701 449 815 483"><i>Retrofit:</i></p> <p data-bbox="701 499 1416 617"><i>Either add a new coat hook at maximum 48" above the floor, or remove existing coat hook, and re-install at maximum 48" height above floor.</i></p>
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C. Covered Dwelling Units

Retrofits listed herein are required at all units of the same type, not just the units that were surveyed. Some units of a given type may need fewer retrofits.

HANO to provide complete list of unit numbers identified by unit type and building to DOJ prior to start of retrofit inspections.

Fischer Senior has 9 buildings with 100 units, 84 of which are covered dwelling units required to comply with the FHAA. All ground floor units and units served by elevators are one bedroom or two-bedroom units. Three buildings (D1, D2, and E1) have fewer than 4 units and are therefore not covered dwellings. All the remaining units are either ground floor or served by elevators.

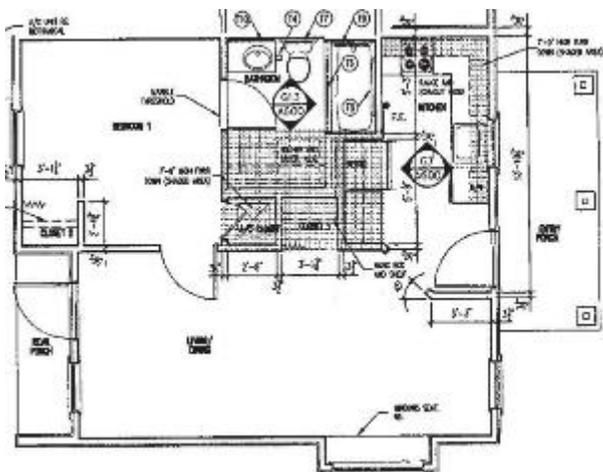
Units designed as fully accessible (“UFAS”) units are located in Buildings A1 and A2.

Covered Unit Types/Counts (per plans)

	1B1B	1B1B "HC"	2B1B	2B1B "HC"	
A1	10	4	2	2	18
A2	10	4	4	0	18
B1	7		1		8
B2	8				8
C1	16				16
C2	16				16
	67	8	7	2	84

UNIT TYPE – 1 Bedroom/1 Bathroom

Typical for 67 units.



Plan Unit Type 1 Bedroom/1 Bath

Inaccessible Features:

Inaccessible Unit Features																																					
45	 <p><i>Closet door at 1880 Thayer.</i></p>  <p><i>Width of closet door opening.</i></p>																																				
<p>Interior doors have a clear width of 21 to 29-1/4 inches (minimum 31-5/8 inches required).</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"></th> <th style="text-align: right; border-bottom: 1px solid black;">Width in Inches</th> </tr> </thead> <tbody> <tr> <td><u>1852 Thayer</u></td> <td></td> </tr> <tr> <td>Bathroom door</td> <td style="text-align: right;">28-1/2</td> </tr> <tr> <td>Closet door #1</td> <td style="text-align: right;">21</td> </tr> <tr> <td colspan="2">(closet depth is 28 inches)</td> </tr> <tr> <td colspan="2">Closet #2 is 24" deep</td> </tr> <tr> <td colspan="2">.</td> </tr> <tr> <td><u>1874 Thayer</u></td> <td style="text-align: right;">Inches</td> </tr> <tr> <td>Bathroom door</td> <td style="text-align: right;">29</td> </tr> <tr> <td>Closet door #1</td> <td style="text-align: right;">21</td> </tr> <tr> <td colspan="2">(closet depth is 29-3/4 inches)</td> </tr> <tr> <td colspan="2">Closet door #2 blocked by personal possessions.</td> </tr> <tr> <td><u>1880 Thayer</u></td> <td style="text-align: right;">Inches</td> </tr> <tr> <td>Bathroom door</td> <td style="text-align: right;">30</td> </tr> <tr> <td>Closet door #1 (width is approx.)</td> <td style="text-align: right;">21</td> </tr> <tr> <td colspan="2">(closet depth is 29-3/8 inches)</td> </tr> <tr> <td>Closet door #2</td> <td style="text-align: right;">21-1/2</td> </tr> <tr> <td colspan="2">(closet depth is 26-1/4 inches)</td> </tr> </tbody> </table>			Width in Inches	<u>1852 Thayer</u>		Bathroom door	28-1/2	Closet door #1	21	(closet depth is 28 inches)		Closet #2 is 24" deep		.		<u>1874 Thayer</u>	Inches	Bathroom door	29	Closet door #1	21	(closet depth is 29-3/4 inches)		Closet door #2 blocked by personal possessions.		<u>1880 Thayer</u>	Inches	Bathroom door	30	Closet door #1 (width is approx.)	21	(closet depth is 29-3/8 inches)		Closet door #2	21-1/2	(closet depth is 26-1/4 inches)	
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		<p>1886 Thayer <u>Inches</u></p> <p>Bathroom door 29</p> <p>Closet door #1 22-1/2 (closet depth is 29-1/2 inches)</p> <p>Closet #2 is 24" deep</p> <p>Within dwelling units, doors for user passage must have a clear opening width of 32 inches nominal when the door is open 90 degrees. (Guidelines Requirement 3 (2)).</p> <p><i>Retrofits:</i></p> <p><i>At bathroom doors, replace existing hinged doors with pocket door (of correct width). New doors will provide a minimum 31-5/8" clear opening width. Provide privacy latch set.</i></p> <p><i>At closets more than 24 inches deep, furr out the back wall 2½" to 5½" to reduce closet depth to 24" maximum. Door width to remain as-is.</i></p>
<p>46</p>	 <p>1874 Thayer thermostat</p>	<p>Thermostat top controls are 60 inches above the floor (maximum 48 inches allowed).</p> <p>A maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines, Requirement 5).</p> <p><i>Retrofit: Remove thermostats, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location.</i></p>
<p>47</p>	 <p>1874 Thayer switch.</p>	<p>Switches are 49 inches above the floor to the top of the toggle (maximum 48 inches allowed).</p> <p>A maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines, Requirement 5).</p> <p><i>Retrofit: Remove switches, adjust wiring and re-install switches so that the highest operable part is no more than 48" above the floor. Patch prior location.</i></p>

	 <p><i>1880 Thayer switch.</i></p>	
<p>48</p>	 <p><i>1874 Thayer, kitchen and countertop area to the right of the range.</i></p>  <p><i>1874 Thayer, depth of range from wall.</i></p>  <p><i>1880 Thayer, kitchen and countertop area to the right of the range.</i></p>	<p>No outlet is provided within reach at the area of the kitchen countertops between the range and the wall to the side of the range. Outlets must have a parallel or forward approach provided. The outlets are obstructed by the range which is approximately 27 inches deep (maximum 25-1/2 inches depth allowed). Parallel approach is obstructed by cabinets on one side and the wall on the other.</p> <p>Light switches and outlets over kitchen base cabinets must be in accessible locations. Obstructions should not extend more than 25 inches from the wall. (Guidelines Requirement 5).</p> <p><i>Retrofit: Reconfigure kitchen as illustrated in Appendix F.1. If stove is maximum 25-1/2 inches deep, retrofit Appendix F.1 is acceptable as-is. If stove is more than 25-1/2 inches deep, add an outlet at the face of the filler panel to the right of the refrigerator (just below the counter).</i></p>

	 <p><i>1880 Thayer, depth of range from wall.</i></p>	
<p>49</p>	 <p><i>1874 Thayer, outlets in the corner of the kitchen</i></p>  <p><i>1874 Thayer, distance from corner to outlet to the right of the sink</i></p>  <p><i>1874 Thayer, distance from corner to outlet to the left of the range.</i></p>	<p>No outlets are within reach at the area of the kitchen countertops between the range and the sink. Outlets must have a parallel or forward approach provided. The outlets in this counter area are obstructed by the countertop and the range.</p> <p>Light switches and outlets over kitchen base cabinets must be in accessible locations. Obstructions should not extend more than 25 inches from the wall. (Guidelines Requirement 5).</p> <p><i>Retrofit: Reconfigure kitchen as illustrated in Appendix F.1. If stove is maximum 25-1/2 inches deep, retrofit Appendix F.1 is acceptable as-is. If stove is more than 25-1/2 inches deep, add an outlet at the face of the filler panel to the right of the refrigerator (just below the counter).</i></p>
<p>50</p>	<p><i>Not used.</i></p>	

<p>51</p>	 <p><i>Dimension from side wall to centerline of lavatory, 1874 Thayer.</i></p>	<p>The lavatory centerlines are 15-1/8 to 15-1/2 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.</p> <table border="1" data-bbox="699 373 1274 611"> <thead> <tr> <th><u>Location</u></th> <th><u>Distance (inches)</u></th> </tr> </thead> <tbody> <tr> <td>1852 Thayer</td> <td>15-1/8</td> </tr> <tr> <td>1874 Thayer</td> <td>15-1/2</td> </tr> <tr> <td>1880 Thayer</td> <td>15-1/8</td> </tr> <tr> <td>1886 Thayer</td> <td>15-1/2</td> </tr> </tbody> </table> <p>A minimum 30 by 48-inch clear floor space centered on the lavatory is required for parallel approach unless the cabinet is either removable or not provided. (Guidelines Requirement 7 (2)(a)(ii), Figure 7(c)).</p> <p><i>Retrofit: Remove existing vanity cabinet. Replace it with a wall hung lavatory so that it provides a front approach. Alternatively, remove or reconfigure existing base cabinet so that base is removable and resulting knee and toe clearances provide space for a forward approach to the fixture. Finish floor, trim and wall finishes beneath the fixture.</i></p>	<u>Location</u>	<u>Distance (inches)</u>	1852 Thayer	15-1/8	1874 Thayer	15-1/2	1880 Thayer	15-1/8	1886 Thayer	15-1/2
<u>Location</u>	<u>Distance (inches)</u>											
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1874 Thayer	15-1/2											
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1886 Thayer	15-1/2											
<p>52</p>	 <p><i>Centerline of toilet at 1880 Thayer St</i></p>	<p>Toilet centerlines are 13 inches to the vanity cabinet in (minimum 15 inches required).</p> <table border="1" data-bbox="699 1318 1274 1472"> <thead> <tr> <th><u>Location</u></th> <th><u>Distance (inches)</u></th> </tr> </thead> <tbody> <tr> <td>1852 Thayer</td> <td>14-1/2</td> </tr> <tr> <td>1880 Thayer</td> <td>13</td> </tr> </tbody> </table> <p>A minimum 15 inch distance is required between the toilet centerline and the vanity in the direction of approach. (Guidelines, Requirement 7 (2)(a)(ii), Figure 7(a)).</p> <p><i>Retrofit: Where the centerline of the toilet is less than 14-1/2 inches from the vanity countertop, remove existing vanity cabinet. Replace it with a wall hung lavatory so that it provides a front approach. Alternatively, remove or reconfigure existing base cabinet so that base is</i></p>	<u>Location</u>	<u>Distance (inches)</u>	1852 Thayer	14-1/2	1880 Thayer	13				
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		<p><i>removable and resulting knee and toe clearances provide space for a forward approach to the fixture. Finish floor, trim and wall finishes beneath the fixture.</i></p>										
<p>53</p>	 <p><i>1874 Thayer, relationship of door, toilet, laundry door and tub</i></p>  <p><i>1874 Thayer, distance from nose of door to side of tub</i></p>  <p><i>1880 Thayer, distance from nose of door to side of tub</i></p>	<p>Bathrooms do not have space within the room for a person using a wheelchair to enter and close the door. Clear space is 34-3/8 inches long (minimum 48 inches required).</p> <p>Bathrooms require sufficient maneuvering space for a person using a wheelchair to enter and close the door, use the fixtures, and open the door and exit. (Guidelines Requirement 7 (2)(a)(i), Figure 6).</p> <p><i>Retrofit: Remove existing door, reconfigure jamb and install new pocket door such that the clear width of the bathroom door opening is minimum 31-5/8". Patch jamb, casing and finishes as needed.</i></p>										
<p>54</p>	 <p><i>Kitchen in 1874 Thayer</i></p>	<p>Clearances between opposing countertops, cabinets, appliances and walls are 37-1/8 to 43-5/8 inches (minimum 60 inches required).</p> <table border="0" data-bbox="706 1669 1282 1858"> <thead> <tr> <th></th> <th style="text-align: right;">Distance (inches)</th> </tr> </thead> <tbody> <tr> <td>1852 Thayer</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Countertop to wall</td> <td style="text-align: right;">43</td> </tr> <tr> <td>Refrigerator to dishwasher</td> <td style="text-align: right;">37</td> </tr> <tr> <td>Counter to counter</td> <td style="text-align: right;">43</td> </tr> </tbody> </table>		Distance (inches)	1852 Thayer	_____	Countertop to wall	43	Refrigerator to dishwasher	37	Counter to counter	43
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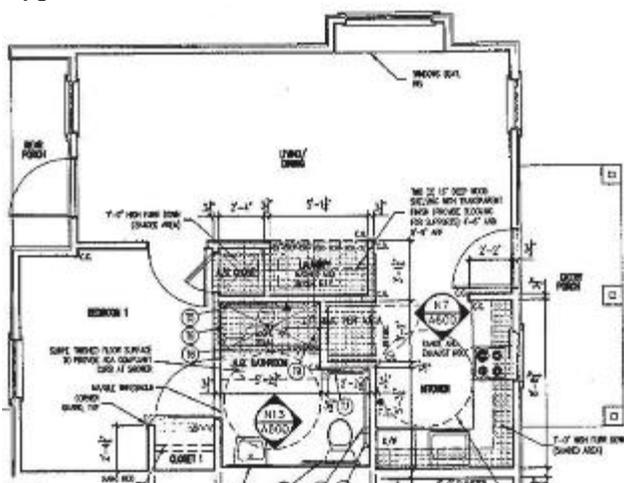
		<p>1874 Thayer (inches)</p> <table border="0"> <tr> <td>Countertop to wall</td> <td>43-5/8</td> </tr> <tr> <td>Refrigerator to dishwasher</td> <td>34-1/2</td> </tr> <tr> <td>Counter to counter</td> <td>43-1/2</td> </tr> </table> <p>1880 Thayer (inches)</p> <table border="0"> <tr> <td>Countertop to wall</td> <td>43-3/4</td> </tr> <tr> <td>Refrigerator to sink</td> <td>37-1/8</td> </tr> <tr> <td>Counter to counter</td> <td>43-5/8</td> </tr> </table> <p>1886 Thayer (inches)</p> <table border="0"> <tr> <td>Countertop to wall</td> <td>44-1/8</td> </tr> <tr> <td>Refrigerator to dishwasher</td> <td>39</td> </tr> <tr> <td>Counter to counter</td> <td>43-3/4</td> </tr> </table> <p>A minimum 60-inch clearance is required between all opposing base cabinets, countertops, appliances or walls within kitchen work areas in a U-shaped kitchen. (Guidelines Requirement 7(1)(c)).</p> <p><i>Retrofit: Reconfigure kitchen as illustrated in Appendix F.1. If stove is maximum 25-1/2 inches deep, retrofit Appendix F.1 is acceptable as-is for Type B units. If stove is more than 25-1/2 inches deep, add an outlet at the face of the filler panel to the right of the refrigerator (just below the counter).</i></p>	Countertop to wall	43-5/8	Refrigerator to dishwasher	34-1/2	Counter to counter	43-1/2	Countertop to wall	43-3/4	Refrigerator to sink	37-1/8	Counter to counter	43-5/8	Countertop to wall	44-1/8	Refrigerator to dishwasher	39	Counter to counter	43-3/4
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Counter to counter	43-3/4																			
<p>55</p>		<p>The ranges do not have parallel approach provided (parallel approach is required to the cooktop). Space available for parallel approach is 43-5/8 to 43-3/4 inches (minimum 48 inches required) and space to one side of the range is 1-1/4 inches (minimum 9 inches required).</p> <p>A clear floor space at least 30 inches by 48 inches allowing parallel approach is required at the range or cooktop. (Guidelines Requirement 7 (1)(a)).</p> <p><i>Retrofit: Reconfigure kitchen as illustrated in Appendix F.1. If stove is maximum 25-1/2 inches deep, retrofit Appendix F.1 is acceptable as-is for Type B unit. If stove is more than 25-1/2 inches deep, add an outlet at the face of the filler panel to the right of the refrigerator (just below the counter).</i></p>																		

Counter to counter dimension, 1874 Thayer

1874 Thayer, width of space available for parallel approach and width of space to one side of range.

	
<p><i>1880 Thayer, width of space available for parallel approach.</i></p>	

UNIT TYPE – 1 Bedroom/1 Bathroom “HC”
 Typical for 8 units.

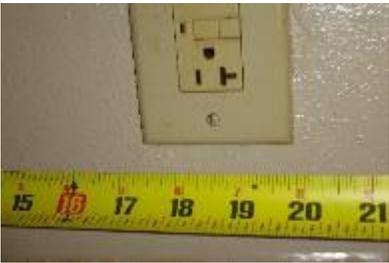


Plan for 1 Bedroom/1 Bathroom “HC” Unit

Inaccessible Features:

	Inaccessible Unit Features	
56	 <p><i>1836 Laboeuf Ct. thermostat</i></p>	<p>Thermostat top controls are 56 to 57-3/4 inches above the floor (maximum 48 inches allowed).</p> <p>A maximum 48-inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines, Requirement 5).</p> <p><i>Retrofit: Remove thermostats, adjust wiring and re-install thermostats so that the highest operable part is no more than 48” above the floor. Patch prior location.</i></p>

	 <p data-bbox="289 472 672 514"><i>1834 Laboeuf Ct. thermostat</i></p>	
<p data-bbox="203 531 240 562">57</p>	 <p data-bbox="289 1050 672 1123"><i>1836 Laboeuf Ct. - countertop area to the left of the range.</i></p>  <p data-bbox="289 1434 672 1507"><i>1836 Laboeuf Ct. – depth of range from wall.</i></p> 	<p data-bbox="701 541 1446 814">No outlet is provided within reach at the area of the kitchen countertops between the range and the wall to the left of the range. Outlets must have a parallel or forward approach provided. The outlets are obstructed by the range which is approximately 28-1/2 inches deep (maximum 25-1/2 inches depth allowed). Access to the outlet requires reaching over the range.</p> <p data-bbox="701 829 1446 982">Light switches and outlets over kitchen base cabinets must be in accessible locations. Obstructions should not extend more than 25 inches from the wall. (Guidelines Requirement 5).</p> <p data-bbox="701 1010 1446 1123"><i>Retrofit: Replace ranges with countertop depth ranges to allow existing outlets to be within the required reach ranges.</i></p>

	<p><i>1834 Laboeuf Ct. – depth of range from wall.</i></p>																	
<p>58</p>	 <p><i>1834 Laboeuf Ct. – outlets in the corner of the kitchen.</i></p>  <p><i>1834 Laboeuf Ct. – distance from corner to outlet centerline (left of sink).</i></p>  <p><i>1842 Laboeuf Ct. – distance from corner to outlet centerline (right of range).</i></p>	<p>No outlets are within reach at the area of the kitchen countertops between the range and the sink. Outlets must have a parallel or forward approach provided. Parallel approach is obstructed by the range on one side and by the countertops on the other. Both outlets are in the corner such that they do not overlap the portion of the counter where open space is provided.</p> <p>Light switches and outlets over kitchen base cabinets must be in accessible locations. Obstructions should not extend more than 25 inches from the wall. (Guidelines Requirement 5).</p> <p><i>Retrofit: Remove existing outlet, relocate outlet to a location more than 36” from the wall corner, so that it is within reach range of a wheelchair user. Alternatively, add outlet at a location 36” from the wall corner so that it is within reach range of a wheelchair user.</i></p>																
<p>59</p>	 <p><i>Kitchen in 1836 Laboeuf Ct</i></p>	<p>Clearances between opposing countertops, cabinets, appliances and walls are less than 52-1/2 to 58-7/8 inches (minimum 60 inches required).</p> <table border="0"> <thead> <tr> <th></th> <th style="text-align: right;">Distance</th> </tr> <tr> <th style="text-align: left;"><u>Unit 1819 Laboeuf Ct.</u></th> <th style="text-align: right;"><u>(inches)</u></th> </tr> </thead> <tbody> <tr> <td>Countertop to wall</td> <td style="text-align: right;">59</td> </tr> <tr> <td>Range to wall</td> <td style="text-align: right;">57-5/8</td> </tr> <tr> <td>Refrigerator to range</td> <td style="text-align: right;">58-1/4</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <th style="text-align: left;"><u>Unit 1834 Laboeuf Ct.</u></th> <th style="text-align: right;"><u>(inches)</u></th> </tr> <tr> <td>Countertop to wall</td> <td style="text-align: right;">60</td> </tr> </tbody> </table>		Distance	<u>Unit 1819 Laboeuf Ct.</u>	<u>(inches)</u>	Countertop to wall	59	Range to wall	57-5/8	Refrigerator to range	58-1/4	 		<u>Unit 1834 Laboeuf Ct.</u>	<u>(inches)</u>	Countertop to wall	60
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<u>Unit 1819 Laboeuf Ct.</u>	<u>(inches)</u>																	
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Refrigerator to range	58-1/4																	
<u>Unit 1834 Laboeuf Ct.</u>	<u>(inches)</u>																	
Countertop to wall	60																	



1836 Laboeuf Ct., dimension between range and refrigerator.



Kitchen in 1834 Laboeuf Ct.

Range to wall	57-5/8
Refrigerator to range	58-1/4

Unit 1836 Laboeuf Ct.

Countertop to wall	59-3/8
Range to wall	55-3/4
Refrigerator to range	54-5/8

Unit 1837 Laboeuf Ct.

Countertop to wall	58
Range to wall	56-1/2
Refrigerator to range	51-1/2

A minimum 60-inch clearance is required between all opposing base cabinets, countertops, appliances or walls within kitchen work areas in a U-shaped kitchen. (Guidelines Requirement 7(1)(c)).

Retrofit:

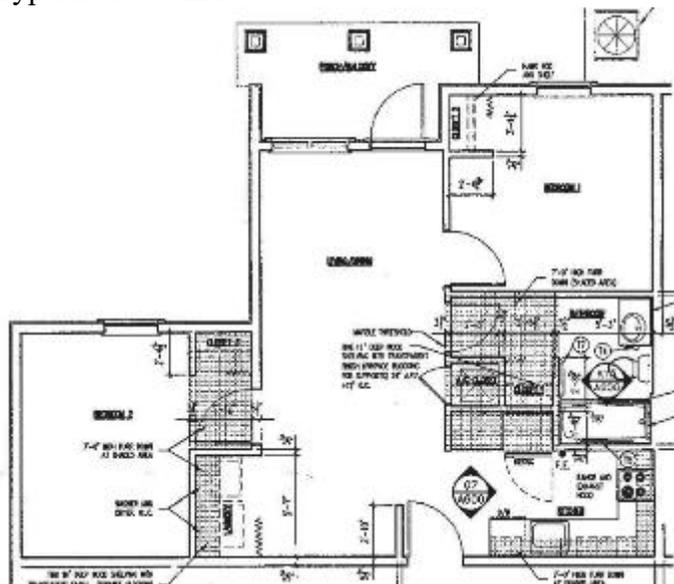
Range in accessible units is required to have front controls. Reconfigure to as required for clearances and compliance with FHA and UFAS.

Provide revised Appendix re: UFAS to DOJ for review and approval prior to beginning retrofits in these units.

Revised Appendix (Appendix re: UFAS) to include addressing additional required elements (work space with forward approach; confirm range selection; knee and toe clear space at sink; access to outlets, pipe insulation or protection).

UNIT TYPE: 2 Bedroom, 1 Bathroom

Typical for 7 units



Plan for 2 Bedroom/1 Bathroom unit type.

Inaccessible Features:

	Inaccessible Unit Features																																					
60	 <p><i>1845 Laboeuf St., width of bathroom door opening.</i></p>	<p>Interior doors have a clear width of 21 to 29-1/4 inches (minimum 31-5/8 inches required).</p> <table border="0"> <tr> <td></td> <td style="text-align: right;">Width in</td> </tr> <tr> <td><u>1829 Laboeuf</u></td> <td style="text-align: right;"><u>Inches</u></td> </tr> <tr> <td>Bathroom door</td> <td style="text-align: right;">30-1/2</td> </tr> <tr> <td>Closet door #1</td> <td style="text-align: right;">21</td> </tr> <tr> <td colspan="2">(closet depth is 26-1/2 inches)</td> </tr> <tr> <td colspan="2">(Closet #2 depth is 24 inches)</td> </tr> <tr> <td><u>1845 Laboeuf</u></td> <td style="text-align: right;"><u>Inches</u></td> </tr> <tr> <td>Bathroom door</td> <td style="text-align: right;">29-1/4</td> </tr> <tr> <td>Closet door #1</td> <td style="text-align: right;">21</td> </tr> <tr> <td colspan="2">(closet depth is 28 inches)</td> </tr> <tr> <td>Closet door #2</td> <td style="text-align: right;">21</td> </tr> <tr> <td colspan="2">(closet depth is 25-1/2 inches)</td> </tr> <tr> <td><u>1847 Laboeuf</u></td> <td style="text-align: right;"><u>Inches</u></td> </tr> <tr> <td>Bathroom door</td> <td style="text-align: right;">29-1/4</td> </tr> <tr> <td>Closet door #1</td> <td style="text-align: right;">22</td> </tr> <tr> <td colspan="2">(closet depth is 28 inches)</td> </tr> <tr> <td>Closet door #2</td> <td style="text-align: right;">21-1/2</td> </tr> <tr> <td colspan="2">(closet depth is 25-3/4 inches)</td> </tr> </table>		Width in	<u>1829 Laboeuf</u>	<u>Inches</u>	Bathroom door	30-1/2	Closet door #1	21	(closet depth is 26-1/2 inches)		(Closet #2 depth is 24 inches)		<u>1845 Laboeuf</u>	<u>Inches</u>	Bathroom door	29-1/4	Closet door #1	21	(closet depth is 28 inches)		Closet door #2	21	(closet depth is 25-1/2 inches)		<u>1847 Laboeuf</u>	<u>Inches</u>	Bathroom door	29-1/4	Closet door #1	22	(closet depth is 28 inches)		Closet door #2	21-1/2	(closet depth is 25-3/4 inches)	
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		<p>1861 LB Laundry Inches</p> <hr/> <p>Bathroom door 29 Closet door #1 20-1/2 (closet depth is 27 inches) (Closet #2 depth is 24 inches)</p> <p>Within dwelling units, doors for user passage must have a clear opening width of 32 inches nominal when the door is open 90 degrees. (Guidelines Requirement 3 (2)).</p> <p><i>Retrofits:</i></p> <p><i>Remove bathroom door and frame, widen the doorway, and install a new door providing a minimum 31-5/8" clear opening width.</i></p> <p><i>At closets with clear openings less than 31-5/8" and deeper than 24", fur out the rear wall as required to reduce closet depth to 24" maximum. Door width to remain as-is.</i></p>
<p>61</p>	 <p><i>1845 Laboeuf thermostat.</i></p> <p><i>1847 Laboeuf thermostat.</i></p>	<p>Thermostat top controls are 58-1/2 to 60-1/2 inches above the floor (maximum 48 inches allowed).</p> <p>A maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines, Requirement 5).</p> <p><i>Retrofit: Remove thermostats, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location.</i></p>
<p>62</p>		<p>Switches are 49 inches above the floor to the top of the toggle (maximum 48 inches allowed).</p>

	 <p><i>1845 Laboeuf switch.</i></p> <p><i>1847 Laboeuf switch.</i></p>	<p>A maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines, Requirement 5).</p> <p><i>Retrofit: Remove switches, adjust wiring and re-install switches so that the highest operable part is no more than 48" above the floor. Patch prior location.</i></p>
<p>63</p>	 <p><i>1845 Laboeuf St. – kitchen and countertop area to the left of the range.</i></p> <p><i>1845 Laboeuf St. – depth of range from wall.</i></p>	<p>No outlet is provided within reach at the area of the kitchen countertops between the range and the wall to the side of the range. Outlets must have a parallel or forward approach provided. The outlets are obstructed by the range which is approximately 27 inches deep (maximum 25-1/2 inches depth allowed). Parallel approach is obstructed by cabinets on one side and the wall on the other (see clearance requirements below).</p> <p>Light switches and outlets over kitchen base cabinets must be in accessible locations. Obstructions should not extend more than 25 inches from the wall. (Guidelines Requirement 5).</p> <p><i>Retrofit: Reconfigure kitchen as illustrated in Appendix F.1. If stove is maximum 25-1/2 inches deep, retrofit Appendix F.1 is acceptable as-is for Type B unit. If stove is more than 25-1/2 inches deep, add an outlet at the face of the filler panel to the right of the refrigerator (just below the counter).</i></p>

	 <p data-bbox="289 506 634 625"><i>1847 Laboeuf St. – kitchen and countertop area to the right of the range.</i></p>											
64	<p data-bbox="289 653 418 688"><i>Not Used.</i></p>											
65	 <p data-bbox="289 1247 662 1283"><i>Lavatory in 1845 Laboeuf St.</i></p>  <p data-bbox="289 1591 651 1696"><i>Dimension from side wall to centerline of lavatory, 1845 Laboeuf St.</i></p>	<p data-bbox="704 730 1425 842">The lavatory centerlines are 16-1/8 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.</p> <table data-bbox="704 856 1279 1094"> <thead> <tr> <th data-bbox="704 898 824 926">Location</th> <th data-bbox="1078 856 1192 926">Distance (inches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="704 940 889 968">1829 Laboeuf</td> <td data-bbox="1078 940 1117 968">16</td> </tr> <tr> <td data-bbox="704 978 889 1005">1845 Laboeuf</td> <td data-bbox="1078 978 1170 1005">16-1/8</td> </tr> <tr> <td data-bbox="704 1016 889 1043">1847 Laboeuf</td> <td data-bbox="1078 1016 1170 1043">16-1/8</td> </tr> <tr> <td data-bbox="704 1054 873 1081">1861 Landry</td> <td data-bbox="1078 1054 1117 1081">16</td> </tr> </tbody> </table> <p data-bbox="704 1121 1430 1276">A minimum 30 by 48-inch clear floor space centered on the lavatory is required for parallel approach unless the cabinet is either removable or not provided. (Guidelines Requirement 7 (2)(a)(ii), Figure 7(c)).</p> <p data-bbox="704 1304 1442 1577"><i>Retrofit: Remove existing vanity cabinet. Replace it with a wall hung lavatory so that it provides a front approach. Alternatively, remove or reconfigure existing base cabinet so that base is removable and resulting knee and toe clearances provide space for a forward approach to the fixture. Finish floor, trim and wall finishes beneath the fixture.</i></p>	Location	Distance (inches)	1829 Laboeuf	16	1845 Laboeuf	16-1/8	1847 Laboeuf	16-1/8	1861 Landry	16
Location	Distance (inches)											
1829 Laboeuf	16											
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1847 Laboeuf	16-1/8											
1861 Landry	16											

<p>66</p>	 <p><i>Centerline of toilet at 1845 Laboeuf St.</i></p>	<p>Toilet centerlines are 13 inches to the vanity cabinet (minimum 15 inches required).</p> <table border="1" data-bbox="699 310 1300 468"> <thead> <tr> <th><u>Location</u></th> <th><u>Distance (inches)</u></th> </tr> </thead> <tbody> <tr> <td>1829 Laboeuf St.</td> <td>14</td> </tr> <tr> <td>1845 Laboeuf St.</td> <td>13</td> </tr> </tbody> </table> <p>A minimum 15 inch distance is required between the toilet centerline and the vanity in the direction of approach. (Guidelines, Requirement 7 (2)(a)(ii), Figure 7(a)).</p> <p><i>Retrofit: Remove existing vanity cabinet. Replace it with a wall hung lavatory so that it provides a front approach and provides sufficient clear space at the toilet. Alternatively, replace existing base cabinet with a base that is removable and resulting knee and toe clearances provide space for a forward approach to the fixture. Finish floor, trim and wall finishes beneath the fixture.</i></p>	<u>Location</u>	<u>Distance (inches)</u>	1829 Laboeuf St.	14	1845 Laboeuf St.	13
<u>Location</u>	<u>Distance (inches)</u>							
1829 Laboeuf St.	14							
1845 Laboeuf St.	13							
<p>67</p>	 <p><i>1847 Laboeuf range adjacent to counter.</i></p>	<p>The ranges do not have parallel approach provided (parallel approach is required to the cooktop). Space available for parallel approach is 43 to 43-7/8 inches (minimum 48 inches required) and space to one side of the range is less than the 9 inches required.</p> <p>A clear floor space at least 30 inches by 48 inches allowing parallel approach is required at the range or cooktop. (Guidelines Requirement 7 (1)(a)).</p> <p><i>Retrofit: Reconfigure kitchen as illustrated in Appendix F.1. If stove is maximum 25-1/2 inches deep, retrofit Appendix F.1 is acceptable as-is for Type B unit. If stove is more than 25-1/2 inches deep, add an outlet at the face of the filler panel to the right of the refrigerator (just below the counter).</i></p>						

68



Kitchen in 1847 Laboeuf St.



Counter to counter dimension, 1847 Laboeuf St.

Clearances between opposing countertops, cabinets, appliances and walls are 37-1/8 to 43-7/8 inches (minimum 60 inches required).

<u>Unit 1845 Laboeuf St.</u>	<u>Distance (inches)</u>
Countertop to wall	43
Refrigerator to dishwasher	37
Counter to counter	42-3/4
<u>Unit 1845 Laboeuf St.</u>	<u>(inches)</u>
Countertop to wall	43-7/8
Refrigerator to dishwasher	37-1/8
Counter to counter	46-1/2

<u>Unit 1847 Laboeuf St.</u>	
Countertop to wall	43
Refrigerator to sink	36-5/8
Counter to counter	42-7/8

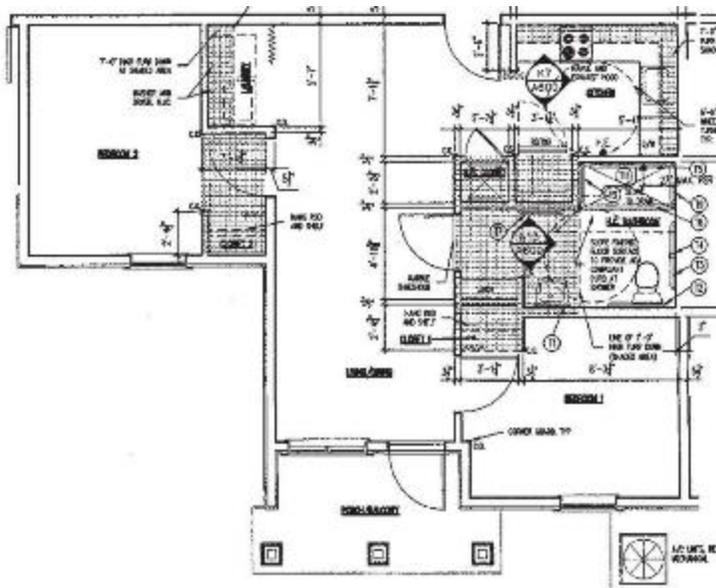
<u>Unit 1845 Laboeuf St.</u>	<u>(inches)</u>
Countertop to wall	43-1/8
Refrigerator to dishwasher	35-3/8
Counter to counter	45

A minimum 60-inch clearance is required between all opposing base cabinets, countertops, appliances or walls within kitchen work areas in a U-shaped kitchen. (Guidelines Requirement 7(1)(c)).

Retrofit: Reconfigure kitchen as illustrated in Appendix F.1. If stove is maximum 25-1/2 inches deep, retrofit Appendix F.1 is acceptable as-is for Type B unit. If stove is more than 25-1/2 inches deep, add an outlet at the face of the filler panel to the right of the refrigerator (just below the counter).

UNIT TYPE - 2 Bedroom, 1 Bathroom “HC”

Typical for 2 units.



Plan for 2 Bedroom/1 Bathroom “HC” unit type.

	Inaccessible Unit Features	
69	 <p><i>1824 Laboeuf Ct. bathroom threshold.</i></p>	<p>The change in level at the door to the bathroom is vertical and is not beveled at a slope no greater than 1:2 (maximum 1:2 bevel allowed).</p> <p>Thresholds and changes in level at interior doors must be beveled with a slope no greater than 1:2. (Guidelines, Requirement 4 (4)).</p> <p><i>Retrofit: Install concrete or aluminum bevel at a maximum 1:2 slope to ease level change between living room tile and bathroom tile.</i></p>
70	 <p><i>1824 Laboeuf Ct. thermostat.</i></p>	<p>Thermostat top controls are 55 to 56 inches above the floor (maximum 48 inches allowed).</p> <p>A maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines, Requirement 5).</p> <p><i>Retrofit: Remove thermostats, adjust wiring and re-install thermostats so that the highest operable part is no more than 48” above the floor. Patch prior location.</i></p>

		
71	 <p data-bbox="289 1115 672 1255"><i>1824 Laboeuf Ct. - countertop area to the left of the range. Outlet visible over microwave.</i></p> <p data-bbox="289 1556 672 1633"><i>1824 Laboeuf Ct. – depth of range from wall.</i></p>	<p data-bbox="704 604 1446 877">No outlets are provided within reach at the area of the kitchen countertops between the range and the wall to the left of the range. Outlets must have a parallel or forward approach provided. The outlets are obstructed by the range which is 26-3/8 inches deep (maximum 25-1/2 inches depth allowed). Access to the outlet requires reaching over the range.</p> <p data-bbox="704 909 1446 1062">Light switches and outlets over kitchen base cabinets must be in accessible locations. Obstructions should not extend more than 25 inches from the wall. (Guidelines Requirement 5).</p> <p data-bbox="704 1094 1446 1171"><i>Retrofit: Remove existing outlet. New outlet location to be addressed with the kitchen re-configuration.</i></p> <p data-bbox="704 1203 1446 1281"><i>Provide revised Appendix re: UFAS to DOJ for review and approval prior to beginning retrofits in these units.</i></p> <p data-bbox="704 1329 1446 1524"><i>Revised Appendix (Appendix re: UFAS) to address additional required elements including work space with forward approach; range with front controls; knee and toe clear space at sink; pipe insulation or protection, and reach/location of outlets and hood controls.</i></p>

		
<p>1842 Laboeuf Ct. – depth of range from wall is 28 inches (29-1/2 inches, with 1-1/2 inch gap at back).</p>		
<p>72</p>		<p>At 1842 Laboeuf Ct., no outlets are within reach at the area of the kitchen countertops between the range and the sink. Outlets must have a parallel or forward approach provided. Parallel approach is obstructed by the range on one side and by the countertops on the other. Forward approach is not possible since neither knee space is 30 inches wide. The knee space to the right of the range is 24-3/4 inches wide, the width of the knee space under the sink is 29 inches wide. In addition, both outlets are in the corner such that they do not overlap the portion of the counter where open space is provided.</p> <p>Light switches and outlets over kitchen base cabinets must be in accessible locations. Obstructions should not extend more than 25 inches from the wall. (Guidelines Requirement 5).</p> <p><i>Retrofit: Remove existing outlet. New outlet location to be addressed with the kitchen re-configuration discussed in item 73.</i></p> <p><i>Provide revised Appendix re: UFAS to DOJ for review and approval prior to beginning retrofits in these units.</i></p>
	<p>1842 Laboeuf Ct. – outlets in the corner of the kitchen.</p> <p>1842 Laboeuf Ct. – width of knee space by range.</p>	

																								
73	 <p><i>Kitchen in 1824 Laboeuf Ct.</i></p>  <p><i>1824 Laboeuf Ct., dimension between range and refrigerator</i></p>  <p><i>Kitchen in 1842 Laboeuf Ct.</i></p>	<p>Clearances between opposing countertops, cabinets, appliances and walls are less than 52-1/2 to 58-7/8 inches (minimum 60 inches required).</p> <table border="0"> <thead> <tr> <th></th> <th style="text-align: right;">Distance</th> </tr> <tr> <th style="text-align: left;"><u>Unit 1824 Laboeuf Ct.</u></th> <th style="text-align: right;"><u>(inches)</u></th> </tr> </thead> <tbody> <tr> <td>Countertop to wall</td> <td style="text-align: right;">58-7/8</td> </tr> <tr> <td>Range to wall</td> <td style="text-align: right;">56</td> </tr> <tr> <td>Refrigerator to range</td> <td style="text-align: right;">52-1/2</td> </tr> <tr> <td>Wall to countertop</td> <td style="text-align: right;">59</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <th style="text-align: left;"><u>Unit 1842 Laboeuf Ct.</u></th> <td></td> </tr> <tr> <td>Countertop to wall</td> <td style="text-align: right;">57-1/2</td> </tr> <tr> <td>Range to wall</td> <td style="text-align: right;">52-5/8</td> </tr> <tr> <td>Refrigerator to wall</td> <td style="text-align: right;">57-1/2</td> </tr> </tbody> </table> <p>A minimum 60-inch clearance is required between all opposing base cabinets, countertops, appliances or walls within kitchen work areas in a U-shaped kitchen. (Guidelines Requirement 7(1)(c)).</p> <p><i>Provide revised Appendix re: UFAS to DOJ for review and approval prior to beginning retrofits in these units.</i></p> <p><i>Revised Appendix (Appendix re: UFAS) to address additional required elements including work space with forward approach; range with front controls; knee and toe clear space at sink; pipe insulation or protection, and reach/location of outlets and hood controls</i></p>		Distance	<u>Unit 1824 Laboeuf Ct.</u>	<u>(inches)</u>	Countertop to wall	58-7/8	Range to wall	56	Refrigerator to range	52-1/2	Wall to countertop	59	 		<u>Unit 1842 Laboeuf Ct.</u>		Countertop to wall	57-1/2	Range to wall	52-5/8	Refrigerator to wall	57-1/2
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ATTACHMENT “B”

SUPPLEMENTAL INFORMATION

SCOPE OF WORK SHEETS



1301 Clearview Pkwy, Metairie LA 70001



Housing Authority of New Orleans

Scope of Work for

Fischer Senior

Work Type

Exterior

Report No.	Work Item Description	Unit	Quantity	Reference Notes	Page #
1	Provide striped pedestrian cross walk as indicated on plans	LF	32.5	Refer to photos and drawings on Sheet- C002	# 3
	Remove and replace access aisle striping as shown on the plans	LF	18.5	Refer to photos and drawings on Sheet- C002	# 3
3	Remove old mail box as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C003	# 4
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C003	# 4
	Adjust mailbox as described on the plans	EA	1	Refer to photos and drawings on Sheet- C004	# 4
	New Conc sidewalk panels at mailbox as indicated on plans	SY	3.1	Refer to photos and drawings on Sheet- C003	# 4
4	Remove old mail boxes.	EA	2	Refer to photos and drawings on Sheet- C004	# 4
	Install New Mailbox as described on the plans.	EA	2	Refer to photos and drawings on Sheet- C004	# 4
	Remove old concrete sidewalk as indicated on plans	SY	3	Refer to photos and drawings on Sheet- C004	# 4
	Install new concrete sidewalk as indicated on plans	SY	5.7	Refer to photos and drawings on Sheet- C004	# 4
5	Remove old mail box as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C005	# 5
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C005	# 5
	New Conc sidewalk panels at mailbox as indicated on plans	SY	2.2	Refer to photos and drawings on Sheet- C005	# 5
6	Remove old mail box as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C006	# 5
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C006	# 5

	New Conc sidewalk panels at mailbox as indicated on plans	SY	2.2	Refer to photos and drawings on Sheet- C006	# 5
7	Remove and relocate old Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C007	#6
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C007	
	Remove old concrete sidewalk as indicated on plans	SY	3	Refer to photos and drawings on Sheet- C007	#6
	Install new concrete sidewalk as indicated on plans	SY	5.5	Refer to photos and drawings on Sheet- C007	#6
8	Remove old Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C008	#6
	Install New Mailbox as described on the plans.	EA	2	Refer to photos and drawings on Sheet- C008	#6
	Install new concrete sidewalk as indicated on plans	SY	5.5	Refer to photos and drawings on Sheet- C008	#6
9	Install New concrete sidewalk	SY	7.5	Refer to photos and drawings on Sheet- C009	#6
	Install New concrete curb ramp	SY	3.5	Refer to photos and drawings on Sheet- C009	#6
	Provide stripped pedestrian cross walk as indicated on plans	LF	13.5	Refer to photos and drawings on Sheet- C009	#6
9A	Remove concrete sidewalk as indicated on the plans.	SY	19	Refer to photos and drawings on Sheet- C010	#6
	Install concrete sidewalk as indicated on the plans.	SY	54	Refer to photos and drawings on Sheet- C010	#6
	Install New concrete curb ramp	SY	6.5	Refer to photos and drawings on Sheet- C010	#6
	Provide pedestrian cross walk striping as indicated on plans	LF	26.5	Refer to photos and drawings on Sheet- C010	#6
9B	Remove concrete sidewalk as indicated on the plans.	SY	51	Refer to photos and drawings on Sheet- C011	#6
	Install New concrete sidewalk as indicated on the plans.	SY	51	Refer to photos and drawings on Sheet- C011	#6
	Install New concrete curb ramp	SY	4	Refer to photos and drawings on Sheet- C011	#6
	Remove conc Trash pad as indicated in plans	SY	37.5	Refer to photos and drawings on Sheet- C011	#6
	Install new conc Trash pad as indicated in plans	SY	37.5	Refer to photos and drawings on Sheet- C011	#6
	Install new Detectable Warning Surface	EA	1	Refer to photos and drawings on Sheet- C011	#6
10 abcdefgh	Remove concrete sidewalk as indicated on the plans.	SY	155	Refer to photos and drawings on Sheet- C012	#8
	Install New concrete sidewalk as indicated on the plans.	SY	155	Refer to photos and drawings on Sheet- C012	#8
10 klmnopqrs	Remove concrete sidewalk as indicated on the plans.	SF	128	Refer to photos and drawings on Sheet- C013	#8

	Install New concrete sidewalk as indicated on the plans.	SF	128	Refer to photos and drawings on Sheet- C013	#8
	Install 8" high curb as indicated on plans	LF	74	Refer to photos and drawings on Sheet- C013	#8
10 y	Remove concrete sidewalk as indicated on the plans.	SY	22	Refer to photos and drawings on Sheet- C014	#8
	Install New concrete sidewalk as indicated on the plans.	SY	22	Refer to photos and drawings on Sheet- C014	#8
10 kk	Remove concrete sidewalk as indicated on the plans.	SY	10.5	Refer to photos and drawings on Sheet- C014	# 8,#9
	Install New concrete sidewalk as indicated on the plans.	SY	10.5	Refer to photos and drawings on Sheet- C014	# 8,#9
10 ll mm nn oo	Remove concrete sidewalk as indicated on the plans.	SY	52	Refer to photos and drawings on Sheet- C015	#9
	Install New concrete sidewalk as indicated on the plans.	SY	52	Refer to photos and drawings on Sheet- C015	#9
10 pp qq	Remove existing concrete pavement as indicated in plans	SY	86	Refer to photos and drawings on Sheet- C016	#9
	Install New concrete pavement as indicated in plans	SY	86	Refer to photos and drawings on Sheet- C016	#9
	Remove concrete curb ramps as indicated on the plans	SY	10	Refer to photos and drawings on Sheet- C016	#9
	Install New concrete curb ramps as indicated on the plans	SY	10	Refer to photos and drawings on Sheet- C016	#9
	Remove existing concrete sidewalk as indicated on the plans	SY	3	Refer to photos and drawings on Sheet- C016	#9
	Install New concrete sidewalk as indicated on the plans.	SY	3	Refer to photos and drawings on Sheet- C016	#9
	Remove concrete curb as indicated on the plans	LF	51	Refer to photos and drawings on Sheet- C016	#9
	Install New concrete curb as indicated on the plans	LF	51	Refer to photos and drawings on Sheet- C016	#9
	Scarifying and compacting bed as indicated on plans and specifications	SY	86	Refer to photos and drawings on Sheet- C016	#9
10 rr	Remove concrete sidewalk as indicated on the plans.	SY	55	Refer top hotos and drawings on Sheet- C017	#9
	Install New concrete sidewalk as indicated on the plans.	SY	55	Refer top hotos and drawings on Sheet- C017	#9
10 ss tt uu vv ww xx	Remove concrete sidewalk as indicated on the plans.	SY	48	Refer to photos and drawings on Sheet- C018	#9
	Install New concrete sidewalk as indicated on the plans.	SY	48	Refer to photos and drawings on Sheet- C018	#9
10 yy zz aaa bbb	Remove concrete sidewalk as indicated on the plans.	SY	99	Refer to photos and drawings on Sheet- C019	#9
	Install New concrete sidewalk as indicated on the plans.	SY	93.3	Refer to photos and drawings on Sheet- C019	#9
	Install New concrete curb as indicated on the plans.	LF	73.5	Refer to photos and drawings on Sheet- C019	#9
10 ccc ddd	Remove concrete sidewalk as indicated on the plans.	SY	92	Refer to photos and drawings on Sheet- C020	#9
	Install New concrete sidewalk as indicated on the plans.	SY	92	Refer to photos and drawings on Sheet- C020	#9

11 East Gazebo	Remove existing concrete sidewalk as indicated on plans.	SY	9	Refer to photos and drawings on Sheet-C021	#10
	Install New concrete sidewalk	SY	4.5	Refer to photos and drawings on Sheet-C021	#10
	Install New concrete ramp	SY	4.5	Refer to photos and drawings on Sheet-C021	#10
	Install New Handrails	LF	22	Refer to photos and drawings on Sheet-C021	#10
11 West Gazebo	Remove existing concrete sidewalk as indicated on plans.	SY	11.5	Refer to photos and drawings on Sheet-C022	#10
	Install New concrete sidewalk	SY	14.5	Refer to photos and drawings on Sheet-C022	#10
	Install New concrete ramp	SY	5	Refer to photos and drawings on Sheet-C022	#10
	Install New Handrails	LF	24	Refer to photos and drawings on Sheet-C022	#10
12	Items are resolved in works at the their respective addresses in other sections	-	-	-	#11
13 B	Provide stripped pedestrian cross walk as indicated on plans	LF	28	Refer to photos and drawings on Sheet-C023	#11
	Remove existng Conc Pavement.	SY	52	Refer to photos and drawings on Sheet-C023	#11
	Install 8" Reinforced Concrete pavement	SY	52	Refer to photos and drawings on Sheet-C023	#11
	Remove existing Concrete curb as indicated on the plans	LF	29	Refer to photos and drawings on Sheet-C023	#11
	Install new Concrete curb as indicated on the plans	LF	29	Refer to photos and drawings on Sheet-C023	#11
	Remove existing Concrete curb ramp	SY	5	Refer to photos and drawings on Sheet-C023	#11
	Install new type 04 CNO Concrete Curb ramp	SY	5	Refer to photos and drawings on Sheet-C023	#11
	Remove existing Concrete curb ramp	SY	6	Refer to photos and drawings on Sheet-C023	#11
	Install new type 01 CNO Concrete Curb ramp	SY	6	Refer to photos and drawings on Sheet-C023	#11
	Scarifying and compacting roadbed as indicated in plans and specifications	SY	52	Refer to photos and drawings on Sheet-C023	#11
13 D	Remove and replace Concrete curb ramp	SY	6	Refer to photos and drawings on Sheet-C013	#11
13 E	Remove Conc curb ramp as indicated on plans	SY	54	Refer to photos and drawings on Sheet-C024	#11
	Install new Conc CNO curb ramp Type 5 as indicated on plans	SY	54	Refer to photos and drawings on Sheet-C024	#11
	Remove Conc curb ramp as indicated on plans	SY	22	Refer to photos and drawings on Sheet-C024	#11
	Install new Conc CNO curb ramp Type 5 as indicated on plans	SY	22	Refer to photos and drawings on Sheet-C024	#11

13 H	Remove Conc curb ramp	SY	5	Refer to photos and drawings on Sheet-C016	#11
	Install New Conc curb ramp	SY	5	Refer to photos and drawings on Sheet-C016	#11
15	Items already resolved due to work in other sections.	-	-	-	#12
16	Items already resolved due to work in other sections.	-	-	-	#13
17	Removal of concrete in Front Porch area, in front of the main door of the units as shown on the plans.	SY	23	Refer to photos and drawings on Sheet-C012,C013,C019 and C-027	#14
	Install new concrete in Front Porch area, in front of the main door of the units as shown on the plans.	SY	23	Refer to photos and drawings on Sheet-C012,C013,C019 and C-027	#14
Building C2	Remove conc sidewalk as indicated on the plans	SY	27	Refer to photos and drawings on Sheet-C025	
	Install New Conc sidewalk as indicated on the plans	SY	27	Refer to photos and drawings on Sheet-C025	
	Remove conc sidewalk as indicated on the plans	SY	86.9	Refer to photos and drawings on Sheet-C025	
	Install New Conc sidewalk as indicated on the plans	SY	86.9	Refer to photos and drawings on Sheet-C025	
Building C1	Remove conc sidewalk as indicated on the plans	SY	44.4	Refer to photos and drawings on Sheet-C026	
	Install New Conc sidewalk as indicated on the plans	SY	44.4	Refer to photos and drawings on Sheet-C026	

UNIT/WORK TYPE

SCOPE OF WORK SHEETS



1301 Clearview Pkwy, Metairie LA 70001



Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		Site Work			
#	Work Item Description	Unit	Quantity	Reference Notes	Price
Site-001	Provide painted crosswalk @ Handicap stall @ main entrance across to curb ramp @ sidewalk	EA	1		#1
Site-002	Install new curb ramp @ sidewalk across from trash bin. Provide painted crosswalk across road to trash bin	EA	1		#9
Site - 003	Provide new mailbox as seen on sie plan	EA	10		#3,4,5,6,7,8
Site - 004	Install new 60x60 turning pad @ each location of the new mailboxes	EA	4		#4,5,6,7,8
Site-005	Remove & replace existing 4 ft wide sidewalk @ west side of walk in front of 1863 with new concrete sidewalk w max 2%crossslope	LF			# 10a
Site-006	Remove & replace existing 4 ft wide sidewalk @ east side of walk in front of 1863 with new concrete sidewalk w max 2%crossslope	LF			#10b
Site-007	Remove & replace existing 4 ft wide sidewalk betwn 1863 & 1867 with new concrete sidewalk with max 2% crossslope	LF			#10c
Site-008	Remove & replace exisiting 4 ft wide sidewalk in front of 1867 with new concrete sidewalk with max 2% crossslope	LF			#10d
Site-009	Remove & replace existing 4 ft wide sidewalk btwn 1867 & 1871 with new concrete sidewalk with max 2% crossslope	LF			#10e
Site-010	Remove & replace existing 4 ft wide sidewalk westside of walk in front of 1871 with new concrete sidewalk with max 2% crossslope	LF			#10f
Site-011	Remove & replace existing 4 ft wide sidewalk in front of 1875 with new concrete sidewalk with max 2% crossslope	LF			#10g
Site-012	Remove & replace existing 4 ft wide sidewalk east of 1875 with new concrete sidewalk with max 2% crossslope	LF			#10h
Site-013	Remove & replace existing 4 ft wide sidewalk west of 1861 entry with new concrete sidewalk with max 2% crossslope	LF			#10k
Site-014	Remove & replace existing 4 ft wide sidewalk in front of 1861 with new concrete sidewalk with max 2% crossslope	LF			#10L



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Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		Site Work			
#	Work Item Description	Unit	Quantity	Reference Notes	Price
Site - 015	Remove & replace 4 ft wide sidewalk btwn 1861 & 1865 with new concrete sidewalk with max 2% cross slope	LF			#10m
Site- 016	Remove & replace 4 ft wide sidewalk west of 1865 entry with new concrete sidewalk with max 2% cross slope	LF			#10n
Site- 017	Remove & replace 4 ft wide sidewalk east of 1865 entry with new concrete sidewalk with max 2% cross slope	LF			#10o
Site- 018	Remove & replace 4 ft wide sidewalk btwn 1865 & 1869 with new concrete sidewalk with max 2% cross slope	LF			#10p
Site- 019	Remove & replace 4 ft wide sidewalk in front of 1869 with new concrete sidewalk with max 2% cross slope	LF			#10q
Site- 020	Remove & replace 4 ft wide sidewalk btwn 1869 & 1873 with new concrete sidewalk with max 2% cross slope	LF			#10r
Site- 021	Remove & replace 4 ft wide sidewalk in front of 1873 with new concrete sidewalk with max 2% cross slope	LF			#10s
Site- 022	Remove & replace 4 ft wide sidewalk in front of 1829 with new concrete sidewalk with max 2% cross slope	LF			#10t
Site- 023	Remove & replace 4 ft wide sidewalk @ SE corner of building A 1 with new concrete sidewalk with max 2% cross slope	LF			#10y
Site- 024	Remove & replace 4 ft wide sidewalk south of building A 1 parallel with road near mail with new concrete sidewalk with max 2% cross slope	LF			#10kk
Site- 025	Remove & replace 4 ft wide sidewalk SW of the center just west of entry with new concrete sidewalk with max 2% cross slope	LF			#10LL
Site- 026	Remove & replace 4 ft wide sidewalk SW of center by parking with new concrete sidewalk with max 2% cross slope	LF			#10mm
Site- 027	Remove & replace 4 ft wide sidewalk SW of center west of designated parking with new concrete sidewalk with max 2% cross slope	LF			#10nn
Site- 028	Remove & replace 4 ft wide sidewalk SW of center nearing corner South of A2 with new concrete sidewalk with max 2% cross slope	LF			#10oo



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Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		Site Work			
#	Work Item Description	Unit	Quantity	Reference Notes	Price
Site-029	Remove & replace existing 4 ft wide sidewalk SW of center @ top of curb ramp leading to Building B2 with new concrete sidewalk with max 2% cross slope	LF			#10pp
Site-030	Remove&replace existing 4 ft wide sidewalk NE of building B2 near curb ramp leading to center with new concrete with 2% max crossslope	LF			#10qq
Site-031	Remove & replace existing 4 ft wide sidewalk east of building B2 with new concrete sidewalk with max 2% crossslope	LF			#10rr
Site-032	Remove @ replace 4 ft wide sidewalk east of building B2 north of walk to center courtyard with new concrete with max 2 % crossslope	LF			#10ss
Site-033	Remove&replace existing 4 ft wide sidewalk east of bldg B2 @ turn to walk@center Courtyrd with new concrete with 2% max crossslope	LF			#10tt
Site -034	Rmove&replace existing 4ftwidesidewalk east of bldg B2 South of walk @ center courtyard with new concrete with max 2 % crossslope	LF			#10uu
Site-035	Remove&replace existing 4ftwidesidewalk east of bldg B2halfwy turn to west with new concrete with max 2% crossslope	LF			#10vv
Site-036	Remove&replace existing 4ftwidesidewalk east of bldg B2 nearing turn to the west with new concrete with max 2% crossslope	LF			#10ww
Site-037	Remove&replace existing 4ft widesidewalk SE of bldg B2 @ turn to the west with new concrete @ max 2%crossslope	LF			#10xx
Site-038	Remove&replace existing 4ft widesidewalk in front unit 1890 with new concrete @ max 2%crossslope	LF			#10yy
Site-039	Remove&replace existing 4ft widesidewalk in front unit 1892 with new concrete @ max 2%crossslope	LF			#10zz
Site-040	Remove&replace existing 4ft widesidewalk in front unit 1894 with new concrete @ max 2%crossslope	LF			#10aaa
Site-041	Remove&replace existing 4ft widesidewalk in front unit 1896 with new concrete @ max 2%crossslope	LF			#10bbb
Site-042	Remove&replace existing 4ft widesidewalk in front unit 1886 with new concrete @ max 2%crossslope	LF			#10ccc



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Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		Site Work			
#	Work Item Description	Unit	Quantity	Reference Notes	Price
Site-043	Remove&replace 4ft widesidewalk in front unit 1888 with new concrete with max 2%crosslope	LF			#10ddd
Site-044	Remove&replace 4ft widesidewalk btwn bldg B2 & C2 with new concrete with max 2%crosslope	LF			#10fff
Site-045	Remove&replace 4ft widesidewalk btwn building B2 & C2 roughly halfwy with new concrete with max 2%crosslope	LF			#10ggg
Site-046	Grind concrete edge in elevation to create beveled edge (1:2)	EA	2	At unit 1863 @ edge of landing & courtyard door, @unit 1886@ edge of frontporch	#11
Site-047	Provide ramp @ gazebo 1 & provide access to gazebo	EA	2		#11
Site-048	Install Backer & Elastomeric fill. (@ curb ramp of center to B1 in front of 1886 NE of B2	EA	3		#12
Site-049	Sawcut as req'd to provide concrete in fill @ gaps. Gap in front 1825, gap in front 1837, gap in front 1882, gap in front 1886 & gap in front 1888	EA	5		#12
Site-050	Remove& replace curb ramp @ west side of crossing from center to B1	EA	1		#13b
Site-051	Remove& replace curb ramp from bldg B1 to walk to Semmes	EA	1		#13d
Site-052	Remove&replace curb ramp @ NW corner of bldg C1	EA	1		#13e
Site-053	Remove&replace curb ramp of NE corner of bldg B2	EA	1		#13h
Site-054	Remove&replace @bottom of curb ramp from bldg A1 to bldg B1	EA	1		#15
Site-055	Remove&replace curb ramp @ bldg B1 to Semmes	EA	1		#15
Site-056	Remove existing concrete walk to unit 1803 where ramp slope exceeds 8.3 %. Replace with new concrete	EA	1		#16a



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Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		Site Work			
#	Work Item Description	Unit	Quantity	Reference Notes	Price
Site - 057	Remove existing concrete walk to unit 1861 where ramp slope exceeds 8.3%. Replace with new concrete	EA	1		#16b
Site- 058	Remove existing concrete walk to unit 1839 where ramp slope exceeds 8.3%. Replace with new concrete	EA	1		#16c
Site- 059	Remove existing concrete @ every porch @ unit 1863 to provide porch @ max 2% crosslope	EA	1		#17
Site- 060	Remove existing concrete @ every porch @ unit 1871 to provide porch @ max 2% crosslope	EA	1		#17
Site- 061	Remove existing concrete @ every porch @ unit 1875 to provide porch @ max 2% crosslope	EA	1		#17
Site- 062	Remove existing concrete @ every porch @ unit 1869 to provide porch @ max 2% crosslope	EA	1		#17
Site- 063	Remove existing concrete @ every porch @ unit 1873 to provide porch @ max 2% crosslope	EA	1		#17
Site- 064	Remove existing concrete @ every porch @ unit 1896 to provide porch @ max 2% crosslope	EA	1		#17
Site- 065	Remove existing concrete @ every porch @ unit 1892 to courtyard to provide porch @ max 2% crosslope	EA	1		#17
Site- 066	Remove existing concrete @ every porch @ unit 1890 to courtyard to provide porch @ max 2% crosslope	EA	1		#17



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Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B HDCP/ Interior			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea		Refer to Sheet A0.02	#56
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea		See Detail #4 on Sheet A4.00	XX
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea		See Detail #3 on Sheet A2.02	XX
INT 04	Revise kitchen per #1 on sheet A2.01	Ea		See Detail #2 on Sheet A2.01	#57,58,59
INT 05	Revise bath per #1 on sheet A2.02	Ea		Refer to #1 on Sheet A2.03	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea		Set Toilet at 18" from Tub, Typ. See A2.03 Det. #3	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea		Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea		Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea		Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea		Refer to XX	#69



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Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea		Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea		See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea		See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea		See Detail #2 on Sheet A2.00	#48,49, 54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea		Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea		Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea		Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea		Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea		Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea		Refer to XX	#69



1301 Clearview Pkwy, Metairie LA 70001



Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B HDCP/ Interior			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea		Refer to Sheet A0.02	#70
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea		See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea		See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea		See Detail #2 on Sheet A2.01	#71,72,73
INT 05	Revise bath per #1 on sheet A2.02	Ea		Refer to #2 on Sheet A2.03	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea		Set Toilet at 18" from Tub, Typ. See A2.03 Det. #4	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea		Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea		Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea		Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea		Refer to XX	#69



1301 Clearview Pkwy, Metairie LA 70001



Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B / Interior			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea		Refer to Sheet A0.02	#61,62
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea		See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea		See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea		See Detail #2 on Sheet A2.00	#63,67,68
INT 05	Revise bath per #1 on sheet A2.02	Ea		Refer to #2 on Sheet A2.02	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea		Set Toilet at 18" from Tub, Typ. See A2.02 Det. #2	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea		Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea		Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea		Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea		Refer to XX	#69

**SCOPE OF WORK FOR LAFITTE SENIOR HOUSING DEVELOPMENT
UNIT / WORK TYPE INTERIOR - COMMUNITY CENTER**

#	WORK ITEM DESCRIPTION	UNIT	QTY	REF. NOTES	RPT #
COM-01	NOT USED	-		-	#27
COM-02	RELOCATE DRINKING FOUNTAIN A HEIGHT OF 27" AFF TO BOTTOM OF FRONT OF FOUNTAIN	EA	1	SEE MOUNTING HEIGHT ON SHEET A0.02	#28
COM-03	REMOVE EXISTING BASE CABINETS AND COUNTERTOP. INSTALL NEW BASE CABINETS AND COUNTERTOP (RELOCATE SINK & FAUCET)	LS	1	SEE PHOTO #1 ON A4.00	#29
COM-04	REMOVE EXISTING BASE CABINETS AND COUNTERTOP. INSTALL NEW BASE CABINETS AND COUNTERTOP (RELOCATE SINK & FAUCET)	LS	1	SEE PHOTO #2 ON A4.00	#30
COM-05	REMOVE GRAB BARS AND TOILET TISSUE DISPENSER. PROVIDE FURRED-OUT WALL UP 36". REMOVE TO REINSTALL EXISTING TILES. REINSTALL GRAB BARS. REMOVE TO REINSTALL SIDE GRAB BAR & TOILET TISSUE DISPENSER PER CODE.	LS	1	REFER TO SHEET A0.02	#32, 33, 38, 39
COM-06	REMOVE TO REINSTALL SIDE GRAB BAR PER CODE. PATCH HOLES & PAINT.	EA	1	REFER TO SHEET A0.02	#35
COM-07	PROVIDE MEN'S & WOMEN'S SIGNAGE PER ADA COMPLIANT	EA	2	SEE SPECIFICATIONS FOR TYPE	#37, 40
COM-08	REMOVE URINAL PARTITION. REINSTALL AT 30" CLEAR FROM OPPOSING STALL POSITION.	EA	1	-	#41
COM-09	REMOVE TO RELOCATE SIDE GRAB BAR. REMOVE PART OF PILASTER TO PROVIDE CLEARANCE FOR GRAB BAR. PATCH WALL W/ GYP. BOARD AND CERAMIC TILE.	LS	1	SEE DETAIL #2 & #3 ON SHEET A4.00	#42,43
COM-10	RELOCATE COAT HOOK TO 48" AFF. PATCH HOLES & PAINT.	LS	1	REFER TO SHEET A0.02	#44

Appendix B

Technical Drawings



FISCHER SENIOR HOUSING COMMUNITY

INTERIOR & EXTERIOR REPAIRS

1400 SEMMES ST.
NEW ORLEANS, LA 70114

OWNER: HOUSING AUTHORITY OF NEW ORLEANS (HANO)

IFB # 24-912-33



LOCATION MAP

PROJECT LOCATION

STANDARD SPECIFICATIONS
THE 2015 CITY OF NEW ORLEANS
STANDARD SPECIFICATIONS, AS AMENDED
BY THE PROJECT SPECIFICATIONS, SHALL
GOVERN.

ABBREVIATIONS

AFF.	ABOVE FINISH FLOOR
BLDG	BUILDING
CNO	CITY OF NEW ORLEANS
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D/W	DRIVEWAY
DIM. PT.	DIMENSION POINT
EO	EDGE OF
E.F.	EXHAUST FAN
(E)	EXISTING
EX.	EXISTING
EXIST.	EXISTING
EXT.	EXTERIOR
F.F.	FINISH FLOOR
F.O.	FACE OF
FDN	FOUNDATION
GSM	GALVANIZED SHEET METAL
GB	GRAB BAR
HDG	HOT DIPPED GALVANIZED
LAV.	LAVATORY
MFG.	MANUFACTURER
MTL.	METAL
MIN.	MINIMUM
(N)	NEW
N.I.C.	NOT IN CONTRACT
NTP	NOTICE TO PROCEED
O.C.	ON CENTER
O/	OVER
PTD	PAPER TOILET DISPENSER
PT	PRESSURE TREATED
R/R	REMOVE AND REPLACE
RA.	RETURN AIR
RAG	RETURN AIR GRILLE
REQ'D	REQUIRED
S.C.D.	SEE CIVIL DRAWINGS
S.A.M.	SELF ADHERING MEMBRANE
S/W	SIDEWALK
SIM	SIMILAR
STL	STEEL
STRL	STRUCTURAL
T.B.D.	TO BE DETERMINED
(TBR&R)	TO BE REMOVED AND REPLACED
TPD	TOILET PAPER DISPENSER
T&B	TOP AND BOTTOM
T.O.	TOP OF
(TYP)	TYPICAL
U	UNDERCUT
(UIP)	USE IN PLACE
W.C.S.T.	WOOD COMPOSITE SUBSTRATE TRIM

SHEET INDEX

G-001	TITLESHEET
G-002	GENERAL NOTES
G-003	SCOPE OF WORK - EXTERIOR
C-001	OVERALL SITE PLAN
C-002	ACCESSIBLE ROUTE IMPROVEMENTS
C-003	ACCESSIBLE ROUTE IMPROVEMENTS
C-004	ACCESSIBLE ROUTE IMPROVEMENTS
C-005	ACCESSIBLE ROUTE IMPROVEMENTS
C-006	ACCESSIBLE ROUTE IMPROVEMENTS
C-007	ACCESSIBLE ROUTE IMPROVEMENTS
C-008	ACCESSIBLE ROUTE IMPROVEMENTS
C-009	ACCESSIBLE ROUTE IMPROVEMENTS
C-010	ACCESSIBLE ROUTE IMPROVEMENTS
C-011	ACCESSIBLE ROUTE IMPROVEMENTS
C-012	ACCESSIBLE ROUTE IMPROVEMENTS
C-013	ACCESSIBLE ROUTE IMPROVEMENTS
C-014	ACCESSIBLE ROUTE IMPROVEMENTS
C-015	ACCESSIBLE ROUTE IMPROVEMENTS
C-016	ACCESSIBLE ROUTE IMPROVEMENTS
C-017	ACCESSIBLE ROUTE IMPROVEMENTS
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C-022	ACCESSIBLE ROUTE IMPROVEMENTS
C-023	ACCESSIBLE ROUTE IMPROVEMENTS
C-024	ACCESSIBLE ROUTE IMPROVEMENTS
C-025	ACCESSIBLE ROUTE IMPROVEMENTS
C-026	ACCESSIBLE ROUTE IMPROVEMENTS
C-027	FRONT PORCH IMPROVEMENT DETAILS
A0.01	PHASING & SEQUENCING NOTES
A0.02	TOILET ROOM DETAILS
A0.10	SITE PLAN - PHASING LAYOUT
A1.00-A1.13	BUILDING PLAN LAYOUTS
A1.14	TYP. UNIT PLANS
A2.00	KITCHEN PLANS
A2.01	HANDICAP KITCHEN PLANS
A2.02	BATHROOM PLANS
A2.03	BATHROOM PLANS
A3.00	KITCHEN ELEVATIONS
A3.01	KITCHEN ELEVATIONS
A3.02	HANDICAP KITCHEN ELEVATIONS
A3.03	BATHROOM ELEVATIONS
A3.04	HANDICAP BATHROOM ELEVATIONS
A4.00	HANDICAP KITCHEN SECTION

CODE COMPLIANCE

- ALL WORK IS TO BE COMPLIANT WITH FOLLOWING STANDARDS:
- IBC 2018 AND ICE A117.1 - 2009 (THROUGHOUT)
 - ADA 2010 STANDARDS, ICC A117.1 2009, CURRENT LOCAL REQUIREMENTS FOR (ALL PUBLIC & COMMON AREAS) & (PUBLIC SIDEWALKS & CURB RAMPS) WHERE APPROPRIATE THE PROW STANDARDS PUBLISHED BY THE ACCESS BOARD MAY BE APPLIED.
 - ADA 2010 STANDARDS AS REVISED BY THE HUD DEEMING NOTICE (ALL UFAS/ADA UNITS)

ECM PROJECT NO. 22462.16

JUN. 21, 2024



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY AND STATE REQUIREMENTS. I WILL OBSERVE THE WORK.

BY: *N. Guy Williams*
REGISTRATION No: 3907

REVISIONS	BY

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2051 SENATE ST. BUILDING 6, RM. 202
NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
TITLESHEET

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

G-001

GENERAL NOTES:

- CONTRACTOR TO VISIT SITE AND EXAMINE ALL EXISTING CONDITIONS, PRIOR TO SUBMITTING A PROPOSAL.
- SCOPE OF WORK APPLIES ONLY TO THE FISCHER SENIOR COMMUNITY DEVELOPMENT LOCATED AT 1400 SEMMES STREET, NEW ORLEANS, LA 70114. CONTRACTOR SHALL ASSUME ALL UNITS IN THE BUILDING ARE OCCUPIED. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE EXISTING FINISHES AND CONTENTS OF THE UNITS AND COMMON AREAS (WORK AREAS) AND TO MITIGATE ANY INCONVENIENCE TO THE RESIDENTS.
- CONTRACTOR SHALL COORDINATE ALL SELECTIVE DEMOLITION AND CONSTRUCTION ACTIVITIES WITH THE PROPERTY MANAGER AND HANO. PROPERTY MANAGER AND HANO SHALL BE NOTIFIED A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO BEGINNING ANY WORK IN ANY UNIT. PROPERTY MANAGEMENT CONTACT INFORMATION AND THE HANO REPRESENTATIVE'S CONTACT INFORMATION WILL BE PROVIDED AT THE PRECONSTRUCTION CONFERENCE.
- CONTRACTOR PARKING SHALL BE LIMITED TO AREAS DESIGNATED BY FISCHER MANAGEMENT. CONTRACTOR VEHICLES THAT BLOCK DRIVES WILL BE SUBJECT TO BEING TOWED AT THE EXPENSE OF THE CONTRACTOR (VIA CHANGE ORDER CREDIT IF REQUIRED).
- ALL MATERIALS SHALL BE NEW AND SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.
- UPON ISSUANCE OF THE NOTICE TO PROCEED, CONTRACTOR SHALL SCHEDULE A VISITATION TO EACH RESIDENTIAL UNIT WITH PROPERTY MANAGEMENT AND HANO SO THAT ALL NECESSARY MEASUREMENTS FOR ORDERING AND/OR FABRICATING MATERIALS MAY BE DETERMINED. AS THE RESIDENTIAL UNITS ARE OCCUPIED, ONLY ONE VISITATION WILL BE ALLOWED PER UNIT FOR THIS PURPOSE. FAILURE TO TAKE PROPER MEASUREMENTS WILL NOT BE CAUSE FOR AN INCREASE TO THE CONTRACT PRICE AND/OR TIME
- NO WORK SHALL BEGIN UNTIL ALL MATERIALS ARE AVAILABLE AND READY FOR INSTALLATION IN ANY GIVEN WORK AREA IN THE BUILDING.
- DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE BUILDING THE SAME DAY THAT THEY ARE REMOVED. DEMOLISHED MATERIALS SHALL NOT BE LEFT IN THE UNITS NOR STORED ON SITE EXCEPT IN APPROVED DUMPSTERS. (NOTE: HANO HAS NO INTEREST IN RETAINING ANY SALVAGEABLE MATERIALS. SHOULD THE CONTRACTOR CHOOSE TO SALVAGE ANY MATERIALS, THEY MAY NOT BE SOLD ON-SITE.)
- CONTRACTOR SHALL COORDINATE THE LOCATION OF DUMPSTER(S) WITH PROPERTY MANAGEMENT AND HANO. CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS FOR DUMPSTER USE THAT MAY BE REQUIRED BY GOVERNING AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL POLICE ITS DUMPSTERS. NEITHER HANO NOR PROPERTY MANAGEMENT ASSUMES ANY RESPONSIBILITY FOR THE MISUSE OF THESE DUMPSTERS BY ANYONE. CONTRACTOR SHALL PROVIDE A STAGING PLAN FOR REVIEW AND APPROVAL BY PROPERTY MANAGEMENT AND HANO.
- CONTRACTOR SHALL LEAVE THE WORK AREAS IN A BROOM-SWEPT CONDITION AT THE END OF EACH WORKDAY. CONTRACTOR SHALL PERFORM A THOROUGH "POWDER PUFF" CLEANING AT EACH WORK AREA UPON COMPLETION OF THE WORK. FINAL CLEANUP WORK SHALL BE PERFORMED BY A PROFESSIONAL CLEANING SERVICE.
- CONTRACTOR SHALL MAKE ITS BEST EFFORT TO AVOID DAMAGE TO THE EXISTING FINISHES OR MATERIALS TO REMAIN. ANY REQUIRED REMEDIAL WORK RESULTING FROM CONTRACTOR ACTIVITIES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR. SHOULD THE CONTRACTOR FAIL TO PERFORM SUCH REMEDIAL WORK, HANO WILL COMPLETE THIS WORK AND BACK CHARGE THE COST TO THE CONTRACTOR PLUS TEN PERCENT (10%) FOR ADMINISTRATIVE COSTS.
- SCHEDULE: CONTRACTOR SHALL PROVIDE AN INITIAL SCHEDULE FOR THE WORK AT THE PRE-CONSTRUCTION CONFERENCE. THE SCHEDULE SHALL INCLUDE THE FOLLOWING AT A MINIMUM:
 - CONTRACT START DATE AS DEFINED BY THE NOTICE TO PROCEED (NTP)
 - CONTRACT COMPLETION DATE AS DEFINED BY THE (NTP)
 - TIME FRAMES FOR NOTIFYING RESIDENTS OF A MINIMUM OF THREE (3) BUSINESS DAYS. (FAILURE TO PROPERLY NOTIFY RESIDENTS IN A TIMELY FASHION SHALL NOT BE CAUSE FOR AN INCREASE IN THE CONTRACT TIME. NOTIFICATION TO BE MADE BY FACILITY MANAGEMENT. CONTRACTOR TO ALLOW TIME IN THE SCHEDULE FOR THIS PRIOR NOTIFICATION.)

- REMEDIAL WORK ON A FLOOR-BY-FLOOR OR UNIT BASIS
 - CONTRACTOR PUNCH ON A FLOOR-BY-FLOOR OR UNIT BASIS
 - ARCHITECTURAL PUNCH ON A FLOOR-BY-FLOOR BASIS
 - AN UPDATED SCHEDULE SHALL BE SUBMITTED BY CONTRACTOR UPON COMPLETION OF ITS REVIEW OF THE WORK AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES TO THE BUILDING. CONTRACTOR MAY USE EXISTING UTILITIES AS REQUIRED TO PERFORM THE REQUIRED WORK. ANY DISRUPTION TO THESE UTILITIES SHALL BE COORDINATED WITH PROPERTY MANAGEMENT AND HANO A MINIMUM OF THREE (3) BUSINESS DAYS IN ADVANCE. LENGTH OF SERVICE INTERRUPTION SHALL ALSO BE PRE-DETERMINED PRIOR TO INTERRUPTION.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DEVELOPING AND MAINTAINING ALL SAFETY MEASURES AND PROGRAMS ASSOCIATED WITH THE WORK AND HANO ASSUMES NONE OF THIS RESPONSIBILITY.
 - CONTRACTOR SHALL EXERCISE CARE WHEN WORKING AROUND THE LANDSCAPING. ANY PLANTS OR SOD THAT IS DAMAGED DURING THE COURSE OF PERFORMING THE WORK SHALL BE REPLACED BY THE CONTRACTOR WITH LIKE MATERIALS.
 - CONTRACTOR SHALL PROPERLY DEMARCATATE AND PROTECT ALL WORK AREAS AS NECESSARY TO PROTECT THE PUBLIC AND RESIDENTS. THE WORK AREAS SHALL BE PROPERLY PROTECTED AT THE END OF EACH WORKDAY.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE ORDERING OF MATERIALS AND THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION.
 - CONTRACTOR SHALL DOCUMENT ALL EXISTING CONDITIONS WHERE WORK MAY BE PERFORMED AS DESCRIBED IN A MANNER AS DESCRIBED IN THE SUPPLEMENTAL INFORMATION SECTION PROVIDED IN THE SPECIFICATIONS. PRE-CONSTRUCTION, CONSTRUCTION AND FINAL COMPLETION PHOTOS SHALL BE PROVIDED TO DOCUMENT THE EXISTING CONDITIONS AND THE WORK PERFORMED.
 - THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL REQUIRED PERMITS REQUIRED BY THE GOVERNMENTAL AGENCIES HAVING JURISDICTION.
 - ALL TERMITE PROTECTION INSTALLATION FOUND DURING THE DEMOLITION AND CONSTRUCTION TO BE PRESERVED AND RE-INSTALLED BACK AT THE SAME LOCATION.
 - THE CONTRACTOR SHALL MAINTAIN MEANS OF ACCESS TO ALL UNITS AT ALL THE TIME DURING PERIOD OF THE PROJECT.

GENERAL STAGING NOTES:

- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE FISCHER PROPERTY MANAGEMENT DEPARTMENT AND HANO TO ENSURE MINIMUM DISRUPTION WITH THE OPERATIONS OF THE FACILITY. REFER TO GENERAL NOTES FOR THE PRIOR NOTICE REQUIREMENTS. AS THE WORK PROGRESSES, THE CONTRACTOR SHALL CONTINUE TO PROVIDE PRIOR NOTIFICATION IN ORDER TO COORDINATE THEIR MOVEMENT WITHIN THE FACILITY.
- CONTRACTOR TO SUPPLY FOR REVIEW AND APPROVAL A SCHEDULE OF THE WORK INDICATING THE CONTRACTOR'S PLAN FOR THE PROGRESS OF THE CONSTRUCTION. THIS SCHEDULE SHALL INCLUDE THE ANTICIPATED DATES WHEN WORK IS TO BE PERFORMED AT THE BUILDING'S COMMON AREAS. WORK WITHIN THE UNITS SHALL BE GIVEN AN ANTICIPATED START TIME AND COMPLETION TIME FOR THAT UNIT'S WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY BARRIER(S) TO SEPARATE THE BUILDING TENANTS AND THE PUBLIC FROM ANY PORTION OF THE WORK BEING PERFORMED.
- CONTRACTOR SHALL AT ALL TIMES PROVIDE UNOBSTRUCTIVE ACCESS TO ALL EXITS FROM THE BUILDING. AT NO POINT SHALL ACCESS TO THE EXITS BE BLOCKED.
- CONTRACTOR SHALL PROVIDE A STAGING PLAN SHOWING THE LOCATION OF DUMPSTERS, STAGING OF MATERIALS, PORTABLE TOILETS, ETC. AT THE PRECONSTRUCTION CONFERENCE FOR REVIEW AND APPROVAL BY HANO.

DEMOLITION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE, AND SCOPE OF WORK DESCRIBED IN THE DOCUMENTS WITH THE EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICING, SUPERVISION, ETC. TO EXECUTE ALL PHASES OF THE WORK.
- CONTRACTOR SHALL CONTINUOUSLY AND CONSISTENTLY MAINTAIN THE SAFETY OF THE STRUCTURE, WORKERS AND THE GENERAL PUBLIC. NO STRUCTURAL MEMBER SHALL BE CUT OR MANIPULATED IN ANYWAY WITHOUT PRIOR APPROVAL. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE. SHORING TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING SHALL BE USED AS REQUIRED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF THE WORK. THE EXISTING CONSTRUCTION MAY VARY AT DIFFERENT AREAS OF THE BUILDINGS. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO THE START OF THE WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES FOUND.
- CONTRACTOR TO PROTECT EXISTING CONSTRUCTION TO REMAIN. ANY DAMAGE DUE TO CONTRACTOR ACTIVITY SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
- CONTRACTOR TO PROVIDE COMPLETE DUST PROOF ENCLOSURE AT ALL AREAS WHERE DEMOLITION IS TO OCCUR.
- CONTRACTOR TO COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE CODES AND REGULATIONS ADDRESSING THIS PROJECT.
- ALL UTILITIES ARE TO BE IDENTIFIED BY THE CONTRACTOR.
- REMOVE ALL DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF ALL WASTE MATERIALS ON A DAILY BASIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. REMOVE AND TRANSPORT DEBRIS IN A MANNER TO PREVENT SPILLAGE ONTO ADJACENT AREAS OR ROADWAYS.

LEGEND

-  REMOVAL OF CONCRETE
-  NEW CONCRETE

PRODUCT DATA NOTES:

- FOR NEW THRESHOLDS TO REPLACE EXISTING, PROVIDE THRESHHOLD FROM ASSA ABLOY OR APPROVED EQUAL. THRESHOLDS MUST MEET ALL HANDICAP REQUIREMENTS AND RESTRICTIONS. REFER TO DETAILS 1, 2, & 3 ON SHEET A-142 FOR TYPE OF THRESHOLDS TO PROVIDE.
- PROVIDE BEVELED THRESHOLD AT THE INTERIOR SIDE OF THE DOORS INDICATED. FOR OFFSETS BETWEEN 1/4" & 1/2" AT OFFSETS BETWEEN 1/2" AND 3/4", PROVIDE THRESHOLD PER DETAIL #2 ON SHEET A-142. AT OFFSETS BETWEEN 3/4" AND 1", PROVIDE THRESHOLD PER DETAIL #3 ON SHEET A-142. AT ENTRANCE DOORS TO LOBBY REFER TO DETAIL #1 ON SHEET A-142 FOR THRESHOLD TYPES.
- ALL OUTLETS 6' FROM A WATER SOURCE MUST BE A GFI OUTLET. CONTRACTOR TO PROVIDE GFI OUTLETS AT THESE LOCATIONS.
- PROVIDE NEW UNISEX TOILET SIGNAGE AT COMMUNITY CENTER PUBLIC TOILET ROOMS IN COMMUNITY ROOM. SIGNAGE TO BE INSTALLED PER HANDICAP REQUIREMENTS. (2 TOTAL)
- PROVIDE NEW TUB SURROUND WHERE INDICATED. PROVIDE KOHLER-STERLING ENSEMBLE™ MEDLEY 60"x30" VIKCELL BATH/SHOWER (71370110) OR APPROVED EQUAL. CONTRACTOR TO MATCH THE TUB'S EXISTING CONDITIONS AT EACH TUB TO BE REPLACED.
- PROVIDE LAVGUARD 2 E-Z SERIES WASTE AND SUPPLY PIPE COVERS COMPLYING WITH ADA REQUIREMENTS OR APPROVED EQUAL.

NOTE:
CONTRACTOR TO INCLUDE IN HIS BID AN ALLOWANCE OF 10% OF HIS BID AMOUNT FOR USE AS THE OWNER SEES FIT FOR ITEMS THAT NEED TO BE ADDRESSED THAT ARE NOT IN THE PROJECT. AT THE END OF WORK, ANY MONEY REMAINING IN THE ALLOWANCE WILL BE ADDRESSED BY CHANGE ORDER TO ZERO OUT THE ALLOWANCE AMOUNT.

STRUCTURAL NOTES:

WELDING NOTES:

- ALL WELDING SHALL BE ELECTRIC WELDING, WORKMANSHIP AND TECHNIQUE, WHERE APPLICABLE SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE AWS D1.1. ELECTRODE TO BE USED IN WELDING WILL BE E70XX.
- FIELD VERIFY DIMESNIONS BEFORE ANY FABRICATION.
- ALL SURFACES AT THE WELDING JOINTS TO BE GROUND SMOOTH AND PAINTED AFTER THE WELDING.

CONCRETE NOTES:

- CONCRETE SHALL HAVE A MINMUM COMPRESSIVE STRENGTH OF (f'c) 4000 PSI AT 28 DAYS EXCEPT MENTIONED OTHERWISE.
- ALL RAMPS TO BE BUILT USING CLASS A1 CONCRETE. SEE SPECIFICATIONS FOR DETAILS
- REINFORCING STEEL SHALL HAVE A MINUMUM YIELD STRENGTH(Fy) OF 60000 PSI.
- ARCYLIC LATEX BONDING AGENT OR EQUAL APPROVED BY THE ENGINEER TO BE USED WHEREVER OLD CONCRETE SURACE MEETS FRESHLY POURED CONCRETE. SURFACE PREPARATION AND APPLICATION OF BONDING AGENT, ACCORDING TO MANUFACTURER'S RECOMMENDATION.

PAINTING NOTES:

- ALL HANDRAILS TO BE PAINTED WITH HYDROGLOSS SINGLE COMPONENT WATER BASED URETHANE PAINT OR EQUAL APPROVED BY THE ENGINEER. COLOR TO MATCH EXISTING HANDRAILS.

BOLT NOTES:

- ALL NEW BOLTS USED FOR ATTACHING NEW HANDRAIL TO RAMP CURB OR PAVEMENT SHALL MATCH THE SPECIFICATIONS OF A 3/8" HILTI QUIK BOLT AT MINIMUM.

DIMENSIONS NOTES:

- ALL DIMENSIONS ON PLANS AND DRAWINGS ARE (±). ALL DIMENSIONS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK AND NOTIFIED TO THE ENGINEER IN CASE OF ANY DISCREPANCIES. ALL MEASUREMENTS TO BE FIELD VERIFIED BEFORE ORDERING MATERIALS AND FABRICATION OF COMPONENTS TO IMPLEMENT THE PLANS.

MAILBOX NOTES:

- ALL NEW MAILBOXES TO BE SALSBUARY CLUSTER BOX UNIT WITH 16 DOORS AND 2 PARCEL LOCKERS IN SANDSTONE WITH USPS ACCESS - TYPE III. MODEL N.O Model # 3316SAN-U OR APPROVED EQUAL BY THE ENGINEER OF RECORD.
- MAILBOX TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.

ANCHORING EPOXY NOTES:

- ALL NEW HANDRAILS ON NEW RAMPS TO BE INSTALLED USING AN ANCHORING EPOXY SUCH AS QUIKRETE FASTSET ANCHORING EPOXY OR EQUAL APPROVED BY THE ENGINEER AT THE BASE OF THE POST, TO SET THE RAILS INTO NEW RAMP.

BOLLARD NOTES:

- ALL BOLLARDS NEAR OR ON CONCRETE TRASH PAD TO REMAIN UNDISTURBED.

SIDEWALK AND DRIVEWAY NOTES:

- ALL SIDEWALKS TO BE A MINIMUM OF 5 INCHES THICK AND ALL DRIVEWAYS TO BE A MINIMUM OF 6 INCHES THICK.
- NEW CONCRETE WORK TO MATCH THE EXISTING GRADE WHEN JOINING WITH ADJACENT CONCRETE.
- NO SEPERATE MEASUREMENT AND PAYMENT WILL BE MADE FOR DETECTABLE WARNING SURFACE ON THE SIDEWALKS. COST WILL BE INCLUDED IN THE UNIT PRICE JOB FOR CONCRETE SIDEWALK.

REVISIONS	BY

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 2051 SENATE ST. BUILDING B, RM. 202
 NEW ORLEANS, LOUISIANA 70122

PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
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DRAWN K.A.
CHECKED N.G.W.
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SCOPE OF WORK SUMMARY - EXTERIOR WORK ITEMS

1301 Clearview Pkwy, Metairie LA 70001					
Scope of Work for		Fischer Senior			
Work Type		Exterior			
Report No.	Work Item Description	Unit	Quantity	Reference Notes	Page #
1	Provide stripped pedestrian cross walk as indicated on plans	LF	32.5	Refer to photos and drawings on Sheet- C002	# 3
	Remove and replace access aisle striping as shown on the plans	LF	18.5	Refer to photos and drawings on Sheet- C002	# 3
3	Remove old mail box as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C003	# 4
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C003	# 4
	Adjust mailbox as described on the plans	EA	1	Refer to photos and drawings on Sheet- C004	# 4
	New Conc sidewalk panels at mailbox as indicated on plans	SY	3.1	Refer to photos and drawings on Sheet- C003	# 4
4	Remove old mail boxes.	EA	2	Refer to photos and drawings on Sheet- C004	# 4
	Install New Mailbox as described on the plans.	EA	2	Refer to photos and drawings on Sheet- C004	# 4
	Remove old concrete sidewalk as indicated on plans	SY	3	Refer to photos and drawings on Sheet- C004	# 4
	Install new concrete sidewalk as indicated on plans	SY	5.5	Refer to photos and drawings on Sheet- C004	# 4
5	Remove old mail box as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C005	# 5
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C005	# 5
	New Conc sidewalk panels at mailbox as indicated on plans	SY	2.2	Refer to photos and drawings on Sheet- C005	# 5
6	Remove old mail box as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C006	# 5
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C006	# 5
	New Conc sidewalk panels at mailbox as indicated on plans	SY	2	Refer to photos and drawings on Sheet- C006	# 5
7	Remove and relocate old Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C007	# 6
	Install New Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C007	# 6
	Remove old concrete sidewalk as indicated on plans	SY	3	Refer to photos and drawings on Sheet- C007	# 6
	Install new concrete sidewalk as indicated on plans	SY	5.5	Refer to photos and drawings on Sheet- C007	# 6
8	Remove old Mailbox as described on the plans.	EA	1	Refer to photos and drawings on Sheet- C008	# 6
	Install New Mailbox as described on the plans.	EA	2	Refer to photos and drawings on Sheet- C008	# 6
	Install new concrete sidewalk as indicated on plans	SY	5.5	Refer to photos and drawings on Sheet- C008	# 6
9	Install New concrete sidewalk	SY	7.5	Refer to photos and drawings on Sheet- C009	# 6
	Install New concrete curb ramp	SY	3.5	Refer to photos and drawings on Sheet- C009	# 6
	Provide stripped pedestrian cross walk as indicated on plans	LF	13.5	Refer to photos and drawings on Sheet- C009	# 6
9A	Remove concrete sidewalk as indicated on the plans.	SY	19	Refer to photos and drawings on Sheet- C010	# 6
	Install concrete sidewalk as indicated on the plans.	SY	19	Refer to photos and drawings on Sheet- C010	# 6
	Install New concrete curb ramp	SY	6.5	Refer to photos and drawings on Sheet- C010	# 6
	Provide pedestrian cross walk striping as indicated on plans	LF	87	Refer to photos and drawings on Sheet- C010	# 6
9B	Remove concrete sidewalk as indicated on the plans.	SY	51	Refer to photos and drawings on Sheet- C011	# 6
	Install New concrete sidewalk as indicated on the plans.	SY	51	Refer to photos and drawings on Sheet- C011	# 6
	Install New concrete curb ramp	SY	4	Refer to photos and drawings on Sheet- C011	# 6

	Remove conc Trash pad as indicated in plans	SY	37.5	Refer to photos and drawings on Sheet- C011	#6
	Install new conc Trash pad as indicated in plans	SY	37.5	Refer to photos and drawings on Sheet- C011	#6
10 abcdefgh	Remove concrete sidewalk as indicated on the plans.	SY	155	Refer to photos and drawings on Sheet- C012	#8
	Install New concrete sidewalk as indicated on the plans.	SY	155	Refer to photos and drawings on Sheet- C012	#8
10 klmnopqrs	Remove concrete sidewalk as indicated on the plans.	SF	128	Refer to photos and drawings on Sheet- C013	#8
	Install New concrete sidewalk as indicated on the plans.	SF	128	Refer to photos and drawings on Sheet- C013	#8
	Install 8" high curb as indicated on plans	LF	74	Refer to photos and drawings on Sheet- C013	#8
	Remove and install new accessible aisle striping as shown on plan. Also require yellow striping for reassigned Non-ADA parking spots.	LF	183	Refer to photos and drawings on Sheet- C013	#8
10 y	Remove concrete sidewalk as indicated on the plans.	SY	16.2	Refer to photos and drawings on Sheet- C014	#8
	Install New concrete sidewalk as indicated on the plans.	SY	16.2	Refer to photos and drawings on Sheet- C014	#8
10 kk	Remove concrete sidewalk as indicated on the plans.	SY	1.5	Refer to photos and drawings on Sheet- C014	# 8,#9
	Install New concrete sidewalk as indicated on the plans.	SY	1.5	Refer to photos and drawings on Sheet- C014	# 8,#9
10 ll mm nn oo	Remove concrete sidewalk as indicated on the plans.	SY	52	Refer to photos and drawings on Sheet- C015	#9
	Install New concrete sidewalk as indicated on the plans.	SY	52	Refer to photos and drawings on Sheet- C015	#9
10 pp qq	Remove existing concrete drive as indicated in plans	SY	86	Refer to photos and drawings on Sheet- C016	#9
	Install New concrete drive as indicated in plans	SY	86	Refer to photos and drawings on Sheet- C016	#9
	Remove concrete curb ramp as indicated on the plans	SY	10	Refer to photos and drawings on Sheet- C016	#9
	Install New concrete curb ramp as indicated on the plans	SY	10	Refer to photos and drawings on Sheet- C016	#9
	Remove existing concrete sidewalk as indicated on the plans	SY	3	Refer to photos and drawings on Sheet- C016	#9
	Install New concrete sidewalk as indicated on the plans.	SY	3	Refer to photos and drawings on Sheet- C016	#9
10 rr	Remove concrete sidewalk as indicated on the plans.	SY	55	Refer to photos and drawings on Sheet- C017	#9
	Install New concrete sidewalk as indicated on the plans.	SY	55	Refer to photos and drawings on Sheet- C017	#9
10 ss tt uu vv ww xx	Remove concrete sidewalk as indicated on the plans.	SY	48	Refer to photos and drawings on Sheet- C018	#9
	Install New concrete sidewalk as indicated on the plans.	SY	48	Refer to photos and drawings on Sheet- C018	#9
10 yy zz aaa bbb	Remove concrete sidewalk as indicated on the plans.	SY	85	Refer to photos and drawings on Sheet- C019	#9
	Install New concrete sidewalk as indicated on the plans.	SY	85	Refer to photos and drawings on Sheet- C019	#9
10 ccc ddd	Remove concrete sidewalk as indicated on the plans.	SY	92	Refer to photos and drawings on Sheet- C020	#9
	Install New concrete sidewalk as indicated on the plans.	SY	92	Refer to photos and drawings on Sheet- C020	#9
11 East Gazebo	Remove existing concrete sidewalk as indicated on plans.	SY	9	Refer to photos and drawings on Sheet- C021	#10
	Install New concrete sidewalk	SY	5	Refer to photos and drawings on Sheet- C021	#10
	Install New concrete ramp	SY	4	Refer to photos and drawings on Sheet- C021	#10
	Install New Handrails	LF	20	Refer to photos and drawings on Sheet- C021	#10
11 West Gazebo	Remove existing concrete sidewalk as indicated on plans.	SY	9	Refer to photos and drawings on Sheet- C022	#10
	Install New concrete sidewalk	SY	14.5	Refer to photos and drawings on Sheet- C022	#10
	Install New concrete ramp	SY	5	Refer to photos and drawings on Sheet- C022	#10

	Install New Handrails	LF	24	Refer to photos and drawings on Sheet- C022	#10
12	Items are resolved in works at the their respective addresses in other sections	-	-	-	#11
13 B	Remove and replace the concrete panel as indicated on the plans	SY	11	Refer to photos and drawings on Sheet- C023	#11
	Provide stripped pedestrian cross walk as indicated on plans	LF	27	Refer to photos and drawings on Sheet- C023	#11
13 D	Remove and replace Concrete curb ramp	SY	6	Refer to photos and drawings on Sheet- C013	#11
13 E	Remove Conc curb ramp as indicated on plans	SY	54	Refer to photos and drawings on Sheet- C024	#11
	Install new Conc CNO curb ramp Type 5 as indicated on plans	SY	54	Refer to photos and drawings on Sheet- C024	#11
	Remove Conc curb ramp as indicated on plans	SY	22	Refer to photos and drawings on Sheet- C024	#11
	Install new Conc CNO curb ramp Type 5 as indicated on plans	SY	22	Refer to photos and drawings on Sheet- C024	#11
13 H	Remove Conc curb ramp	SY	5	Refer to photos and drawings on Sheet- C016	#11
	Install New Conc curb ramp	SY	5	Refer to photos and drawings on Sheet- C016	#11
15	Items already resolved due to work in other sections.	-	-	-	#12
16	Items already resolved due to work in other sections.	-	-	-	#13
17	Remove front porch concrete pad as indicated on the plans	SY	52.7	Refer to photos and drawings on Sheet- C012,C013 and C19	#14
	Install New concrete front porch concrete pad	SY	52.7	Refer to photos and drawings on Sheet- C012,C013 and C19	#14
XX	Remove and replace front porch concrete pad	SY	52.7	Refer to photos and drawings on Sheet- C012,C013 and C19	#14
XX	Remove and replace front porch concrete pad	SY	52.7	Refer to photos and drawings on Sheet- C012,C013 and C19	#14
Building C2	Remove conc sidewalk as indicated on the plans	SY	27	Refer to photos and drawings on Sheet- C025	
	Install New Conc sidewalk as indicated on the plans	SY	27	Refer to photos and drawings on Sheet- C025	
	Remove conc sidewalk as indicated on the plans	SY	77.9	Refer to photos and drawings on Sheet- C025	
	Install New Conc sidewalk as indicated on the plans	SY	77.9	Refer to photos and drawings on Sheet- C025	
Building C1	Remove conc sidewalk as indicated on the plans	SY	35.4	Refer to photos and drawings on Sheet- C026	
	Install New Conc sidewalk as indicated on the plans	SY	35.4	Refer to photos and drawings on Sheet- C026	

REVISIONS	BY

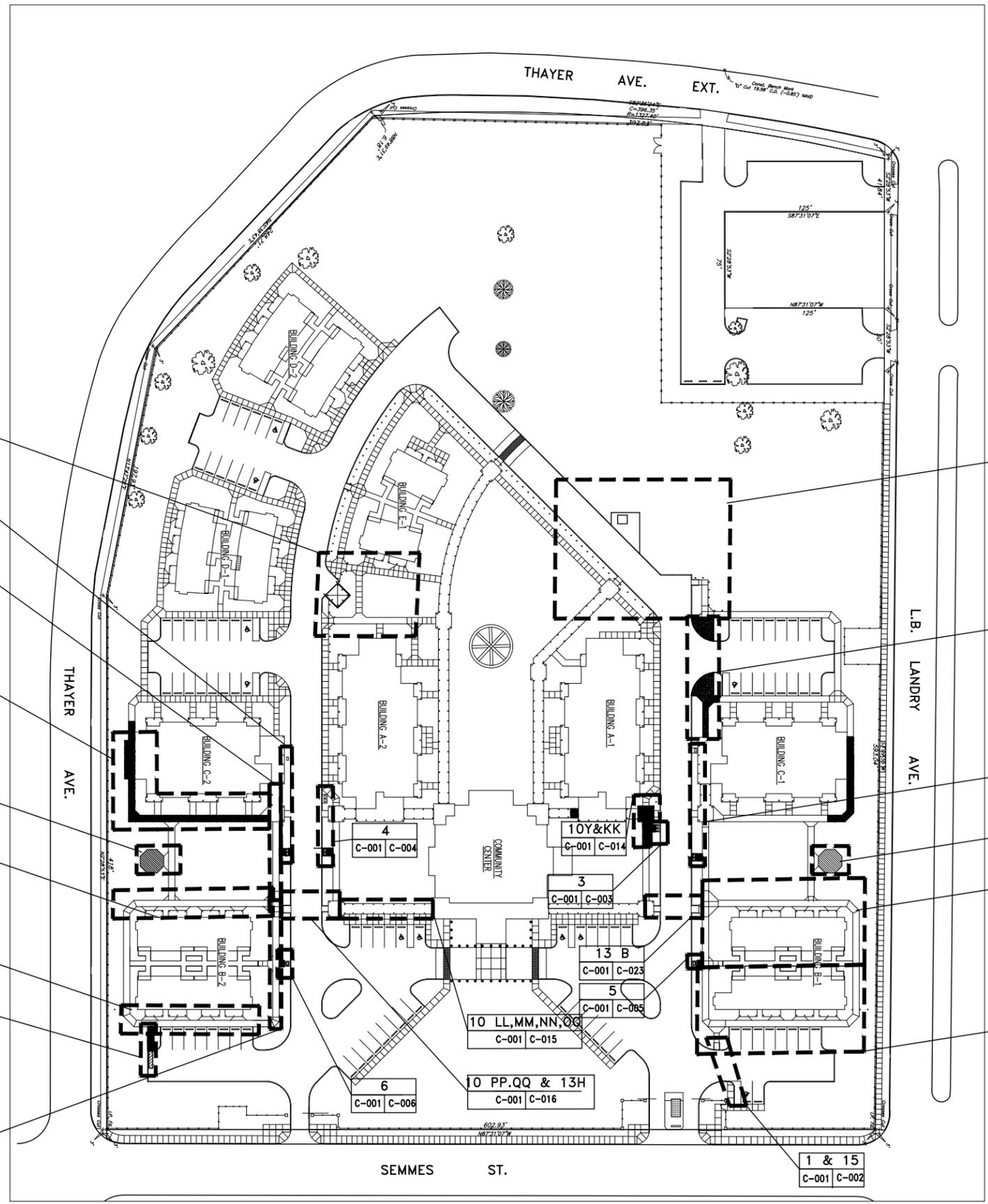
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FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE: SCOPE OF WORK SUMMARY - EXTERIOR

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JOB NO.	22462.16
SHEET NO.	

G-003



- 9 B
C-001 | C-011
- 8
C-001 | C-008
- 10 RR
C-001 | C-017
- BLDG C-2
C-001 | C-025
- 11 WEST GAZEBO
C-001 | C-022
- 10 CCC DDD ,11 & 12
C-001 | C-020
- 10 YY ZZ AAA BBB
C-001 | C-019
- 9
C-001 | C-009
- 10 SS TT UU VV WW XX
C-001 | C-018

- 9A
C-001 | C-010

- 13 E
C-001 | C-024

- 7
C-001 | C-007

- 11 EAST GAZEBO
C-001 | C-021

- 10 ABCDEFGH & 16 A
C-001 | C-012

- 10 LMNOPQRS & 13 B
C-001 | C-013

- 4
C-001 | C-004

- 10Y&KK
C-001 | C-014

- 3
C-001 | C-003

- 13 B
C-001 | C-023

- 5
C-001 | C-005

- 10 LL,MM,NN,OO
C-001 | C-015

- 6
C-001 | C-006

- 10 PP,QQ & 13H
C-001 | C-016

- 1 & 15
C-001 | C-002

REVISIONS	BY

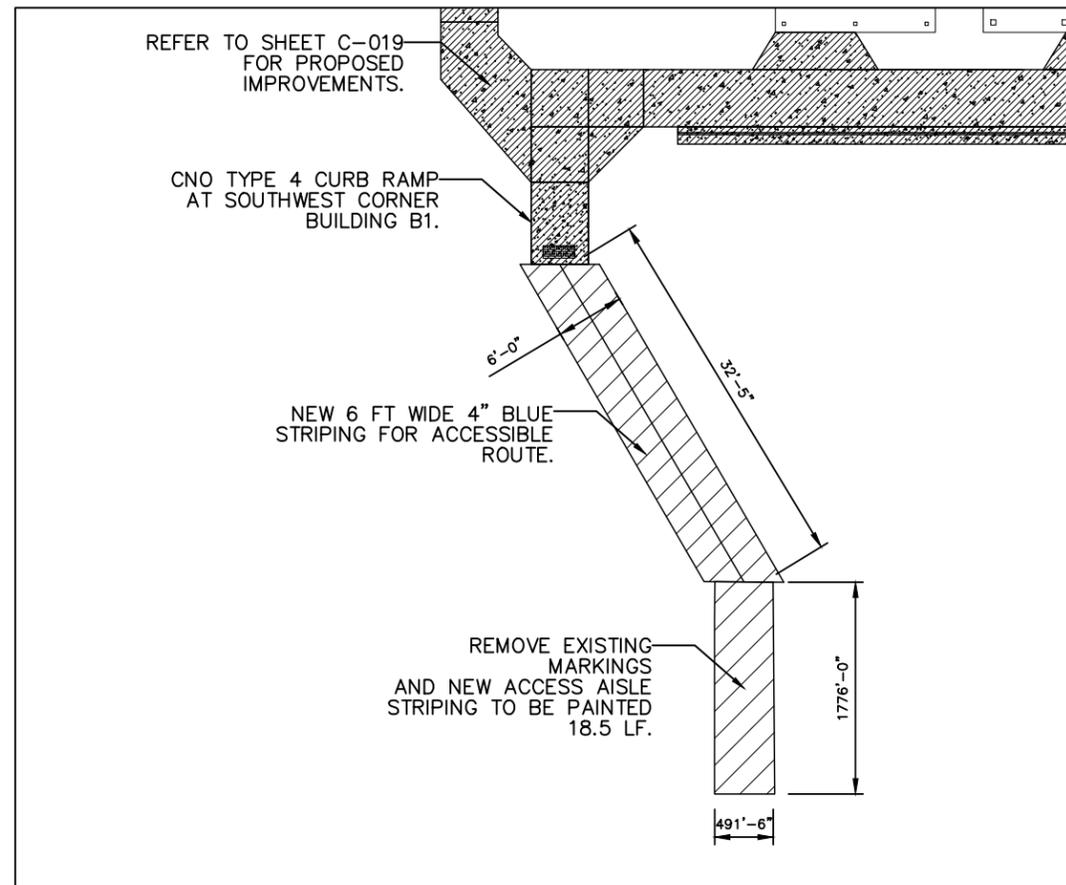
ARCHITECT/ENGINEER:
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 1301 CLEARVIEW PKWY. SUITE 200
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 NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
OVERALL SITE PLAN - EXTERIOR WORK

DRAWN	K.A.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-001



1 & 15
SCALE: 1/8" = 1'-0" C-001 C-002

REQUIRED NEW 3' WIDE ADA ACCESSIBLE ROUTE STRIPING. 32.5 LF

REMOVE AND REPLACE ACCESS AISLE STRIPING 25 LF



1 & 15 - VIEW FROM ACCESS AISLE
SCALE: N.T.S



1 & 15 - VIEW FROM B1 SOUTHWEST RAMP
SCALE: N.T.S

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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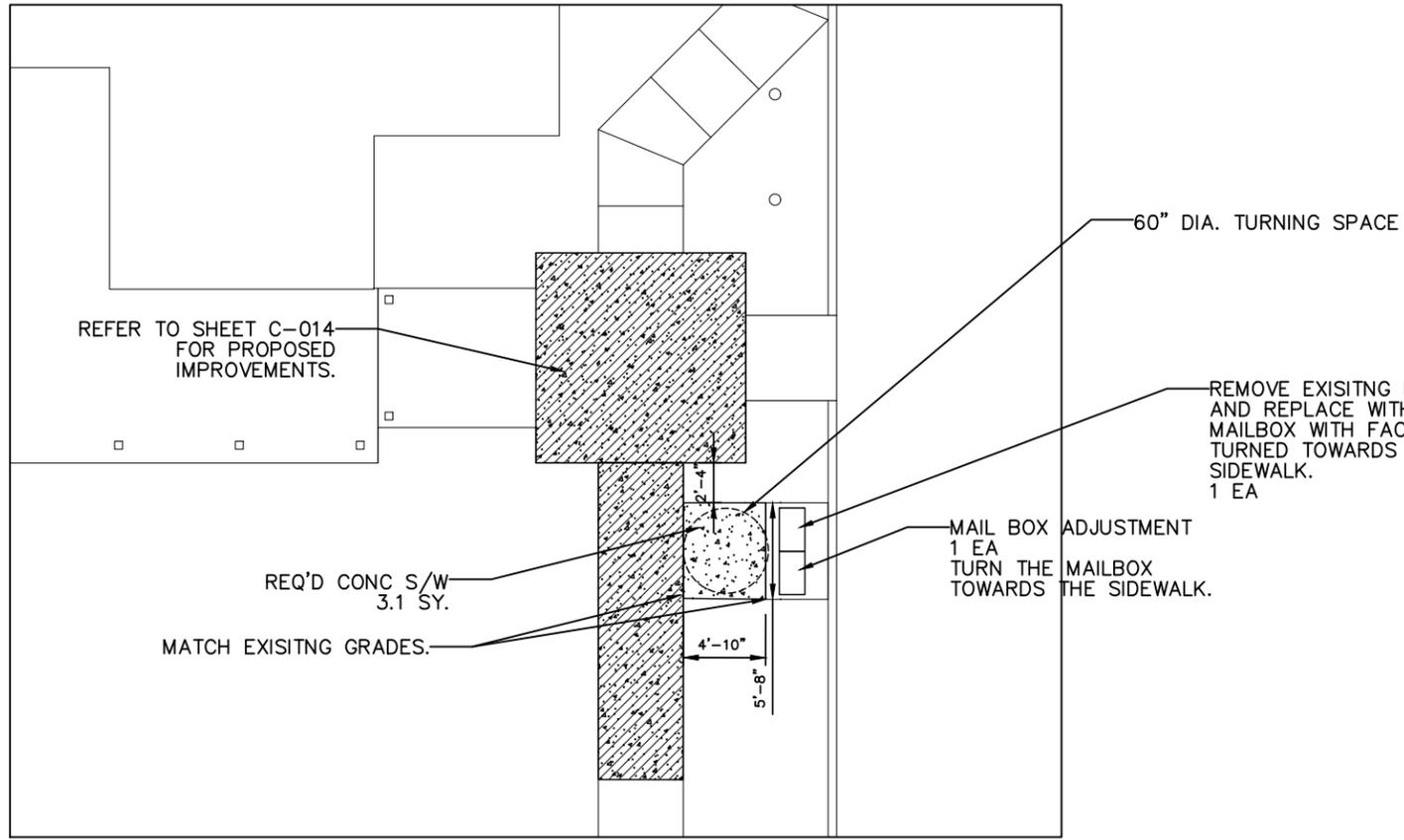
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SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

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JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.

C-002



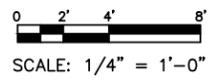
3 MAILBOX BUILDING A-1
 SCALE: 3/32" = 1'-0" C-001 | C-003



3 MAILBOX BUILDING A1
 SCALE: N.T.S

REMOVE THIS MAILBOX AND REPLACE WITH NEW MAILBOX WITH FACE TURNED TOWARDS THE SIDEWALK. SEE GENERAL NOTES FOR MAILBOX DETAILS.

TURN THE MAILBOX TOWARDS THE SIDEWALK.



SCALE: 1/4" = 1'-0"

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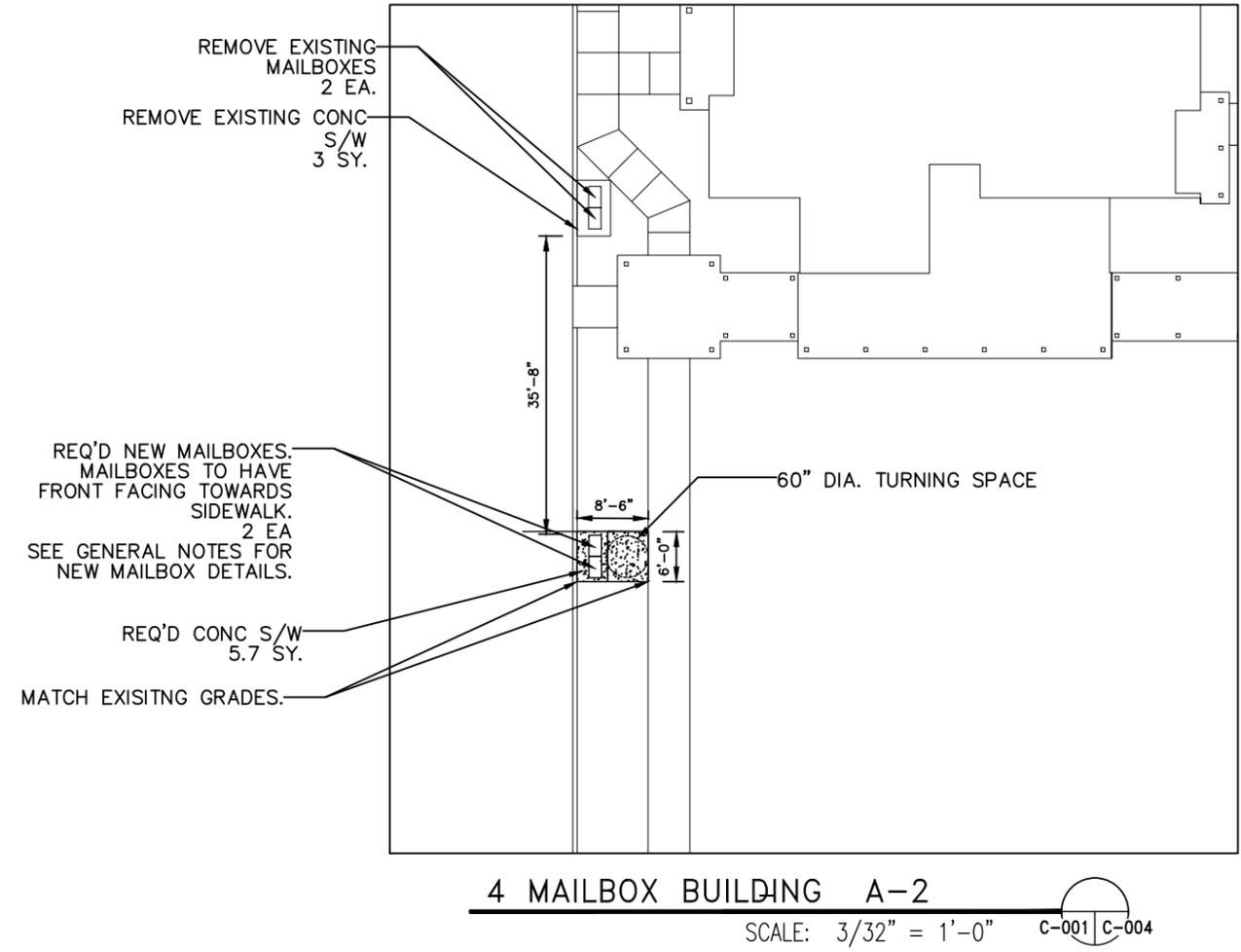
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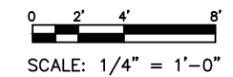
PROJECT:
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 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 ACCESSIBLE ROUTE IMPROVEMENTS

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C-003



4 MAILBOX BUILDING A-2
SCALE: N.T.S



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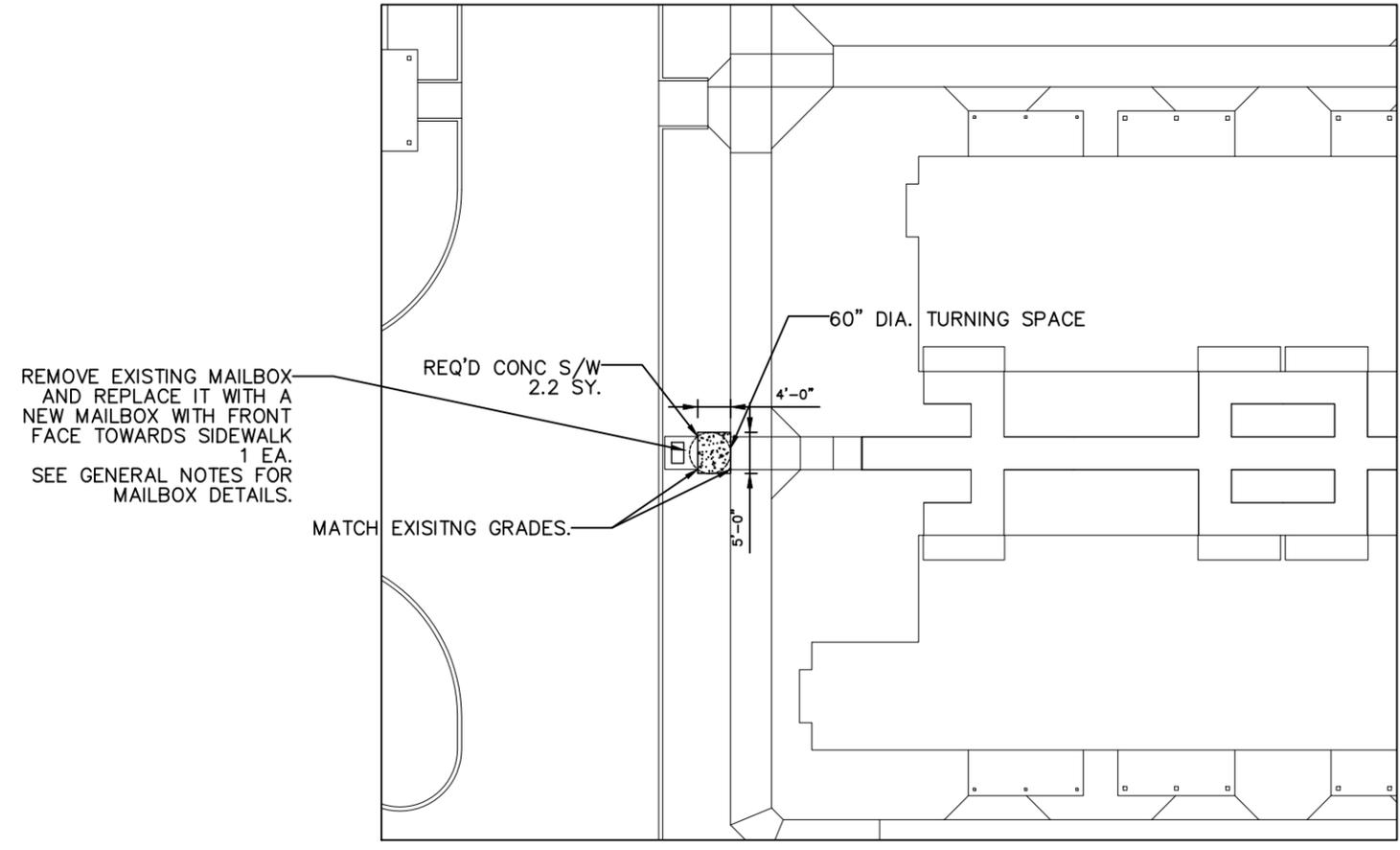
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SHEET NO.

C-004



REMOVE EXISTING MAILBOX
AND REPLACE IT WITH A
NEW MAILBOX WITH FRONT
FACE TOWARDS SIDEWALK
1 EA.
SEE GENERAL NOTES FOR
MAILBOX DETAILS.

REQ'D CONC S/W
2.2 SY.

MATCH EXISTING GRADES.

60" DIA. TURNING SPACE

4'-0"

5'-0"

5 MAILBOX BUILDING B-1

SCALE: 3/32" = 1'-0" C-001 C-005



REMOVE EXISTING
MAILBOXES AND REPLACE
IT WITH NEW MAILBOX WITH
FRONT FACE TOWARDS
SIDEWALK.
SEE GENERAL NOTES FOR
MAILBOX DETAILS.

5 MAILBOX BUILDING B-1

SCALE: N.T.S



SCALE: 1/4" = 1'-0"

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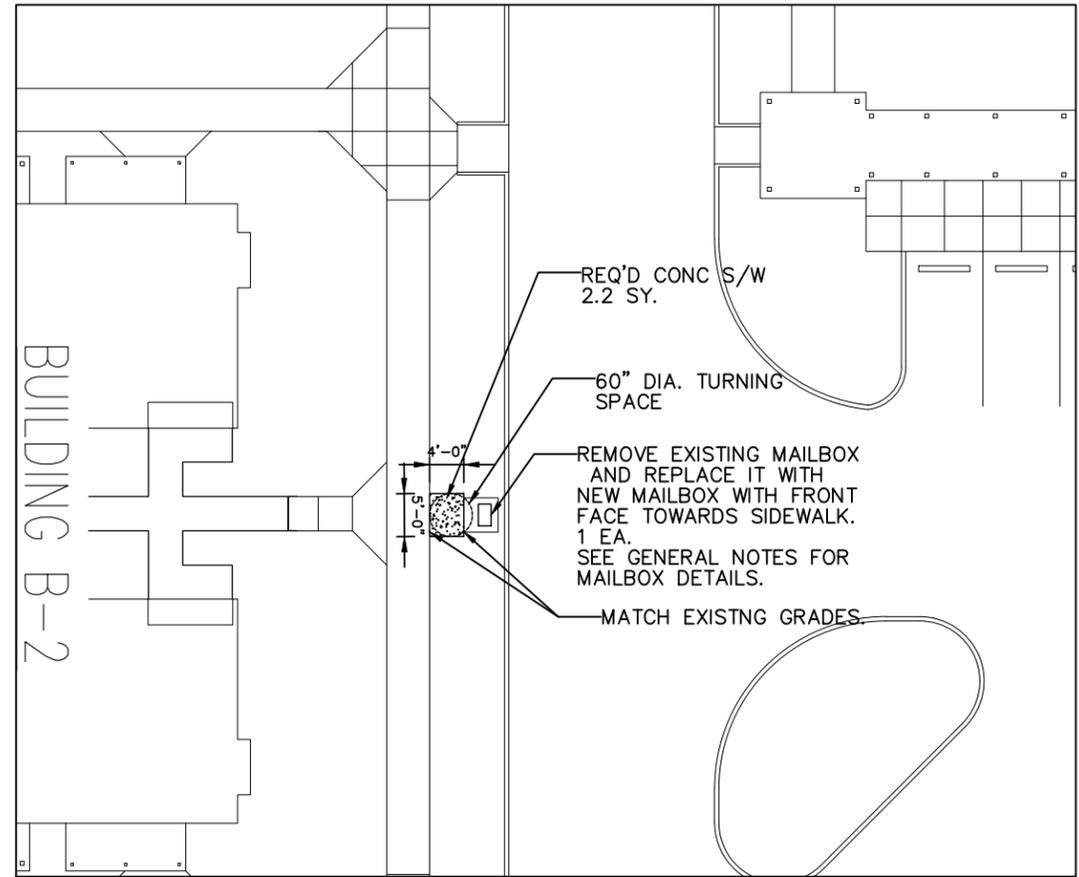
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SHEET TITLE:
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C-005

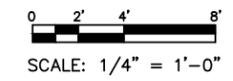


6 MAILBOX BUILDING B-2
SCALE: 3/32" = 1'-0" C-001 C-006



REMOVE EXISTING
MAILBOXES AND REPLACE
IT WITH NEW MAILBOX WITH
FRONT FACE TOWARDS
SIDEWALK.
SEE GENERAL NOTES FOR
MAILBOX DETAILS.

6 MAILBOX BUILDING B-2
SCALE: N.T.S



REVISIONS	BY

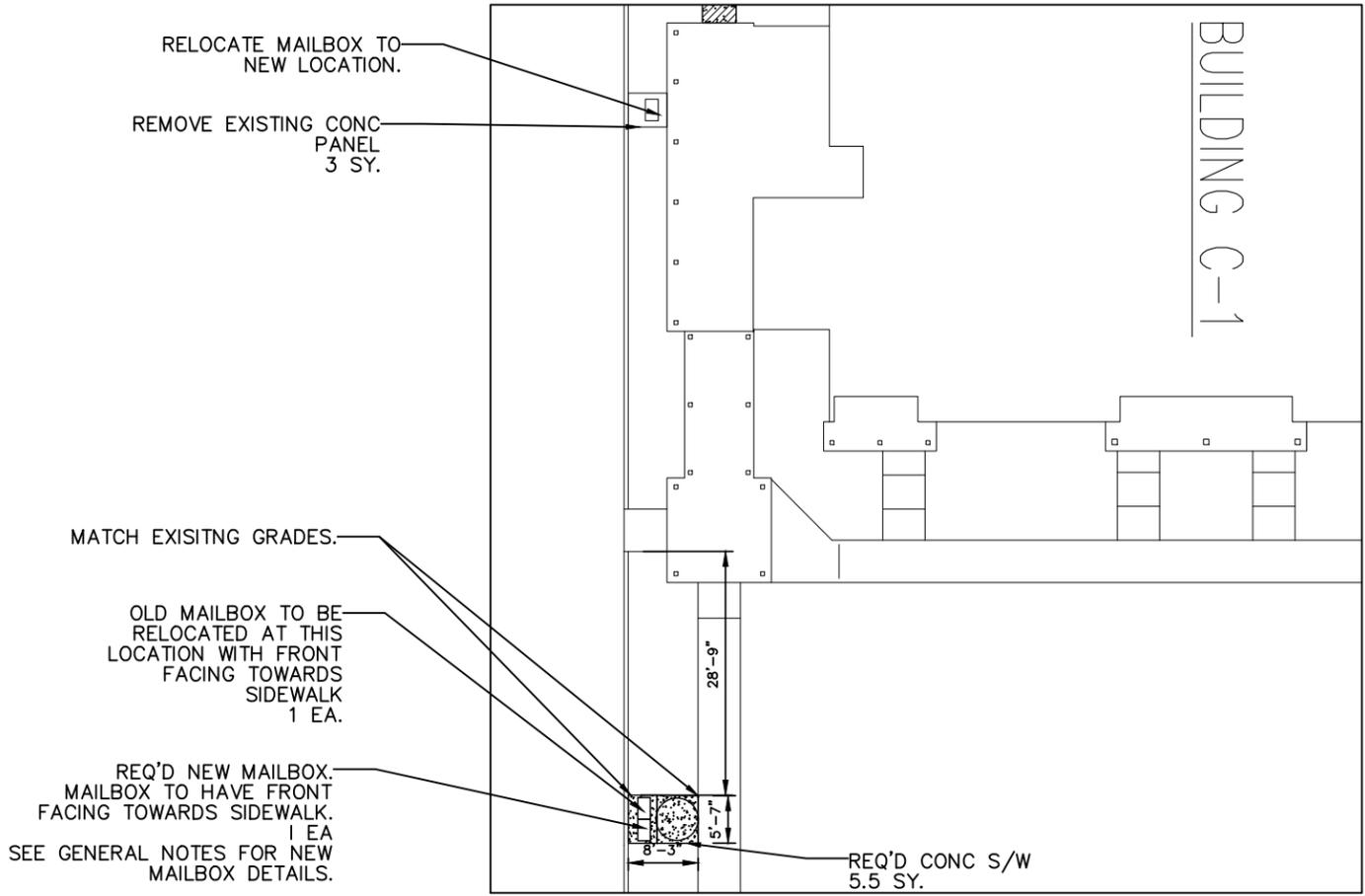
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SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

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DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

C-006



7 MAILBOX BUILDING C-1
 SCALE: 3/32" = 1'-0" C-001 C-007

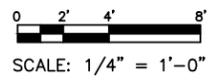
OLD MAILBOX TO BE RELOCATED TO NEW LOCATION WITH FRONT FACING TOWARDS SIDEWALK.



REMOVE EXISTING CONC PANEL 3 SY.

7 MAILBOX BUILDING C-1

SCALE: N.T.S



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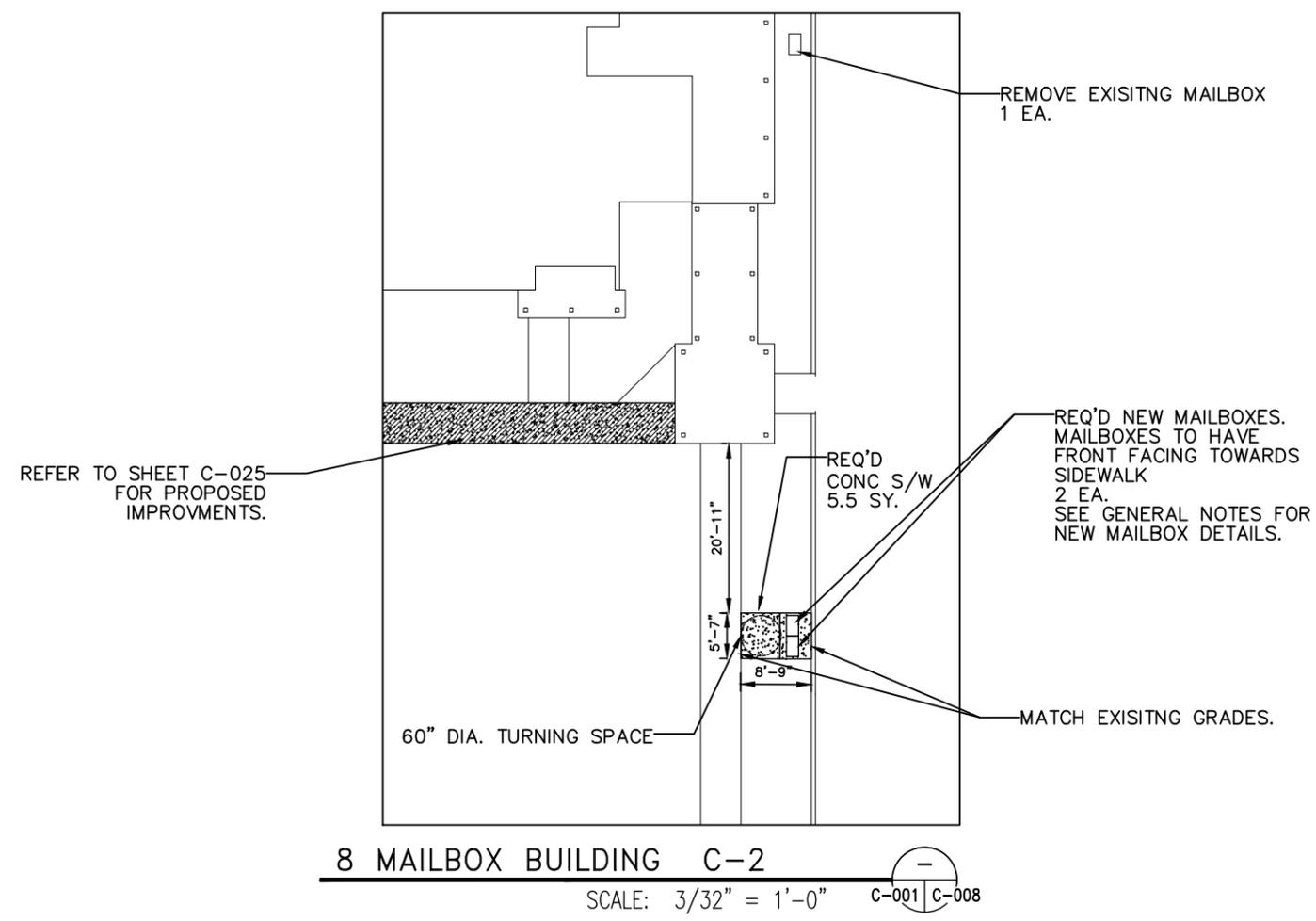
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 SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

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DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-007

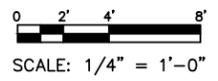


8 MAILBOX BUILDING C-2
 SCALE: 3/32" = 1'-0" C-001 | C-008



REMOVE EXISTING MAILBOX.

8 MAILBOX BUILDING C-2
 SCALE: N.T.S



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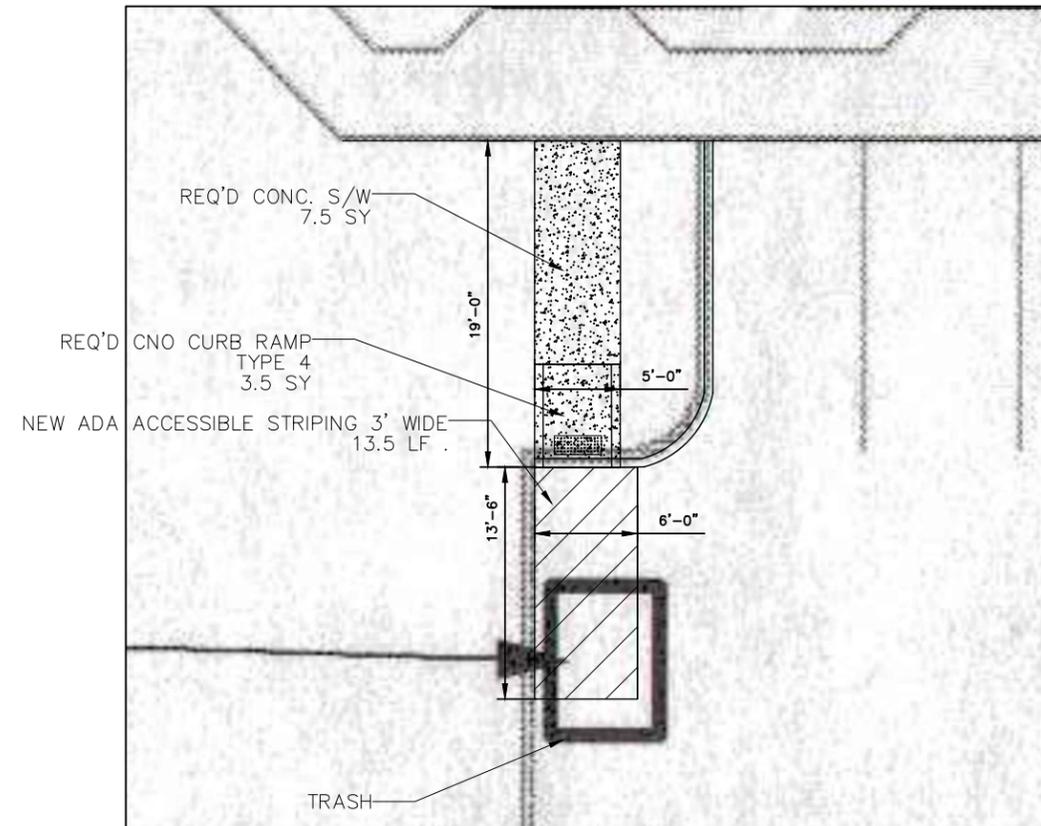
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DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

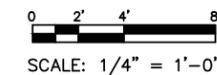
C-008



9 SOUTHWEST CORNER BUILDING B2
 SCALE: 3/16" = 1'-0" C-001 C-009



9 SOUTHWEST CORNER BUILDING B2
 SCALE: N.T.S



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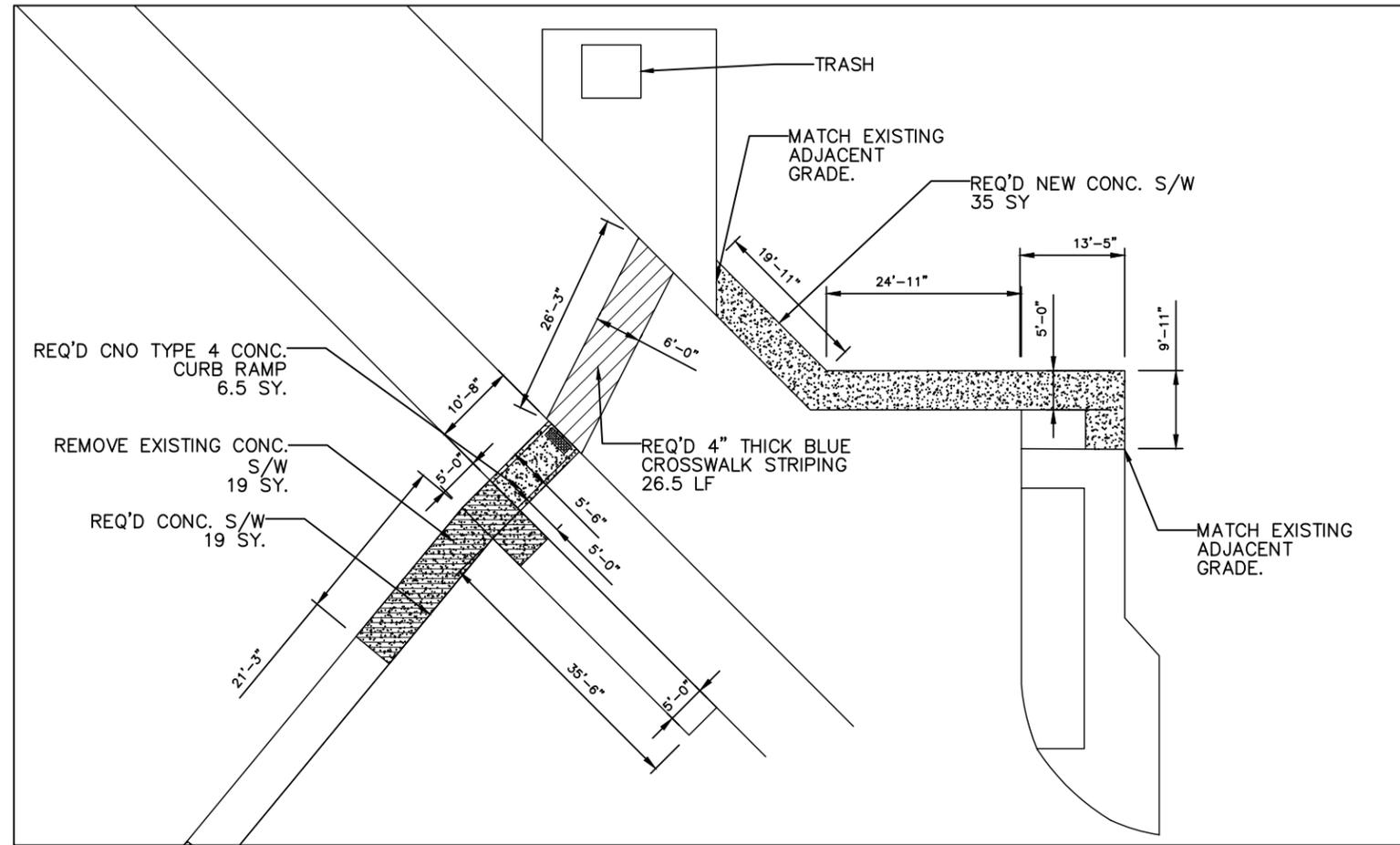
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 INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
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DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-009



9A NORTHWEST CORNER BUILDING B2 -
 SCALE: 3/32" = 1'-0" C-001 C-010



9A VIEW OF STREET WITH TRASH AND S/W
 SCALE: N.T.S



9A VIEW TOWARDS START OF STRIPING
 SCALE: N.T.S



9A VIEW TOWARDS S/W REPAIR
 SCALE: N.T.S



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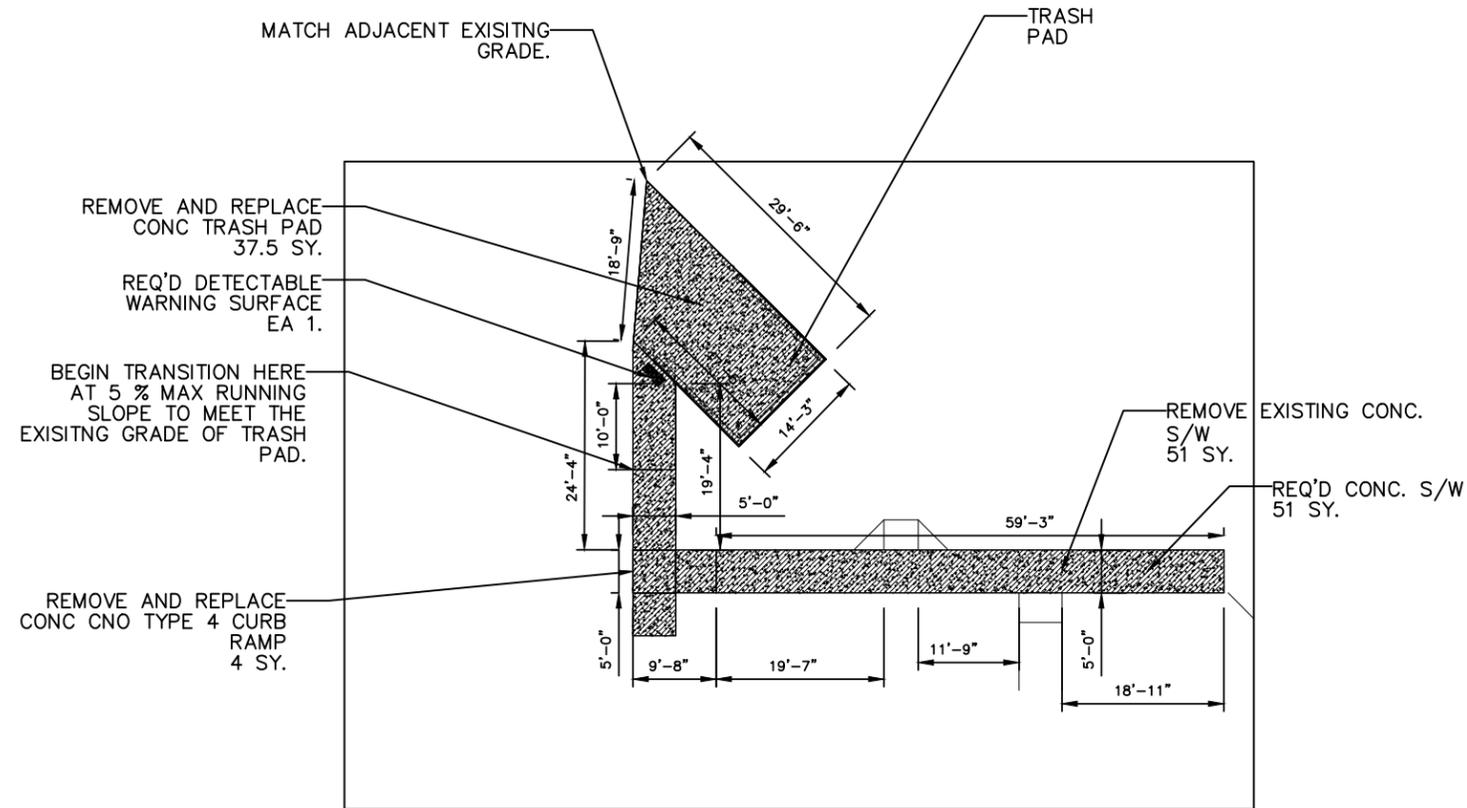
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PROJECT:
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 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 ACCESSIBLE ROUTE IMPROVEMENTS

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M.L.M. & A.E.D.
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N.G.W.
DATE
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SCALE
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22462.16
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C-010



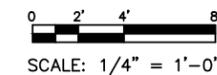
9B NORTHWEST CORNER BUILDING A2 -
 SCALE: 3/32" = 1'-0" C-001 C-011



9B NORTHWEST CORNER BUILDING A2
 SCALE: N.T.S



9B NORTHWEST CORNER BUILDING A2
 SCALE: N.T.S



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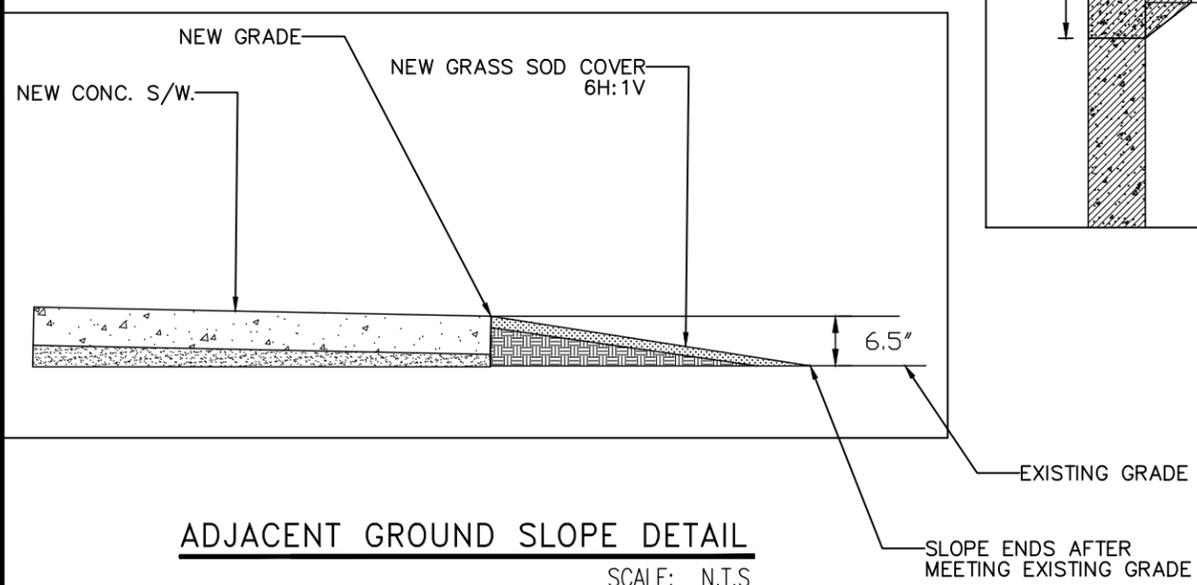
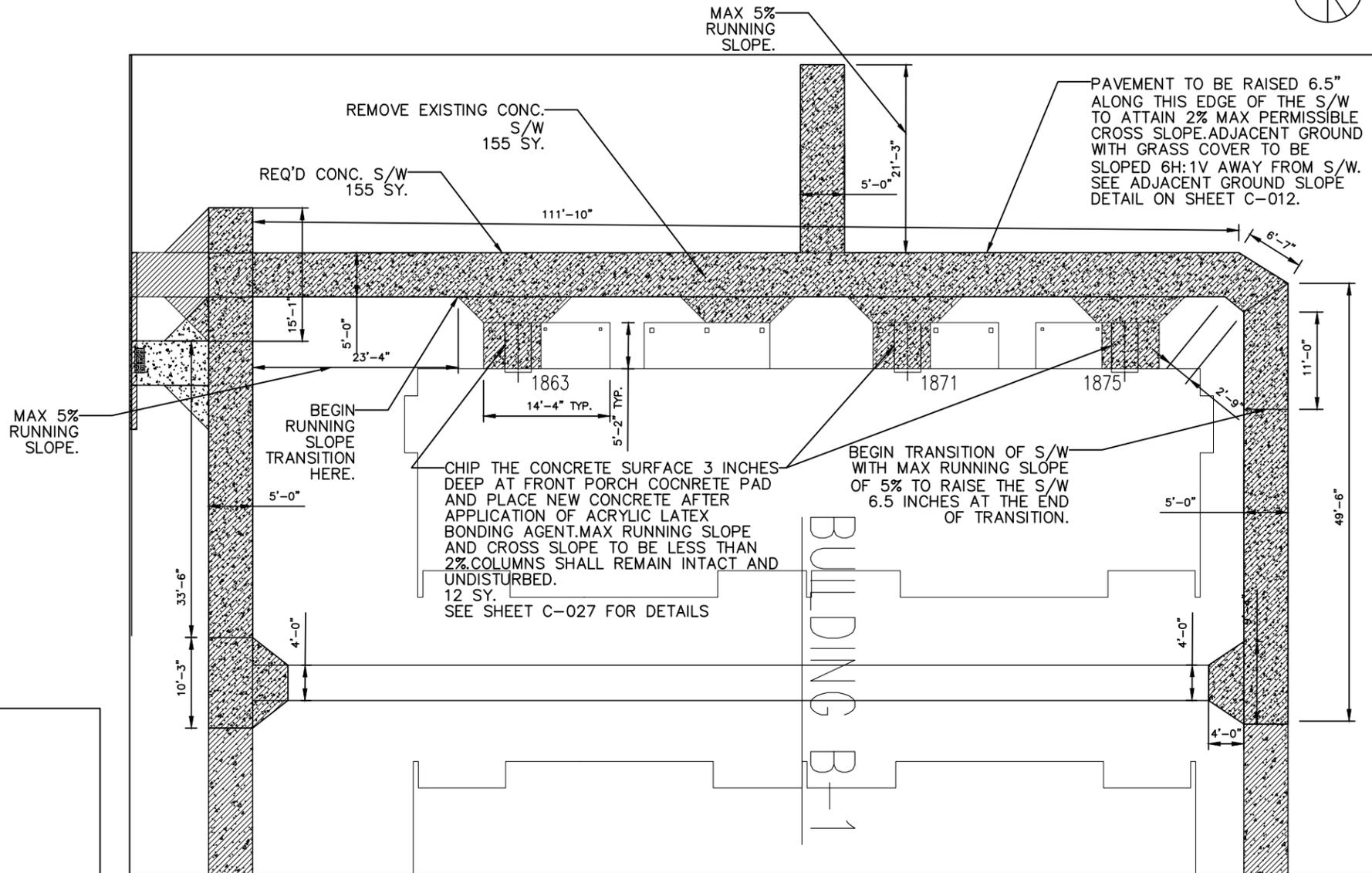
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C-011

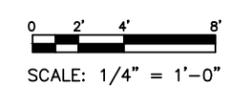


10 ABCDEFGH AND 16 A
SCALE: N.T.S



ADJACENT GROUND SLOPE DETAIL
SCALE: N.T.S

10 ABCDEFGH, 16 A & 17
SCALE: 1/8" = 1'-0" C-001 | C-012



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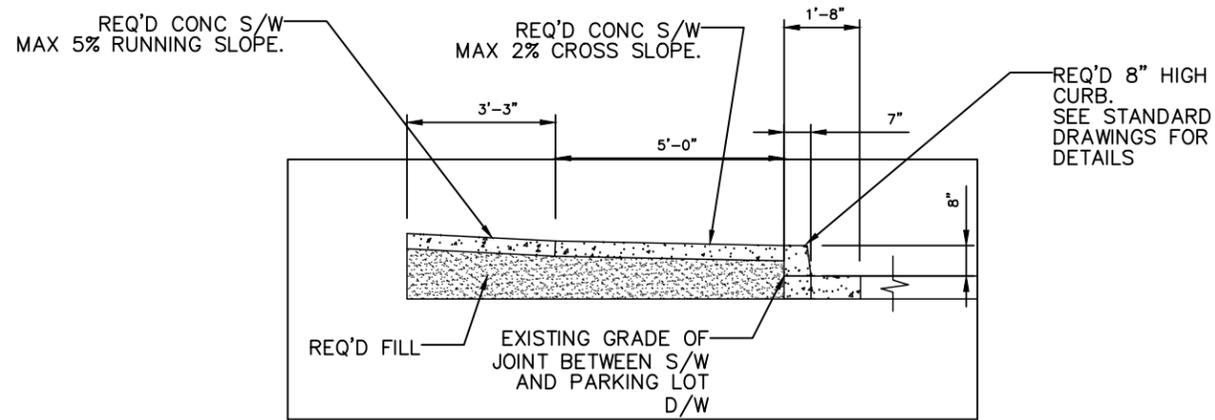
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C-012



DETAIL 1

SCALE: 1/2" = 1'-0" C-013 C-013



1 - EXISTING S/W

SCALE: N.T.S

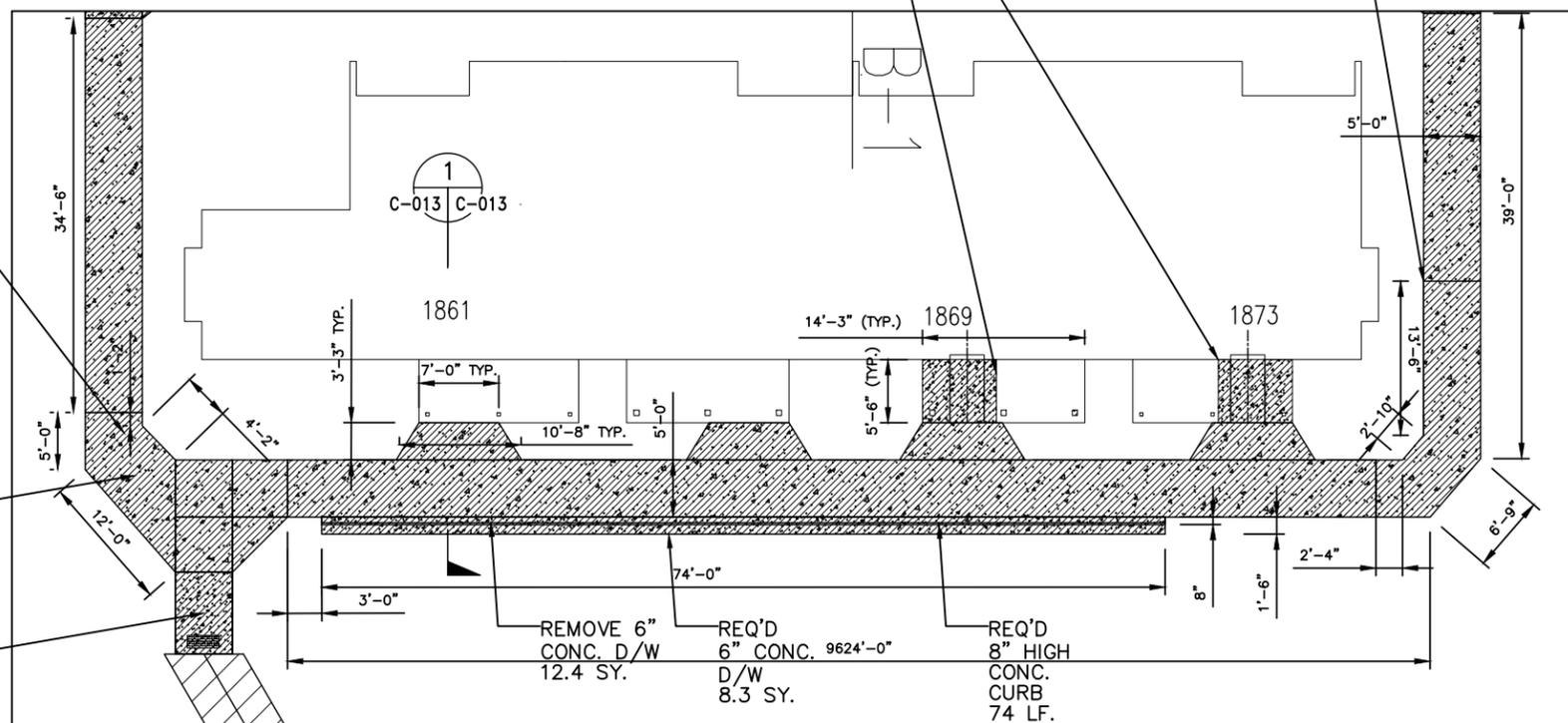
REMOVE EXISTING CONC. S/W 128 SY.

REQ'D CONC. S/W 128 SY.

REMOVE AND REPLACE CONC CURB RAMP 6 SY.

CHIP THE CONCRETE SURFACE 3 INCHES DEEP AT FRONT PORCH CONCRETE PAD AND PLACE NEW CONCRETE AFTER APPLICATION OF ACRYLIC LATEX BONDING AGENT. MAX RUNNING SLOPE AND CROSS SLOPE TO BE LESS THAN 2%. COLUMNS SHALL REMAIN INTACT AND UNDISTURBED. 8 SY. SEE SHEET C-027 FOR DETAILS

BEGIN TRANSITION HERE AT MAX RUNNING SLOPE OF 5% TO ATTAIN THE GRADE OF NEW S/W WITH CONC. CURB.



10 KLMNOPQRS, 13 D, 16 B & 17 - SCALE: 1/8" = 1'-0" C-001 C-013

0 2' 4' 8' SCALE: 1/4" = 1'-0"

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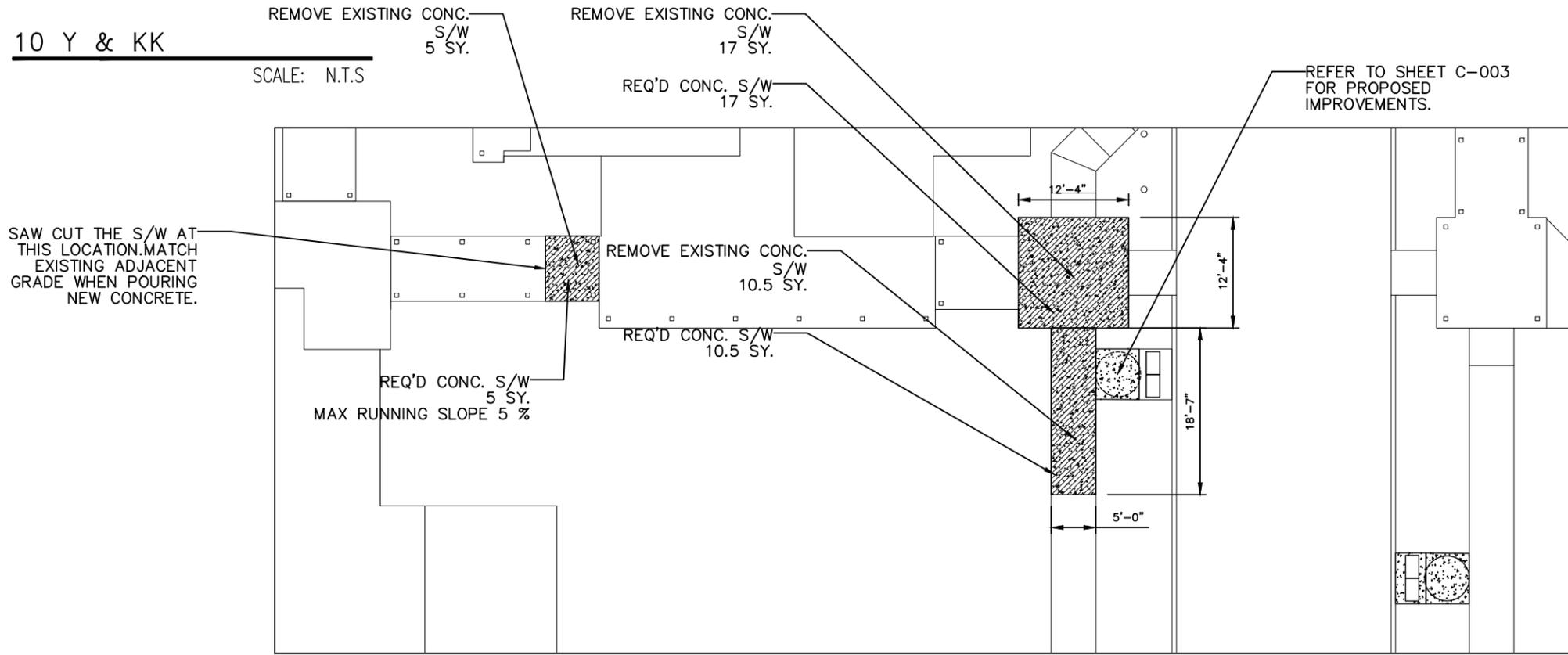
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C-013



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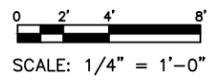
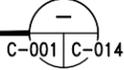
10 Y & KK

SCALE: N.T.S

SAW CUT THE S/W AT THIS LOCATION. MATCH EXISTING ADJACENT GRADE WHEN POURING NEW CONCRETE.

10 Y & KK

SCALE: 1/8" = 1'-0"



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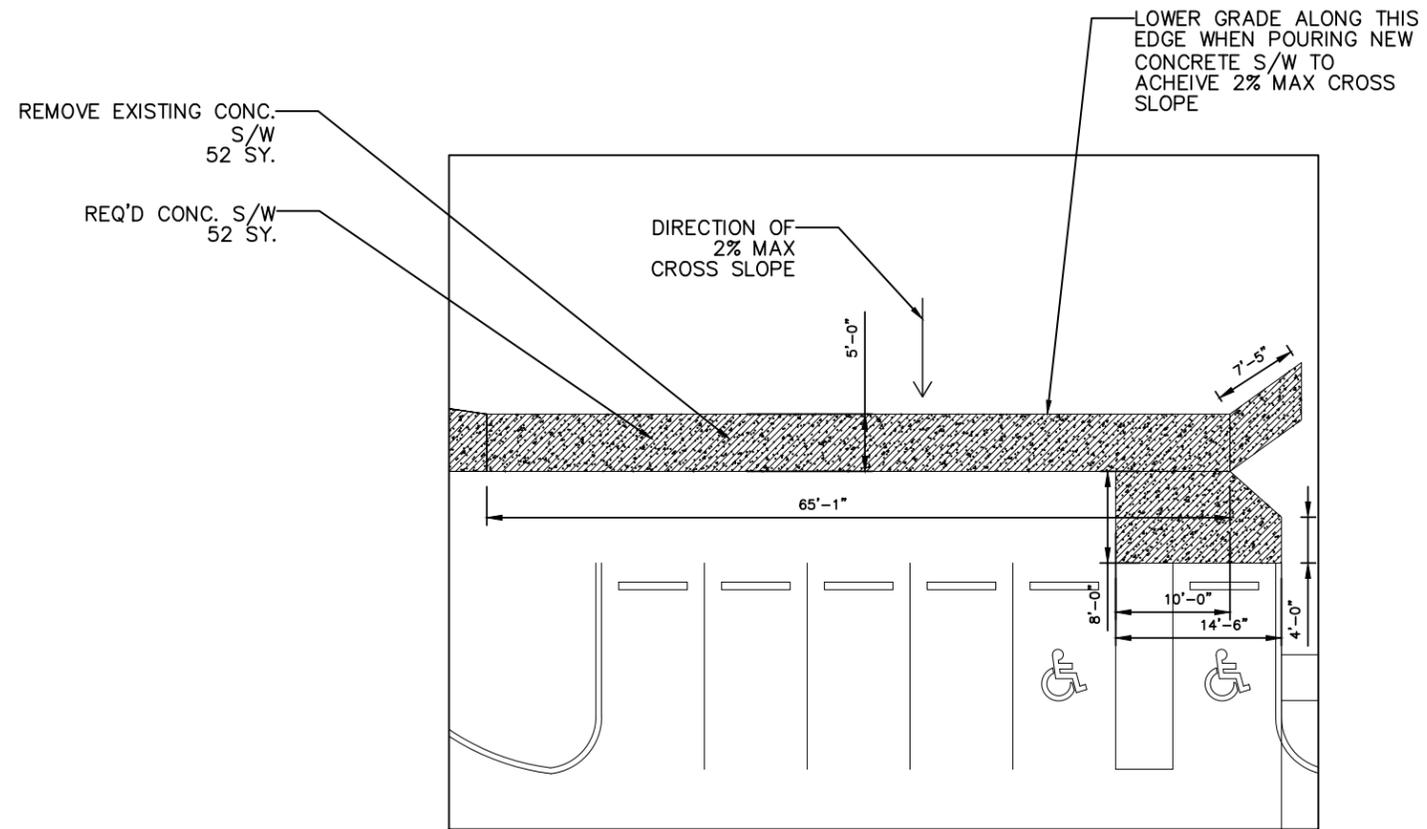
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C-014



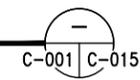
10 LL MM NN OO

SCALE: N.T.S



10 LL MM NN OO

SCALE: 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"

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 NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

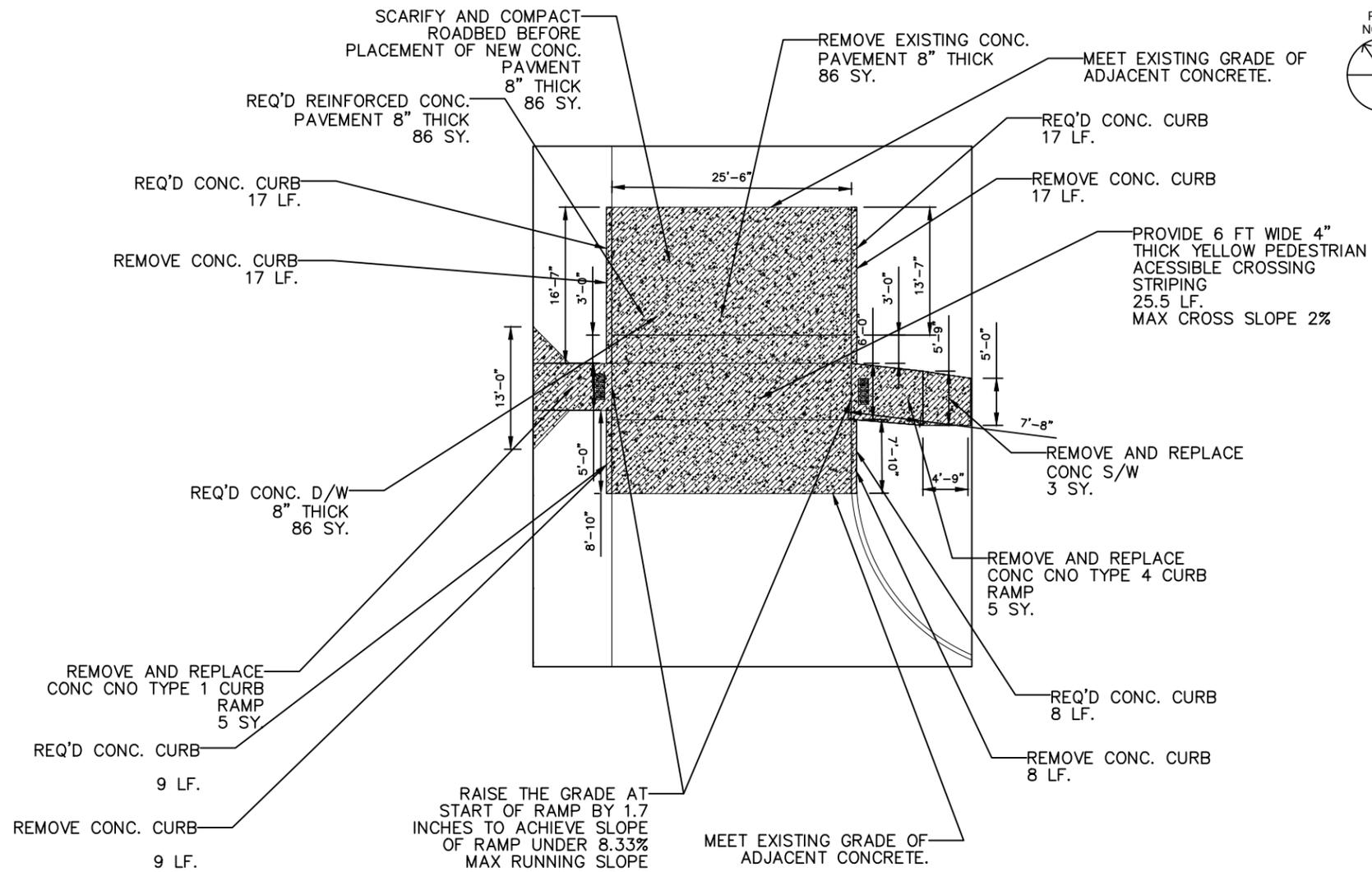
DRAWN	K.A.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-015



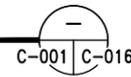
10 PP QQ

SCALE: N.T.S



10 PP QQ & 13 H

SCALE: 1/8" = 1'-0"



REVISIONS	BY

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 NEW ORLEANS, LOUISIANA 70122

PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN	K.A.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-016

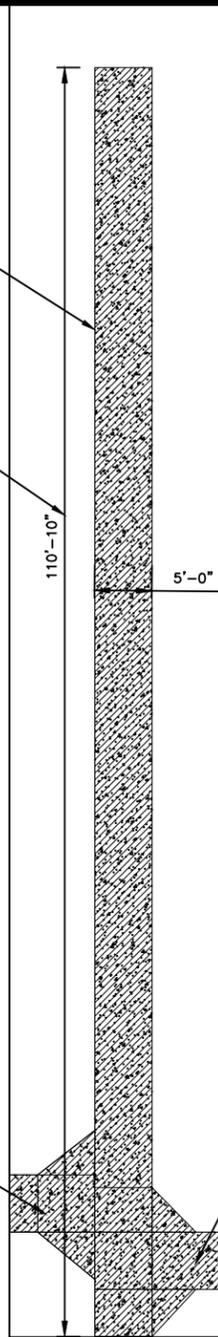


10 RR

SCALE: N.T.S

REMOVE EXISTING CONC.
S/W
55 SY.

REQ'D CONC. S/W
55 SY.

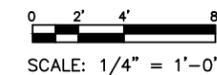
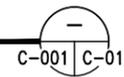


REFER TO SHEET C-016
FOR PROPOSED
IMPROVEMENTS.

REFER TO SHEET C-020
FOR PROPOSED
IMPROVEMENTS.

10 RR

SCALE: 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"

REVISIONS	BY

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PROJECT:
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INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN	K.A.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-017



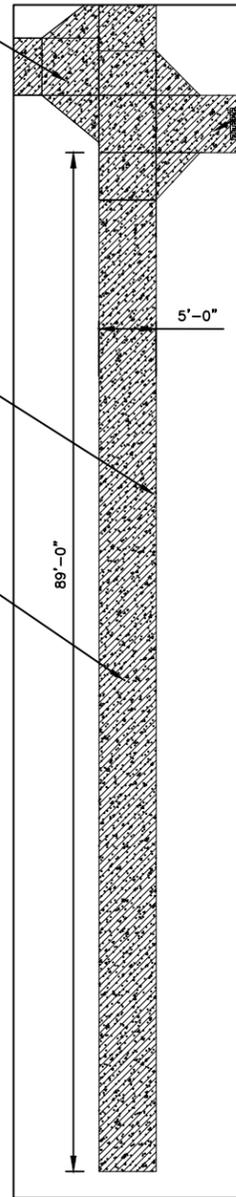
10 SS TT UU VV WW XX
SCALE: N.T.S

REFER TO SHEET C-020
FOR PROPOSED
IMPROVEMENTS.

REFER TO SHEET C-016
FOR PROPOSED
IMPROVEMENTS.

REMOVE EXISTING CONC.
S/W
48 SY.

REQ'D CONC. S/W
48 SY.



10 SS TT UU VV WW XX
SCALE: 1/8" = 1'-0" C-001 | C-018

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

REVISIONS	BY

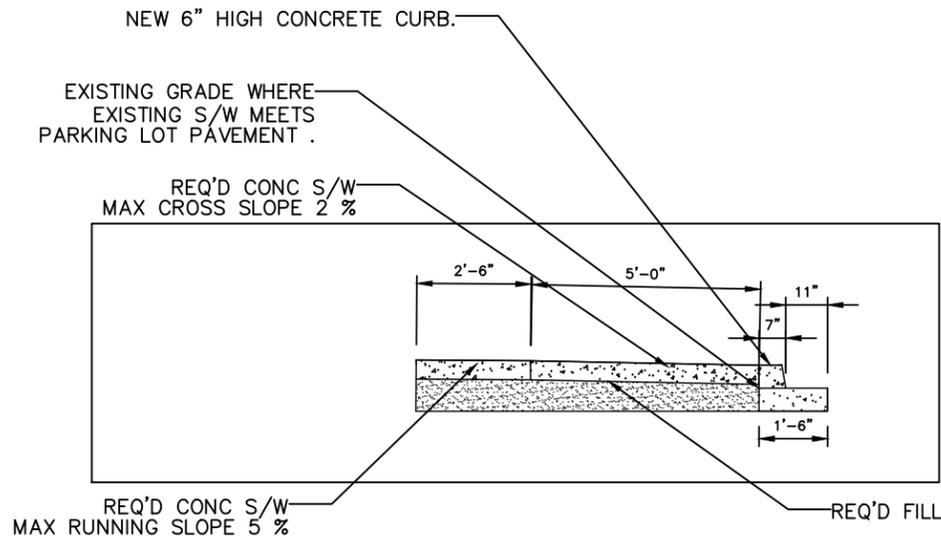
ARCHITECT/ENGINEER:
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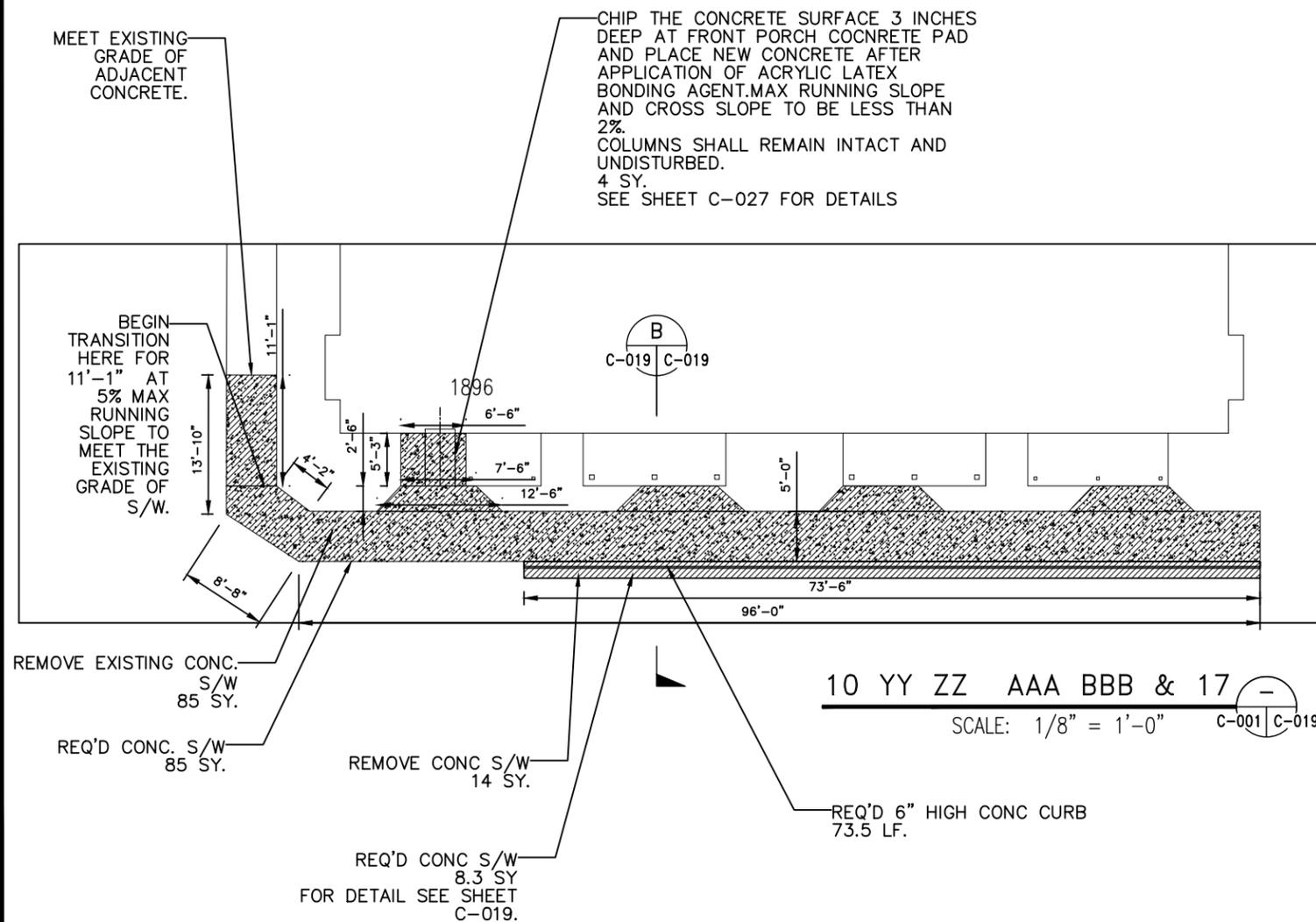
PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN
K.A.
CHECKED
N.G.W.
DATE
JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.

C-018



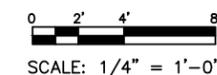
DETAIL B
SCALE: 1/2" = 1'-0" C-019 | C-019



10 YY ZZ AAA BBB & 17
SCALE: 1/8" = 1'-0" C-001 | C-019



10 YY ZZ AAA BBB
SCALE: N.T.S



REVISIONS	BY

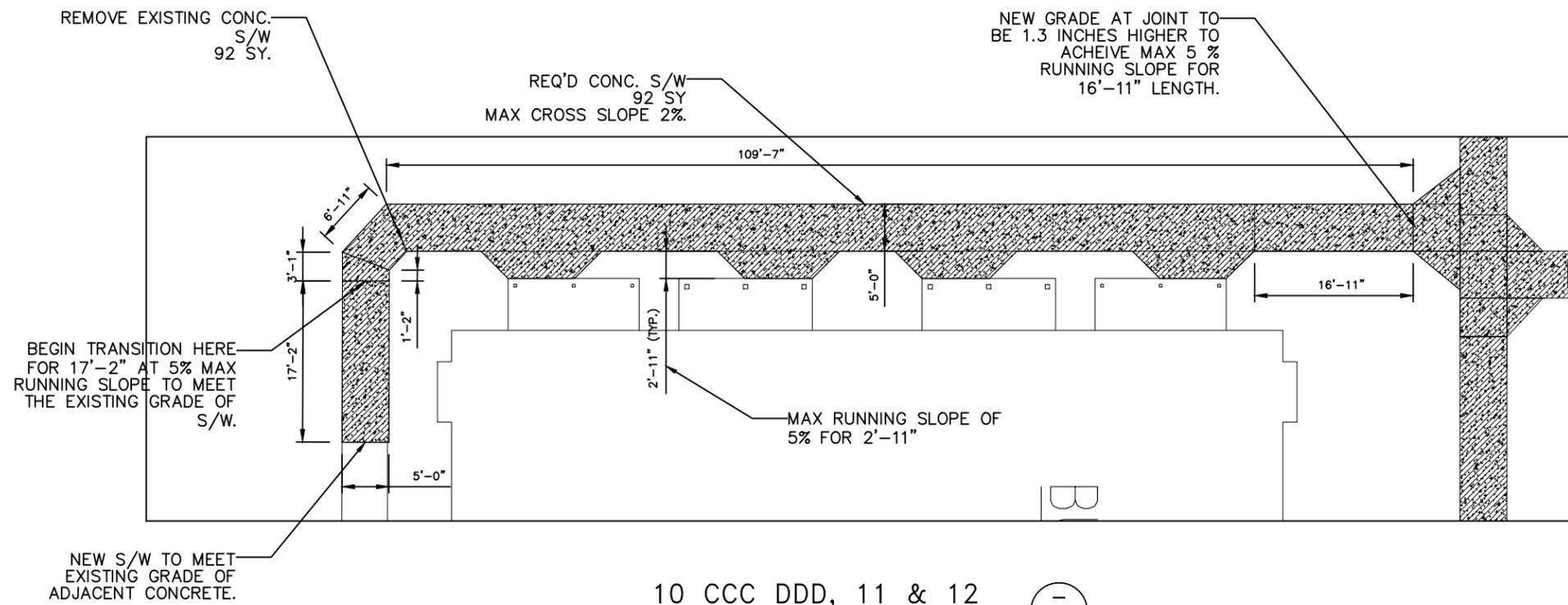
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PROJECT: FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
SHEET TITLE: ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN: K.A.
CHECKED: N.G.W.
DATE: JUN. 21, 2024
SCALE: AS SHOWN
JOB NO.: 22462.16
SHEET NO.

C-019



10 CCC DDD, 11 & 12
 SCALE: 1/8" = 1'-0" C-001 C-020



10 CCC DDD
 SCALE: N.T.S

0 2' 4' 8'
 SCALE: 1/4" = 1'-0"

REVISIONS	BY

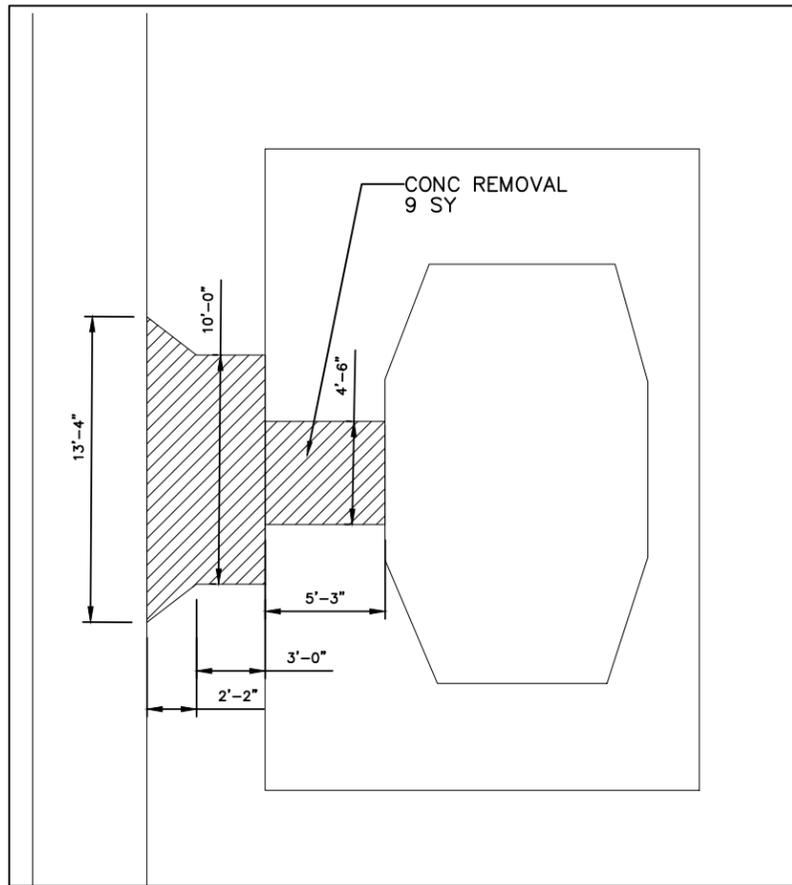
ARCHITECT/ENGINEER:
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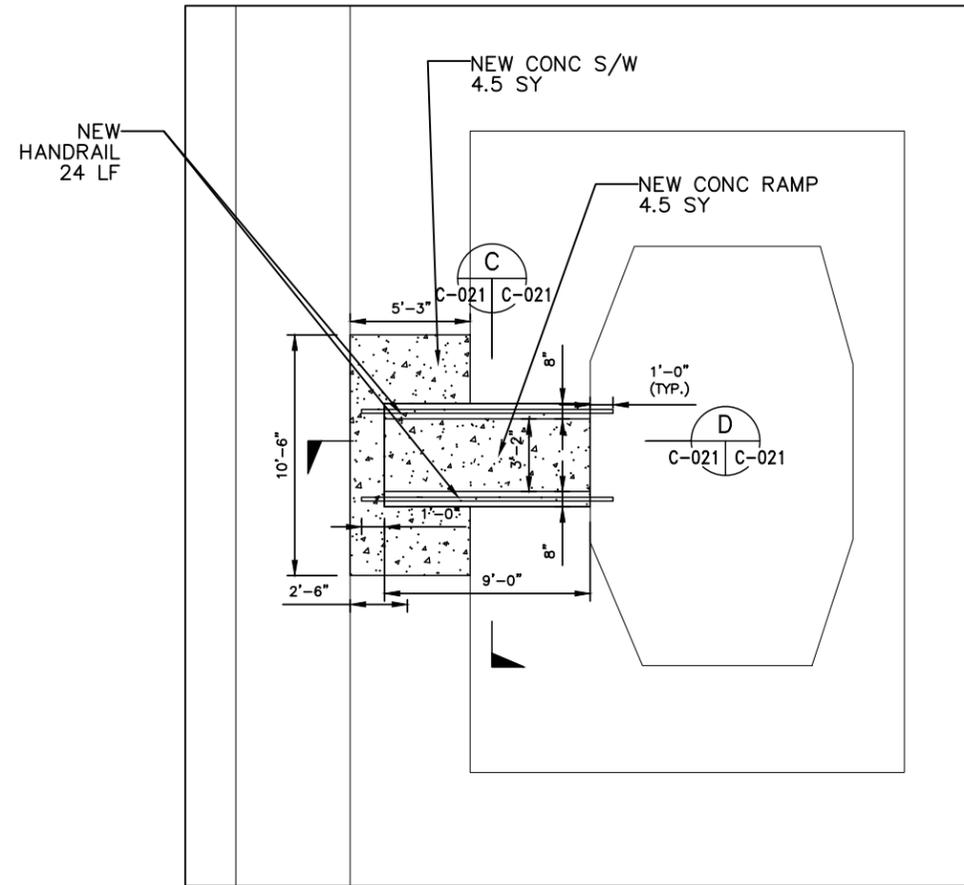
PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 ACCESSIBLE ROUTE IMPROVEMENTS

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CHECKED N.G.W.
DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

C-020



11 EAST GAZEBO CONC. REMOVAL
 SCALE: 1/4" = 1'-0" C-001 | C-021

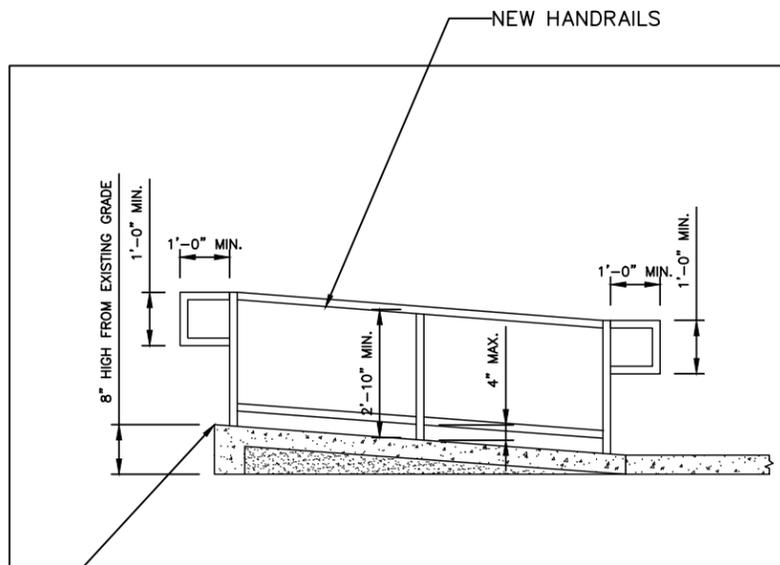


11 EAST GAZEBO NEW RAMP
 SCALE: 1/4" = 1'-0" C-001 | C-021

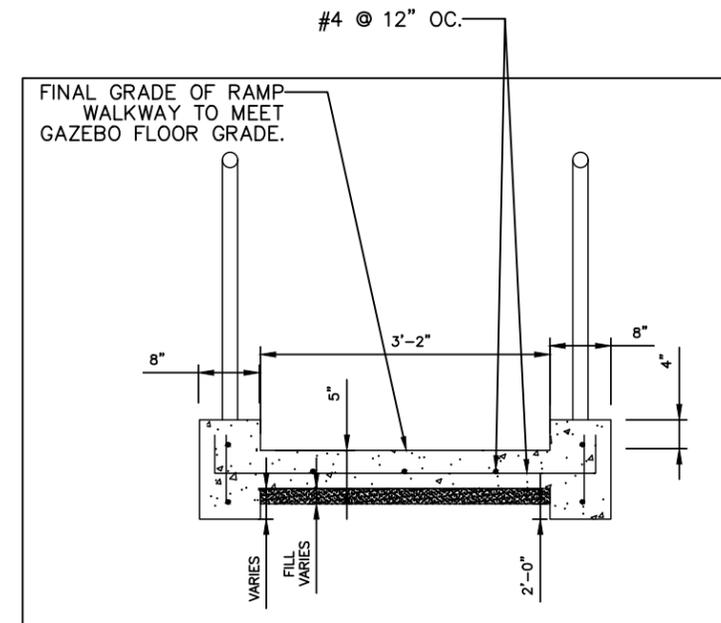


11 - EAST GAZEBO
 SCALE: N.T.S

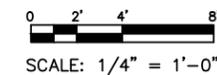
FINAL GRADE OF RAMP
 WALKWAY TO MEET
 GAZEBO FLOOR GRADE.



DETAIL C
 SCALE: 1/2" = 1'-0" C-021 | C-021



DETAIL D
 SCALE: 1" = 1'-0" C-021 | C-021



REVISIONS	BY

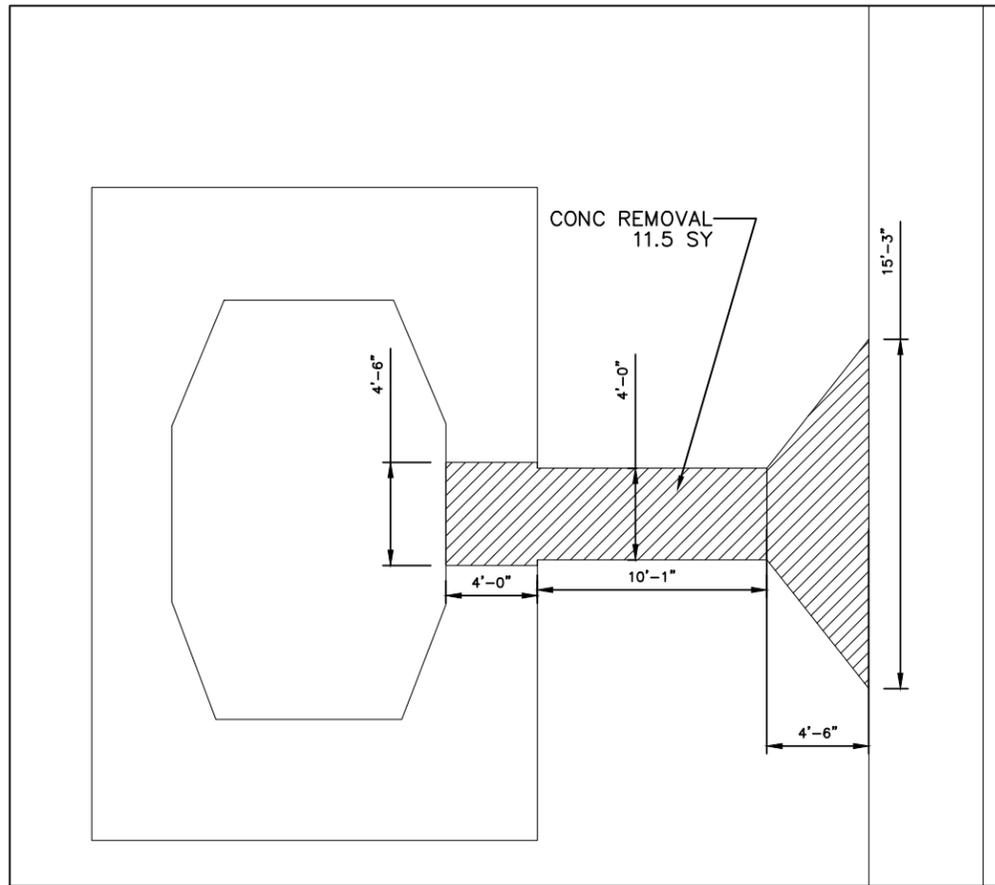
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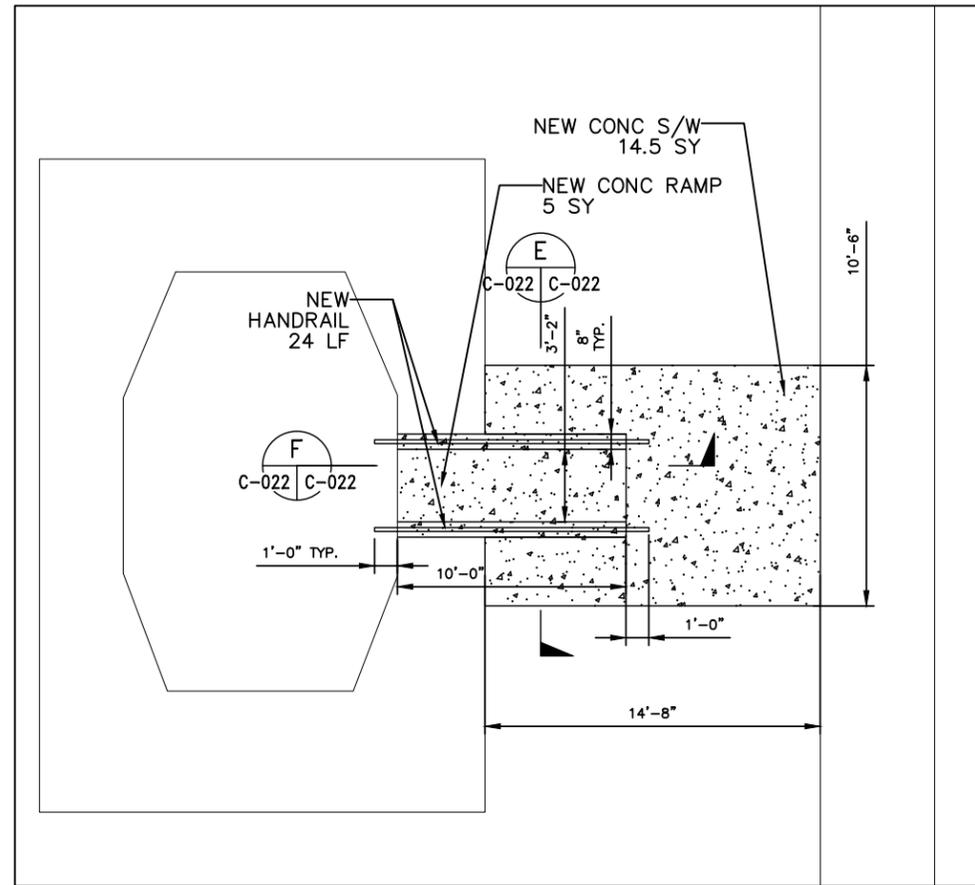
PROJECT:
FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN
 K.A.
 CHECKED
 N.G.W.
 DATE
 JUN. 21, 2024
 SCALE
 AS SHOWN
 JOB NO.
 22462.16
 SHEET NO.

C-021



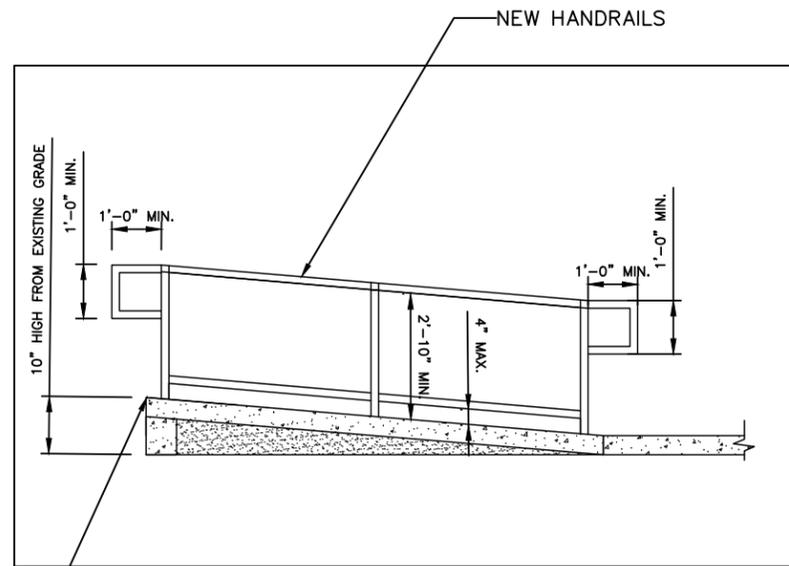
11 WEST GAZEBO CONC REMOVAL
SCALE: 1/4" = 1'-0" C-001 C-022



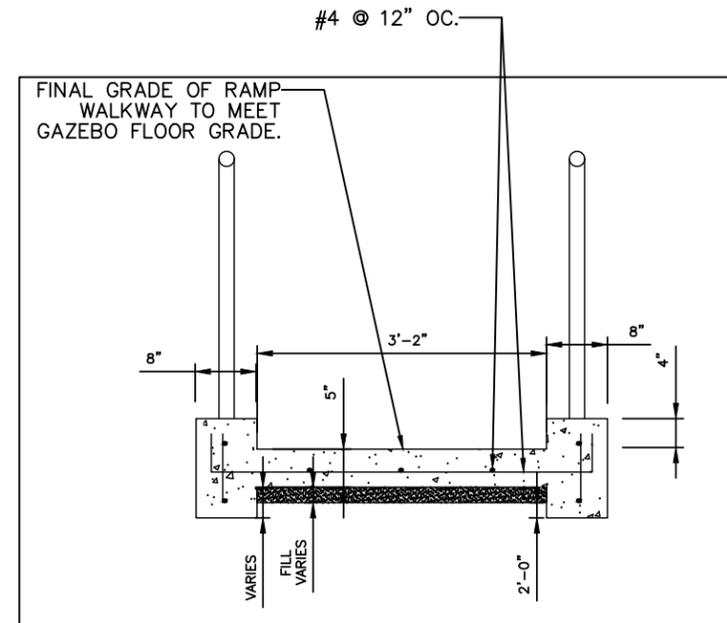
11 WEST GAZEBO NEW RAMP
SCALE: 1/4" = 1'-0" C-001 C-022



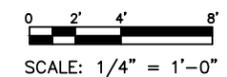
11 - WEST GAZEBO
SCALE: N.T.S



DETAIL F
SCALE: 1/2" = 1'-0" C-022 C-022



DETAIL E
SCALE: 1" = 1'-0" C-022 C-022



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NEW ORLEANS, LOUISIANA 70122

PROJECT: FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
SHEET TITLE: ACCESSIBLE ROUTE IMPROVEMENTS

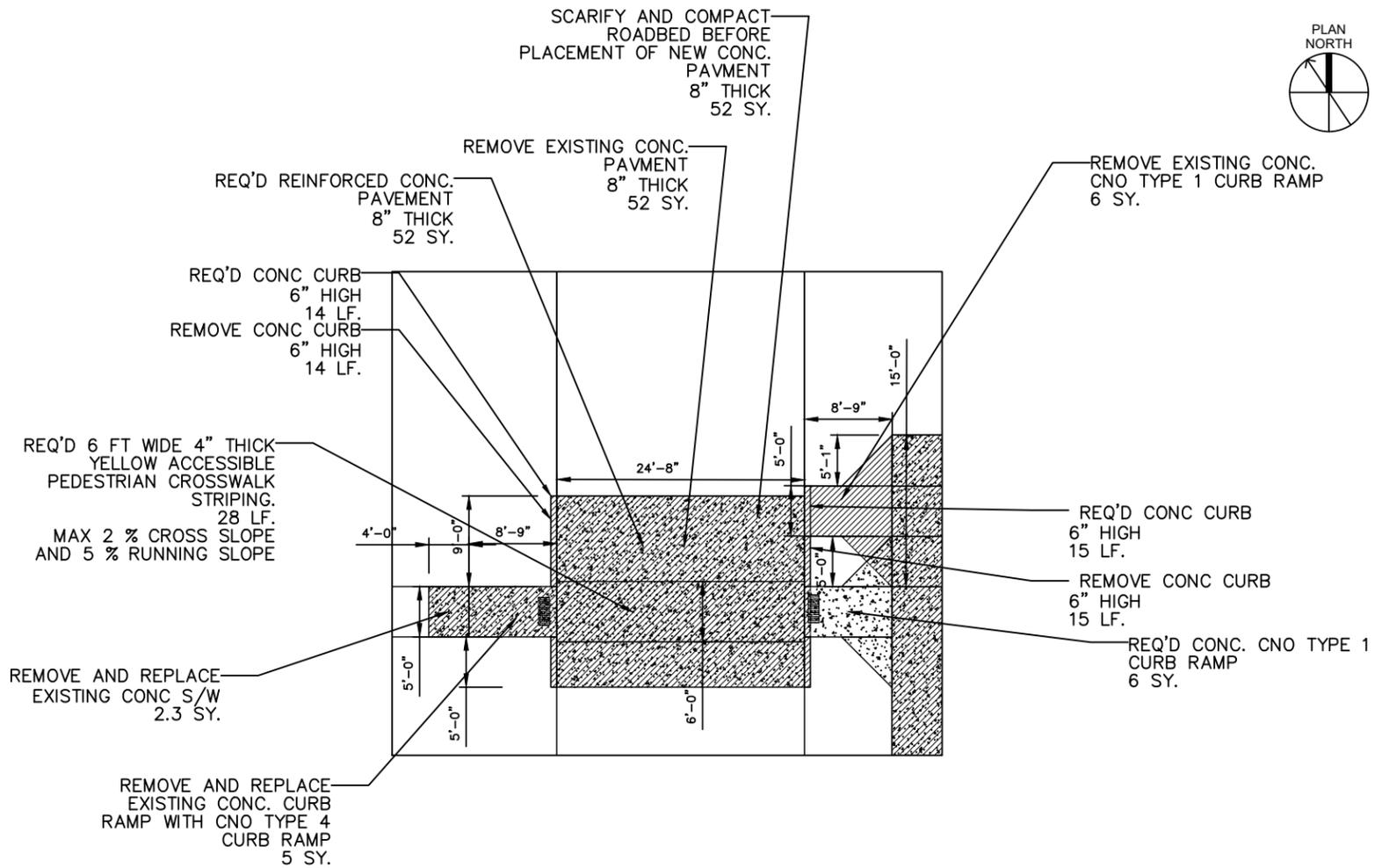
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CHECKED: N.G.W.
DATE: JUN. 21, 2024
SCALE: AS SHOWN
JOB NO.: 22462.16
SHEET NO.:

C-022



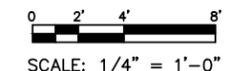
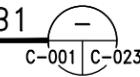
12 & 13 B CROSSING FROM CENTER TO B1

SCALE: N.T.S



12 & 13 B CROSSING FROM CENTER TO B1

SCALE: 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"

REVISIONS	BY

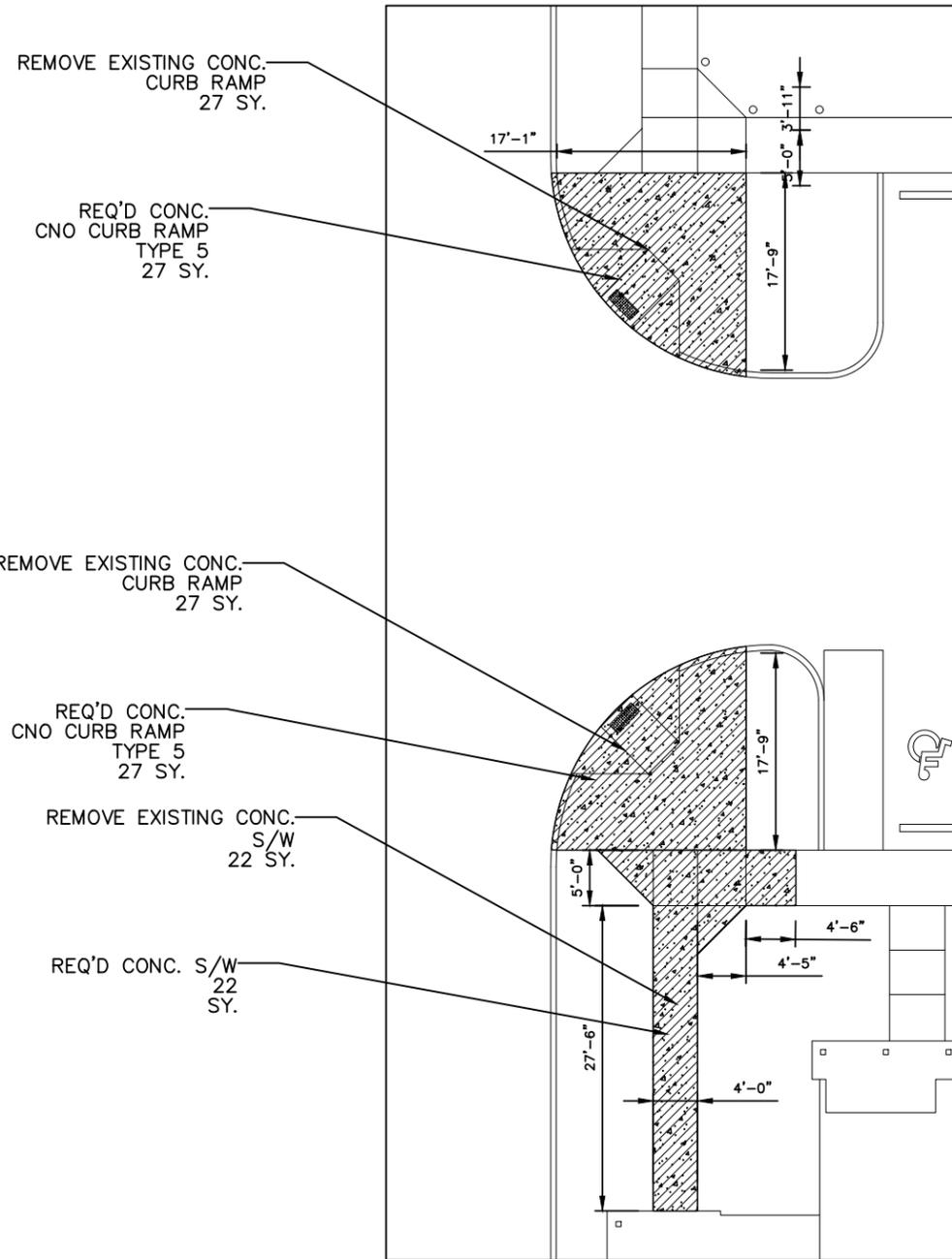
ECM Consultants, Inc.
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PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN K.A.
CHECKED N.G.W.
DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

C-023



13 E NORTHWEST CORNER OF BUILDING C1

SCALE: 1/8" = 1'-0" C-001 | C-024

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

REVISIONS	BY

ARCHITECT/ENGINEER:

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PROJECT:

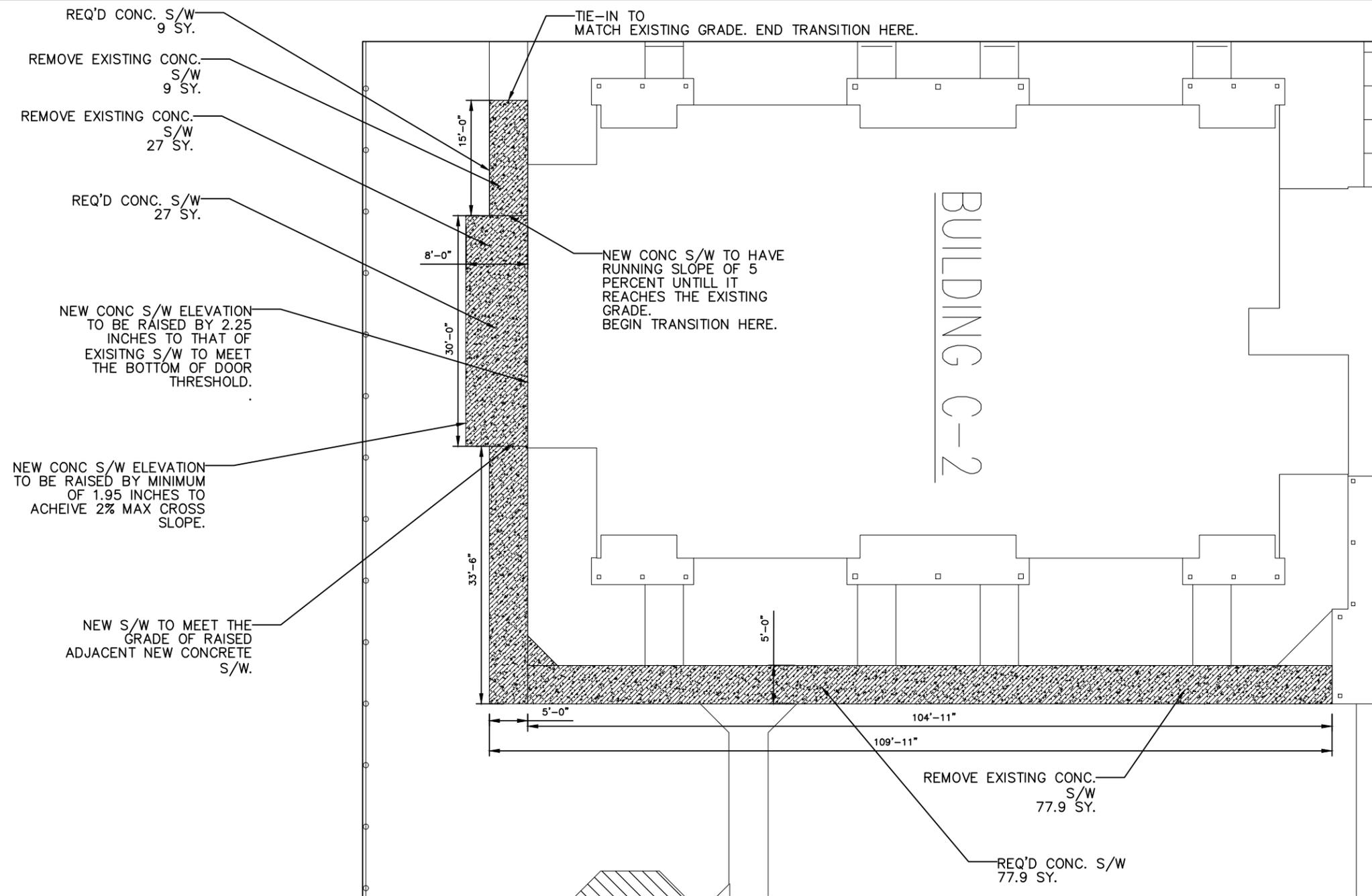
FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

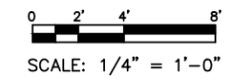
ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN	K.A.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-024



BUILDING C2
 SCALE: 1/8" = 1'-0" C-001 C-024



REVISIONS	BY

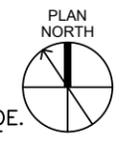
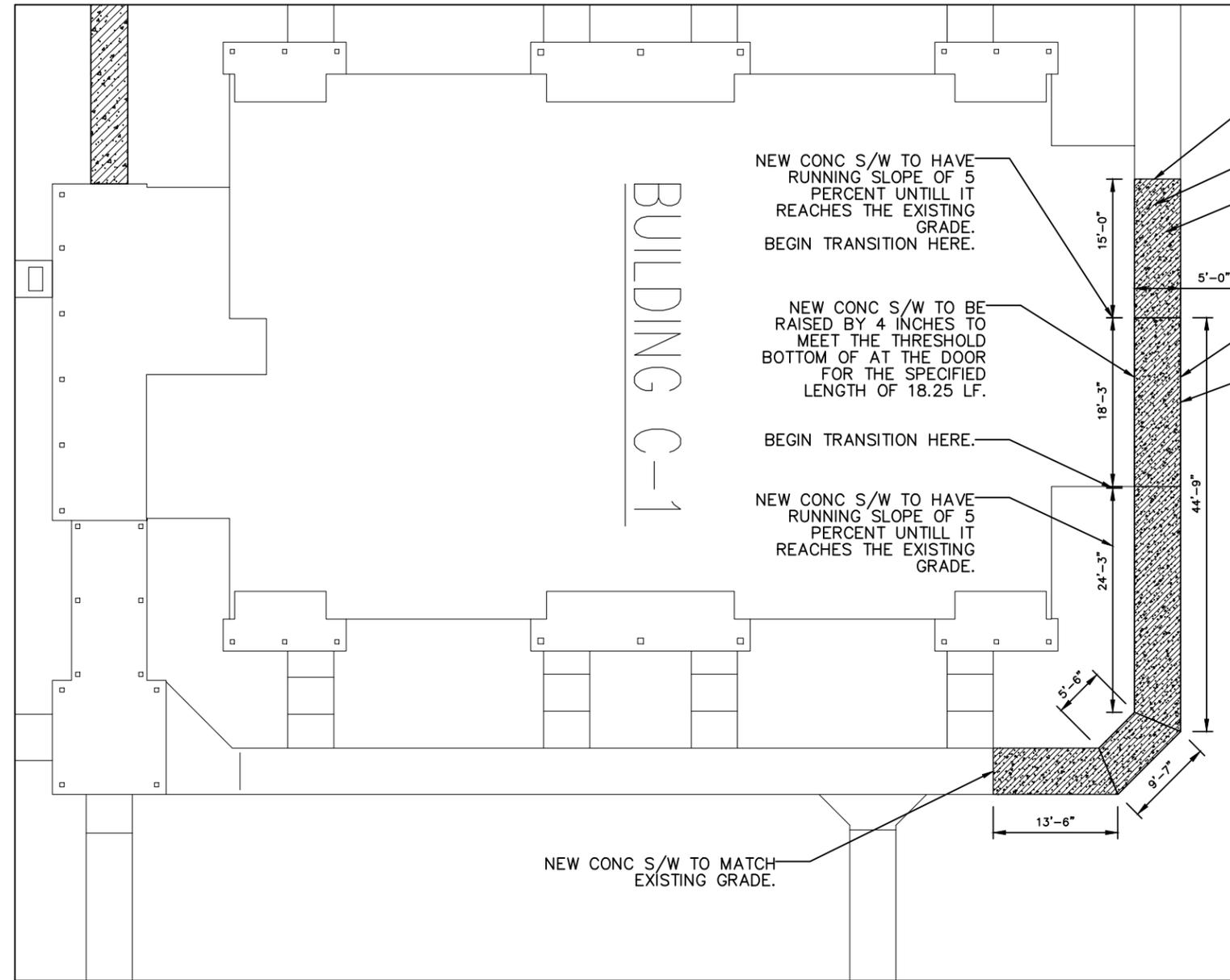
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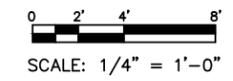
PROJECT:
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 SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

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CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-025



13 E NORTHWEST CORNER OF BUILDING C1
 SCALE: 1/8" = 1'-0" C-001 | C-024



REVISIONS	BY

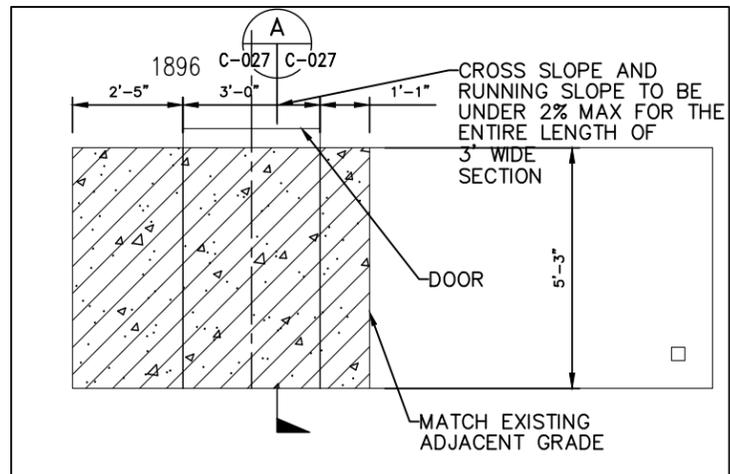
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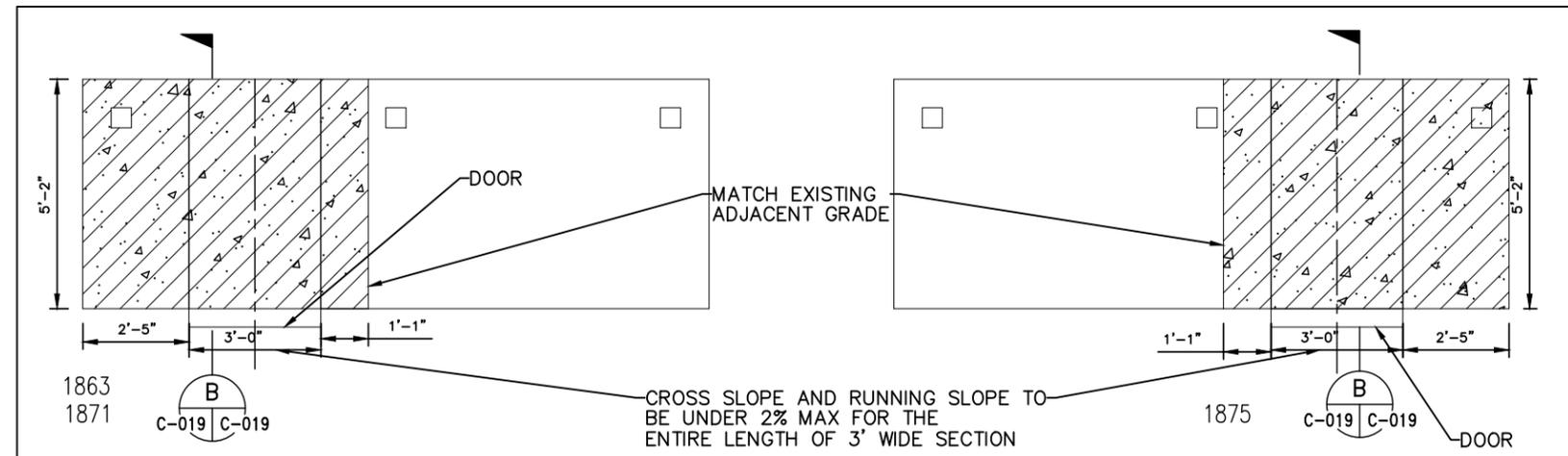
PROJECT:
FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
ACCESSIBLE ROUTE IMPROVEMENTS

DRAWN	K.A.
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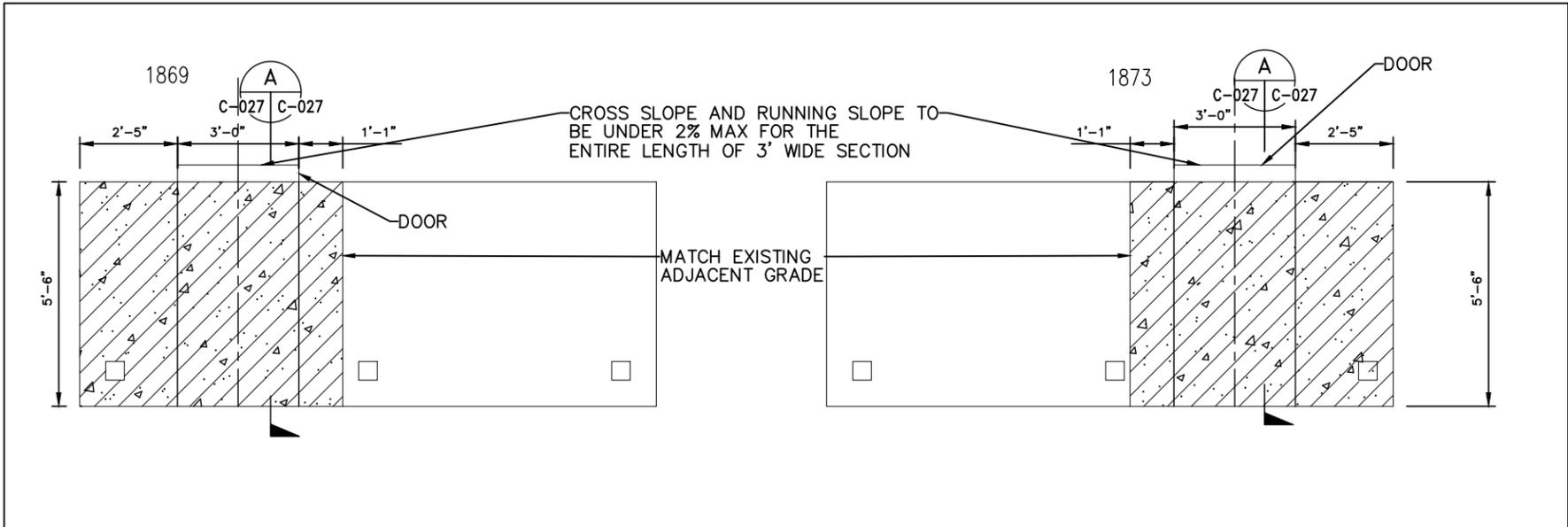
C-026



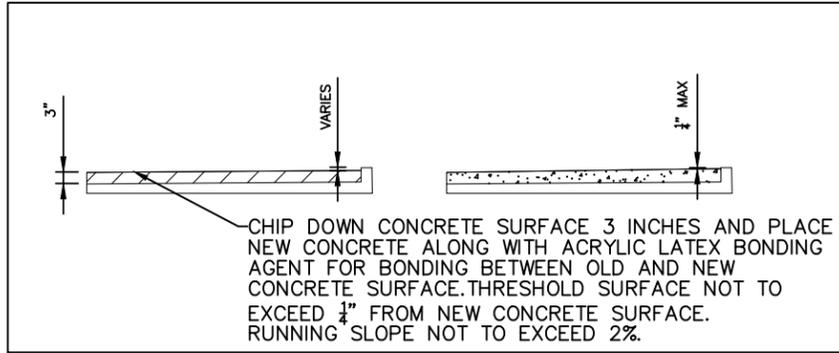
17 FRONT PORCH IMPROVEMENT DETAILS
SCALE: 1/8" = 1'-0" C-019 | C-027



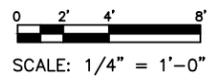
17 FRONT PORCH IMPROVEMENT DETAILS
SCALE: 1/8" = 1'-0" C-014 | C-027



17 FRONT PORCH IMPROVEMENT DETAILS
SCALE: 1/8" = 1'-0" C-013 | C-027



DETAIL A
SCALE: 1/8" = 1'-0" C-027 | C-027



REVISIONS	BY

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PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
FRONT PORCH IMPROVEMENT DETAILS

DRAWN	K.A.
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DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

C-027

PHASING & SEQUENCING OF THE WORK:

THE CONTRACTOR SHALL SCHEDULE THE WORK AS DESCRIBED IN THE DOCUMENTS TO ALLOW FOR THE CURRENT RESIDENTS TO MAINTAIN THEIR RESIDENCY THROUGHOUT THE WORK. THE CONTRACTOR SHALL COORDINATE INTO HIS SCHEDULE THE TRANSFER OF RESIDENTS (BY OTHERS) TO THE COMPLETED UNITS OF THE PREVIOUS PHASE. THE CONTRACTOR SHALL COORDINATE THE TENANT MOVES INTO THEIR SCHEDULE. FISCHER MANAGEMENT WILL BE PERFORMING THE TRANSFERS.

THE CONTRACTOR SHALL PERFORM AND COMPLETE ALL WORK IN THE IDENTIFIED UNITS OF EACH PHASE WITHIN THE SCHEDULED TIME (LIQUIDATED DAMAGES MAY BE ASSESSED). AFTER THE COMPLETION OF THE UNITS, FISCHER MANAGEMENT WILL RELOCATE RESIDENTS INTO THE COMPLETED UNITS. AFTER RESIDENTS ARE RELOCATED, THE CONTRACTOR WILL BEGIN THE NEXT PHASE OF UNITS. THIS PROCESS WILL BE REPEATED UNTIL ALL PHASES ARE COMPLETED.

THE CONTRACTOR SHALL SUBMIT A WORK SCHEDULE IDENTIFYING EACH UNIT WITHIN EACH PHASE WITH A START AND FINISH TIME FOR EACH UNIT. THIS SCHEDULE SHALL BE UPDATED THROUGHOUT THE COURSE OF THE WORK AS THE SCHEDULE CHANGES. THE PHASING OF THE WORK SHALL BE PERFORMED AS FOLLOWS:

PHASE ONE: COMPLETE THE RENOVATION WORK IN ALL UNITS IN BUILDING A-1 IDENTIFIED ON SHEETS A1.01 & A1.02 AND ALL UNITS IN BUILDING E-1 NORTH BUILDING (1805 & 1807). THERE ARE 20 UNITS IN THIS PHASE. THE UNITS ADDRESSES ARE:

BLDG A-1 - FIRST FLOOR
 1810 LEBOEUF CT. - 1B-1B
 1812 LEBOEUF CT. - 1B-1B
 1814 LEBOEUF CT. - 1B-1B
 1816 LEBOEUF CT. - 1B-1B HDCP
 1818 LEBOEUF CT. - 1B-1B HDCP
 1820 LEBOEUF CT. - 1B-1B
 1822 LEBOEUF CT. - 1B-1B
 1824 LEBOEUF CT. - 2B-1B HDCP
 1826 LEBOEUF CT. - 2B-1B

BLDG A-1 - SECOND FLOOR
 1828 LEBOEUF CT. - 1B-1B
 1830 LEBOEUF CT. - 1B-1B
 1832 LEBOEUF CT. - 1B-1B
 1834 LEBOEUF CT. - 1B-1B HDCP
 1836 LEBOEUF CT. - 1B-1B HDCP
 1838 LEBOEUF CT. - 1B-1B
 1840 LEBOEUF CT. - 1B-1B
 1842 LEBOEUF CT. - 2B-1B HDCP
 1844 LEBOEUF CT. - 2B-1B

BLDG E-1 (NORTHERN BLDG)
 1805 LEBOEUF CT. - 1B-1B
 1807 LEBOEUF CT. - 1B-1B

PHASE ONE - A: TENANTS TO BE TRANSFERRED INTO COMPLETED PHASE ONE UNITS BY FISCHER MANAGEMENT. CONTRACTOR SHALL ALLOW XX WORKING DAYS FOR THE MOVE. THE NEXT PHASE WILL START AFTER THE MOVE IS COMPLETED.

PHASE TWO: COMPLETE THE RENOVATION WORK IN ALL UNITS IN BUILDING C-2 IDENTIFIED ON SHEETS A1.09 & A1.10. THERE ARE 16 UNITS IN THIS PHASE. THE UNITS ADDRESSES ARE:

BLDG C-2 - FIRST FLOOR
 1850 THAYER CT. - 1B-1B
 1852 THAYER CT. - 1B-1B
 1854 THAYER CT. - 1B-1B
 1856 THAYER CT. - 1B-1B
 1858 THAYER CT. - 1B-1B
 1860 THAYER CT. - 1B-1B
 1862 THAYER CT. - 1B-1B
 1864 THAYER CT. - 1B-1B

BLDG C-2 - SECOND FLOOR
 1866 THAYER CT. - 1B-1B
 1868 THAYER CT. - 1B-1B
 1870 THAYER CT. - 1B-1B
 1872 THAYER CT. - 1B-1B
 1874 THAYER CT. - 1B-1B
 1876 THAYER CT. - 1B-1B
 1878 THAYER CT. - 1B-1B
 1880 THAYER CT. - 1B-1B

PHASE TWO - A: TENANTS TO BE TRANSFERRED INTO COMPLETED PHASE TWO UNITS BY FISCHER MANAGEMENT. CONTRACTOR SHALL ALLOW XX WORKING DAYS FOR THE MOVE. THE NEXT PHASE WILL START AFTER THIS MOVE IS COMPLETED.

PHASE THREE: COMPLETE THE RENOVATION WORK IN ALL UNITS IN BUILDING C-1 IDENTIFIED ON SHEETS A1.07 & A1.08. THERE ARE 16 UNITS IN THIS PHASE. THE UNITS ADDRESSES ARE:

BLDG C-1 - FIRST FLOOR
 1825 L.B. LANDRY AVE. - 1B-1B
 1827 L.B. LANDRY AVE. - 1B-1B
 1829 L.B. LANDRY AVE. - 1B-1B
 1831 L.B. LANDRY AVE. - 1B-1B
 1833 L.B. LANDRY AVE. - 1B-1B
 1835 L.B. LANDRY AVE. - 1B-1B
 1837 L.B. LANDRY AVE. - 1B-1B
 1839 L.B. LANDRY AVE. - 1B-1B

BLDG C-1 - SECOND FLOOR
 1841 L.B. LANDRY AVE. - 1B-1B
 1843 L.B. LANDRY AVE. - 1B-1B
 1845 L.B. LANDRY AVE. - 1B-1B
 1847 L.B. LANDRY AVE. - 1B-1B
 1849 L.B. LANDRY AVE. - 1B-1B
 1851 L.B. LANDRY AVE. - 1B-1B
 1853 L.B. LANDRY AVE. - 1B-1B
 1855 L.B. LANDRY AVE. - 1B-1B

PHASE THREE - A: TENANTS TO BE TRANSFERRED INTO COMPLETED PHASE THREE UNITS BY FISCHER MANAGEMENT. CONTRACTOR SHALL ALLOW XX WORKING DAYS FOR THE MOVE. THE NEXT PHASE WILL START AFTER THIS MOVE IS COMPLETED.

PHASE FOUR: COMPLETE THE RENOVATION WORK IN ALL UNITS IN BUILDING A-2 IDENTIFIED ON SHEETS A1.03 & A1.04. THERE ARE 18 UNITS IN THIS PHASE. THE UNITS ADDRESSES ARE:

BLDG A-2 - FIRST FLOOR
 1813 LEBOEUF CT. - 1B-1B
 1815 LEBOEUF CT. - 1B-1B
 1817 LEBOEUF CT. - 1B-1B
 1819 LEBOEUF CT. - 1B-1B HDCP
 1821 LEBOEUF CT. - 1B-1B HDCP
 1823 LEBOEUF CT. - 1B-1B
 1825 LEBOEUF CT. - 1B-1B
 1827 LEBOEUF CT. - 2B-1B
 1829 LEBOEUF CT. - 2B-1B

BLDG A-2 - SECOND FLOOR
 1831 LEBOEUF CT. - 1B-1B
 1833 LEBOEUF CT. - 1B-1B
 1835 LEBOEUF CT. - 1B-1B
 1837 LEBOEUF CT. - 1B-1B HDCP
 1839 LEBOEUF CT. - 1B-1B HDCP
 1841 LEBOEUF CT. - 1B-1B
 1843 LEBOEUF CT. - 1B-1B
 1845 LEBOEUF CT. - 2B-1B
 1847 LEBOEUF CT. - 2B-1B

PHASE FOUR - A: TENANTS TO BE TRANSFERRED INTO COMPLETED PHASE FOUR UNITS BY FISCHER MANAGEMENT. CONTRACTOR SHALL ALLOW XX WORKING DAYS FOR THE MOVE. THE NEXT PHASE WILL START AFTER THIS MOVE IS COMPLETED.

PHASE FIVE: COMPLETE THE RENOVATION WORK IN THE FOLLOWING BUILDINGS: BLDG B-1, BLDG B-2, BLDG E-1 (SOUTH BUILDING), BLDG D-1, & BLDG D-2 IDENTIFIED ON SHEETS A1.05, A1.06, A1.11, A1.12, & A1.13. THERE ARE 22 UNITS IN THIS PHASE. THE UNITS ADDRESSES ARE:

BLDG B-1
 1861 L.B. LANDRY AVE. - 2B-1B
 1863 L.B. LANDRY AVE. - 1B-1B
 1865 L.B. LANDRY AVE. - 1B-1B
 1867 L.B. LANDRY AVE. - 1B-1B
 1869 L.B. LANDRY AVE. - 1B-1B
 1871 L.B. LANDRY AVE. - 1B-1B
 1873 L.B. LANDRY AVE. - 1B-1B
 1875 L.B. LANDRY AVE. - 1B-1B

BLDG B-2
 1882 THAYER ST. - 1B-1B
 1884 THAYER ST. - 1B-1B
 1886 THAYER ST. - 1B-1B
 1888 THAYER ST. - 1B-1B
 1890 THAYER ST. - 1B-1B
 1892 THAYER ST. - 1B-1B
 1894 THAYER ST. - 1B-1B
 1896 THAYER ST. - 1B-1B

BLDG D-1
 1838 THAYER ST. - 1B-1B
 1840 THAYER ST. - 1B-1B
 1842 THAYER ST. - 1B-1B
 1844 THAYER ST. - 1B-1B
 1846 THAYER ST. - 1B-1B
 1848 THAYER ST. - 1B-1B

BLDG D-2
 1826 THAYER ST. - 1B-1B
 1828 THAYER ST. - 1B-1B
 1830 THAYER ST. - 1B-1B
 1832 THAYER ST. - 1B-1B
 1834 THAYER ST. - 1B-1B
 1836 THAYER ST. - 1B-1B

BLDG E-1 (SOUTH BLDG)
 XXXX THAYER ST. - 1B-1B
 XXXX THAYER ST. - 1B-1B

PHASE FIVE - A: TENANTS TO BE TRANSFERRED INTO COMPLETED PHASE FIVE UNITS BY FISCHER MANAGEMENT. CONTRACTOR SHALL ALLOW XX WORKING DAYS FOR THE MOVE. THE NEXT PHASE WILL START AFTER THIS MOVE IS COMPLETED.

PHASE SIX: COMPLETE THE RENOVATION WORK IN ALL UNITS IN BUILDING B-2 IDENTIFIED ON SHEET A1.06. THERE ARE 8 UNITS IN THIS PHASE. THE UNITS ADDRESSES ARE:

BLDG B-2
 1882 THAYER ST. - 1B-1B
 1884 THAYER ST. - 1B-1B
 1886 THAYER ST. - 1B-1B
 1888 THAYER ST. - 1B-1B
 1890 THAYER ST. - 1B-1B
 1892 THAYER ST. - 1B-1B
 1894 THAYER ST. - 1B-1B
 1896 THAYER ST. - 1B-1B

PHASE SIX - A: TENANTS TO BE TRANSFERRED INTO COMPLETED PHASE SIX UNITS BY FISCHER MANAGEMENT. CONTRACTOR SHALL ALLOW XX WORKING DAYS FOR THE MOVE.

NOTE:
 ALL OTHER WORK SHALL BE PERFORMED BETWEEN THE SIX PHASES LISTED ABOVE. (EX: COMMUNITY WORK). THIS WORK TO BE INCLUDED IN THE SCHEDULE AND GIVEN PRIOR NOTIFICATION TO MANAGEMENT AS ALL OTHER WORK.

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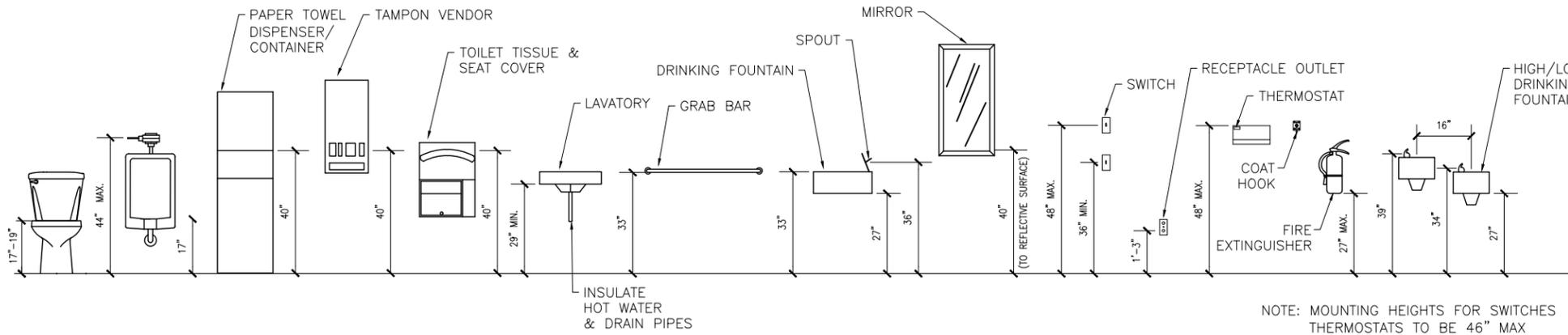
PROJECT:

FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS

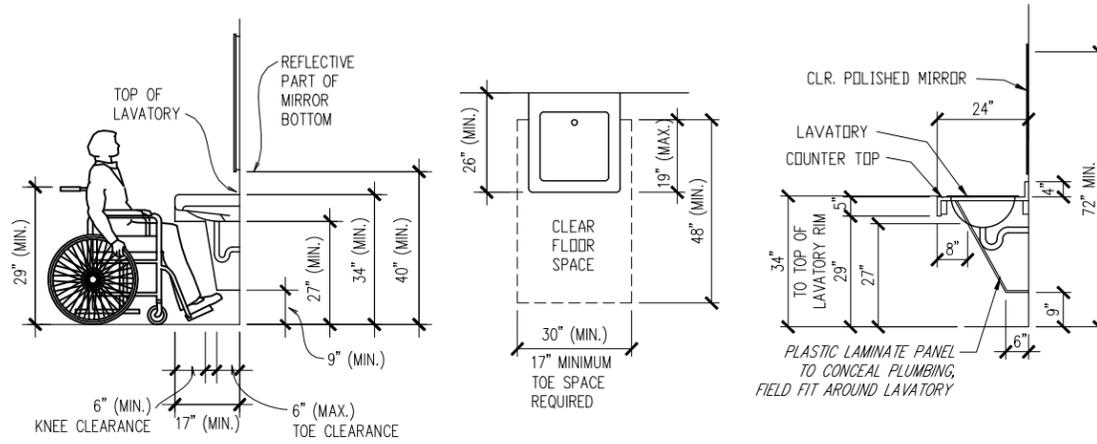
SHEET TITLE:

PHASING & SEQUENCING NOTES

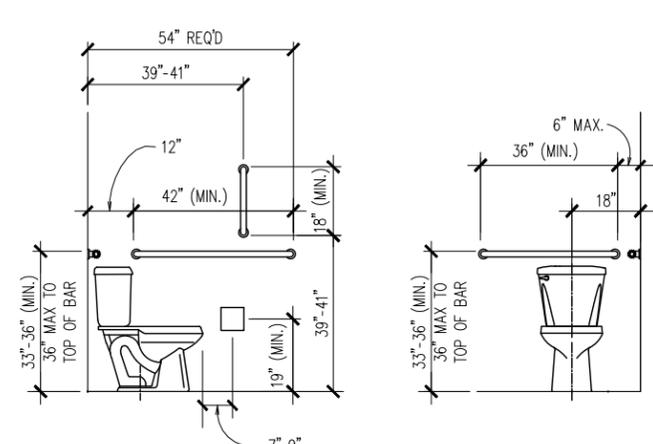
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M.L.M. & A.E.D.
CHECKED
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DATE
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AS SHOWN
JOB NO.
22462.16
SHEET NO.



MOUNTING HEIGHTS



HANDICAPPED LAVATORY DETAILS

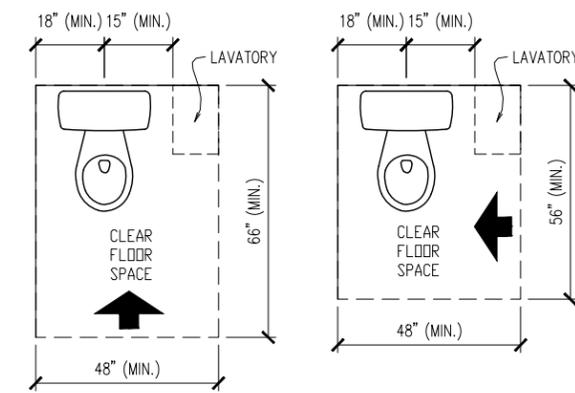


HANDICAPPED TOILET DETAILS

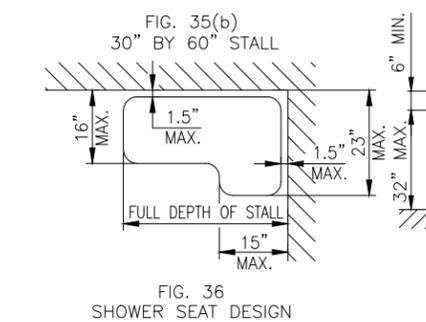
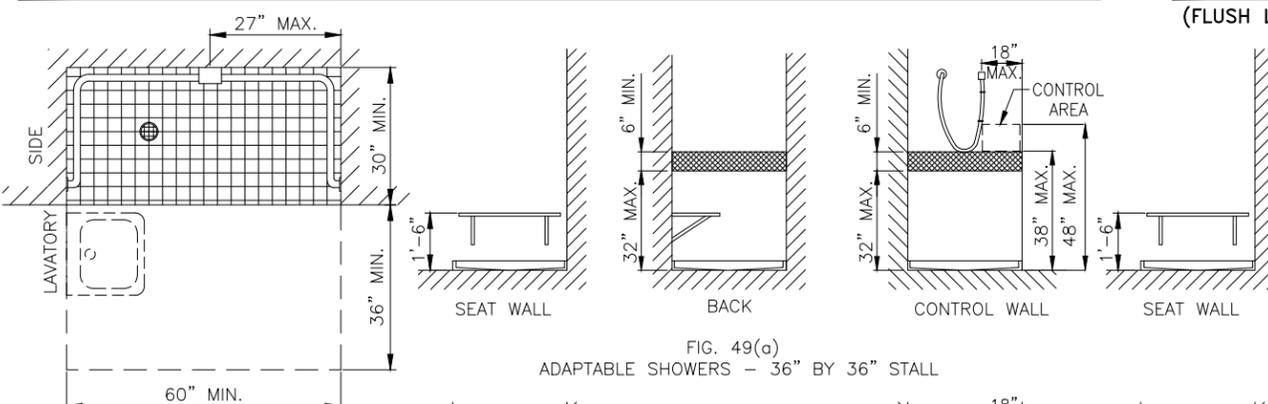
(FLUSH LEVER ON OPEN SIDE OF TOILET)

TOILET ROOMS, FEATURES, AND ACCESSORIES

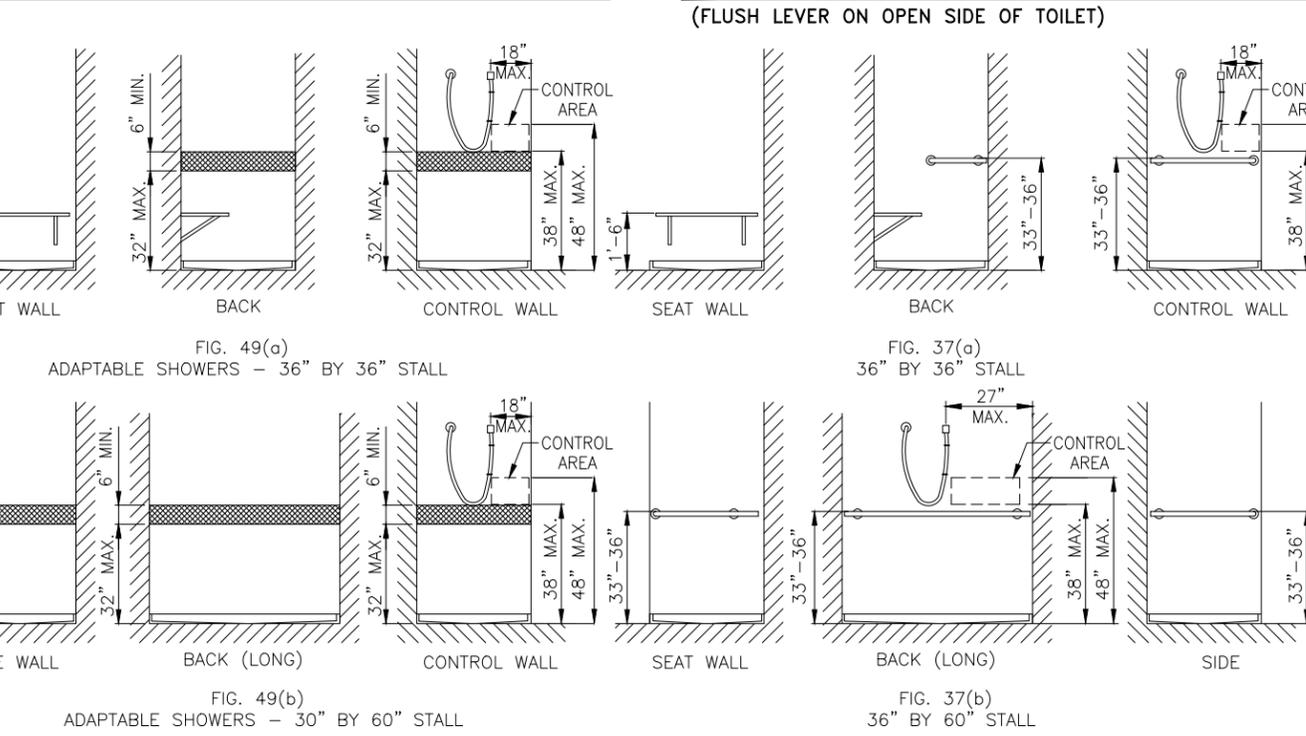
1. ALL PUBLIC AND COMMON USE TOILET ROOMS MUST BE ACCESSIBLE. PRIVATE TOILET ROOMS OFF A PRIVATE OFFICE MUST BE ADAPTABLE.
2. AT LEAST ONE TYPE OF EACH FIXTURE & ACCESSORY MUST BE ACCESSIBLE; PROVIDE PATH TO ACCESSIBLE FIXTURE.
3. TURNING SPACE: 60 IN. DIAMETER OR 5x5 FT I-SHAPE.
4. WHERE 6 OR MORE TOILET STALLS ARE PROVIDED IN ADDITION TO THE STANDARD 5x5 FT WHEEL CHAIR STALL, AT LEAST ONE STALL MUST BE 36 IN. WIDE WITH GRAB BARS ON BOTH SIDES.
5. STALL DOORS MAY NOT SWING INTO CLEAR FLOOR SPACE REQ'D FOR FIXTURES, IN STANDARD STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION MUST PROVIDE A TOE CLEARANCE OF 9 IN. ABOVE FINISH FLOOR (AFF) IF STALL DEPTH IS GREATER THAN 60 IN. TOE CLEARANCE NOT REQ'D.
6. FLUSH, LAVATORY, AND ACCESSORY CONTROLS: OPERABLE WITH ONE HAND: NO LIGHT GRASPING, PINCHING, OR TWISTING OF WRIST: 5 LBS MAX, 44 IN. AFF MAX: AUTOMATIC IS OKAY. TOILET FLUSH CONTROLS TO BE MOUNTED ON WIDE SIDE OF TOILET AREA.
7. HOT WATER AND DRAINPIPES UNDER LAVATORIES MUST BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
8. TOILET PAPER DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUOUS FLOW MAY NOT BE USED.
9. FOR PAPER TOWEL AND OTHER DISPENSERS AND DISPOSALS, SEE "REACH DIMENSIONS FROM A WHEELCHAIR" INFORMATION.
10. COORDINATE ADAAS WITH STATE AND LOCAL CODE REQUIREMENTS.
11. ALL DIMENSIONS ARE FOR ADULT USE FACILITIES.



ACCESSIBLE TOILET ROOM DETAILS

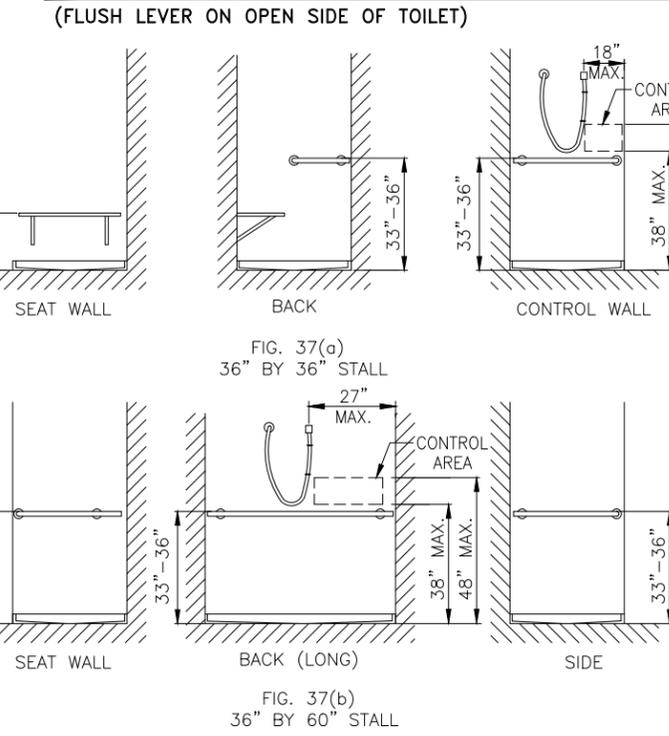


SHOWER SIZE & CLEARANCES



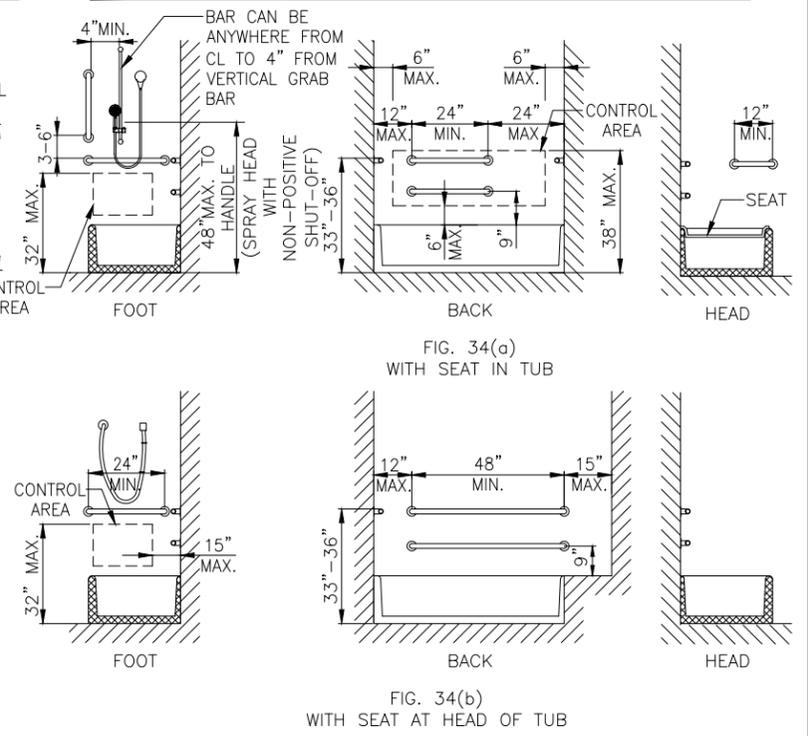
LOCATION OF GRAB BARS & CONTROLS

NOTE: THE HATCHED AREAS ARE WHERE CONTRACTOR IS TO PROVIDE WOOD BLOCKING IN WALLS FOR GRAB BARS.



GRAB BARS AT SHOWER STALLS

NOTE: SHOWERHEAD & CONTROL AREA MAY BE ON BACK (LONG) WALL (AS SHOWN) OR ON EITHER SIDE WALL.



GRAB BARS AT BATHTUBS

NOTE: CONTRACTOR TO PROVIDE WOOD BLOCKING IN WALLS FOR GRAB BARS.

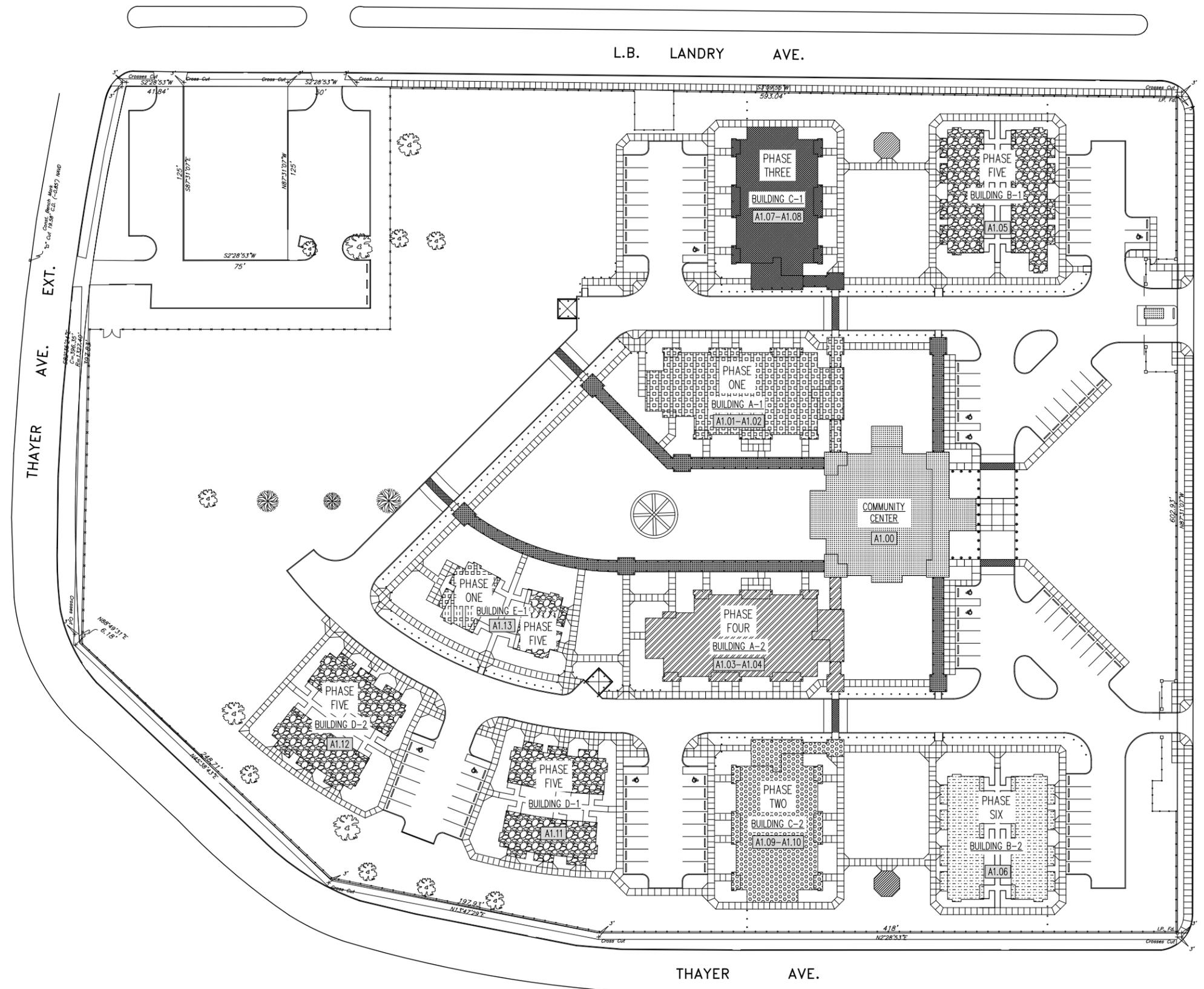
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 NEW ORLEANS, LOUISIANA 70122

OWNER:
FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
TOILET ROOM DETAILS

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	A0.02



BUILDING LAYOUTS			
WORK PHASE	BUILDING	LEVEL	SHEET
ALL PHASES	COMMUNITY CENTER	1ST FLOOR	A1.00
PHASE ONE	BLDG. A-1	1ST FLOOR	A1.01
PHASE ONE	BLDG. A-1	2ND FLOOR	A1.02
PHASE FOUR	BLDG. A-2	1ST FLOOR	A1.03
PHASE FOUR	BLDG. A-2	2ND FLOOR	A1.04
PHASE FIVE	BLDG. B-1	1ST FLOOR	A1.05
PHASE SIX	BLDG. B-2	1ST FLOOR	A1.06
PHASE THREE	BLDG. C-1	1ST FLOOR	A1.07
PHASE THREE	BLDG. C-1	2ND FLOOR	A1.08
PHASE TWO	BLDG. C-2	1ST FLOOR	A1.09
PHASE TWO	BLDG. C-2	2ND FLOOR	A1.10
PHASE FIVE	BLDG. D-1	1ST FLOOR	A1.11
PHASE FIVE	BLDG. D-2	1ST FLOOR	A1.12
PHASE ONE	BLDG. E-1	1ST FLOOR	A1.13

-  PHASE 1 = 20 UNITS
-  PHASE 2 = 16 UNITS
-  PHASE 3 = 16 UNITS
-  PHASE 4 = 18 UNITS
-  PHASE 5 = 22 UNITS
-  PHASE 6 = 8 UNITS

REFER TO PHASING AND SEQUENCING OF THE WORK NOTES ON SHEET A0.01.

NOTE:
1. REFER TO SHEETS A1.00 THRU A1.13 FOR LAYOUTS ALL BUILDINGS TO BE WORKED ON.



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PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
SITE PLAN - PHASING LAYOUT

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	A0.10

A0.10

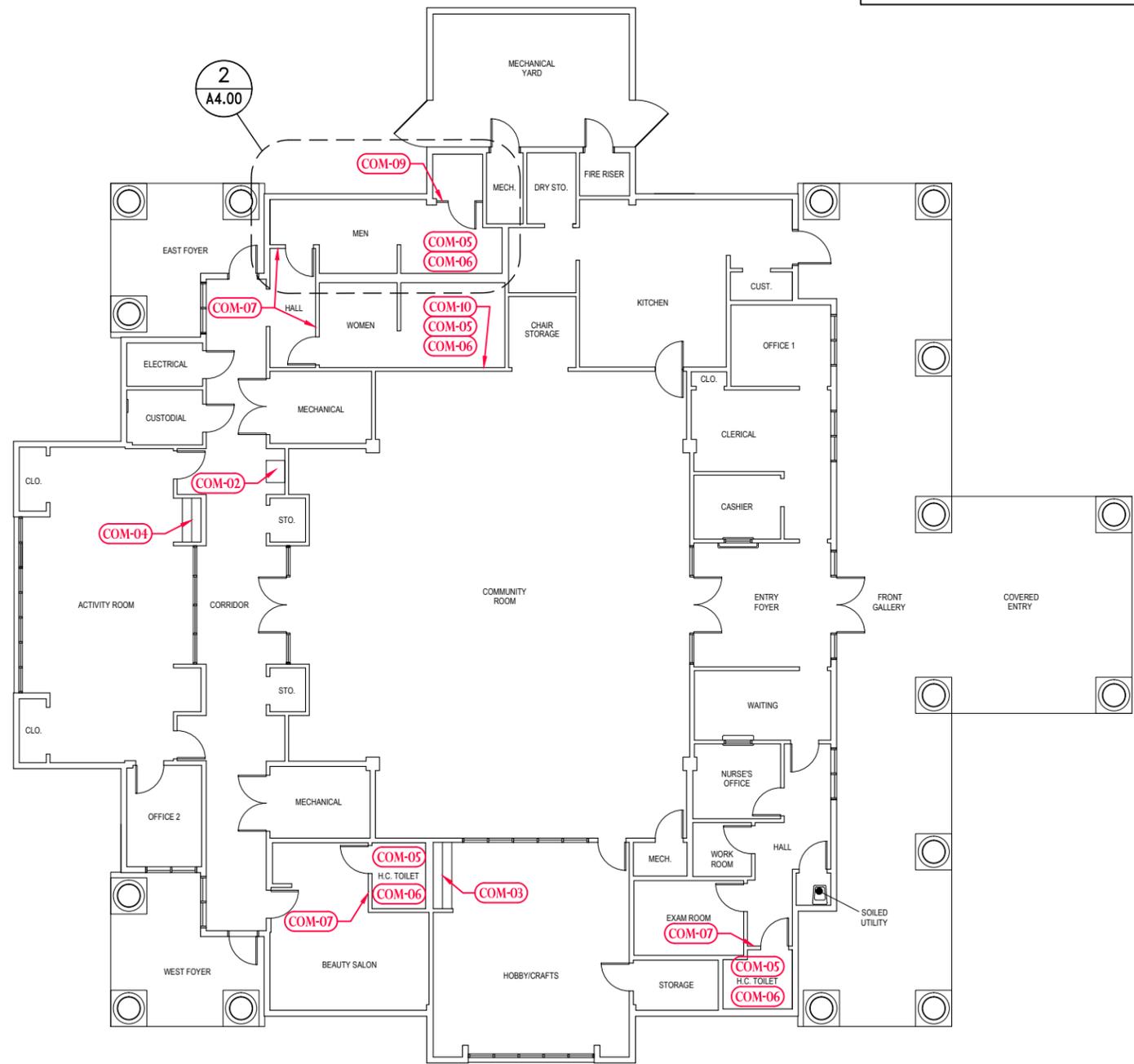
L.B. LANDRY AVE. (SIDE)

LEBOEUF CT.

NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.

SCOPE OF WORK FOR LAHITTE SENIOR HOUSING DEVELOPMENT				
#	WORK ITEM DESCRIPTION	UNIT	QTY	REF. NOTES
COM-01	NOT USED	-	-	-
COM-02	RELOCATE DRINKING FOUNTAIN A HEIGHT OF 27" AFF TO BOTTOM OF FRONT OF FOUNTAIN	EA	1	SEE MOUNTING HEIGHT ON SHEET A0.02
COM-03	REMOVE EXISTING BASE CABINETS AND COUNTERTOP. INSTALL NEW BASE CABINETS AND COUNTERTOP (RELOCATE SINK & FAUCET)	LS	1	SEE PHOTO #1 ON A4.00
COM-04	REMOVE EXISTING BASE CABINETS AND COUNTERTOP. INSTALL NEW BASE CABINETS AND COUNTERTOP (RELOCATE SINK & FAUCET)	LS	1	SEE PHOTO #2 ON A4.00
COM-05	REMOVE GRAB BARS AND TOILET TISSUE DISPENSER. PROVIDE FURRED-OUT WALL UP 36". REMOVE TO REINSTALL EXISTING TILES. REINSTALL GRAB BARS. REMOVE TO REINSTALL SIDE GRAB BAR & TOILET TISSUE DISPENSER PER CODE.	LS	1	REFER TO SHEET A0.02
COM-06	REMOVE TO REINSTALL SIDE GRAB BAR PER CODE. PATCH HOLES & PAINT.	EA	1	REFER TO SHEET A0.02
COM-07	PROVIDE MEN'S & WOMEN'S SIGNAGE PER ADA COMPLIANT	EA	2	SEE SPECIFICATIONS FOR TYPE
COM-08	REMOVE URINAL PARTITION. REINSTALL AT 30" CLEAR FROM OPPOSING STALL POSITION.	EA	1	-
COM-09	REMOVE TO RELOCATE SIDE GRAB BAR. REMOVE PART OF PILASTER TO PROVIDE CLEARANCE FOR GRAB BAR. PATCH WALL W/ GYP. BOARD AND CERAMIC TILE.	LS	1	SEE DETAIL #2 & #3 ON SHEET A4.00
COM-10	RELOCATE COAT HOOK TO 48" AFF. PATCH HOLES & PAINT.	LS	1	REFER TO SHEET A0.02

THAYER ST. (SIDE)



SEMMES ST. (SIDE)

LEBOEUF CT.

THAYER ST. (SIDE)

1 COMMUNITY CENTER PLAN
1400 SEMMES ST. SCALE: 1/8" = 1'-0"

PLAN NORTH

REVISIONS	BY

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NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
COMMUNITY CENTER PLAN

DRAWN M.L.M. & A.E.D.
CHECKED N.G.W.
DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

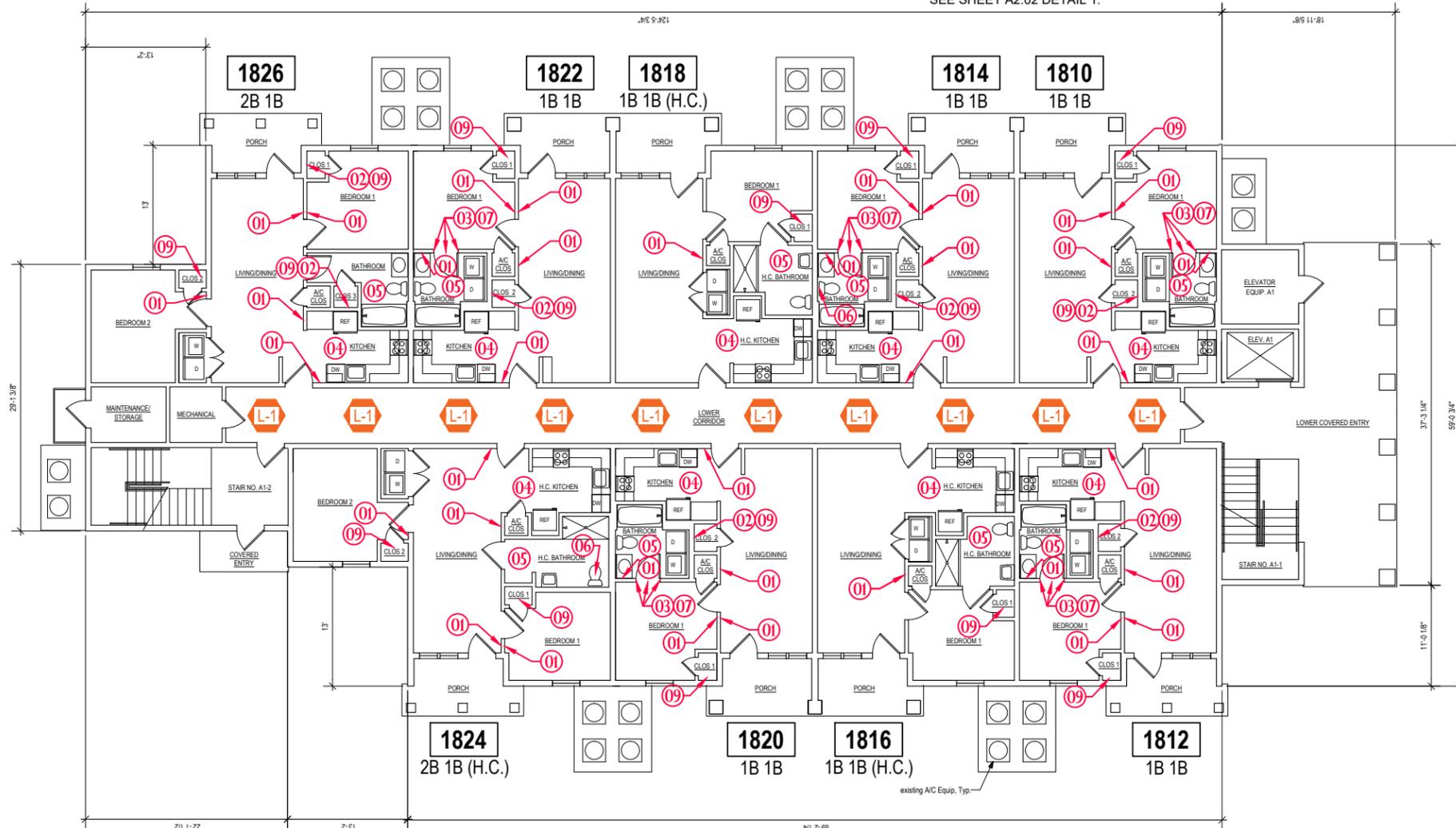
A1.00

L.B. LANDRY AVE. (SIDE)

(1810 - 1826) *LEBOEUF CT.*

NOTE:
SCOPE OF WORK SHEET QUANTITIES
LISTED ON THIS SHEET IDENTIFY THE
WORK TO BE PERFORMED ON THIS
BUILDING SHOWN BELOW ONLY.

NOTE:
UNIT 1814, EXIST. TOILET
IS @ 13 1/2" FROM VANITY.
SEE SHEET A2.02 DETAIL 1.



NOTE:
UNIT 1824, EXIST. TOILET
IS @ 17" FROM SIDE WALL.
SEE SHEET A2.03 DETAIL 4.

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.

1 BUILDING A-1 LAYOUT
(1ST FLOOR) SCALE: 1/8" = 1'-0"



UNIT TYPES
1B 1B
1B 1B (H.C.)
2B 1B
2B 1B (H.C.)

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (5 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	25	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	5	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	5	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	5	See Detail #2 on Sheet A2.00	#48,49, 54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	5	Refer to #1 on Sheet A2.02	#53,55, 57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from Tub and 15" (min) from vanity.	Ea	1	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	5	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	10	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B HDCP/ Interior (2 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	2	Refer to Sheet A0.02	#56
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	-	See Detail #4 on Sheet A4.00	XX
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	XX
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	2	See Detail #2 on Sheet A2.01	#57,58, 59
INT 05	Revise bath per #1 on sheet A2.02	Ea	2	Refer to #1 on Sheet A2.03	#53,55, 57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea	1	Set Toilet at 18" from Tub, Typ. See A2.03 Det. #3	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	2	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B / Interior (1 UNIT)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	5	Refer to Sheet A0.02	#61,62
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	2	See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	1	See Detail #2 on Sheet A2.00	#63,67, 68
INT 05	Revise bath per #1 on sheet A2.02	Ea	1	Refer to #2 on Sheet A2.02	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from Tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #2	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	3	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B HDCP/ Interior (1 UNIT)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	5	Refer to Sheet A0.02	#70
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	-	See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	1	See Detail #2 on Sheet A2.01	#71,72, 73
INT 05	Revise bath per #1 on sheet A2.02	Ea	1	Refer to #2 on Sheet A2.03	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.03 Det. #4	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	2	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

REVISIONS	BY

ECM Consultants, Inc.
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HOUSING AUTHORITY
OF NEW ORLEANS
2051 SENATE ST. BUILDING B, RM. 202
NEW ORLEANS, LOUISIANA 70122

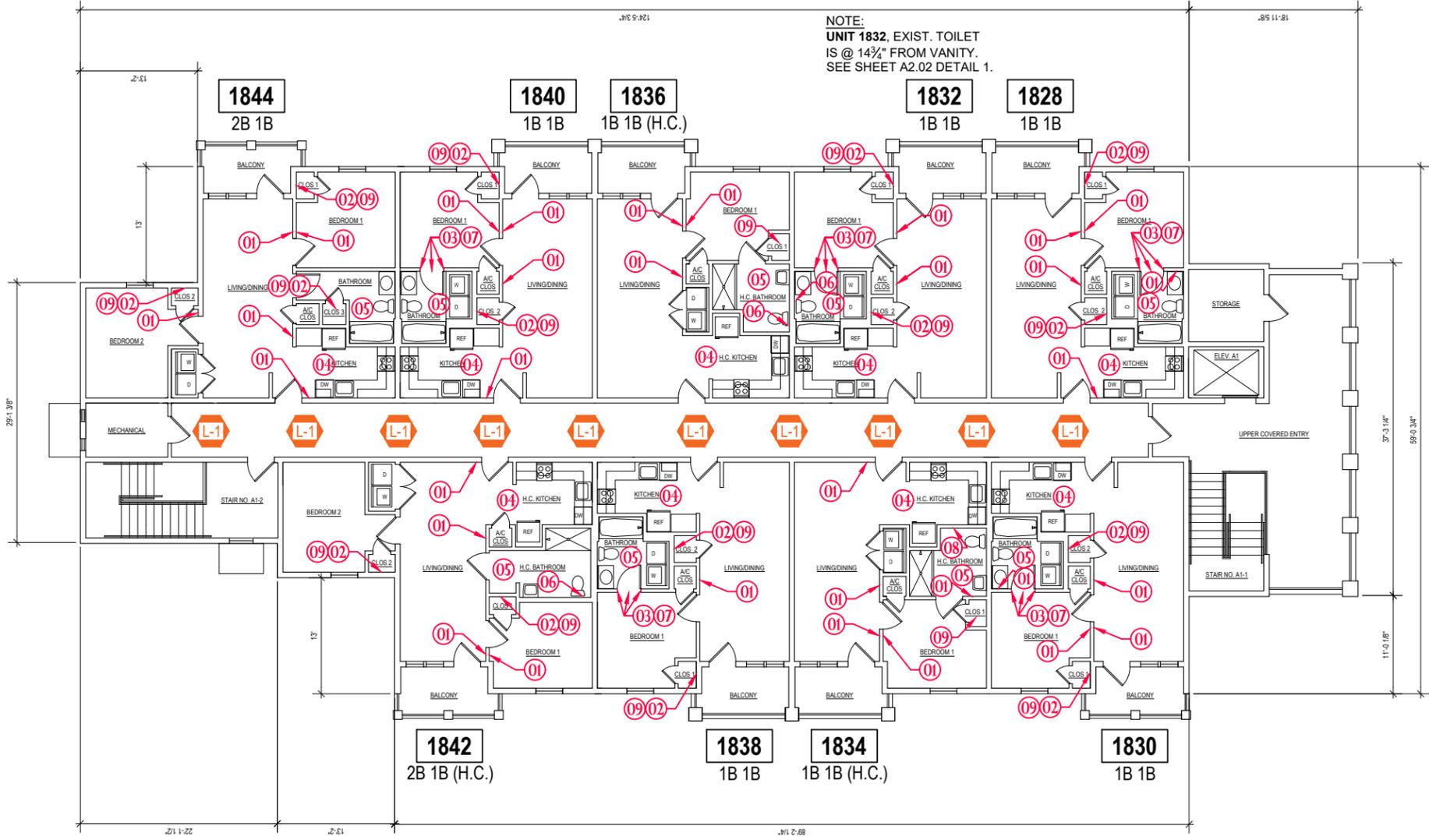
PROJECT: FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE: BUILDING A-1 LAYOUT

DRAWN
M.L.M. & A.E.D.
CHECKED
N.G.W.
DATE
JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.
A1.01

L.B. LANDRY AVE. (SIDE)

(1828 - 1844) LEBOEUF CT.

NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.



NOTE:
UNIT 1832, EXIST. TOILET IS @ 14 3/4" FROM VANITY. SEE SHEET A2.02 DETAIL 1.

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.



UNIT TYPES
1B 1B
1B 1B (H.C.)
2B 1B
2B 1B (H.C.)

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (5 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	16	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	10	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	5	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	5	See Detail #2 on Sheet A2.00	#48,49, 54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	5	Refer to #1 on Sheet A2.02	#53,55, 57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	5	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	10	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B HDCP/ Interior (2 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	8	Refer to Sheet A0.02	#56
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	-	See Detail #4 on Sheet A4.00	XX
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	XX
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	2	See Detail #2 on Sheet A2.01	#57,58, 59
INT 05	Revise bath per #1 on sheet A2.02	Ea	2	Refer to #1 on Sheet A2.03	#53,55, 57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.03 Det. #3	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	1	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	2	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B / Interior (1 UNIT)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	5	Refer to Sheet A0.02	#61,62
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	3	See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	1	See Detail #2 on Sheet A2.00	#63,67, 68
INT 05	Revise bath per #1 on sheet A2.02	Ea	1	Refer to #2 on Sheet A2.02	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #2	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	3	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B HDCP/ Interior (1 UNIT)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	4	Refer to Sheet A0.02	#70
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	2	See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	1	See Detail #2 on Sheet A2.01	#71,72, 73
INT 05	Revise bath per #1 on sheet A2.02	Ea	1	Refer to #2 on Sheet A2.03	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea	1	Set Toilet at 18" from Tub, Typ. See A2.03 Det. #4	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	2	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

REVISIONS	BY

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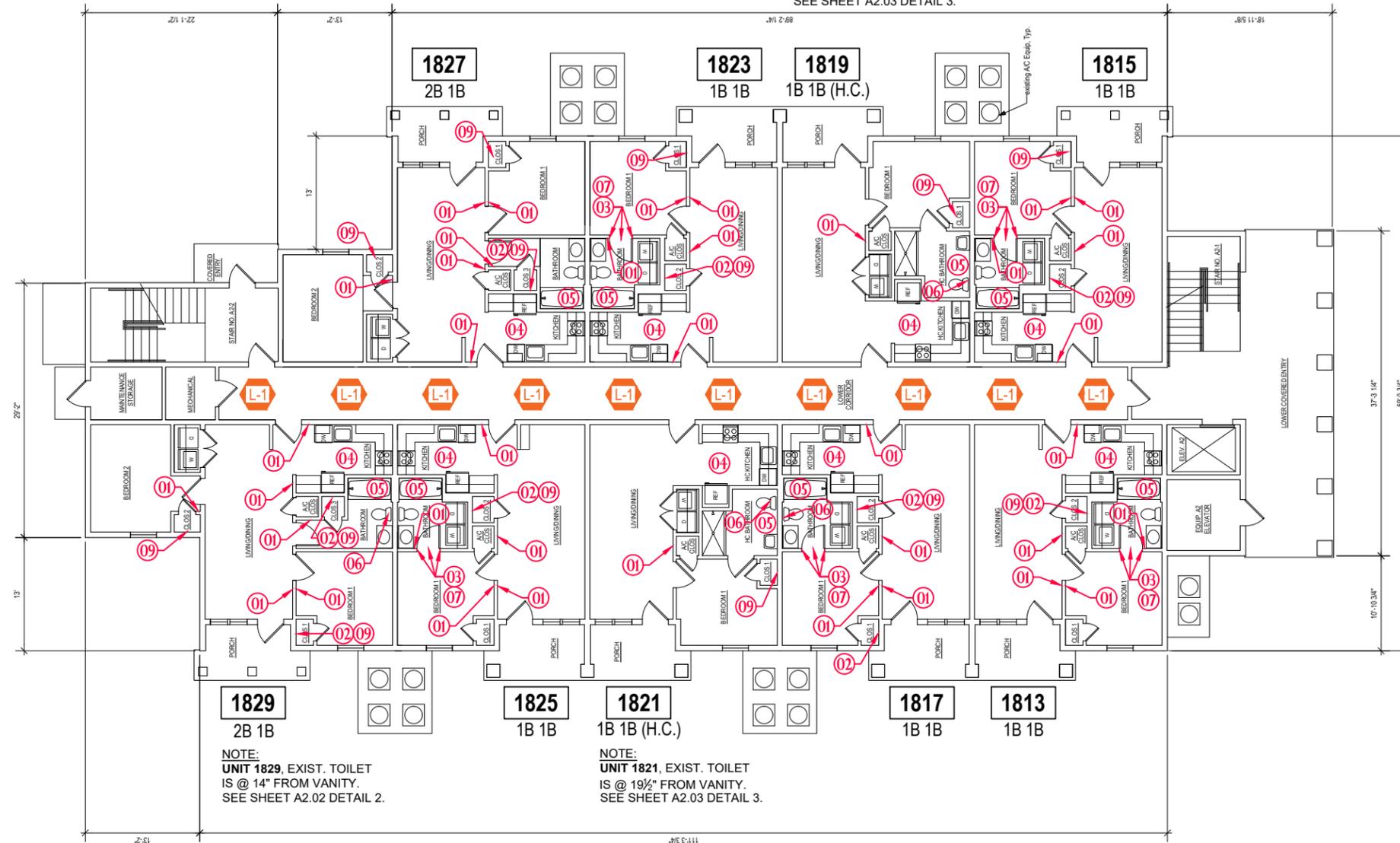
HOUSING AUTHORITY OF NEW ORLEANS
2051 SENATE ST. BUILDING B, RM. 202
NEW ORLEANS, LOUISIANA 70122

PROJECT: FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
SHEET TITLE: BUILDING A-1 LAYOUT

DRAWN M.L.M. & A.E.D.
CHECKED N.G.W.
DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO. A1.02

NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.

NOTE:
UNIT 1819, EXIST. TOILET IS @ 18 1/2" FROM VANITY. SEE SHEET A2.03 DETAIL 3.



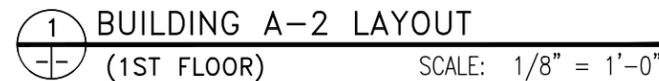
NOTE:
UNIT 1829, EXIST. TOILET IS @ 14" FROM VANITY. SEE SHEET A2.02 DETAIL 2.

NOTE:
UNIT 1821, EXIST. TOILET IS @ 19 1/2" FROM VANITY. SEE SHEET A2.03 DETAIL 3.

(1813 - 1829) LEBOEUF CT.

THAYER ST. (SIDE)

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.



UNIT TYPES
1B 1B
1B 1B (H.C.)
2B 1B

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (5 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	24	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	5	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	5	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	5	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	5	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	6	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B HDCP/ Interior (2 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	3	Refer to Sheet A0.02	#56
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	-	See Detail #4 on Sheet A4.00	XX
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	2	See Detail #3 on Sheet A2.02	XX
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	2	See Detail #2 on Sheet A2.01	#57,58,59
INT 05	Revise bath per #1 on sheet A2.02	Ea	2	Refer to #1 on Sheet A2.03	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea	2	Set Toilet at 18" from Tub, Typ. See A2.03 Det. #3	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	2	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B / Interior (2 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	11	Refer to Sheet A0.02	#61,62
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	3	See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	2	See Detail #2 on Sheet A2.00	#63,67,68
INT 05	Revise bath per #1 on sheet A2.02	Ea	2	Refer to #2 on Sheet A2.02	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	1	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #2	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	6	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

REVISIONS	BY

ECM Consultants, Inc.
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HOUSING AUTHORITY OF NEW ORLEANS
2051 SENATE ST. BUILDING B, RM. 202
NEW ORLEANS, LOUISIANA 70122

PROJECT: FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
SHEET TITLE: BUILDING A-2 LAYOUT

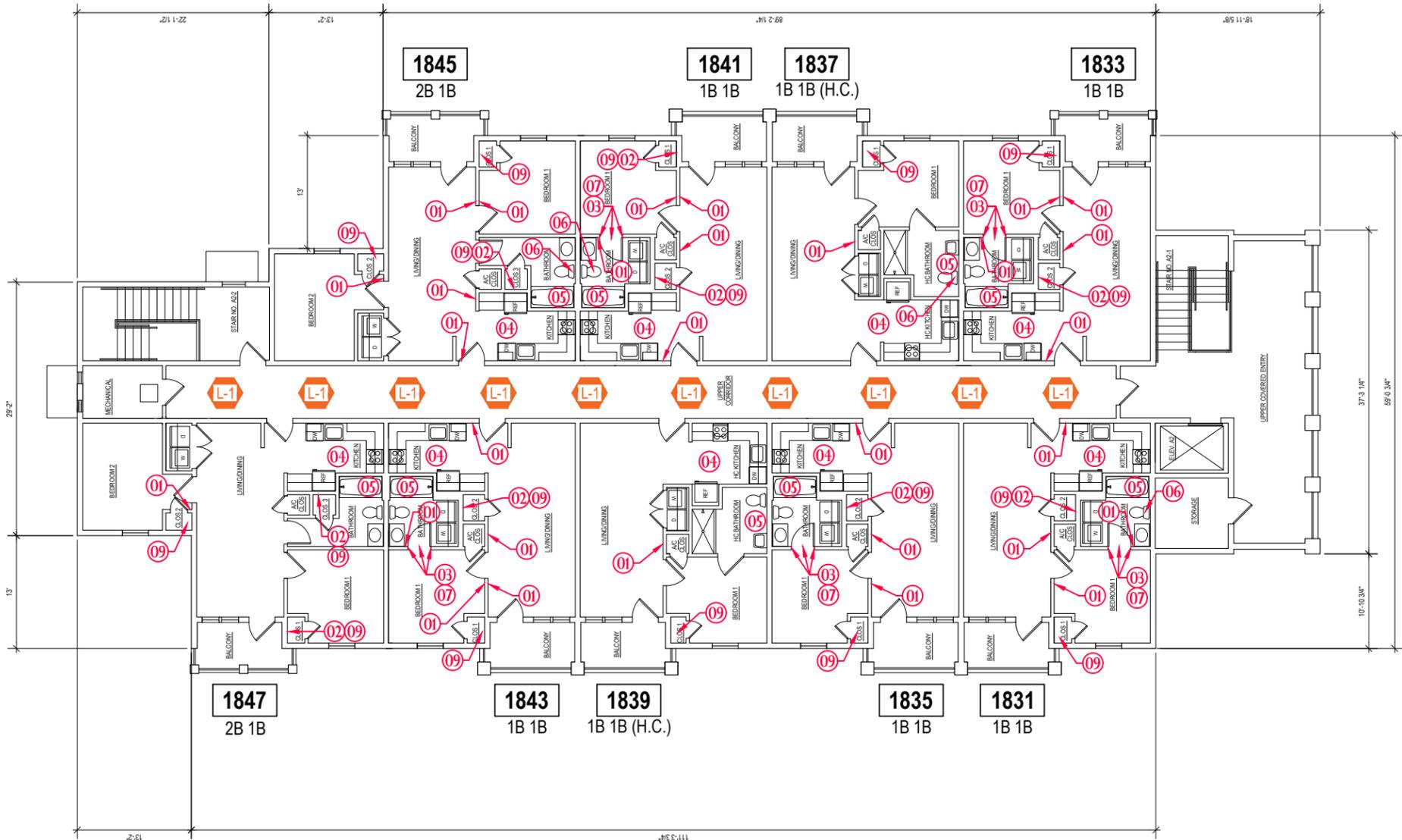
DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

A1.03

NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.

NOTE:
UNIT 1841, EXIST. TOILET IS @ 13" FROM VANITY. SEE SHEET A2.02 DETAIL 2.

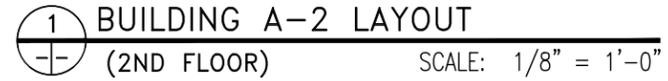
NOTE:
UNIT 1837, EXIST. TOILET IS @ 25 1/2" FROM VANITY. SEE SHEET A2.03 DETAIL 3.



(1831 - 1847) **LEBOEUF CT.**

THAYER ST. (SIDE)

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.



- UNIT TYPES**
- 1B 1B
 - 1B 1B (H.C.)
 - 2B 1B

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (5 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	20	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	6	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	5	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	5	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	5	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	5	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	2	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	6	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B HDCP/ Interior (2 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	2	Refer to Sheet A0.02	#56
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	-	See Detail #4 on Sheet A4.00	XX
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	XX
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	2	See Detail #2 on Sheet A2.01	#57,58,59
INT 05	Revise bath per #1 on sheet A2.02	Ea	2	Refer to #1 on Sheet A2.03	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 16" to 18" from side wall.	Ea	1	Set Toilet at 18" from Tub, Typ. See A2.03 Det. #3	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	2	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B / Interior (2 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	5	Refer to Sheet A0.02	#61,62
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	3	See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	2	See Detail #2 on Sheet A2.00	#63,67,68
INT 05	Revise bath per #1 on sheet A2.02	Ea	2	Refer to #2 on Sheet A2.02	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	1	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #2	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	6	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

REVISIONS	BY

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OWNER:
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2051 SENATE ST. BUILDING B, RM. 202
NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:
BUILDING A-2 LAYOUT

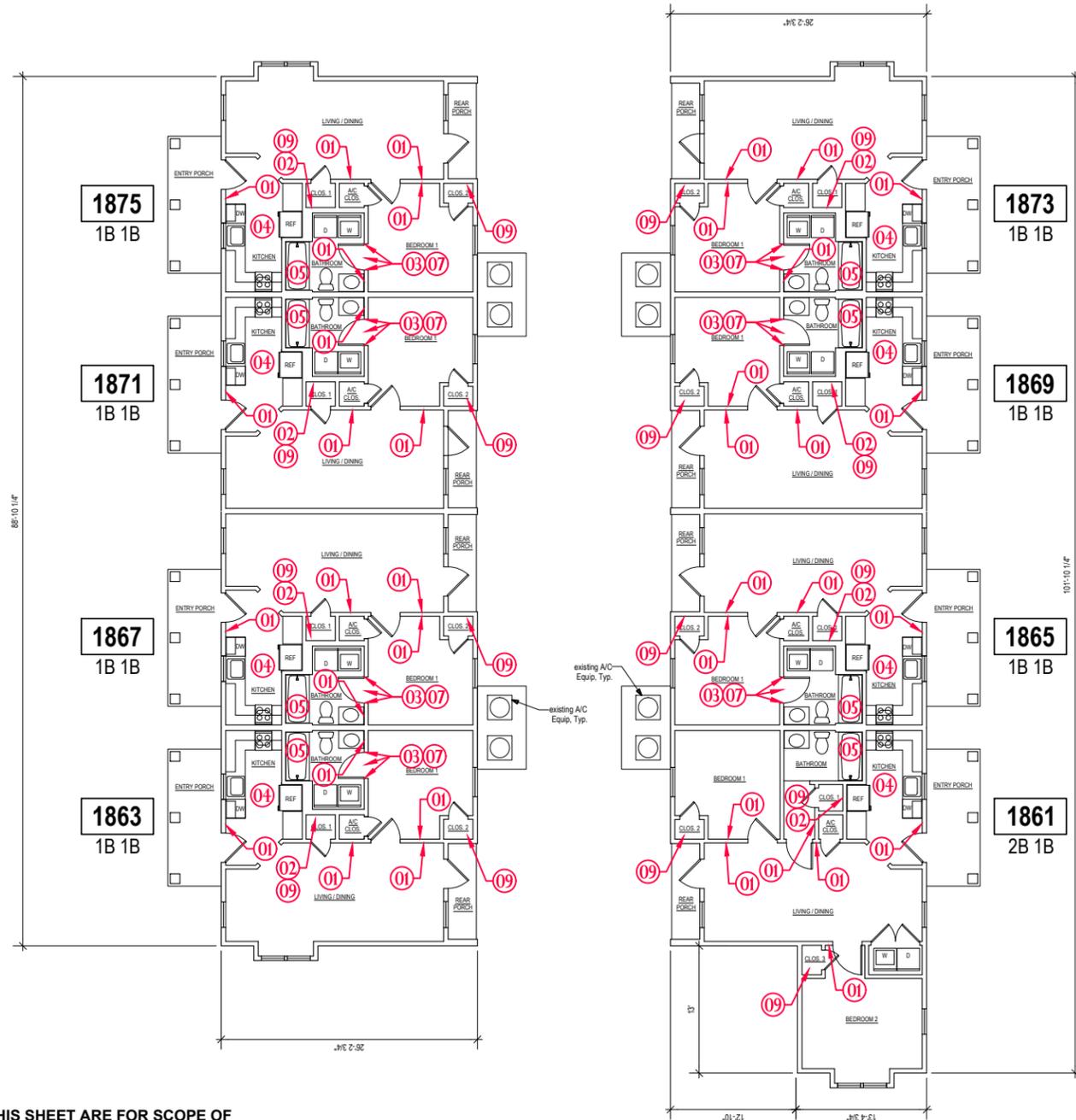
DRAWN M.L.M. & A.E.D.
CHECKED N.G.W.
DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

A1.04

L.B. LANDRY AVE. (SIDE)

(1861 - 1875) L.B. LANDRY AVE.

NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.



NOTE:
UNIT 1861, EXIST. TOILET IS @ 18" FROM VANITY. SEE SHEET A2.02 DETAIL 2.

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (7 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	32	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	7	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	7	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	7	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	7	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	7	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	7	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		2B1B / Interior (1 UNIT)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	6	Refer to Sheet A0.02	#61,62
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	1	See Detail #4 on Sheet A4.00	#60
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	-	See Detail #3 on Sheet A2.02	#60
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	1	See Detail #2 on Sheet A2.00	#63,67,68
INT 05	Revise bath per #1 on sheet A2.02	Ea	1	Refer to #2 on Sheet A2.02	#65
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #2	#66
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	-	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	2	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.



BUILDING B-1 LAYOUT

SCALE: 1/8" = 1'-0"



UNIT TYPES
1B 1B
2B 1B

REVISIONS	BY

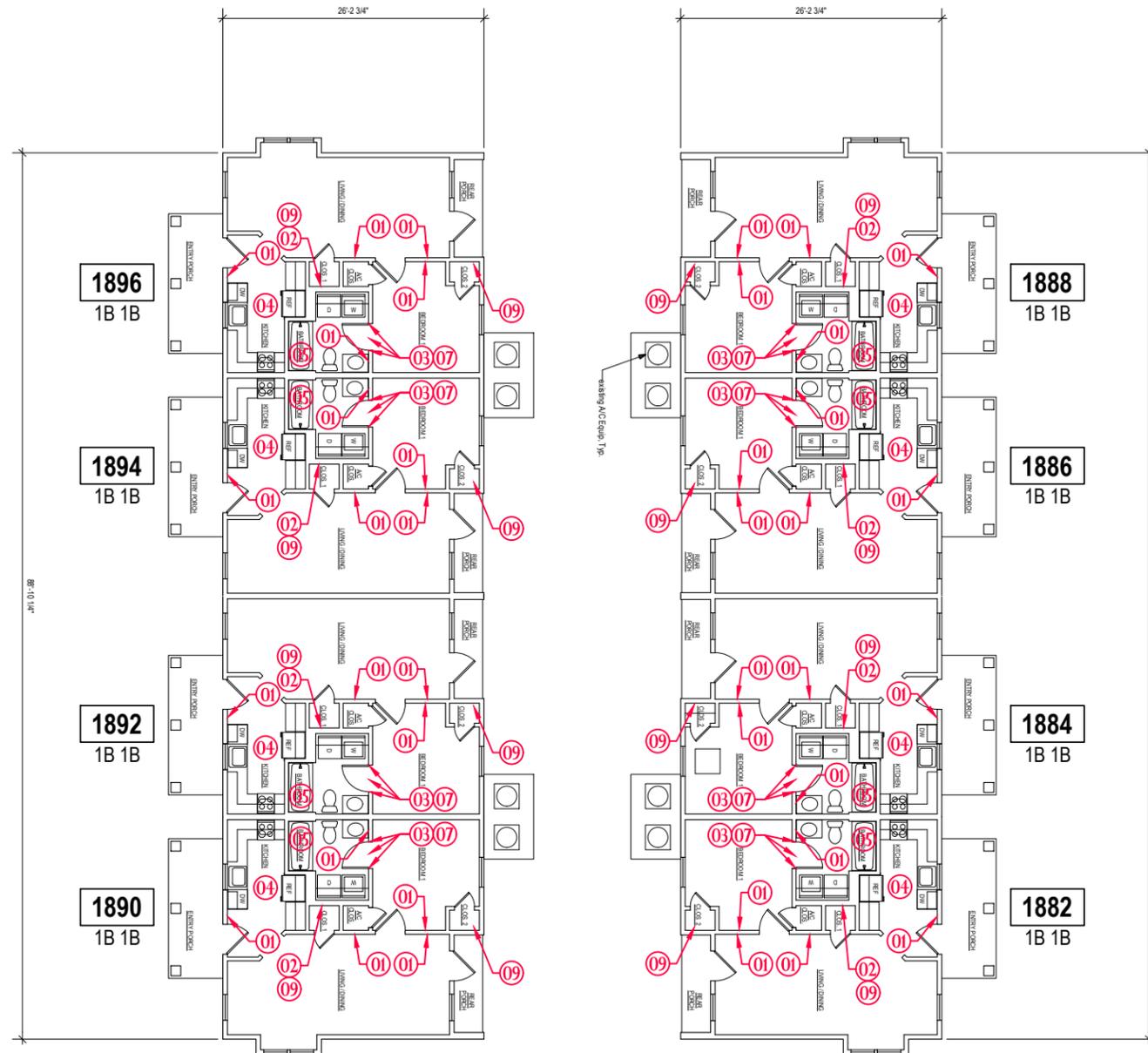
ECM Consultants, Inc.
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HOUSING AUTHORITY OF NEW ORLEANS
OWNER:
2051 SENATE ST. BUILDING B, RM. 202
NEW ORLEANS, LOUISIANA 70122

FISCHER SENIOR HOUSING COMMUNITY
PROJECT:
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
BUILDING B-1 LAYOUT

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

A1.05



NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (8 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	39	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	8	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	8	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	8	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	8	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	8	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	16	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

(1882 - 1896) THAYER ST.

THAYER ST. (SIDE)

NOTES:

- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
- REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
- REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.



REVISIONS	BY

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NEW ORLEANS, LOUISIANA 70122

OWNER:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
BUILDING B-2 LAYOUT

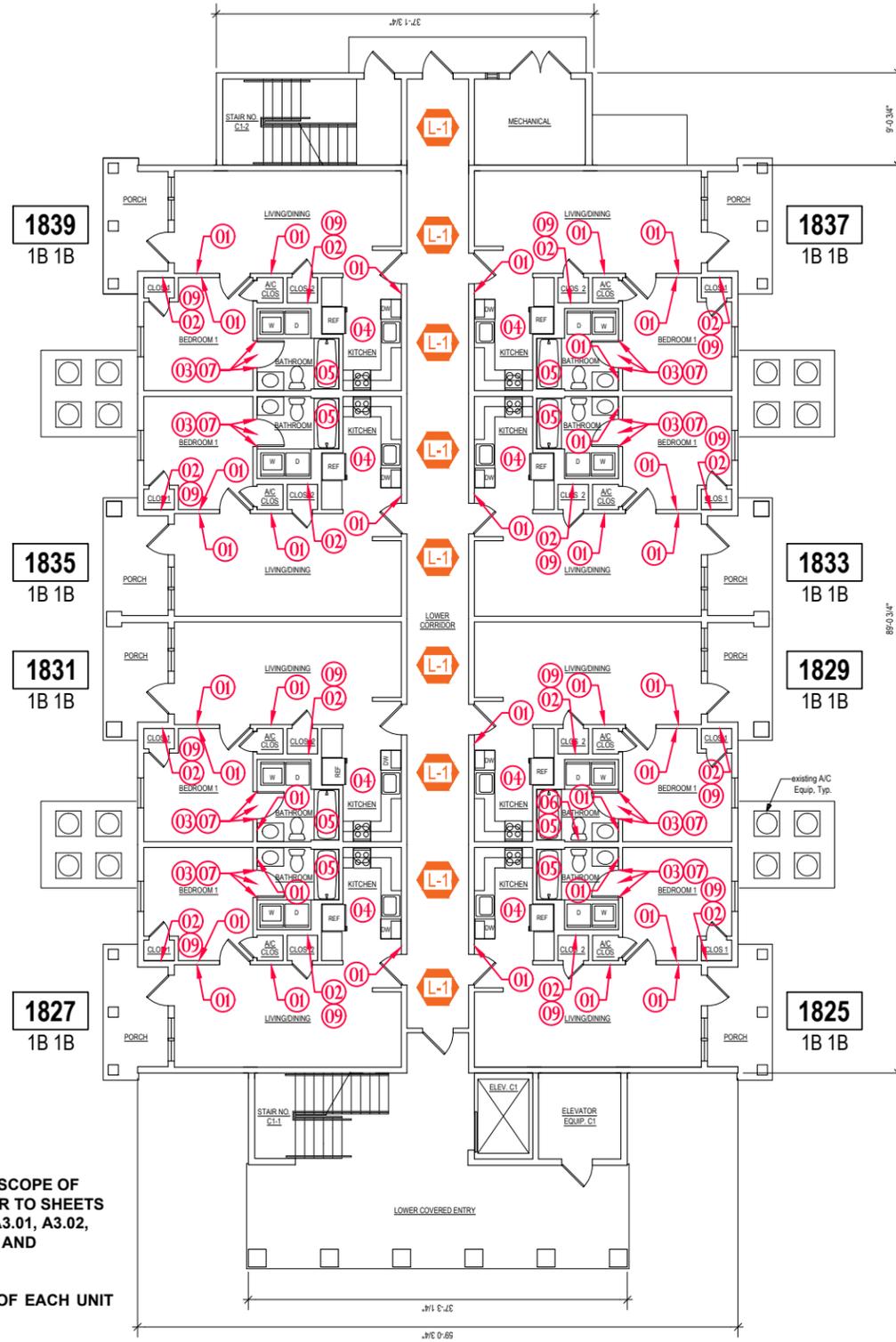
DRAWN
M.L.M. & A.E.D.
CHECKED
N.G.W.
DATE
JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.

A1.06

L.B. LANDRY AVE. (SIDE)

(1825 - 1839) L.B. LANDRY AVE.

NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.



NOTE:
UNIT 1829, EXIST. TOILET IS @ 14" FROM VANITY. SEE SHEET A2.02 DETAIL 1.

NOTES:

- 1) KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
- 2) REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
- 3) REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.

1 BUILDING C-1 LAYOUT (1ST FLOOR) SCALE: 1/8" = 1'-0"



UNIT TYPES
1B 1B

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (8 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	37	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	16	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	8	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	8	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	8	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	1	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	8	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	16	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

REVISIONS	BY

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2051 SENATE ST. BUILDING B, RM. 202
NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
BUILDING C-1 LAYOUT

DRAWN M.L.M. & A.E.D.
CHECKED N.G.W.
DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

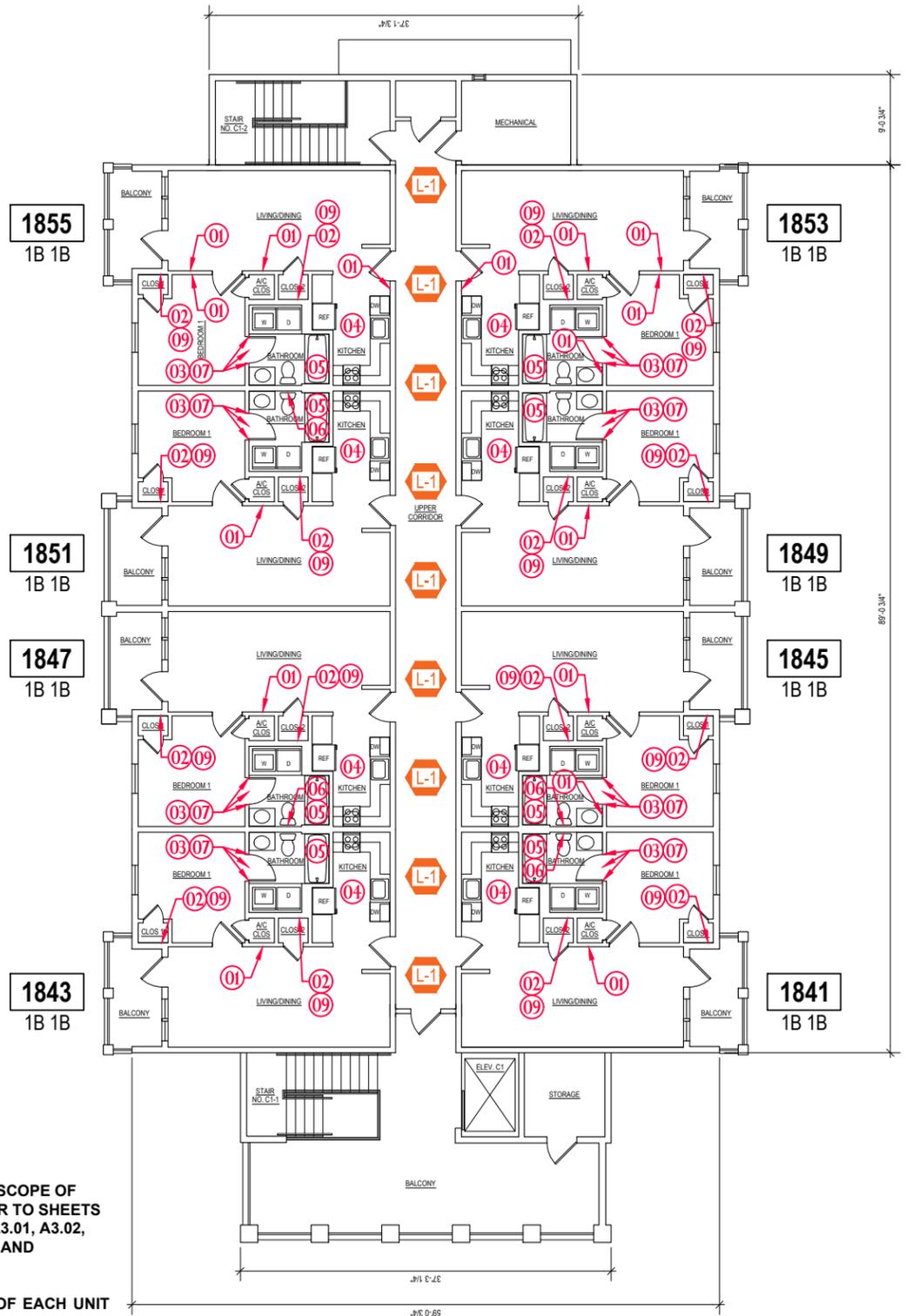
A1.07

L.B. LANDRY AVE. (SIDE)

(1841 - 1855) L.B. LANDRY AVE.

NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (8 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	16	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	16	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	8	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	8	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	8	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	4	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	8	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	16	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69



NOTE:
UNIT 1851, EXIST. TOILET IS @ 14" FROM VANITY. SEE SHEET A2.02 DETAIL 1.

NOTE:
UNIT 1847, EXIST. TOILET IS @ 13" FROM VANITY. SEE SHEET A2.02 DETAIL 1.

NOTE:
UNIT 1845, EXIST. TOILET IS @ 13" FROM VANITY. SEE SHEET A2.02 DETAIL 1.

NOTE:
UNIT 1841, EXIST. TOILET IS @ 12" FROM VANITY. SEE SHEET A2.02 DETAIL 1.

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.



REVISIONS	BY

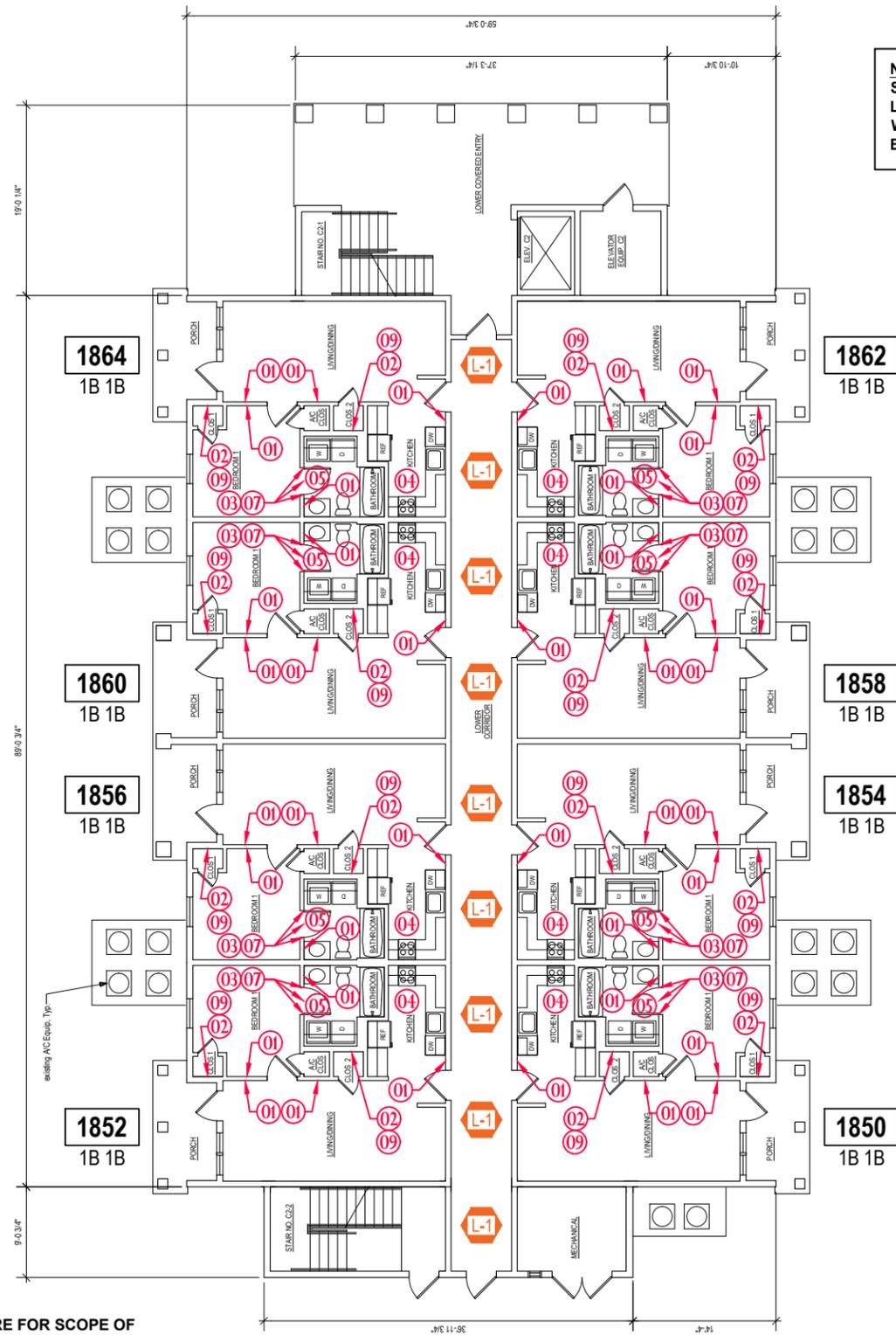
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NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
BUILDING C-1 LAYOUT

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

A1.08



NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (8 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	40	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	16	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	8	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	8	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	8	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	8	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	16	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.

(1850 - 1864) THAYER ST.

THAYER ST. (SIDE)



REVISIONS	BY

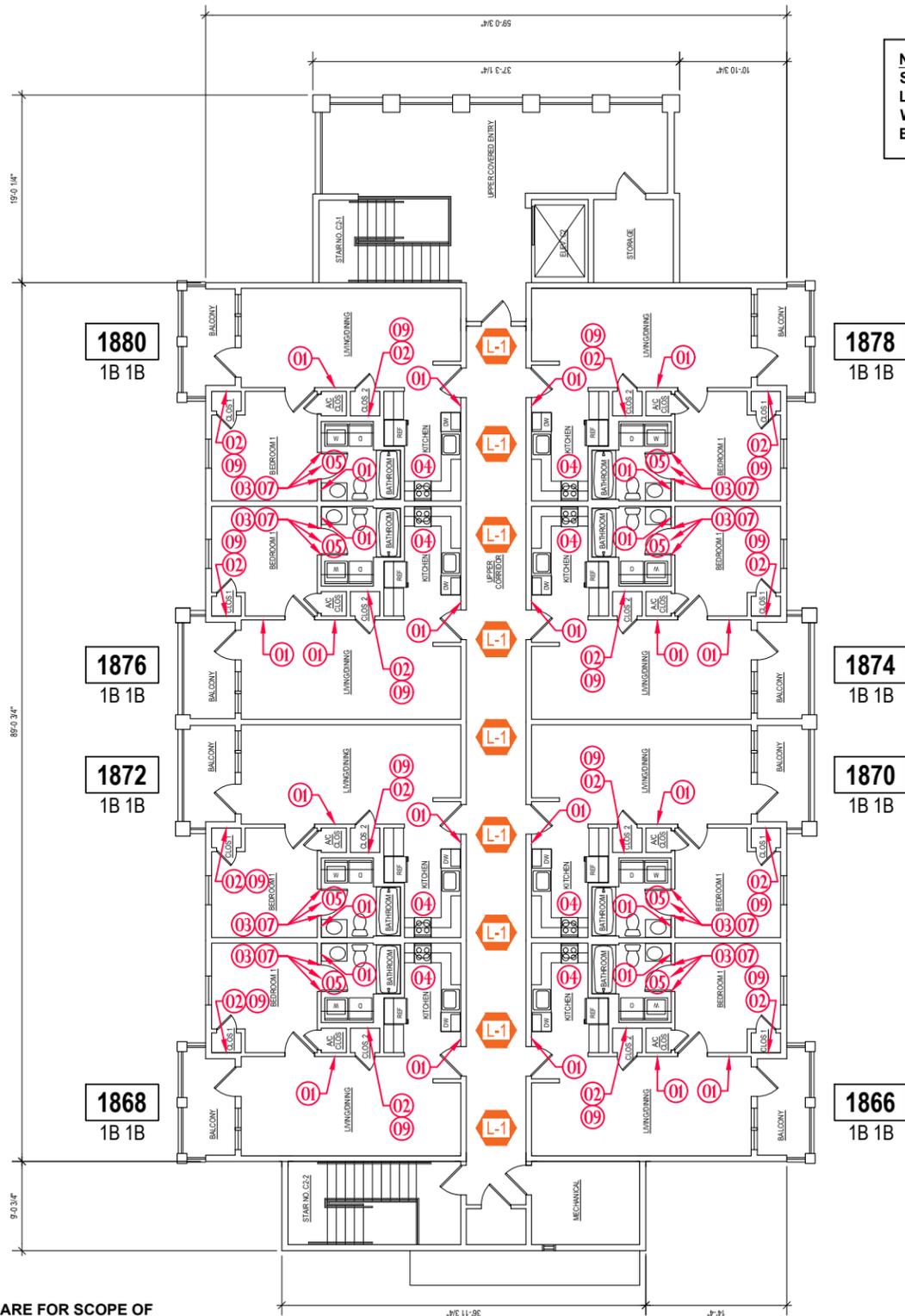
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NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
BUILDING C-2 LAYOUT

DRAWN M.L.M. & A.E.D.
CHECKED N.G.W.
DATE JUN. 21, 2024
SCALE AS SHOWN
JOB NO. 22462.16
SHEET NO.

A1.09



NOTE:
SCOPE OF WORK SHEET QUANTITIES LISTED ON THIS SHEET IDENTIFY THE WORK TO BE PERFORMED ON THIS BUILDING SHOWN BELOW ONLY.

Scope of Work for		Fischer Senior Housing Community			
Unit / Work Type		1B1B / Interior (8 UNITS)			
#	Work Item Description	Unit	Qty	Reference Notes	Rpt #
INT 01	Relocate thermostat/ light switches to be 48" A.F.F. Patch, finish and paint wall.	Ea	27	Refer to Sheet A0.02	#46,47
INT 02	Furr-out back of closet wall to be no more than 24" clear.	Ea	16	See Detail #4 on Sheet A4.00	#45
INT 03	Remove bath metal jambs. Replace with case opening jamb to be min. of 32" clear.	Ea	8	See Detail #1 on Sheet A2.02	#45
INT 04	Revise kitchen per #1 on sheet A2.01	Ea	8	See Detail #2 on Sheet A2.00	#48,49,54,55
INT 05	Revise bath per #1 on sheet A2.02	Ea	8	Refer to #1 on Sheet A2.02	#53,55,57
INT 06	Remove to relocate toilet. Provide offset or reroute piping to be 18" from tub and 15" (min) from vanity.	Ea	-	Set Toilet at 18" from Tub, Typ. See A2.02 Det. #1	#52
INT 07	Remove bath door. Install new barn door per C-8 of cabinetry legend.	Ea	8	Install Per Door Installations and Standards	#
INT 08	Remove side grab bar to relocate.	Ea	-	Refer to Sheet A0.02 for Grab Bar Requirements	#
INT 09	Provide new vinyl coated shelf & rod in closet. Set top of shelf at 48" A.F.F.	Ea	16	Match Existing Shelf and Rod. Mount per A0.02.	#
INT 10	Bevel Threshold	Ea	-	Refer to XX	#69

- NOTES:**
- KEYNOTES INDICATED ON THIS SHEET ARE FOR SCOPE OF WORK REVISIONS ONLY. CONTRACTOR TO REFER TO SHEETS A1.14 AND ALL A2.00, A2.01, A2.02, A2.03, A3.00, A3.01, A3.02, AND A3.03 SHEETS FOR ALL FINISH, APPLIANCE, AND CABINETRY LEGENDS WORK.
 - REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.
 - REFER TO THE LIGHTNING LEGEND FOR THE TYPE OF L-1 LIGHT FIXTURE TO PROVIDE.

(1866 - 1880) THAYER ST.

THAYER (SIDE)

1 BUILDING C-2 LAYOUT (2ND FLOOR) SCALE: 1/8" = 1'-0"



UNIT TYPES 1B 1B

REVISIONS	BY

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NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
BUILDING C-2 LAYOUT

DRAWN
M.L.M. & A.E.D.
CHECKED
N.G.W.
DATE
JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.

A1.10

REVISIONS	BY

NOTES:

1. ALL UNITS IN D-1 BUILDINGS MATCH UNIT PLAN "A" ON SHEET A1.14. ALL KITCHEN AND BATH LAYOUTS TO REMAIN AS-IS. THE KITCHEN AND BATHS ARE TO RECEIVE THE NEW FINISHES AND FIXTURES IN THE LEGENDS INDICATED ON SHEETS A3.00 AND A3.01, BUT THE LOCATION OF THE FIXTURES AND APPLIANCES ARE TO REMAIN IN THERE CURRENT LOCATIONS.
2. REFER TO #3 ON SHEET A2.00 FOR KITCHEN LAYOUT.
3. REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.



(1838 - 1844) THAYER ST.

THAYER (SIDE)

1 BUILDING D-1 LAYOUT

SCALE: 1/8" = 1'-0"

PLAN NORTH

UNIT TYPES
1B 1B

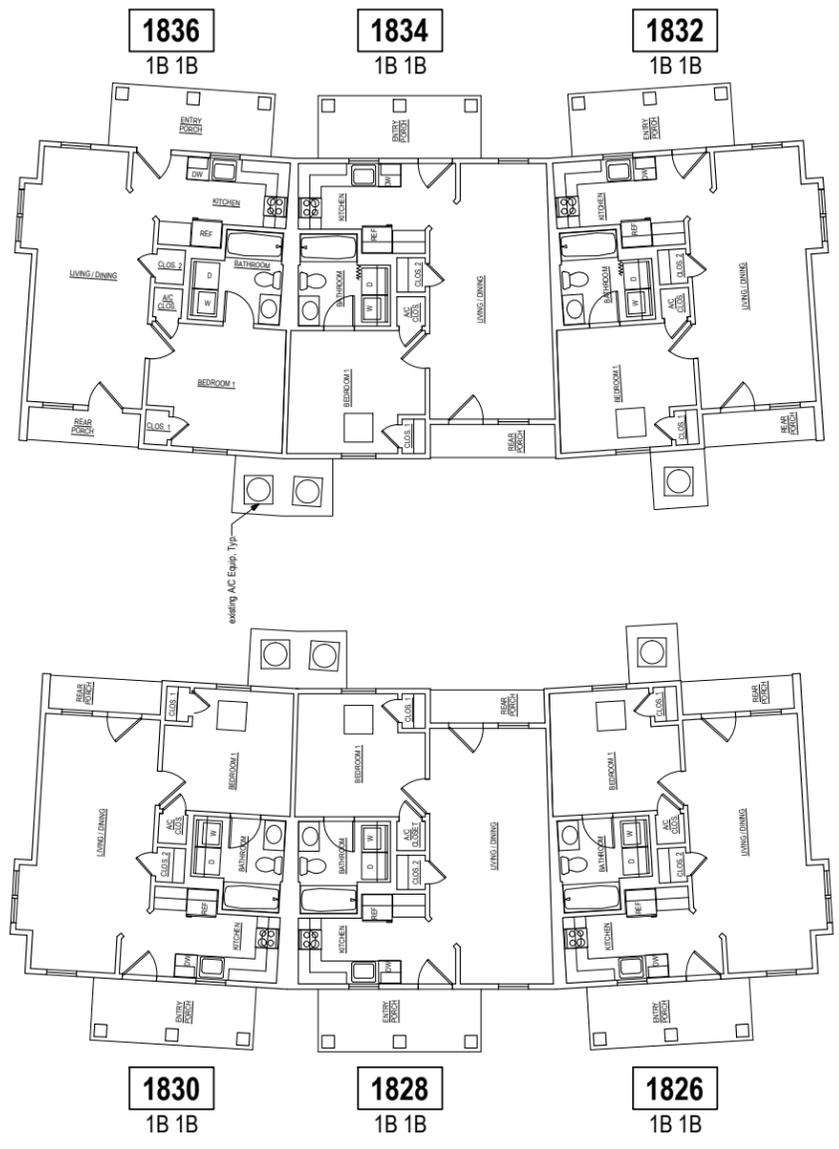
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PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:
BUILDING D1 LAYOUT

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	A1.11



(1825 - 1830) THAYER ST.

THAYER (SIDE)

1 BUILDING D-2 LAYOUT
 SCALE: 1/8" = 1'-0" PLAN NORTH

UNIT TYPES
 1B 1B

NOTES:

1. ALL UNITS IN D-1 BUILDINGS MATCH UNIT PLAN "A" ON SHEET A1.14. ALL KITCHEN AND BATH LAYOUTS TO REMAIN AS-IS. THE KITCHEN AND BATHS ARE TO RECEIVE THE NEW FINISHES AND FIXTURES IN THE LEGENDS INDICATED ON SHEETS A3.00 AND A3.01, BUT THE LOCATION OF THE FIXTURES AND APPLIANCES ARE TO REMAIN IN THERE CURRENT LOCATIONS.
2. REFER TO #3 ON SHEET A2.00 FOR KITCHEN LAYOUT.
3. REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.

REVISIONS	BY

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 NEW ORLEANS, LOUISIANA 70122

PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 BUILDING D2 LAYOUT

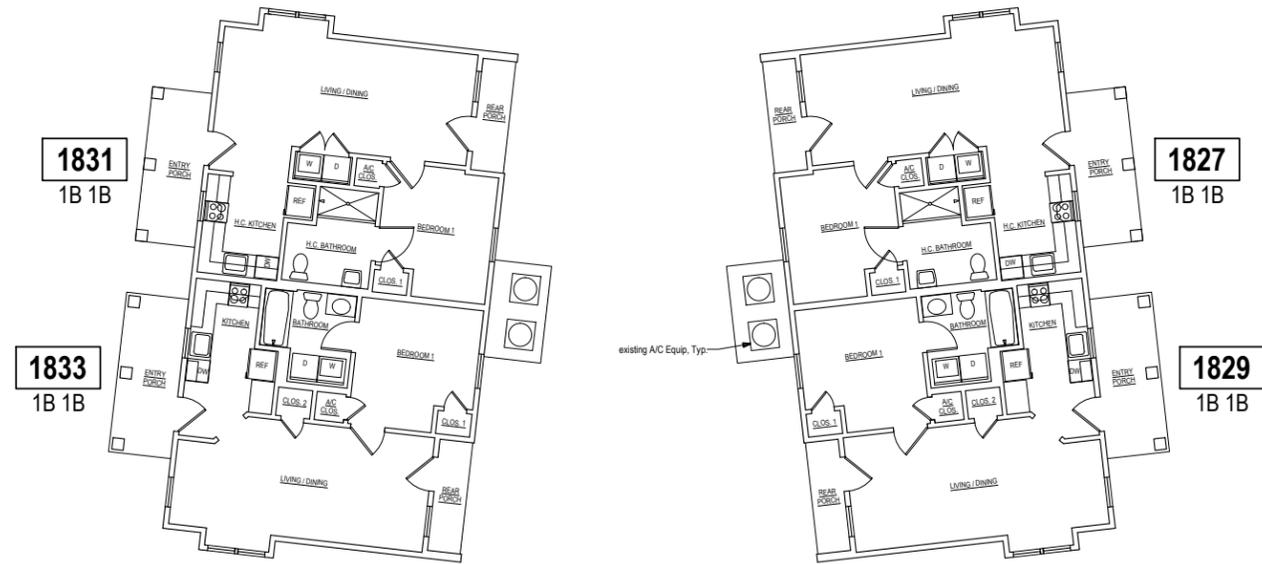
DRAWN
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DATE
JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.

A1.12

REVISIONS	BY

NOTES:

1. ALL UNITS IN D-1 BUILDINGS MATCH UNIT PLAN "A" ON SHEET A1.14. ALL KITCHEN AND BATH LAYOUTS TO REMAIN AS-IS. THE KITCHEN AND BATHS ARE TO RECEIVE THE NEW FINISHES AND FIXTURES IN THE LEGENDS INDICATED ON SHEETS A3.00 AND A3.01, BUT THE LOCATION OF THE FIXTURES AND APPLIANCES ARE TO REMAIN IN THERE CURRENT LOCATIONS.
2. REFER TO #3 ON SHEET A2.00 FOR KITCHEN LAYOUT.
3. REFER TO SHEET A1.14 FOR ENLARGED PLAN OF EACH UNIT TYPE.



(1827 - 1833) *LEBOEUF CT.*

THAYER (SIDE)

1 BUILDING E-1 LAYOUT
 SCALE: 1/8" = 1'-0"
 PLAN NORTH
 UNIT TYPES
 1B 1B

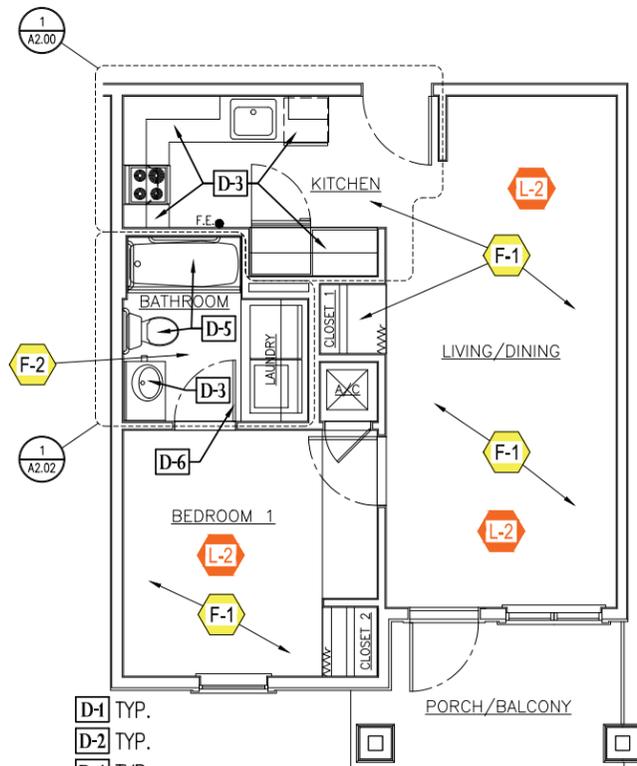
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 NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
BUILDING E-1 LAYOUT

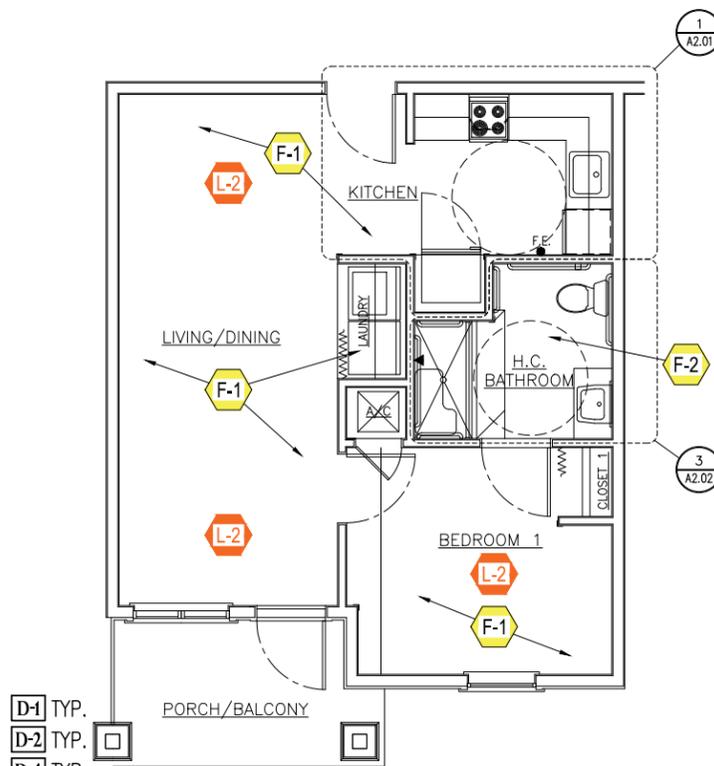
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M.L.M. & A.E.D.
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N.G.W.
DATE
JUN. 21, 2024
SCALE
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22462.16
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A1.13



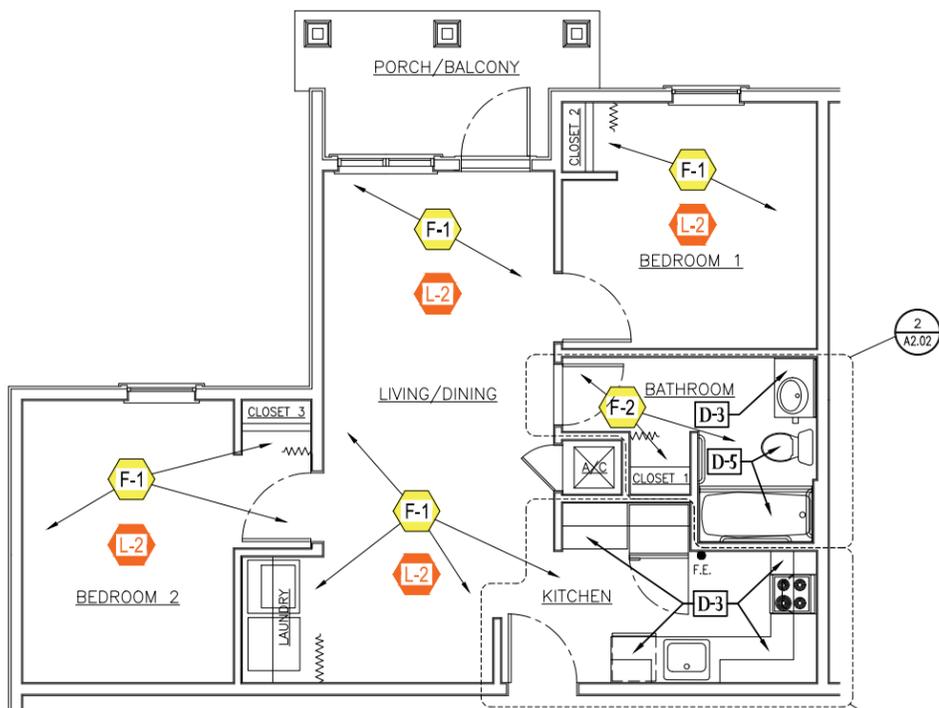
- D-1 TYP.
- D-2 TYP.
- D-4 TYP.
- D-7 TYP.

A TYP. 1-BR UNIT PLAN - DEMO (1B-1B)
 A1.14 NON-HANDICAP UNIT SCALE: 1/4" = 1'-0"



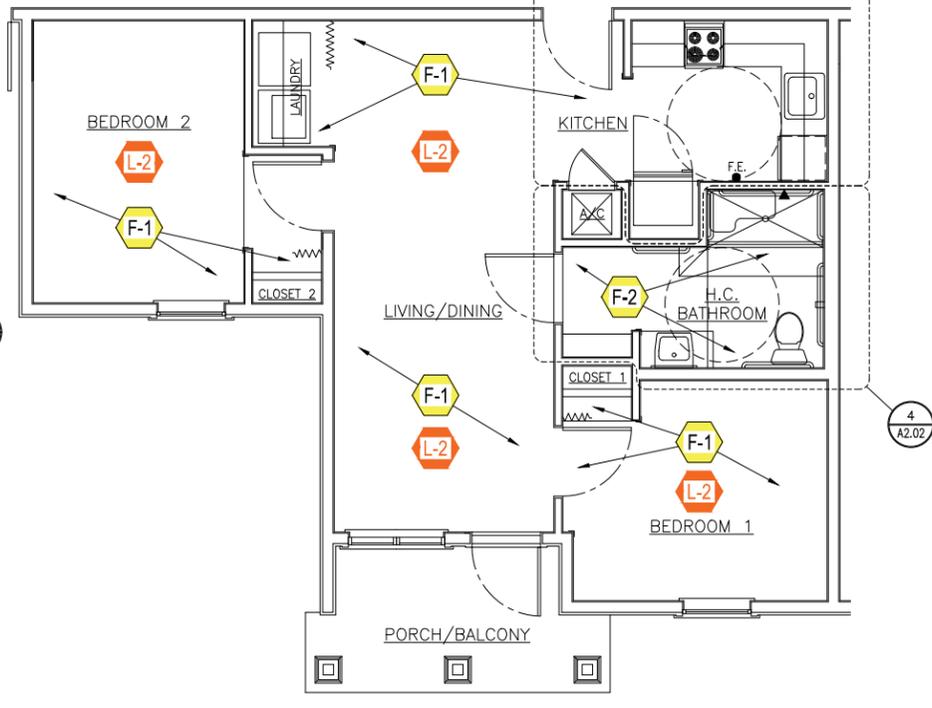
- D-1 TYP.
- D-2 TYP.
- D-4 TYP.
- D-7 TYP.

B TYP. 1-BR H.C. UNIT PLAN - DEMO (1B-1BHC)
 A1.14 HANDICAP UNIT SCALE: 1/4" = 1'-0"



- D-1 TYP.
- D-2 TYP.
- D-4 TYP.
- D-7 TYP.

C TYP. 2-BR UNIT PLAN - DEMO (2B-1B)
 A1.14 NON-HANDICAP UNIT SCALE: 1/4" = 1'-0"



- D-1 TYP.
- D-2 TYP.
- D-4 TYP.
- D-7 TYP.

D TYP. 2-BR H.C. UNIT PLAN - DEMO (2B-1BHC)
 A1.14 HANDICAP UNIT SCALE: 1/4" = 1'-0"

NOTES:

1. REFER TO SHEETS A3.00 THRU A3.04 FOR LEGENDS OF APPLIANCES, FLOORING, CABINETS, BARN DOOR, PLUMBING FIXTURES, LIGHTING FIXTURES, AND PAINT COLORS FOR EACH UNIT.
2. REFER TO SHEET A2.00 FOR EXISTING KITCHEN LAYOUT AND REVISED KITCHEN LAYOUT.
3. REFER TO SHEET A2.01 FOR EXISTING HANDICAP KITCHEN LAYOUT AND REVISED HANDICAP KITCHEN LAYOUT.
4. REFER TO SHEET A2.02 FOR EXISTING BATH AND HANDICAP BATH LAYOUT AND REVISED BATH AND HANDICAP BATH LAYOUT.

DEMOLITION NOTES:

- D-1 REMOVE VCT FLOORING THROUGHOUT UNIT, TYP. PREP FLOOR BASE TO RECEIVE NEW FLOORING.
- D-2 REMOVE CERAMIC FLOORING AND BASE, TYP. PREP FLOOR AND WALL TO RECEIVE NEW CERAMIC TILE.
- D-3 REMOVE KITCHEN WALL AND BASE CABINETS COMPLETE. REMOVE LAVATORY CABINETS COMPLETE. PREP WALL (PROVIDE NECESSARY BLOCKING TO RECEIVE NEW CABINETS AND COUNTERTOPS.)
- D-4 REMOVE EXISTING APPLIANCES. SEE APPLIANCE LEGEND FOR APPLIANCES TO BE REMOVED.
- D-5 REMOVE TOILETS, TUBS, AND SURROUNDS. PREP TO RECEIVE NEW PLUMBING FIXTURES.
- D-6 REMOVE BATH DOOR AT ALL 1 BEDROOM, 1 BATH NON-HANDICAP UNITS. REMOVE METAL JAMB FRAMES TO RECEIVE NEW CASE-OPENING METAL JAMB FRAMES TO MATCH EXISTING.
- D-7 REMOVE LIGHT FIXTURE TO BE REPLACED WITH FIXTURES FROM LIGHTING LEGEND.

NOTE:

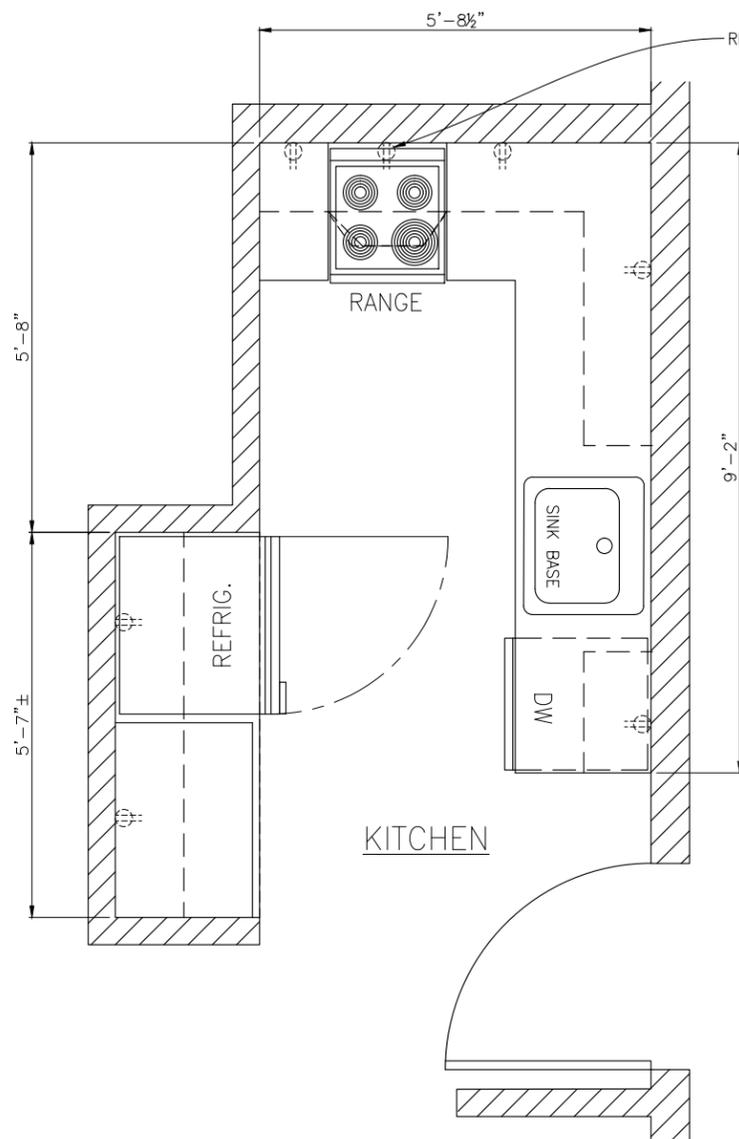
- L-X - REFER TO LIGHTING LEGEND FOR TYPE OF LIGHT FIXTURE
- F-X - REFER TO FLOORING LEGEND FOR TYPE OF FLOOR

REVISIONS	BY

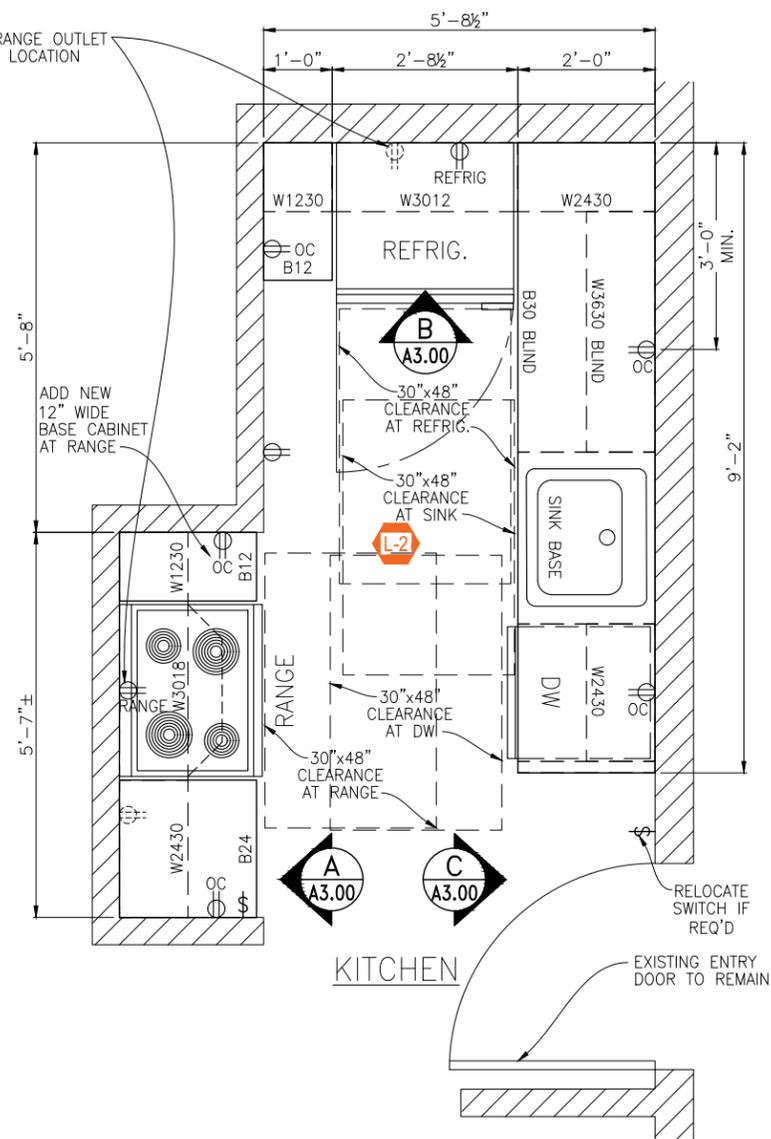
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 NEW ORLEANS, LOUISIANA 70122

PROJECT: FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE: TYP. UNIT PLANS

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	A1.14

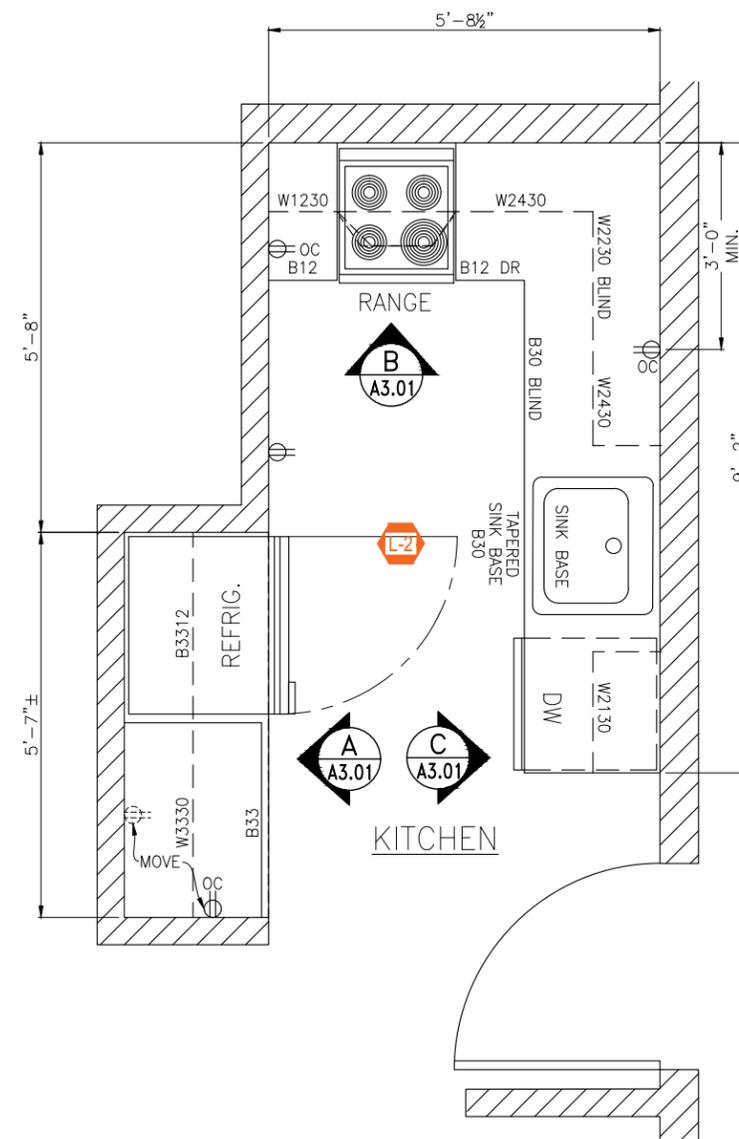


1 TYP. KITCHEN LAYOUT--(EXISTING)
A2.00 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"



2 TYP. KITCHEN LAYOUT--(REVISED)
A2.00 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

NOTE: TYP. FOR BUILDINGS A THRU C



3 TYP. KITCHEN LAYOUT--(REVISED)
A2.00 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

NOTE: TYP. FOR BUILDINGS D & E

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NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
KITCHEN PLANS

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

A2.00

REVISIONS	BY

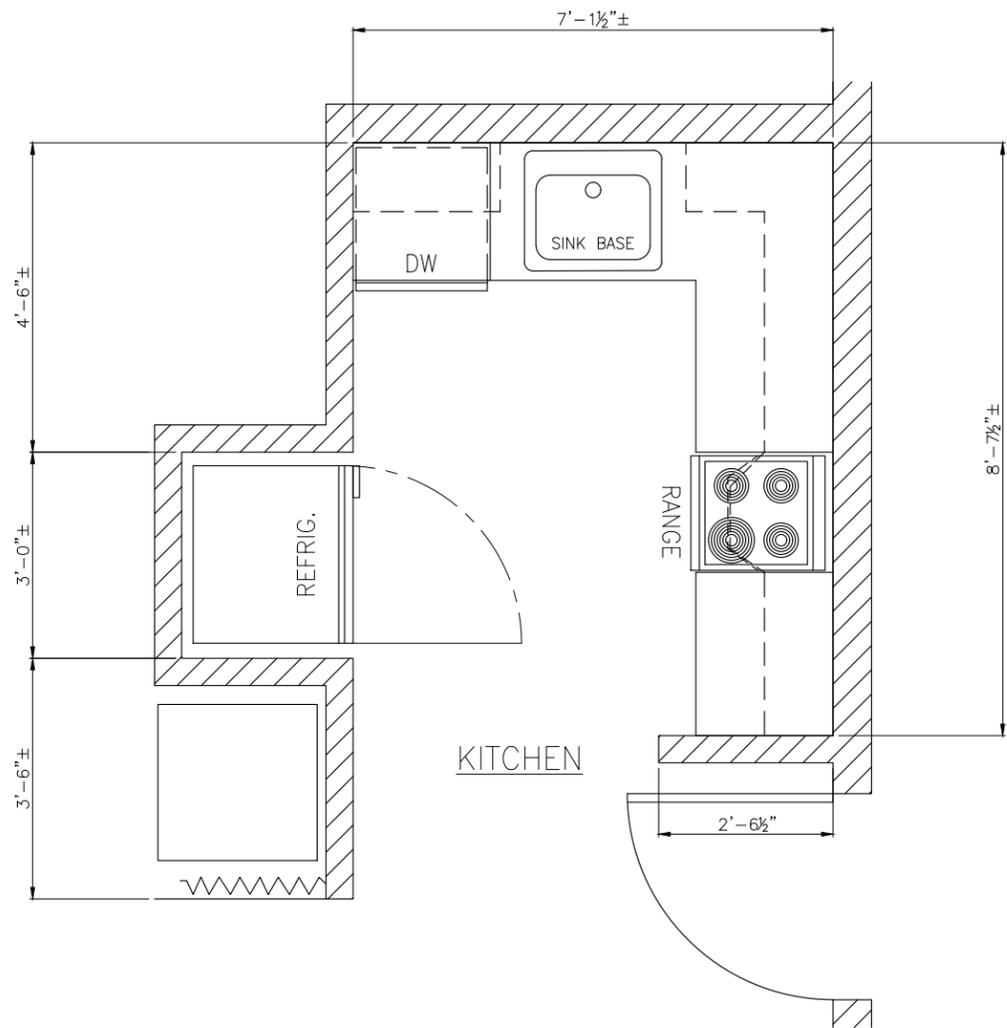
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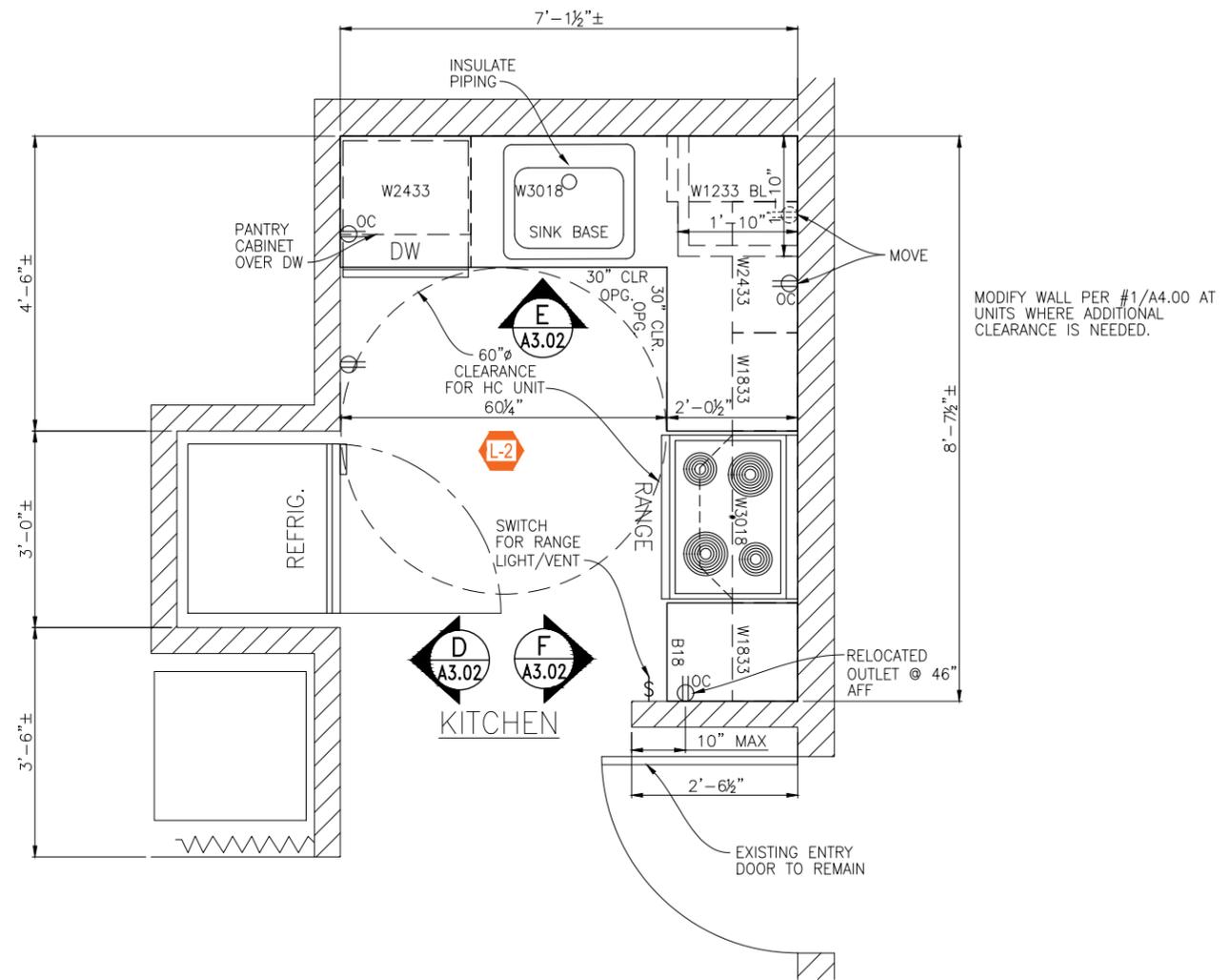
FISCHER SENIOR HOUSING COMMUNITY INTERIOR & EXTERIOR REPAIRS
 PROJECT
 HANDICAP KITCHEN PLANS
 SHEET TITLE

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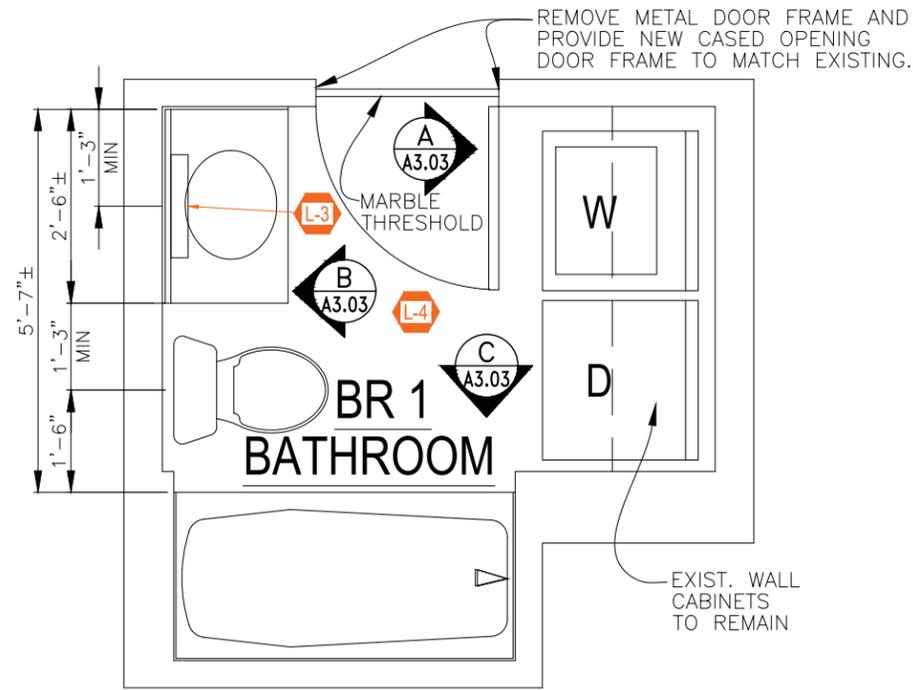


1 TYP. KITCHEN LAYOUT-(EXISTING)
 A2.01 HANDICAP UNITS SCALE: 3/4" = 1'-0"



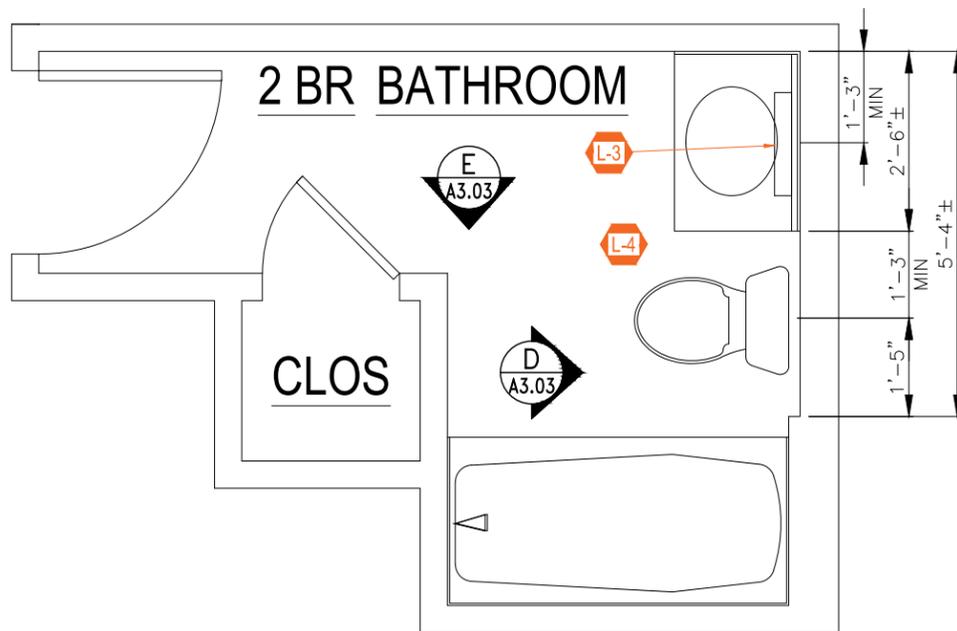
2 TYP. KITCHEN LAYOUT-(REVISED)
 A2.01 HANDICAP UNITS SCALE: 3/4" = 1'-0"

NOTE:
 DIMENSIONS WILL SLIGHTLY VARY FROM UNIT-TO-UNIT. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD PRIOR TO SHOP DWGS.



BATHROOM NOTES:
 1. REFER TO LEGENDS FOR FINISHES, APPLIANCES, AND FIXTURES TO BE INSTALLED IN TOILET ROOMS.

1 TYP. BATHROOM LAYOUT
 A2.02 1-BR UNITS SCALE: 3/4" = 1'-0"



2 TYP. BATHROOM LAYOUT
 A2.02 2-BR UNITS SCALE: 3/4" = 1'-0"

REVISIONS	BY

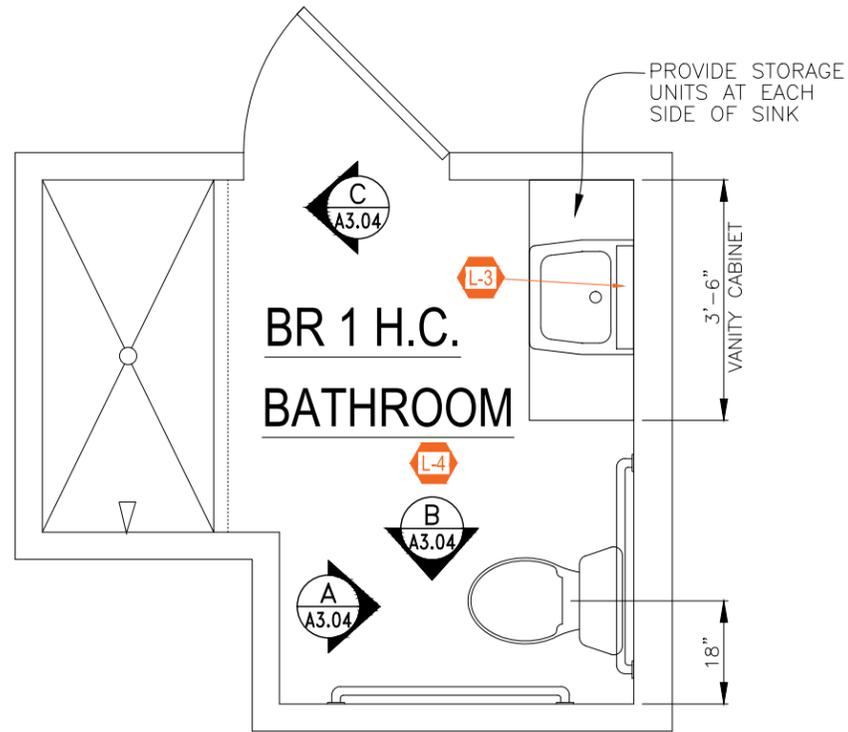
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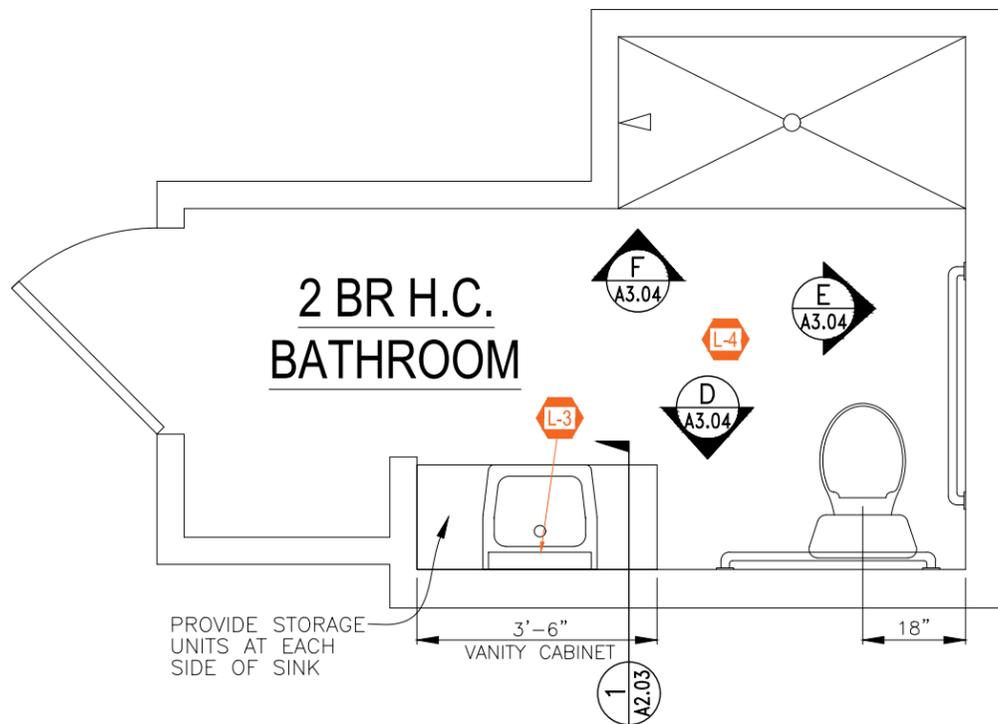
PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 BATHROOM PLANS

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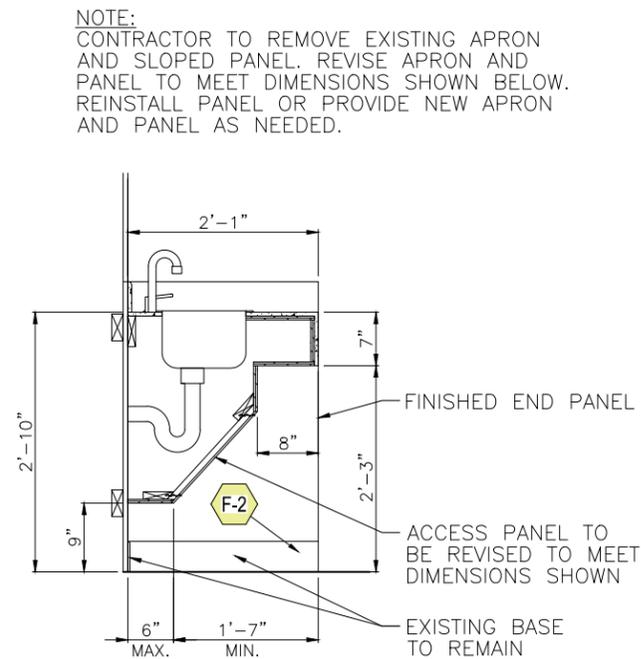
A2.02



3 TYP. BATHROOM LAYOUT
 A2.03 1-BR H.C. UNITS SCALE: 3/4" = 1'-0"



4 TYP. BATHROOM LAYOUT
 A2.03 2-BR H.C. UNITS SCALE: 3/4" = 1'-0"



1 SECT. THRU LAV CABINET
 A2.03 2-BR H.C. SCALE: 1" = 1'-0"

BATHROOM NOTES:
 1. REFER TO LEGENDS FOR FINISHES, APPLIANCES, AND FIXTURES TO BE INSTALLED IN TOILET ROOMS.

REVISIONS	BY

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A2.03

PAINT FINISH LEGEND				
PAINT COLORS - BENJAMIN MOORE			COLOR	SHEEN
MARK	SURFACE	DESCRIPTION		
K-1	WALL PAINT	ALL WALLS IN UNITS	GRAY HORSE 2140-50	SATIN
K-2	TRIM PAINT	ALL TRIM IN UNITS	GRAY HORSE 2140-50	SEMI-GLOSS
K-3	CEILING PAINT	ALL CEILINGS	CHANTILLY LACE 2121-70	FLAT
K-4	DOOR PAINT	ALL DOORS IN UNITS	NIGHT TRAIN 1567	SEMI-GLOSS
K-5	CORRIDOR WALLS	ALL WALLS IN CORRIDOR	SILVER MARLIN 2139-50	SATIN
K-6	CORRIDOR TRIM	CORRIDOR TRIM	SILVER MARLIN 2139-50	SEMI-GLOSS
K-7	CORRIDOR CEILING	CORRIDOR CEILING	CHANTILLY LACE 2121-70	FLAT
K-8	CORRIDOR DOORS	CORRIDOR DOORS	KENDALL CHARCOAL HC-166	SEMI-GLOSS

APPLIANCE LEGEND			
MARK	TYPE	DESCRIPTION	TYPE
A-1	RANGE	SUMMIT APPLIANCE - WEM 210 40"H X 30"W X 24"D - SLIDE-IN STYLE RANGE	HDCP & NON-HDCP
A-2	RANGE HOOD	BROAN 30" WHITE RANGE HOOD NON VENTED WITH POWERCORD. MFG #BUEZ130WV	HDCP & NON-HDCP
A-3	REFRIG.	WHIRLPOOL 20 CU. FT. TOP FREEZER REFRIGERATOR MFG #WRT311FZDW	NON-HDCP
A-4	REFRIG.	WHIRLPOOL 21 CU. FT. SIDE-BY-SIDE REFRIGERATOR MFG #WRS331SDHM	HDCP
A-5	DISHWASHER	GE 24" BUILT-IN 3-CYCLE DISHWASHER MFG #GDT225SGLWW	HDCP & NON-HDCP
A-6	MICROWAVE	GE 1.6 CU. FT. COUNTERTOP MICROWAVE OVEN MFG #JES1657DMWW	HDCP & NON-HDCP
A-7	WASHER	GE 4.5 CU. FT. FRONT LOAD WASHING MACHINE (120 VOLT) MFG #GFW510SCNWW	HDCP & NON-HDCP
A-8	DRYER	GE 7.8 CU. FT. ELECTRIC DRYER, 240 VOLT, 6 CYCLES MFG #GFD55ESSNW	HDCP & NON-HDCP

FLOORING/CABINETY/DOOR LEGEND			
MARK	TYPE	DESCRIPTION	REFERENCE NOTES
F-1	FLOORING	VINYL PLANK SHAW CONTRACT - BRANCHING OUT CORETEC 20 MIL COLOR	REFER TO SPEC SECTION 096519-VINYL PLANK FLOORING AND ATTACHMENT "C" OF THE SPEC.
F-2	FLOORING	PORCELAIN TILES - BATH ANTHOLOGY - CARRARA ESSENCE (12x24) MATTE COLOR-ANTHMRC 1224M	REFER TO SPEC SECTION 09300-PORCELAIN TILES
F-3	FLOORING/WALLS	PORCELAIN TILES - SHOWER ANTHOLOGY - CARRARA ESSENCE (1.25/HEX) MATTE COLOR-ANTHMRC	REFER TO SPEC SECTION 09300-PORCELAIN TILES
F-4	WOOD BASEBOARD	PAINTED 9/16" X 4-1/4" PRIMED PINE BASEBOARD	PROVIDE RELIABLE OR EQUAL
C-1	CABINETY	KITCHEN CABINETY DL SPACE INC. DL CABINETY/STYLE: CG (RECESSED SHAKER) COLOR: CYBER GREY	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
C-2	CABINETY	BATH CABINETY ADAPTIVE LIVING STORE- 30" COMPLIANT WHEELCHAIR VANITY CABINETY - (POPLA) COLOR: MOANO BLUE	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
C-3	COUNTER TOPS	@ KITCHEN CAESAR STONE QUARTZ, EMPIRE WHITE 515	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
C-4	COUNTER TOPS	@ BATH THE ADAPTIVE LIVING STORE, CULTURED MARBLE. COLOR: ALABASTER	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
D-1	DOORS	BARN DOORS WHITE SHANTY: FULL PANEL SHAKER W/ BLACK CLASSIC DESIGN STANDARD FREE HARDWARE WITH SOFT-CLOS SYSTEM & TEAR DROP LATCH - BLACK	SEE PRODUCT NOTES

LIGHTING LEGEND - REFER TO SHEET A1.14 FOR LOCATION OF LIGHT FIXTURES IN EACH UNIT. REFER TO SHEETS A1.01 - 04 & A1.07 - 10 FOR LOCATION OF CORRIDOR LIGHTS.			
MARK	ROOM	FIXTURE TYPE	DESCRIPTION
L-1	CORRIDOR	ACCESS LIGHTING 20826LDD MBL/OPL ROMA 14" WIDE LED FLUSH MOUNT DRUM CEILING FIXTURE	FLUSH-MOUNT LED CEILING LIGHT, INTEGRATED LED, 14" DIA. x3"H, 30W, 2000 LUMENS (COMPARABLE TO ± 120W INCANDESCENT), 3000K, 90 CRI, DIMMABLE, MATTE BLACK METAL TRIM
L-2	KITCHEN, LIVING, DINING, BEDROOMS	MINKA LAVERY 719 661 L - 15" WIDE LED FLUSH-MOUNT LED CEILING LIGHT	INTEGRATED LED, 15" DIA. x 5 1/2"H, 30W, 2032 LUMENS (COMPARABLE TO ± 120W INCANDESCENT), 3000K, 93 CRI, DIMMABLE, DIMMER INCLUDED, COAL BLACK W/ GOLD ACCENT METAL TRIM & WHITE ACRYLIC SHADE.
L-3	BATHS	PROGRESS LIGHTING P300062-031-ZUVA 2 LIGHT 21" TALL BATHROOM SCONCE WITH ETCHED OPAL SHEETS	WALL-MOUNTED BATH VANITY LIGHT (MOUNT HORIZONTALLY ABOVE MIRROR) 2"W x 4.5"H, 7" PRO, E26 BASE, 100W INCANDESCENT EACH SIDE (CAN USE LED EQUIVALENT BULB) DIMMABLE UL-RATED FOR DAMP LOCATIONS, BLACK METAL TRIM, FROSTED GLASS SHADES.
L-4	BATHS	BROAN BHFLED80- POWERHEAT 80CFM 1.5 SONE CEILING MOUNTED HEATED EXHAUST FAN W/CCT LED LIGHTING	BATHROOM HEATER/VENTLIGHT, 80 CFM, 1.5 SONE, 1300W HEATER, 800 LUMENS, DIMMABLE LED LIGHT W/ ADJUSTABLE COLOR TEMPERATURE, WHITE.

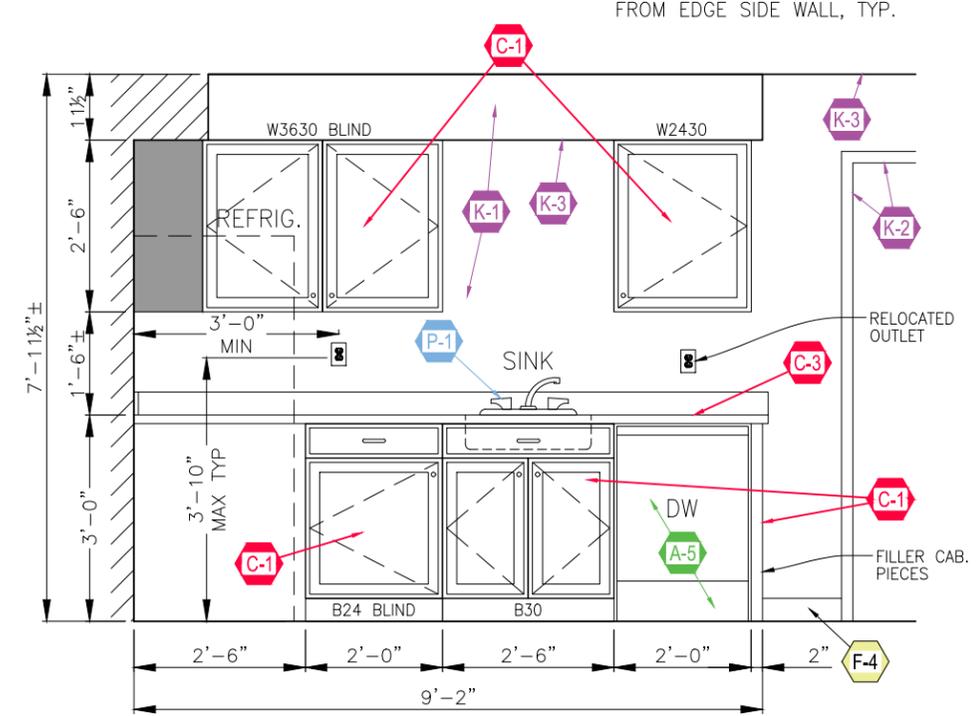
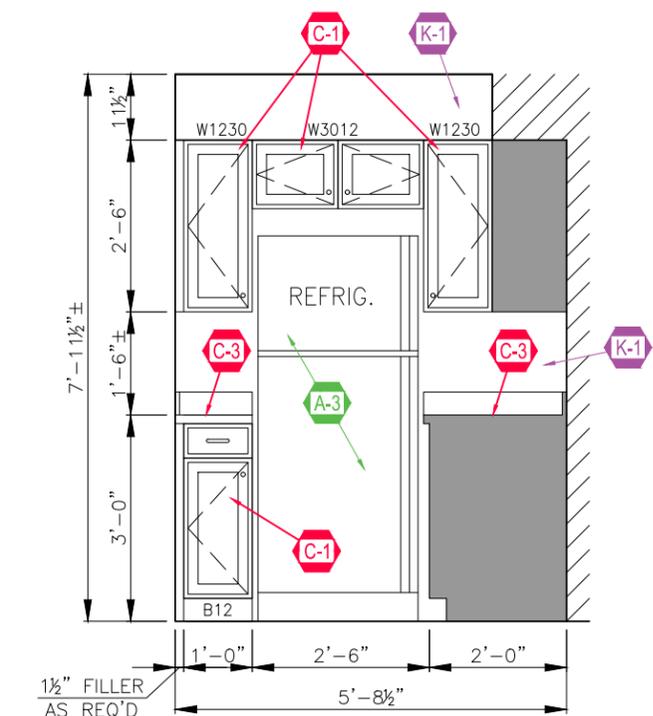
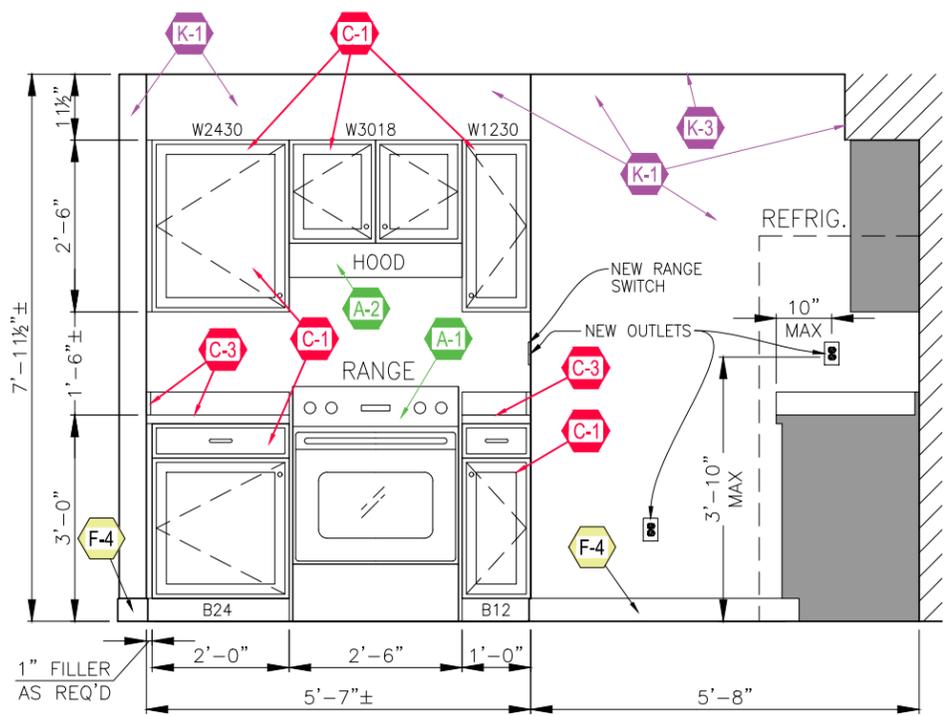
PLUMBING FIXTURE LEGEND		
MARK	FIXTURE TYPE	DESCRIPTION
P-1	KITCHEN SINK & FAUCET	ELKAY #PSR-3319, DOUBLE BOWL DROP-IN, CENTER DRAIN PLACEMENT, 20 GAUGE TYPE 304 STAINLESS STEEL; #LK99 STRAINER; SUPPLIES WITH STOPS; 1-1/2" CHROME PLATED P-TRAP; #LKGT1041 DECK MOUNT, SINGLE LEVER FAUCET WITH HIGH-RISE BASE, SWING SPOUT AND AERATOR.
P-2	KITCHEN SINK (HDCP) & FAUCET	ELKAY #GEGR_2521, SINGLE BOWL DROP-IN, CENTER DRAIN PLACEMENT, 20-GAUGE TYPE 304 STAINLESS STEEL; #LK99 STRAINER; SUPPLIES WITH STOPS; 1-1/2" CHROME PLATED P-TRAP; #LKGT1041 DECK MOUNT, SINGLE LEVER FAUCET WITH MID-RISE BASE, SWING SPOUT AND AERATOR. MOUNT AT ADA APPROVED HEIGHT IN ADA APARTMENT UNITS AND WRAP OR CONCEAL P-TRAP ASSEMBLY.
P-3	WATER CLOSET	AMERICAN STANDARD #2467.100 VITREOUS CHINA, ADA APPROVED 16-1/2" HIGH, ELONGATED SIPHON JET BOWL; CLOSE COUPLED TANK WITH WATER SAVING TRIM; #5503A00B SLOW-CLOSE WHITE SOLID PLASTIC CLOSED FRONT SEAT WITH COVER; SUPPLY WITH STOP.
P-4	TUB AND SURROUND (NON-HDCP)	AMERICAN STANDARD #2393202.02 PRINCETON 60" AMERICAST BATHTUB W/ RIGHT OR LEFT HAND DRAIN (SEE EACH UNIT FOR TYPE), PROVIDE SUBWAY TILE CULTURED MARBLE PANEL-WHITE AT WALLS.
P-5	LAVATORY SINK & FAUCET (HDCP)	AMERICAN STANDARD #0496.221 VITREOUS CHINA, OVAL UNDER COUNTER MOUNT; #0705.202 4" LEVER HANDLE CENTERSET FAUCET; COMBINATION FAUCET WITH POP-UP DRAIN; CAST BRASS P-TRAP; SUPPLIES WITH STOPS. PROVIDE MOUNTING HARDWARE. MOUNT AT ADA APPROVED HEIGHT IN ADA APARTMENT UNITS AND WRAP OR CONCEAL P-TRAP ASSEMBLY.
P-6	TUB & SHOWER FAUCET TRIM	DELTA #T14459 PRESSURE BALANCING SHOWER VALVE WITH INTEGRAL STOPS; TUB SPOUT WITH DIVERTER; CHROME PLATED SHOWER HEAD WITH ARM WITH FLANGE AND SET SCREW; SINGLE HANDLE MIXING VALVE AND TRIM. PROVIDE CONCEALED DIVERTER VALVE AND VACUUM BREAKER. COORDINATE REQUIRED SUPPORTS WITH OTHER TRADES.
P-7	TUB & SHOWER FAUCET TRIM (HDCP)	DELTA #T14459 PRESSURE BALANCING SHOWER VALVE WITH INTEGRAL STOPS; TUB SPOUT WITH DIVERTER; CHROME PLATED SHOWER HEAD WITH ARM WITH FLANGE AND SET SCREW; SINGLE HANDLE MIXING VALVE AND TRIM. PROVIDE CONCEALED DIVERTER VALVE WITH 3 PORTS AND PERSONAL HAND HELD SHOWER #57021 WITH 24" CHROME PLATED GRIDE BAR AND 60" HOSE WITH SUPPLY ELBOW AND FLANGE. PROVIDE VACUUM BREAKER. COORDINATE REQUIRED SUPPORTS WITH OTHER TRADES. ALL TO BE ADA COMPLIANT.

KEY LEGEND PER COLOR

- K-X - PAINT COLORS
- A-X - APPLIANCES
- F-X - FLOOR TYPES
- C-X - CABINETS & COUNTERS
- L-X - LIGHT FIXTURES
- P-X - PLUMBING FIXTURES
- D-X - BARN DOOR

OUTLET NOTES:

- 1) OUTLETS OVER-COUNTERS TO BE MOUNTED AT 46" MAX A.F.F. TYP TO THE BOTTOM SOCKET.
- 2) ALL OVER-COUNTER OUTLETS SHALL BE 25-1/2" MAX DISTANCE FROM COUNTER EDGE.
- 3) OUTLET/SWITCHES AT SIDE WALLS OVER COUNTER SHALL BE 10" MAX FROM EDGE SIDE WALL, TYP.



A TYP. KITCHEN ELEVATION (RANGE)
A3.00 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

B TYP. KITCHEN ELEV. (REFRIG.)
A3.00 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

C TYP. KITCHEN ELEVATION (SINK)
A3.00 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

REVISIONS	BY

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PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
KITCHEN ELEVATIONS

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	

A3.00

PAINT FINISH LEGEND				
PAINT COLORS - BENJAMIN MOORE			COLOR	SHEEN
MARK	SURFACE	DESCRIPTION		
K-1	WALL PAINT	ALL WALLS IN UNITS	GRAY HORSE 2140-50	SATIN
K-2	TRIM PAINT	ALL TRIM IN UNITS	GRAY HORSE 2140-50	SEMI-GLOSS
K-3	CEILING PAINT	ALL CEILINGS	CHANTILLY LACE 2121-70	FLAT
K-4	DOOR PAINT	ALL DOORS IN UNITS	NIGHT TRAIN 1567	SEMI-GLOSS
K-5	CORRIDOR WALLS	ALL WALLS IN CORRIDOR	SILVER MARLIN 2139-50	SATIN
K-6	CORRIDOR TRIM	CORRIDOR TRIM	SILVER MARLIN 2139-50	SEMI-GLOSS
K-7	CORRIDOR CEILING	CORRIDOR CEILING	CHANTILLY LACE 2121-70	FLAT
K-8	CORRIDOR DOORS	CORRIDOR DOORS	KENDALL CHARCOAL HC-166	SEMI-GLOSS

APPLIANCE LEGEND			
MARK	TYPE	DESCRIPTION	TYPE
A-1	RANGE	SUMMIT APPLIANCE - WEM 210 40" X 30" X 24" D - SLIDE-IN STYLE RANGE	HDCP & NON-HDCP
A-2	RANGE HOOD	BROAN 30" WHITE RANGE HOOD NON VENTED WITH POWERCORD. MFG #BUEZ130WV	HDCP & NON-HDCP
A-3	REFRIG.	WHIRLPOOL 20 CU. FT. TOP FREEZER REFRIGERATOR MFG #WRT311FZDW	NON-HDCP
A-4	REFRIG.	WHIRLPOOL 21 CU. FT. SIDE-BY-SIDE REFRIGERATOR MFG #WRS331SDHM	HDCP
A-5	DISHWASHER	GE 24" BUILT-IN 3-CYCLE DISHWASHER MFG #GDT225SGLWW	HDCP & NON-HDCP
A-6	MICROWAVE	GE 1.6 CU. FT. COUNTERTOP MICROWAVE OVEN MFG #JES1657DMWW	HDCP & NON-HDCP
A-7	WASHER	GE 4.5 CU. FT. FRONT LOAD WASHING MACHINE (120 VOLT) MFG #GFW510SCNWW	HDCP & NON-HDCP
A-8	DRYER	GE 7.8 CU. FT. ELECTRIC DRYER, 240 VOLT, 6 CYCLES MFG #GFD55ESSNW	HDCP & NON-HDCP

FLOORING/CABINETY/DOOR LEGEND			
MARK	TYPE	DESCRIPTION	REFERENCE NOTES
F-1	FLOORING	VINYL PLANK SHAW CONTRACT - BRANCHING OUT CORETEC 20 MIL COLOR	REFER TO SPEC SECTION 096519-VINYL PLANK FLOORING AND ATTACHMENT "C" OF THE SPEC.
F-2	FLOORING	PORCELAIN TILES - BATH ANTHOLOGY - CARRARA ESSENCE (12x24) MATTE COLOR-ANTHMRC 1224M	REFER TO SPEC SECTION 09300-PORCELAIN TILES
F-3	FLOORING/WALLS	PORCELAIN TILES - SHOWER ANTHOLOGY - CARRARA ESSENCE (1.25HEX) MATTE COLOR-ANTHMRC1224M	REFER TO SPEC SECTION 09300-PORCELAIN TILES
F-4	WOOD BASEBOARD	PAINTED 9/16" X 4-1/4" PRIMED PINE BASEBOARD	PROVIDE RELIABLE OR EQUAL
C-1	CABINETY	KITCHEN CABINETY DL SPACE INC. DL CABINETY/STYLE: CG (RECESSED SHAKER) COLOR: CYBER GREY	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
C-2	CABINETY	BATH CABINETY ADAPTIVE LIVING STORE- 30" COMPLIANT WHEELCHAIR VANITY CABINETY - (POPLA) COLOR: MOANO BLUE	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
C-3	COUNTER TOPS	@ KITCHEN CAESAR STONE QUARTZ, EMPIRE WHITE 515	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
C-4	COUNTER TOPS	@ BATH THE ADAPTIVE LIVING STORE, CULTURED MARBLE. COLOR: ALABASTER	REFER TO SPEC SECTION 123530-RESIDENTIAL CASE WORK
D-1	DOORS	BARN DOORS WHITE SHANTY: FULL PANEL SHAKER W/ BLACK CLASSIC DESIGN STANDARD FREE HARDWARE WITH SOFT-CLOS SYSTEM & TEAR DROP LATCH - BLACK	SEE PRODUCT NOTES

LIGHTING LEGEND - REFER TO SHEET A1.14 FOR LOCATION OF LIGHT FIXTURES IN EACH UNIT. REFER TO SHEETS A1.01 - 04 & A1.07 - 10 FOR LOCATION OF CORRIDOR LIGHTS.			
MARK	ROOM	FIXTURE TYPE	DESCRIPTION
L-1	CORRIDOR	ACCESS LIGHTING 20826LEDD MBL/OPL ROMA 14" WIDE LED FLUSH MOUNT DRUM CEILING FIXTURE	FLUSH-MOUNT LED CEILING LIGHT, INTEGRATED LED, 14" DIA. x3"H, 30W, 2000 LUMENS (COMPARABLE TO ± 120W INCANDESCENT), 3000K, 90 CRI, DIMMABLE, MATTE BLACK METAL TRIM
L-2	KITCHEN, LIVING, DINING, BEDROOMS	MINKA LAVERY 719 661 L - 15" WIDE LED FLUSH-MOUNT LED CEILING LIGHT	INTEGRATED LED, 15" DIA. x 5 1/2" H, 30W, 2032 LUMENS (COMPARABLE TO ± 120W INCANDESCENT), 3000K, 93 CRI, DIMMABLE, DIMMER INCLUDED, COAL BLACK W/ GOLD ACCENT METAL TRIM & WHITE ACRYLIC SHADE.
L-3	BATHS	PROGRESS LIGHTING P300062-031-ZUVA 2 LIGHT 21" TALL BATHROOM SCONCE WITH ETCHED OPAL SHEETS	WALL-MOUNTED BATH VANITY LIGHT (MOUNT HORIZONTALLY ABOVE MIRROR) 2"W x 4.5"H, 7" PRO, E26 BASE, 100W INCANDESCENT EACH SIDE (CAN USE LED EQUIVALENT BULB) DIMMABLE UL-RATED FOR DAMP LOCATIONS, BLACK METAL TRIM, FROSTED GLASS SHADES.
L-4	BATHS	BROAN BHFLED80- POWERHEAT 80CFM 1.5 SONE CEILING MOUNTED HEATED EXHAUST FAN W/CCT LED LIGHTING	BATHROOM HEATER/VENT/LIGHT, 80 CFM, 1.5 SONE, 1300W HEATER, 800 LUMENS, DIMMABLE LED LIGHT W/ ADJUSTABLE COLOR TEMPERATURE, WHITE.

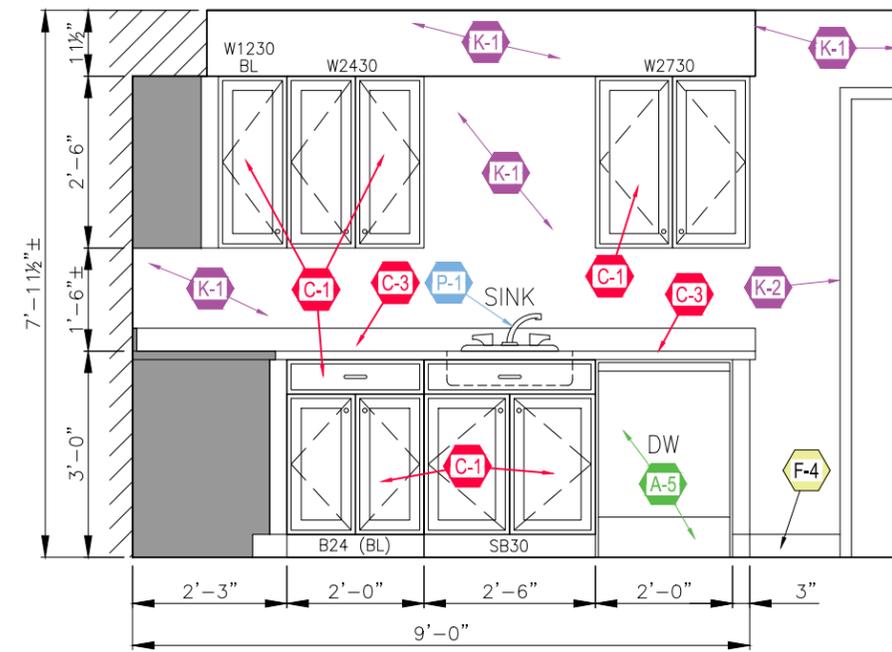
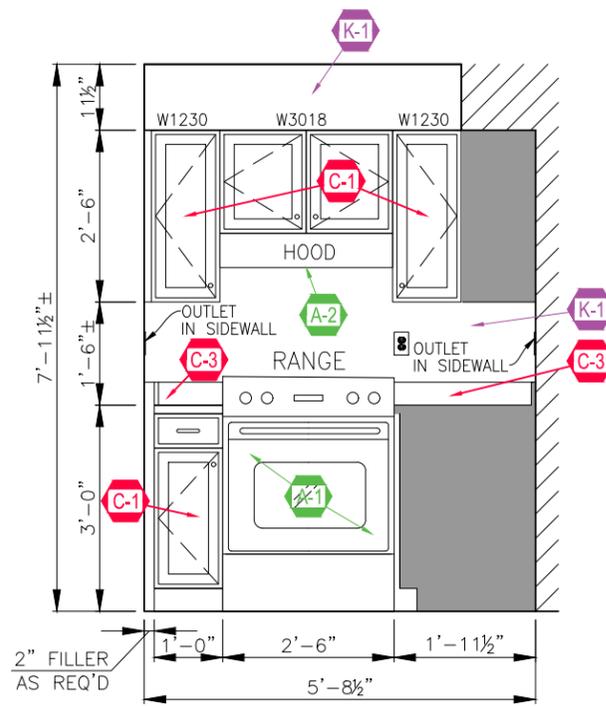
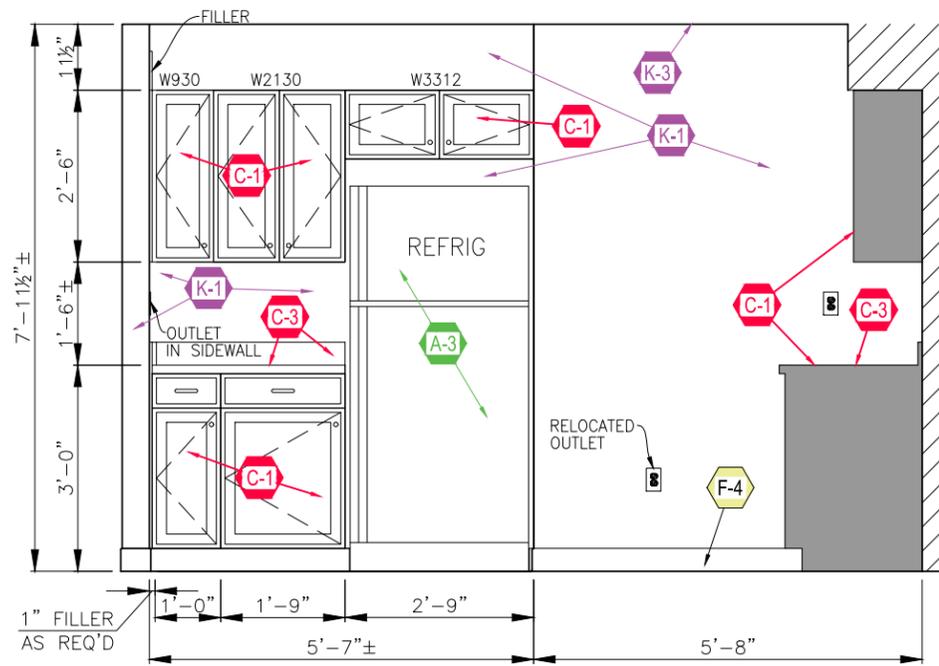
PLUMBING FIXTURE LEGEND		
MARK	FIXTURE TYPE	DESCRIPTION
P-1	KITCHEN SINK & FAUCET	ELKAY #PSR-3319, DOUBLE BOWL DROP-IN, CENTER DRAIN PLACEMENT, 20 GAUGE TYPE 304 STAINLESS STEEL; #LK99 STRAINER; SUPPLIES WITH STOPS; 1-1/2" CHROME PLATED P-TRAP; #LKG1041 DECK MOUNT, SINGLE LEVER FAUCET WITH HIGH-RISE BASE, SWING SPOUT AND AERATOR.
P-2	KITCHEN SINK (HDCP) & FAUCET	ELKAY #GECR_2521, SINGLE BOWL DROP-IN, CENTER DRAIN PLACEMENT, 20-GAUGE TYPE 304 STAINLESS STEEL; #LK99 STRAINER; SUPPLIES WITH STOPS; 1-1/2" CHROME PLATED P-TRAP; #LKG1041 DECK MOUNT, SINGLE LEVER FAUCET WITH MID-RISE BASE, SWING SPOUT AND AERATOR. MOUNT AT ADA APPROVED HEIGHT IN ADA APARTMENT UNITS AND WRAP OR CONCEAL P-TRAP ASSEMBLY.
P-3	WATER CLOSET	AMERICAN STANDARD #2467.100 VITREOUS CHINA, ADA APPROVED 16-1/2" HIGH, ELONGATED SIPHON JET BOWL; CLOSE COUPLED TANK WITH WATER SAVING TRIM; #5503A00B SLOW-CLOSE WHITE SOLID PLASTIC CLOSED FRONT SEAT WITH COVER; SUPPLY WITH STOP.
P-4	TUB AND SURROUND (NON-HDCP)	AMERICAN STANDARD #2393202.02 PRINCETON 60" AMERICAN BATH TUB W/ RIGHT OR LEFT HAND DRAIN (SEE EACH UNIT FOR TYPE), PROVIDE SUBWAY TILE CULTURED MARBLE PANEL-WHITE AT WALLS.
P-5	LAVATORY SINK & FAUCET (HDCP)	AMERICAN STANDARD #0496.221 VITREOUS CHINA, OVAL UNDER COUNTER MOUNT; #7075.202 4" LEVER HANDLE CENTERSET FAUCET; COMBINATION FAUCET WITH POP-UP DRAIN; CAST BRASS P-TRAP; SUPPLIES WITH STOPS. PROVIDE MOUNTING HARDWARE. MOUNT AT ADA APPROVED HEIGHT IN ADA APARTMENT UNITS AND WRAP OR CONCEAL P-TRAP ASSEMBLY.
P-6	TUB & SHOWER FAUCET TRIM	DELTA #T14459 PRESSURE BALANCING SHOWER VALVE WITH INTEGRAL STOPS; TUB SPOUT WITH DIVERTER; CHROME PLATED SHOWER HEAD WITH ARM WITH FLANGE AND SET SCREW; SINGLE HANDLE MIXING VALVE AND TRIM. PROVIDE CONCEALED DIVERTER VALVE AND VACUUM BREAKER. COORDINATE REQUIRED SUPPORTS WITH OTHER TRADES.
P-7	TUB & SHOWER FAUCET TRIM (HDCP)	DELTA #T14459 PRESSURE BALANCING SHOWER VALVE WITH INTEGRAL STOPS; TUB SPOUT WITH DIVERTER; CHROME PLATED SHOWER HEAD WITH ARM WITH FLANGE AND SET SCREW; SINGLE HANDLE MIXING VALVE AND TRIM. PROVIDE CONCEALED DIVERTER VALVE WITH 3 PORTS AND PERSONAL HAND HELD SHOWER #57021 WITH 24" CHROME PLATED GRIDE BAR AND 60" HOSE WITH SUPPLY ELBOW AND FLANGE. PROVIDE VACUUM BREAKER. COORDINATE REQUIRED SUPPORTS WITH OTHER TRADES. ALL TO BE ADA COMPLIANT.

KEY LEGEND PER COLOR

- K-X - PAINT COLORS
- A-X - APPLIANCES
- F-X - FLOOR TYPES
- C-X - CABINETS & COUNTERS
- L-X - LIGHT FIXTURES
- P-X - PLUMBING FIXTURES
- D-X - BARN DOOR

OUTLET NOTES:

- 1) OUTLETS OVER-COUNTERS TO BE MOUNTED AT 46" MAX A.F.F. TYP TO THE BOTTOM SOCKET.
- 2) ALL OVER-COUNTER OUTLETS SHALL BE 25-1/2" MAX DISTANCE FROM COUNTER EDGE.
- 3) OUTLET/SWITCHES AT SIDE WALLS OVER COUNTER SHALL BE 10" MAX FROM EDGE SIDE WALL, TYP.



A TYP. KITCHEN ELEVATION (REFRIG.)
A3.01 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

NOTE: TYP. FOR BUILDINGS D & E

B TYP. KITCHEN ELEV. (RANGE)
A3.01 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

NOTE: TYP. FOR BUILDINGS D & E

C TYP. KITCHEN ELEVATION (SINK)
A3.01 NON-HANDICAP UNITS SCALE: 3/4" = 1'-0"

NOTE: TYP. FOR BUILDINGS D & E

REVISIONS	BY

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NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
KITCHEN ELEVATIONS

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	A3.01

A3.01

PAINT FINISH LEGEND				
PAINT COLORS - BENJAMIN MOORE			COLOR	SHEEN
MARK	SURFACE	DESCRIPTION		
K-1	WALL PAINT	ALL WALLS IN UNITS	GRAY HORSE 2140-50	SATIN
K-2	TRIM PAINT	ALL TRIM IN UNITS	GRAY HORSE 2140-50	SEMI-GLOSS
K-3	CEILING PAINT	ALL CEILINGS	CHANTILLY LACE 2121-70	FLAT
K-4	DOOR PAINT	ALL DOORS IN UNITS	NIGHT TRAIN 1567	SEMI-GLOSS
K-5	CORRIDOR WALLS	ALL WALLS IN CORRIDOR	SILVER MARLIN 2139-50	SATIN
K-6	CORRIDOR TRIM	CORRIDOR TRIM	SILVER MARLIN 2139-50	SEMI-GLOSS
K-7	CORRIDOR CEILING	CORRIDOR CEILING	CHANTILLY LACE 2121-70	FLAT
K-8	CORRIDOR DOORS	CORRIDOR DOORS	KENDALL CHARCOAL HC-166	SEMI-GLOSS

APPLIANCE LEGEND			
MARK	TYPE	DESCRIPTION	TYPE
A-1	RANGE	SUMMIT APPLIANCE - WEM 210 40"H X 30"W X 24"D - SLIDE-IN STYLE RANGE	HDCP & NON-HDCP
A-2	RANGE HOOD	BROAN 30" WHITE RANGE HOOD NON VENTED WITH POWERCORD. MFG #BUEZ130WW	HDCP & NON-HDCP
A-3	REFRIG.	WHIRLPOOL 20 CU. FT. TOP FREEZER REFRIGERATOR MFG #WRT311FZDW	NON-HDCP
A-4	REFRIG.	WHIRLPOOL 21 CU. FT. SIDE-BY-SIDE REFRIGERATOR MFG #WRS331SDHM	HDCP
A-5	DISHWASHER	GE 24" BUILT-IN 3-CYCLE DISHWASHER MFG #GDT225SGLWW	HDCP & NON-HDCP
A-6	MICROWAVE	GE 1.6 CU. FT. COUNTERTOP MICROWAVE OVEN MFG #JES1657DMWW	HDCP & NON-HDCP
A-7	WASHER	GE 4.5 CU. FT. FRONT LOAD WASHING MACHINE (120 VOLT) MFG #GFW510SCNWW	HDCP & NON-HDCP
A-8	DRYER	GE 7.8 CU. FT. ELECTRIC DRYER, 240 VOLT, 6 CYCLES MFG #GFD55ESSNW	HDCP & NON-HDCP

NOTE:
ALL FINISHES, APPLIANCES, CABINETRY, LIGHTING AND PLUMBING TYPES ARE SELECTED BY THE OWNER. NO SUBSTITUTIONS WILL BE ALLOWED.

FLOORING/CABINETRY/DOOR LEGEND			
MARK	TYPE	DESCRIPTION	REFERENCE NOTES
F-1	FLOORING	VINYL PLANK	SHAW CONTRACT - BRANCHING OUT CORETEC 20 MIL COLOR
F-2	FLOORING	PORCELAIN TILES - BATH	ANTHOLOGY - CARRARA ESSENCE (12x24) MATTE COLOR-ANTHMRCE 1224M
F-3	FLOORING/WALLS	PORCELAIN TILES - SHOWER	ANTHOLOGY - CARRARA ESSENCE (1.25HEX) MATTE COLOR-ANTHMRCHM
F-4	WOOD BASEBOARD	PAINTED	9/16" X 4-1/4" PRIMED PINE BASEBOARD
C-1	CABINETRY	KITCHEN CABINETRY	DL SPACE INC. DL CABINETRY/STYLE: CG (RECESSED SHAKER) COLOR: CYBER GREY
C-2	CABINETRY	BATH CABINETRY	ADAPTIVE LIVING STORE- 30" COMPLIANT WHEELCHAIR VANITY CABINET - (POPLA) COLOR: MOANO BLUE
C-3	COUNTER TOPS	@ KITCHEN	CAESAR STONE QUARTZ, EMPIRE WHITE 515
C-4	COUNTER TOPS	@ BATH	THE ADAPTIVE LIVING STORE, CULTURED MARBLE. COLOR: ALABASTER
D-1	DOORS	BARN DOORS	WHITE SHANTY: FULL PANEL SHAKER W/ BLACK CLASSIC DESIGN STANDARD FREE HARDWARE WITH SOFT-CLOS SYSTEM & TEAR DROP LATCH - BLACK

LIGHTING LEGEND - REFER TO SHEET A1.14 FOR LOCATION OF LIGHT FIXTURES IN EACH UNIT. REFER TO SHEETS A1.01 - 04 & A1.07 - 10 FOR LOCATION OF CORRIDOR LIGHTS.			
MARK	ROOM	FIXTURE TYPE	DESCRIPTION
L-1	CORRIDOR	ACCESS LIGHTING 20826LDD MBL/OPL ROMA 14" WIDE LED FLUSH MOUNT DRUM CEILING FIXTURE	FLUSH-MOUNT LED CEILING LIGHT, INTEGRATED LED, 14" DIA. x3"H, 30W, 2000 LUMENS (COMPARABLE TO ± 120W INCANDESCENT), 3000K, 90 CRI, DIMMABLE, MATTE BLACK METAL TRIM
L-2	KITCHEN, LIVING, DINING, BEDROOMS	MINKA LAVERY 719 661 L - 15" WIDE LED FLUSH-MOUNT LED CEILING LIGHT	INTEGRATED LED, 15" DIA. x 5 3/4"H, 30W, 2032 LUMENS (COMPARABLE TO ± 120W INCANDESCENT), 3000K, 93 CRI, DIMMABLE, DIMMER INCLUDED, COAL BLACK W/ GOLD ACCENT METAL TRIM & WHITE ACRYLIC SHADE.
L-3	BATHS	PROGRESS LIGHTING P300062-031-ZUVA 2 LIGHT 21" TALL BATHROOM SCONCE WITH ETCHED OPAL SHEETS	WALL-MOUNTED BATH VANITY LIGHT (MOUNT HORIZONTALLY ABOVE MIRROR) 2"W x 4.5"H, 7" PRO, E26 BASE, 100W INCANDESCENT EACH SIDE (CAN USE LED EQUIVALENT BULB) DIMMABLE UL-RATED FOR DAMP LOCATIONS, BLACK METAL TRIM, FROSTED GLASS SHADES.
L-4	BATHS	BROAN BHFLED80- POWERHEAT 80CFM 1.5 SONE CEILING MOUNTED HEATED EXHAUST FAN W/CC LED LIGHTING	BATHROOM HEATER/VENTLIGHT, 80 CFM, 1.5 SONE, 1300W HEATER, 800 LUMENS, DIMMABLE LED LIGHT W/ ADJUSTABLE COLOR TEMPERATURE, WHITE.

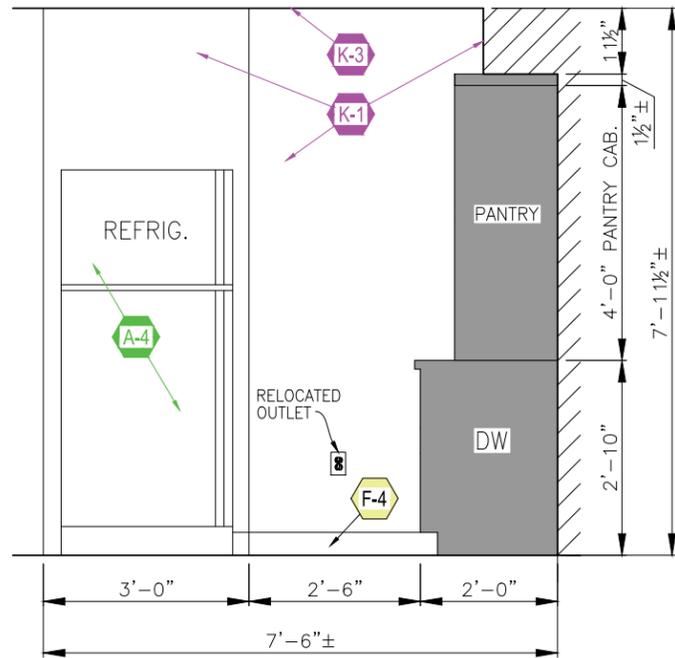
PLUMBING FIXTURE LEGEND		
MARK	FIXTURE TYPE	DESCRIPTION
P-1	KITCHEN SINK & FAUCET	ELKAY #PSR-3319, DOUBLE BOWL DROP-IN, CENTER DRAIN PLACEMENT, 20 GAUGE TYPE 304 STAINLESS STEEL; #LK99 STRAINER; SUPPLIES WITH STOPS; 1-1/2" CHROME PLATED P-TRAP; #LKG1041 DECK MOUNT, SINGLE LEVER FAUCET WITH HIGH-RISE BASE, SWING SPOUT AND AERATOR.
P-2	KITCHEN SINK (HDCP) & FAUCET	ELKAY #GECR_2521, SINGLE BOWL DROP-IN, CENTER DRAIN PLACEMENT, 20-GAUGE TYPE 304 STAINLESS STEEL; #LK99 STRAINER; SUPPLIES WITH STOPS; 1-1/2" CHROME PLATED P-TRAP; #LKG1041 DECK MOUNT, SINGLE LEVER FAUCET WITH MID-RISE BASE, SWING SPOUT AND AERATOR. MOUNT AT ADA APPROVED HEIGHT IN ADA APARTMENT UNITS AND WRAP OR CONCEAL P-TRAP ASSEMBLY.
P-3	WATER CLOSET	AMERICAN STANDARD #2467.100 VITREOUS CHINA, ADA APPROVED 16-1/2" HIGH, ELONGATED SIPHON JET BOWL; CLOSE COUPLED TANK WITH WATER SAVING TRIM; #5503A00B SLOW-CLOSE WHITE SOLID PLASTIC CLOSED FRONT SEAT WITH COVER, SUPPLY WITH STOP.
P-4	TUB AND SURROUND (NON-HDCP)	AMERICAN STANDARD #2393202.02 PRINCETON 60" AMERICAN BATHTUB W/ RIGHT OR LEFT HAND DRAIN (SEE EACH UNIT FOR TYPE), PROVIDE SUBWAY TILE CULTURED MARBLE PANEL-WHITE AT WALLS.
P-5	LAVATORY SINK & FAUCET (HDCP)	AMERICAN STANDARD #0496.221 VITREOUS CHINA, OVAL UNDER COUNTER MOUNT; #0705.202 4" LEVER HANDLE CENTERSET FAUCET; COMBINATION FAUCET WITH POP-UP DRAIN; CAST BRASS P-TRAP; SUPPLIES WITH STOPS. PROVIDE MOUNTING HARDWARE. MOUNT AT ADA APPROVED HEIGHT IN ADA APARTMENT UNITS AND WRAP OR CONCEAL P-TRAP ASSEMBLY.
P-6	TUB & SHOWER FAUCET TRIM	DELTA #T14459 PRESSURE BALANCING SHOWER VALVE WITH INTEGRAL STOPS; TUB SPOUT WITH DIVERTER; CHROME PLATED SHOWER HEAD WITH ARM WITH FLANGE AND SET SCREW; SINGLE HANDLE MIXING VALVE AND TRIM. PROVIDE CONCEALED DIVERTER VALVE AND VACUUM BREAKER. COORDINATE REQUIRED SUPPORTS WITH OTHER TRADES.
P-7	TUB & SHOWER FAUCET TRIM (HDCP)	DELTA #T14459 PRESSURE BALANCING SHOWER VALVE WITH INTEGRAL STOPS; TUB SPOUT WITH DIVERTER; CHROME PLATED SHOWER HEAD WITH ARM WITH FLANGE AND SET SCREW; SINGLE HANDLE MIXING VALVE AND TRIM. PROVIDE CONCEALED DIVERTER VALVE WITH 3 PORTS AND PERSONAL HAND HELD SHOWER #57021 WITH 24" CHROME PLATED GRIDE BAR AND 60" HOSE WITH SUPPLY ELBOW AND FLANGE. PROVIDE VACUUM BREAKER. COORDINATE REQUIRED SUPPORTS WITH OTHER TRADES. ALL TO BE ADA COMPLIANT.

KEY LEGEND PER COLOR

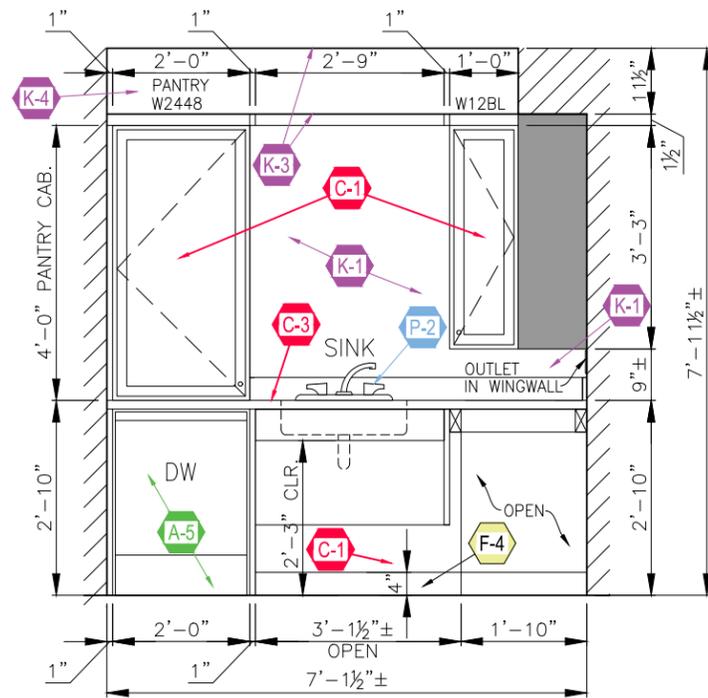
- K-X - PAINT COLORS
- A-X - APPLIANCES
- F-X - FLOOR TYPES
- C-X - CABINETS & COUNTERS
- L-X - LIGHT FIXTURES
- P-X - PLUMBING FIXTURES
- D-X - BARN DOOR

OUTLET NOTES:

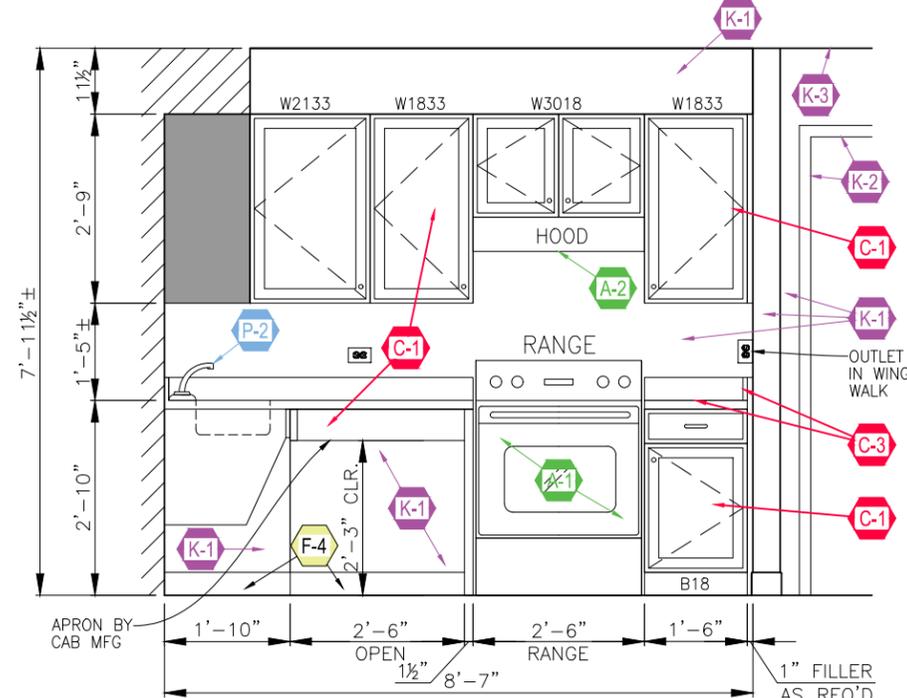
- 1) OUTLETS OVER-COUNTERS TO BE MOUNTED AT 46" MAX A.F.F. TYP TO THE BOTTOM SOCKET.
- 2) ALL OVER-COUNTER OUTLETS SHALL BE 25-1/2" MAX DISTANCE FROM COUNTER EDGE.
- 3) OUTLET/SWITCHES AT SIDE WALLS OVER COUNTER SHALL BE 10" MAX FROM EDGE SIDE WALL, TYP.



D TYP. KITCHEN ELEV. (REFRIG.)
A3.02 HANDICAP UNITS SCALE: 3/4" = 1'-0"



E TYP. KITCHEN ELEV. (SINK)
A3.02 HANDICAP UNITS SCALE: 3/4" = 1'-0"



F TYP. KITCHEN ELEV. (RANGE)
A3.02 HANDICAP UNITS SCALE: 3/4" = 1'-0"

REVISIONS	BY

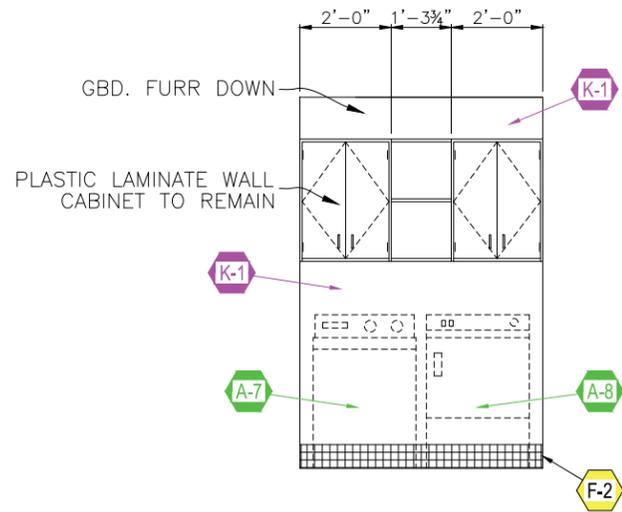
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NEW ORLEANS, LOUISIANA 70122

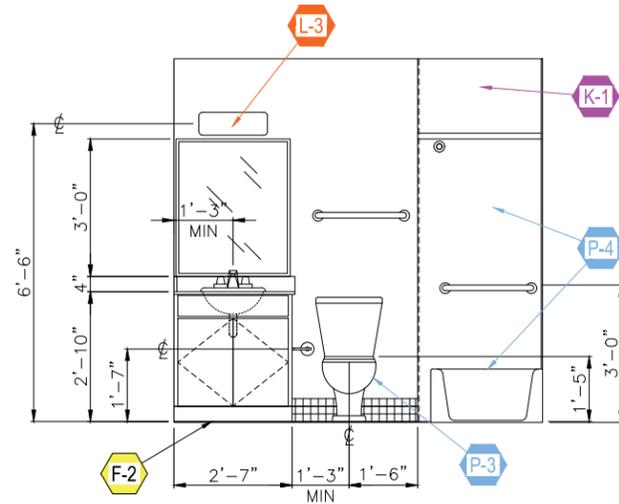
PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
HANDICAP KITCHEN ELEVATIONS

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	A3.02

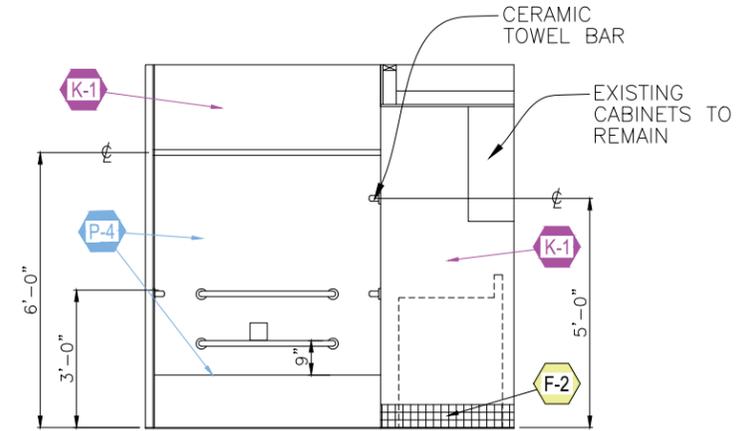
A3.02



A TYP. BATHROOM ELEV.
 A3.03 1-BR SCALE: 1/2" = 1'-0"

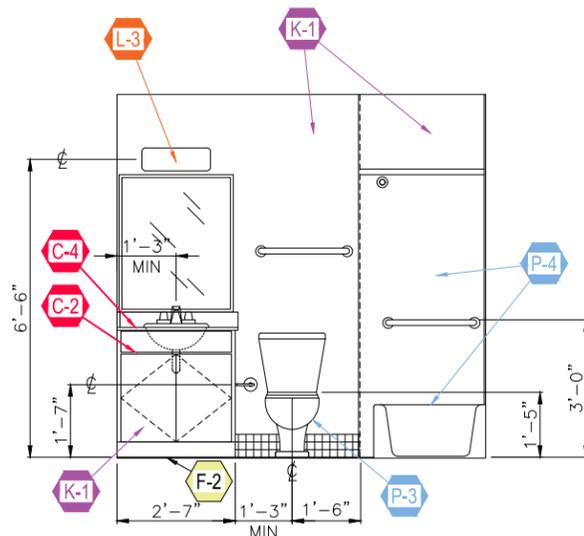


B TYP. BATHROOM ELEV.
 A3.03 1-BR SCALE: 1/2" = 1'-0"



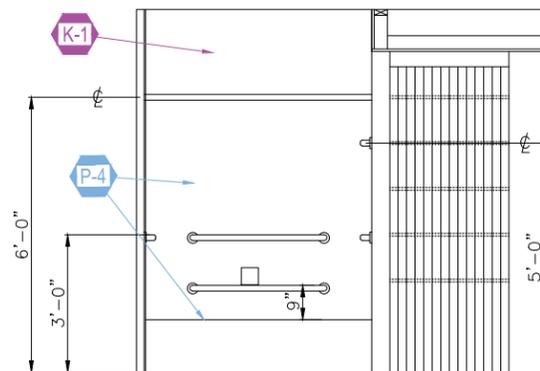
C TYP. BATHROOM ELEV.
 A3.03 1-BR SCALE: 1/2" = 1'-0"

NOTE:
 PROVIDE BLOCKING IN WALLS FOR FUTURE
 INSTALLATION OF GRAB BAR SEE SHEET A0.02.



D TYP. BATHROOM ELEV.
 A3.03 2-BR SCALE: 1/2" = 1'-0"

NOTE:
 PROVIDE BLOCKING IN WALLS FOR FUTURE
 INSTALLATION OF GRAB BAR SEE SHEET A0.02.



E TYP. BATHROOM ELEV.
 A3.03 2-BR SCALE: 1/2" = 1'-0"

NOTE:
 PROVIDE BLOCKING IN WALLS FOR FUTURE
 INSTALLATION OF GRAB BAR SEE SHEET A0.02.

- NOTES:
- 1) REFER TO SHEET A2.02 FOR FLOOR PLANS.
 - 2) REFER TO SHEET A3.00 FOR DESCRIPTIONS OF LEGEND KEYNOTE.
 - 3) PROVIDE BOBRICK B-165 2436 MIRROR W/ BRIGHT POLISHED STAINLESS STEEL FRAME. TYPICALLY AT EACH LAV.

REVISIONS	BY

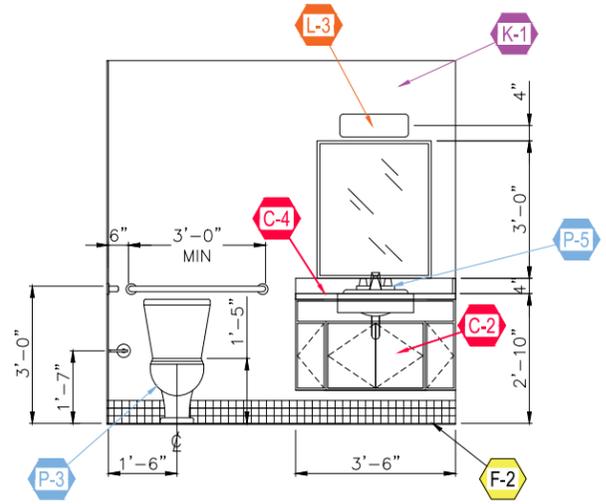
ARCHITECT/ENGINEER:
ECM Consultants, Inc.
 ENGINEERS - ARCHITECTS - CONSTRUCTION MANAGERS
 1301 CLEARVIEW PKWY. SUITE 200
 METAIRIE, LOUISIANA 70001
 PHONE: (504) 885-4080. FAX: (504) 885-1439
 EMAIL: mail@ecmconsultants.com

OWNER:
 HOUSING AUTHORITY
 OF NEW ORLEANS
 2051 SENATE ST. BUILDING B, RM. 202
 NEW ORLEANS, LOUISIANA 70122

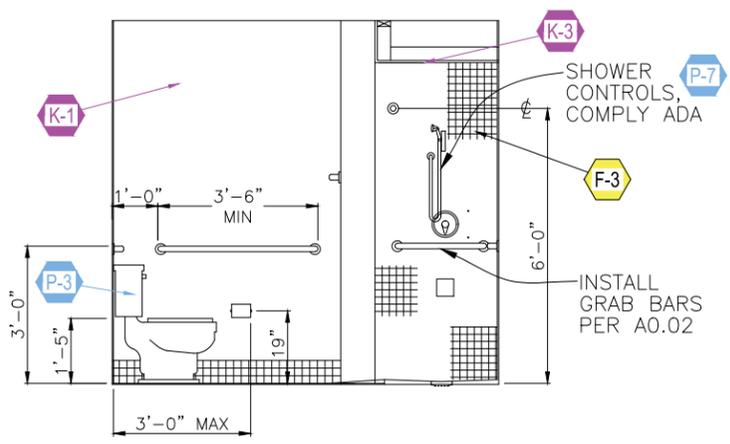
PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 BATHROOM ELEVATIONS

DRAWN
M.L.M. & A.E.D.
CHECKED
N.G.W.
DATE
JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.

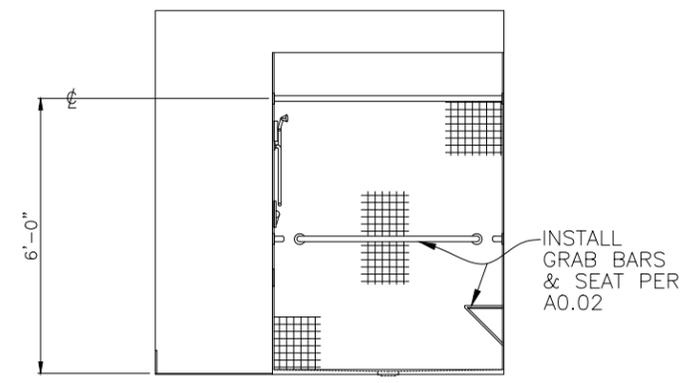
A3.03



A TYP. BATHROOM ELEV.
 A3.04 1-BR H.C. SCALE: 1/2" = 1'-0"

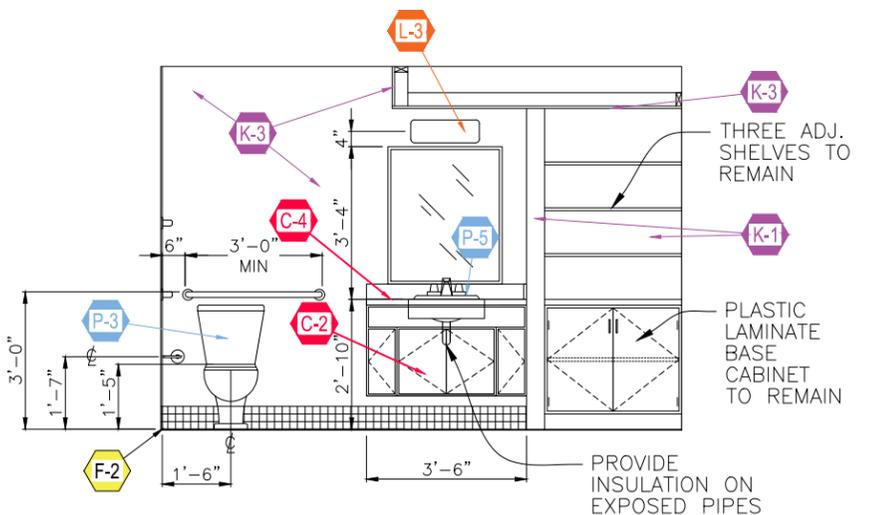


B TYP. BATHROOM ELEV.
 A3.04 1-BR H.C. SCALE: 1/2" = 1'-0"

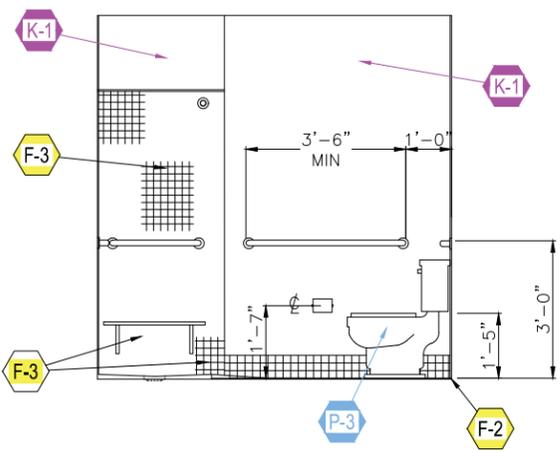


C TYP. BATHROOM ELEV.
 A3.04 1-BR H.C. SCALE: 1/2" = 1'-0"

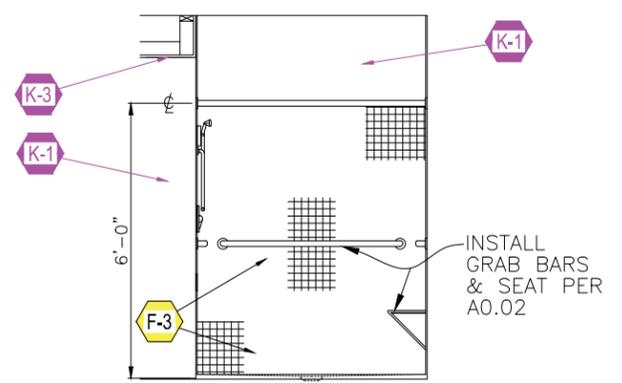
- NOTES:
- 1) REFER TO SHEET A2.03 FOR FLOOR PLANS.
 - 2) REFER TO SHEET A3.00 FOR DESCRIPTIONS OF LEGEND KEYNOTE.
 - 3) PROVIDE BOBRICK B-165 2436 MIRROR W/ BRIGHT POLISHED STAINLESS STEEL FRAME. TYPICALLY AT EACH LAV.
 - 4) PROVIDE BLOCKING IN WALLS AT SHOWER FOR GRAB BAR INSTALLATION. INSTALL GRAB BARS PER SHEET A0.02.



D TYP. BATHROOM ELEV.
 A3.04 2-BR H.C. SCALE: 1/2" = 1'-0"



E TYP. BATHROOM ELEV.
 A3.04 2-BR H.C. SCALE: 1/2" = 1'-0"



F TYP. BATHROOM ELEV.
 A3.04 2-BR H.C. SCALE: 1/2" = 1'-0"

REVISIONS	BY

ARCHITECT/ENGINEER:
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 1301 CLEARVIEW PKWY. SUITE 200
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OWNER:
 HOUSING AUTHORITY
 OF NEW ORLEANS
 2051 SENATE ST. BUILDING B, RM. 202
 NEW ORLEANS, LOUISIANA 70122

PROJECT:
 FISCHER SENIOR HOUSING COMMUNITY
 INTERIOR & EXTERIOR REPAIRS
 SHEET TITLE:
 HANDICAP BATHROOM ELEVATIONS

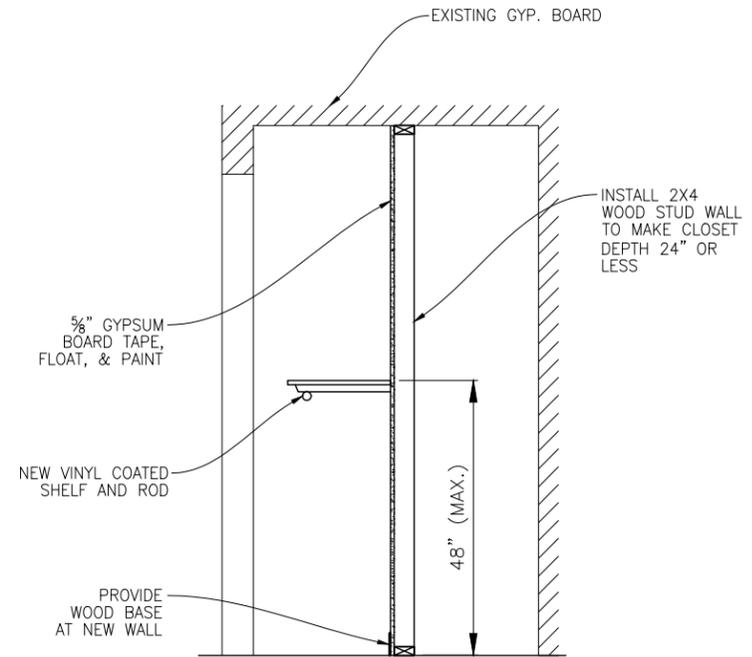
DRAWN
M.L.M. & A.E.D.
CHECKED
N.G.W.
DATE
JUN. 21, 2024
SCALE
AS SHOWN
JOB NO.
22462.16
SHEET NO.



1 PHOTO 1 - HOBBY/CRAFT ROOM
A4.00 SCALE: NTS



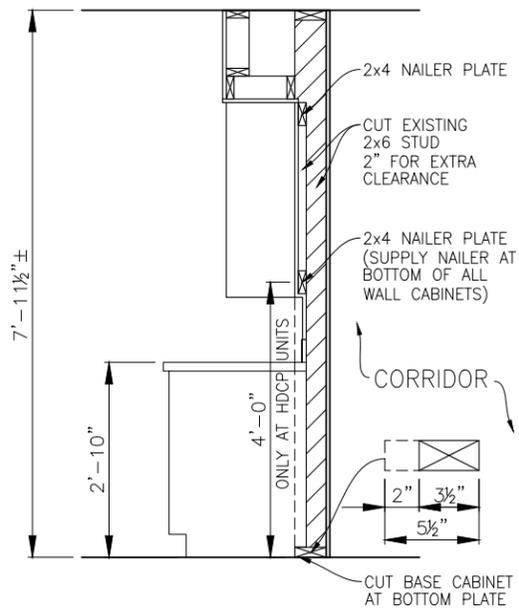
2 PHOTO 2 - ACTIVITY ROOM
A4.00 SCALE: NTS



4 FURR OUT AT CLOSET
A4.00 SCALE: 3/4" = 1'-0"

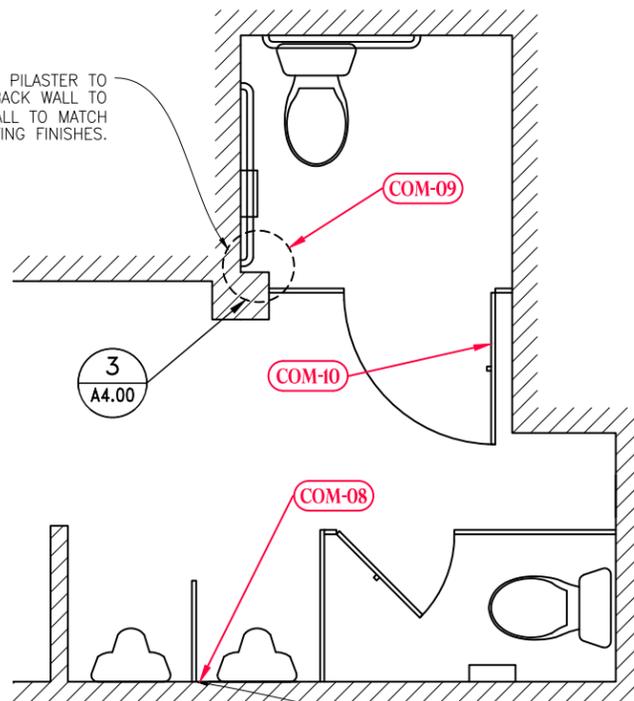
NOTE: WORK TO BE PERFORMED AT COMMUNITY CENTER CABINETS

1. CONTRACTOR TO REMOVE CABINETS AND COUNTERTOPS IN ACTIVITY AND HOBBY/CRAFTS ROOMS.
2. INSTALL NEW CABINETS WITH APA PLYWOOD AND PLASTIC LAMINATE FINISH TO MATCH EXISTING.
3. REINSTALL COUNTERTOP AT 34" A.F.F. WITH EXISTING SINK AND FAUCET.
4. SINK BASE SHALL MATCH SECTION "1" ON SHEET A2.03.
5. PROVIDE BACK AND SIDE SPLASHES AT COUNTERS.

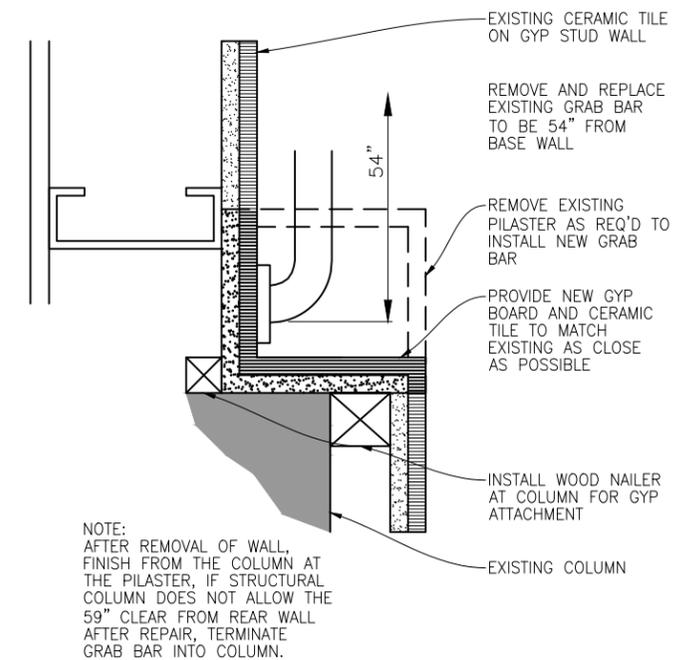


1 TYP. SECTION @ CORRIDOR WALL HANDICAP KITCHEN (WHERE NEEDED)
A4.00 SCALE: 3/4" = 1'-0"

REMOVE FURRING AT PILASTER TO INCREASE LENGTH FROM BACK WALL TO 56" CLEAR. REPAIR WALL TO MATCH EXISTING FINISHES.



2 MEN'S TOILET IN COMMUNITY CENTER
A4.00 SCALE: NTS



NOTE: AFTER REMOVAL OF WALL, FINISH FROM THE COLUMN AT THE PILASTER, IF STRUCTURAL COLUMN DOES NOT ALLOW THE 59" CLEAR FROM REAR WALL AFTER REPAIR, TERMINATE GRAB BAR INTO COLUMN.

3 DETAIL FOR GRAB BAR CHANGES
A4.00 SCALE: NTS

REVISIONS	BY

ARCHITECT/ENGINEER:
ECM Consultants, Inc.
ENGINEERS - ARCHITECTS - CONSTRUCTION MANAGERS
1301 CLEARVIEW PKWY. SUITE 200
METAIRIE, LOUISIANA 70001
PHONE: (504) 885-4080, FAX: (504) 885-1439
EMAIL: mail@ecmconsultants.com

OWNER:
HOUSING AUTHORITY
OF NEW ORLEANS
2051 SENATE ST. BUILDING B, RM. 202
NEW ORLEANS, LOUISIANA 70122

PROJECT:
FISCHER SENIOR HOUSING COMMUNITY
INTERIOR & EXTERIOR REPAIRS
SHEET TITLE:
HANDICAP KITCHEN SECTION

DRAWN	M.L.M. & A.E.D.
CHECKED	N.G.W.
DATE	JUN. 21, 2024
SCALE	AS SHOWN
JOB NO.	22462.16
SHEET NO.	A4.00

A4.00

“NO BID” RESPONSE FORM

If you do not wish to bid/submit a bid on this solicitation, please provide written notification of your decision. Your responses assist with planning future solicitations. Please indicate below in the appropriate area the reason(s) for your decision and return this page. Responses do not prohibit you from receiving future opportunities unless you request to be removed from future communications. This form may be returned to the address listed below, emailed to cmorgan@hano.org, or faxed to 504-286-8224.

Check all that apply:

- I am submitting a “No Bid” at this time.

Please keep my name on the Agency’s Bidder’s List.

- Too busy at this time
- Job too small
- Job too large
- Territory too large to cover
- Cannot meet delivery requirements
- I cannot meet the Terms and Conditions of the solicitation because:
- I do not provide products/services of this nature.
- Insufficient time to respond to solicitation
- Unable to meet bond/insurance requirements
- Specifications too restrictive. Please explain:

- Specifications unclear. Please explain:

- Other: _____

- Please remove my name from this product/service category. I wish to submit a revised Vendor Registration Form. You may receive a copy by email by contacting Procurement at cmorgan@hano.org.
- I no longer wish to do business with Housing Authority of New Orleans. Please remove my name from the Agency’s Source List(s).

Name of Company

Date

Printed Name of Authorized Representative

Phone Number

Signature of Authorized Representative

Email

Please return this completed form to:
Housing Authority of New Orleans
Procurement and Contracts Department
4100 Touro St.
New Orleans, LA 70122
Email: cmorgan@hano.org Fax: 504-286-8224

IFB Attachment A (Form of Bid)



FORM OF BID

Attachment B

HUD-5369



**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

**Instructions to Bidders for Contracts
Public and Indian Housing Programs**

Instructions to Bidders for Contracts

Public and Indian Housing Programs

Table of Contents

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1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

- (1) Integrity;
- (2) Compliance with public policy;
- (3) Record of past performance; and
- (4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

9. Bid Guarantee (applicable to construction and equipment contracts exceeding \$25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[] (3) a 20 percent cash escrow;

[] (4) a 25 percent irrevocable letter of credit; or,

[] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website <http://www.fms.treas.gov/c570/index.html>, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

11. Preconstruction Conference (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

12. Indian Preference Requirements (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to be used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [] does [] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

Attachment B-1
SF-LLL
Disclosure of
Lobbying
Activities



DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known</i> : Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, <i>if applicable</i> : _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**Attachment B-2
HUD-50071
Certification of
Payments to
Influence Federal
Transactions**



Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

Attachment B-3
HUD-50070
Certification of a
Drug-Free Workplace



Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

X

Attachment C

Profile of Firm Form



PROFILE OF FIRM FORM
(Attachment C)

Does the Contractor intend to hire Sub-Contractors? Yes _____ No _____ If yes, this form **MUST** be submitted for **EACH** Sub-Contractor.

(This Form must be fully completed and included in the "hard copy" as a required bid submittal.)

(1) Prime _____ Sub-contractor _____ (This form must be completed by and for each).

(2) Name of Firm: _____ Telephone: _____ Fax: _____

(3) Street Address, City, State, Zip: _____

(4) Please attach a brief biography/resume of the company, including the following information:
(a) Year Firm Established; (b) Year Firm Established in [JURISDICTION]; (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).

(5) Identify Principals/Partners in Firm (submit under Tab No. 5 a brief professional resume for each):

NAME	TITLE	% OF OWNERSHIP

(6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 5 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE

(7) Bidder Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

Caucasian American (Male) _____%
 Public-Held Corporation _____%
 Government Agency _____%
 Non-Profit Organization _____%

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

Resident-Owned* _____%
 African American _____%
 **Native American _____%
 Hispanic American _____%
 Asian/Pacific American _____%
 Hasidic Jew _____%
 Asian/Indian American _____%

Woman-Owned (MBE) _____%
 Woman-Owned (Caucasian) _____%
 Disabled Veteran _____%
 Other (Specify): _____%

WMBE Certification Number (if known): _____
 Certified by (Agency): _____

 Signature Date Printed Name Company

Attachment D
Section 3 Submittal
Form (Complete if
you plan to
participate in
Section 3)



Section 3 Business Preference Submittal Form

(Attachment D)

- 10 **Introduction:** This form must be fully completed, accompanied by all required attachments, for any bidder/bidder claiming a Section 3 Business Preference (hereinafter, "Preference").
- 11 This fully completed form and any attachments thereto, will become a part of any ensuing contract.
- 12 Each bidder/bidder shall mark an "X" where provided following for all that apply to his/her claim of a Preference.
- 13 The bidder/bidder shall provide as an attachment to this completed form a detailed work plan clearly explaining how each following "denoted effort" or "claim" will be accomplished). Failure on the part of the bidder/bidder to include any such required attachment fully explaining the claim of the bidder/bidder shall result in the HA not considering the claim for a Preference (though the HA will, if awarded, later require the bidder/bidder to submit the information to satisfy the Section 3 requirements of the ensuing contract).
- 14 Please note that, even if a bidder/bidder does not complete and submit this form claiming a Preference, the HA may require this form to be completed by the successful bidder/bidder as an attachment to the ensuing contract to document the Section 3 Plan required for the ensuing contract.
- 20 **Current Section 3 Status:** The undersigned bidder/bidder hereby claims that it is a Section 3 business concern and claims such preference in that he/she can provide evidence that (the bidder/bidder has attached justifying documentation for each item following marked with an "X"):
- 21 It is 51% or more owned by a Section 3 resident:
- 2.1.1 HA resident lease;
- 2.1.2 Evidence of participation in a public assistance program;
- 2.1.3 Articles of Incorporation;
- 2.1.4 Fictitious or Assumed Business Name Certificate;
- 2.1.5 List of owners/stockholders and % of each;
- 2.1.6 Latest Board minutes appointing officers;
- 2.1.7 Organization chart with names and titles and brief functional statement;
- 2.1.8 Partnership Agreement;
- 2.1.9 Corporation Annual Report.
- 22 At least 30% of its full time employees include persons that are currently Section 3 residents, or within 3 years of the date of first employment with the business concern were Section 3 residents:

2.2.1 To justify this claim, please see the immediate following:

(1)	(2)	(3)
Classification	Total Number of Current Permanent Employees	Total Number of Section 3 Resident Employees
Trainees		
Apprentices		
Journeypersons		
Laborers		
Supervisory		
Superintendent		
Professional		
Clerical		
Other:		

2.2.2 Attach a listing of all employees listed within column (3) above, including name and total annual income.

23 He/she has a commitment to subcontract in excess of 25% of the dollar award of all subcontracts to be awarded to a Section 3 business concern.

2.3.1 To justify this claim, please see the immediate following:

(1)	(2)	(3)
Name of Section 3 Firm Receiving the Subcontract	Total Amount of Subcontract(s)	Percentage the Subcontract(s) is/are of the Total Proposed Contract Amount
	\$	%
	\$	%
	\$	%

2.3.2 Attach for each firm listed immediately above:

2.3.2.1 A detailed description of the subcontracted activity; and

2.3.2.2 A fully completed Profile of Firm form.

30 **Section 3 Preference Claim, Training and Employment Opportunities:** The undersigned bidder/bidder hereby claims that it will, as detailed within 24 CFR §135.34, provide such "opportunities" as denoted following; to:

- 31 Residents of the housing development or developments for which the section 3 covered assistance is expended (category 1 residents);
- 32 Residents of other housing developments managed by the HA that is expending the section 3 covered housing assistance (category 2 residents);
- 33 Participants in HUD Youthbuild programs being carried out in the metropolitan area (or nonmetropolitan county) in which the section 3 covered assistance is expended (category 3 residents);
- 34 Other section 3 residents.

3.8 Section 3 Preference Claim, Section 3 Business Concerns: The undersigned bidder/bidder hereby claims that it will, as a result of the contract award, and as detailed within 24 CFR §135.36, provide such "opportunities" as denoted following; to:

- 41 Business concerns that are 51 percent or more owned by residents of the housing development or developments for which the section 3 covered assistance is expended, or whose full-time, permanent workforce includes 30 percent of these persons as employees (category 1 businesses);
- 42 Business concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the HA that is expending the section 3 covered assistance, or whose full-time, permanent workforce includes 30 percent of these persons as employees (category 2 businesses); or
- 43 HUD Youthbuild programs being carried out in the metropolitan area (or nonmetropolitan county/parish) in which the section 3 covered assistance is expended (category 3 businesses).
- 44 Business concerns that are 51 percent or more owned by section 3 residents, or whose permanent, full-time workforce includes no less than 30 percent section 3 residents (category 4 businesses), or that subcontract in excess of 25 percent of the total amount of subcontracts to business concerns identified in paragraphs (a)(1)(i) and (a)(1)(ii) of this section.

5.0 As further detailed herein, which of the following priority are you claiming? (NOTE: Mark with an "X" the highest claimed Priority only.)

PRIORITY CLAIMED (Mark "X")	FACTOR DESCRIPTION
	SECTION 3 BUSINESS PREFERENCE PARTICIPATION:
	Priority I, Category 1a: Business concerns that are 51 percent or more owned by residents of the housing development or developments for which the Section 3-covered assistance is expended.
	Priority II, Category 1b: Business concerns whose workforce includes 30 percent of residents of the

	housing development for which the Section 3-covered assistance is expended, or within three (3) years of the date of first employment with the business concern, were residents of the Section 3-covered housing development.
	Priority III, Category 2a: Business concerns that are 51 percent or more owned by residents of any other housing development or developments.
	Priority IV, Category 2b: Business concerns whose workforce includes 30 percent of residents of any other public housing development or developments, or within three (3) years of the date of first employment with the business concern, were "Section 3" residents of any other public housing development.
	Priority V, Category 3: Business concerns participating in HUD Youth-build programs being carried out in the metropolitan area in which the Section 3-covered assistance is expended.
	Priority VI, Category 4a: Business concerns that are 51 percent or more owned by Section 3 residents in the metropolitan area, or whose permanent, full-time workforce includes no less than 30 percent of Section 3 residents in the metropolitan area, or within three (3) years of the date of employment with the business concern, were Section 3 residents in the metropolitan area.
	Priority VII, Category 4b: Business concerns that subcontract in excess of 25 percent of the total amount of subcontracts to Section 3 business concerns.

60 As detailed within 24 CFR §135, Appendix I, *Examples of Efforts To Offer Training and Employment Opportunities to Section 3 Residents*, denote the "efforts" your firm hereby formally commits to implement if you are awarded a contract:

- 61 ___ Entering into "first source" hiring agreements with organizations representing Section 3 residents.
- 62 ___ Sponsoring a HUD-certified "Step-Up" employment and training program for section 3 residents.
- 63 ___ Establishing training programs, which are consistent with the requirements of the Department of Labor, for public and Indian housing residents and other section 3 residents in the building trades.
- 64 ___ Advertising the training and employment positions by distributing flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) to every occupied dwelling unit in the housing

development or developments where category 1 or category 2 persons (as these terms are defined in §135.34) reside.

- 6.5 ___ Advertising the training and employment positions by posting flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) in the common areas or other prominent areas of the housing development or developments. For HAs, post such advertising in the housing development or developments where category 1 or category 2 persons reside; for all other recipients, post such advertising in the housing development or developments and transitional housing in the neighborhood or service area of the section 3 covered project.
- 6.6 ___ Contacting resident councils, resident management corporations, or other resident organizations, where they exist, in the housing development or developments where category 1 or category 2 persons reside, and community organizations in HUD-assisted neighborhoods, to request the assistance of these organizations in notifying residents of the training and employment positions to be filled.
- 6.7 ___ Sponsoring (scheduling, advertising, financing or providing in-kind services) a job informational meeting to be conducted by an HA or contractor representative or representatives at a location in the housing development or developments where category 1 or category 2 persons reside or in the neighborhood or service area of the section 3 covered project.
- 6.8 ___ Arranging assistance in conducting job interviews and completing job applications for residents of the housing development or developments where category 1 or category 2 persons reside and in the neighborhood or service area in which a section 3 project is located.
- 6.9 ___ Arranging for a location in the housing development or developments where category 1 persons reside, or the neighborhood or service area of the project, where job applications may be delivered to and collected by a recipient or contractor representative or representatives.
- 6.10 ___ Conducting job interviews at the housing development or developments where category 1 or category 2 persons reside, or at a location within the neighborhood or service area of the section 3 covered project.
- 6.11 ___ Contacting agencies administering HUD Youthbuild programs, and requesting their assistance in recruiting HUD Youthbuild program participants for the HA's or contractor's training and employment positions.
- 6.12 ___ Consulting with State and local agencies administering training programs funded through JTPA or JOBS, probation and parole agencies, unemployment compensation programs, community organizations and other officials or organizations to assist with recruiting Section 3 residents for the HA's or contractor's training and employment positions.
- 6.13 ___ Advertising the jobs to be filled through the local media, such as community television networks, newspapers of general circulation, and radio advertising.
- 6.14 ___ Employing a job coordinator, or contracting with a business concern that is licensed in the field of job placement (preferably one of the section 3 business concerns identified in part 135), that will undertake, on behalf of the HA, other recipient or contractor, the efforts to match

eligible and qualified section 3 residents with the training and employment positions that the HA or contractor intends to fill.

6.15 ___ For an HA, employing section 3 residents directly on either a permanent or a temporary basis to perform work generated by section 3 assistance. (This type of employment is referred to as "force account labor" in HUD's Indian housing regulations. See 24 CFR §905.102, and §905.201(a)(6).)

6.16 ___ Where there are more qualified section 3 residents than there are positions to be filled, maintaining a file of eligible qualified section 3 residents for future employment positions.

6.17 ___ Undertaking job counseling, education and related programs in association with local educational institutions.

6.18 ___ Undertaking such continued job training efforts as may be necessary to ensure the continued employment of section 3 residents previously hired for employment opportunities.

6.19 ___ After selection of bidders but prior to execution of contracts, incorporating into the contract a negotiated provision for a specific number of public housing or other section 3 residents to be trained or employed on the section 3 covered assistance.

6.20 ___ Coordinating plans and implementation of economic development (e.g., job training and preparation, business development assistance for residents) with the planning for housing and community development.

7.0 As detailed within 24 CFR §135, Appendix II, *Examples of Efforts To Award Contracts to Section 3 Business Concerns*, denote following the "efforts" your firm hereby formally commits to implement if you are awarded a contract:

7.1 ___ Utilizing procurement procedures for section 3 business concerns similar to those provided in 24 CFR part 905 for business concerns owned by Native Americans (see section III of this Appendix).

7.2 ___ In determining the responsibility of potential contractors, consider their record of section 3 compliance as evidenced by past actions and their current plans for the pending contract.

7.3 ___ Contacting business assistance agencies, minority contractors associations and community organizations to inform them of contracting opportunities and requesting their assistance in identifying section 3 businesses which may solicit bids or bids for contracts for work in connection with section 3 covered assistance.

7.4 ___ Advertising contracting opportunities by posting notices, which provide general information about the work to be contracted and where to obtain additional information, in the common areas or other prominent areas of the housing development or developments owned and managed by the HA.

7.5 ___ For HAs, contacting resident councils, resident management corporations, or other resident organizations, where they exist, and requesting their assistance in identifying category 1 and category 2 business concerns.

- 7.6 ___ Providing written notice to all known section 3 business concerns of the contracting opportunities. This notice should be in sufficient time to allow the section 3 business concerns to respond to the bid invitations or Invitation for Bids.
- 7.7 ___ Following up with section 3 business concerns that have expressed interest in the contracting opportunities by contacting them to provide additional information on the contracting opportunities.
- 7.8 ___ Coordinating pre-bid meetings at which section 3 business concerns could be informed of upcoming contracting and subcontracting opportunities.
- 7.9 ___ Carrying out workshops on contracting procedures and specific contract opportunities in a timely manner so that section 3 business concerns can take advantage of upcoming contracting opportunities, with such information being made available in languages other than English where appropriate.
- 7.10 ___ Advising section 3 business concerns as to where they may seek assistance to overcome limitations such as inability to obtain bonding, lines of credit, financing, or insurance.
- 7.11 ___ Arranging solicitations, times for the presentation of bids, quantities, specifications, and delivery schedules in ways to facilitate the participation of section 3 business concerns.
- 7.12 ___ Where appropriate, breaking out contract work items into economically feasible units to facilitate participation by section 3 business concerns.
- 7.13 ___ Contacting agencies administering HUD Youthbuild programs, and notifying these agencies of the contracting opportunities.
- 7.14 ___ Advertising the contracting opportunities through trade association papers and newsletters, and through the local media, such as community television networks, newspapers of general circulation, and radio advertising.
- 7.15 ___ Developing a list of eligible section 3 business concerns.
- 7.16 ___ For HAs, participating in the "Contracting with Resident-Owned Businesses" program provided under 24 CFR part 963.
- 7.17 ___ Establishing or sponsoring programs designed to assist residents of public or Indian housing in the creation and development of resident-owned businesses.
- 7.18 ___ Establishing numerical goals (number of awards and dollar amount of contracts) for award of contracts to section 3 business concerns.
- 7.19 ___ Supporting businesses which provide economic opportunities to low income persons by linking them to the support services available through the Small Business Administration (SBA), the Department of Commerce and comparable agencies at the State and local levels.
- 7.20 ___ Encouraging financial institutions, in carrying out their responsibilities under the Community Reinvestment Act, to provide no or low interest loans for providing working capital and other financial business needs.
- 7.21 ___ Actively supporting joint ventures with section 3 business concerns.

7.22 ___ Actively supporting the development or maintenance of business incubators which assist Section 3 business concerns.

8.0 The undersigned bidder/bidder hereby declares:

8.1 The information within this completed form (and any attachments) is, to the best of his/her knowledge, true and accurate.

8.2 He/she is aware that if the HA discovers that any such information is not true and accurate, such shall allow the HA to:

8.2.1 NOT award the bidder/bidder a Preference; and

8.2.2 If the HA deems such is warranted (e.g. in the case of submitting information the bidder/bidder knows to be untrue), declare such bidder/bidder to be nonresponsive and not allow the bidder/bidder to receive an award.

8.3 He/she is aware that if he/she receives an award as the result of this competitive solicitation, even though he/she may not receive a Preference from the HA as a result of this submittal, he/she will still be required to, to the greatest extent feasible, implement a Section 3 Plan, including a commitment to interview and consider hiring Section 3 persons (most specifically, residents of the HA) whenever the successful bidder/bidder has need to hire additional employees during the term of the ensuing contract.

Signature

Date

Printed Name

Company

Attachment E
HUD- 5369-A
HANO
Housing Authority of New Orleans

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

**Representations, Certifications,
and Other Statements of Bidders**
Public and Indian Housing Programs

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

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1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

_____ [insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [] is, [] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [] has, [] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [] has, [] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

- (a) Result in an unfair competitive advantage to the bidder; or,
- (b) Impair the bidder's objectivity in performing the contract work.

[] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [] is, [] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [] is, [] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [] is, [] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|------------------------|------------------------------|
| [] Black Americans | [] Asian Pacific Americans |
| [] Hispanic Americans | [] Asian Indian Americans |
| [] Native Americans | [] Hasidic Jewish Americans |

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [] is, [] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [] is, [] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding \$2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding \$10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

- (1) Obtain identical certifications from the proposed subcontractors;
- (2) Retain the certifications in its files; and
- (3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding \$100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [] is, [] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding \$50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate" [] is, [] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

(Signature and Date)

(Typed or Printed Name)

(Title)

(Company Name)

(Company Address)

Attachment F Supplemental Conditions



SUPPLEMENTAL CONDITIONS

The Contractor shall possess a major classification in Building Construction

The following supplements and/or modifies the "General Conditions for Construction Contracts," form HUD-5370:

Time of Completion. The Contractor shall commence work under this contract at the time stipulated in the written "Notice to Proceed" (NTP) issued by the local authority. The Contractor shall complete the work in **18 months**. The work shall be considered complete only when the Local Authority has issued its formal "Certificate of Acceptance".

Liquidated Damages

The cost per day in Liquidated Damages for delay on completion of this project is **\$500.00**.

Contract Type

The contract resulting from this IFB shall be a fixed price contract. Roof replacement services shall be paid at fixed rates, in accordance with the contractor's Base Bid, pending HUD Funding.

Davis Bacon

Davis Wage Rates are in effect for this project.

Bonding

All bids must be accompanied by a bid bond/guarantee, which shall be in the form of a certified check, cashier's check, or bid bond for not more than five percent (5%) of the contract price of work to be done, as evidence of good faith of the bidder.

The awarded bidder will be required to provide a performance and payment bond in an amount not less than 100% of the amount of the contract, for faithful performance of their duties.

Employment, Training and Contracting Policy

PART I- POLICY, PURPOSE, REQUIREMENTS, DEFINITIONS

- A. INTRODUCTION AND SUMMARY
- B. DEFINITIONS
- C. HANO SECTION 3 AND DBE/WBE POLICY STATEMENTS
- D. SECTION 3 NEW HIRE AND CONTRACTING REQUIREMENTS
- E. DBE/WBE CONTRACT REQUIREMENTS

PART II- PROCUREMENT AND CONTRACTOR REQUIREMENTS AND PROCEDURES

- A. SECTION 3 CONTRACTING PROCEDURES.
- B. DBE/WBE CONTRACTING PROCEDURES
- C. REPORTING OPEN POSITIONS

PART III - COMPLIANCE REQUIREMENTS

- A. COMPLIANCE REQUIREMENTS FOR HIRING and CONTRACTING
- B. PROJECT LABOR AGREEMENTS OR COMMUNITY WORKFORCE AGREEMENTS

PART IV - TRAINING REQUIREMENTS

- A. TRAINING AND INTERNSHIP REQUIREMENTS

PART V - CONTRACTING AND COMPLIANCE FORMS

- A. SECTION -3 INDIVIDUAL VERIFICATION FORM
- B. SECTION -3 EMPLOYMENT ACTION PLAN
- C. SECTION -3 TRAINING ACTION PLAN
- D. CONTRACTING ACTION PLAN FOR SECTION 3/DBE/WBE
- E. LIST OF CORE EMPLOYEES
- F. CONTRACTING SCHEDULE
- G. SECTION -3 EMPLOYMENT AND TRAINING SCHEDULE
- H. LETTER OF INTENT
- I. STATEMENT OF UNDERSTANDING
- J. CONTRACTORS SECTION -3 EMPLOYMENT AND TRAINING COMPLIANCE REPORT
- K. EMPLOYER PAID TRAINING REPORT
- L. SECTION -3 MANHOUR REPORT
- M. CONTRACTING COMPLIANCE REPORT
- N. EMPLOYMENT ASSESSMENT

Invoicing

Invoices shall be submitted monthly to the Department of Finance with a copy to the Modernization and Development Department. The invoice shall provide an invoice number, service dates, purchase order number, Task Order number, and a description of services provided and the name/title of employee who rendered the services. Invoices shall be submitted on the contractor's own invoice form.

Payments

All vendors should submit invoices to the Finance Department on or before the days listed below. All vendor invoices are due on the 1st or 15th of the month. Invoice payments are as follows:

- *Invoices received on the 16th of the current month thru the 1st day of the next month will be paid on the 1st of the following month.*

- **Example: An invoice received on August 27th will be processed commencing September 1st and paid on October 1st.**
- *Invoices received on the 2nd of the current month thru the 15th of the current month will be paid on the 15th of the following month.*
- **Example: An invoice received on August 4th will be processed commencing August 15th and paid on September 15th.**

Request for Taxpayer Number and Certification (W-9)

The respondent(s) shall provide a copy of its Request for Taxpayer Number and Certification (W-9) at the time and date specified by the Authority.

Public Access to Procurement Information/Confidentiality

All information submitted in response to a solicitation issued by the Housing Authority of New Orleans (HANO) shall remain confidential until after final approval by HANO's Board of Commissioners and/or the United States Department of Housing and Urban Development (HUD). HANO's policy regarding public access is in strict accordance with the guidelines set forth in its Procurement Policy, Section 5.3.4, HUD Handbook 7460.8 REV 2, Section 1.6, Public Access to Procurement Information and Section 7.2 (J) Confidentiality. Furthermore, pursuant to Louisiana Revised Statute 40:526(8), HANO shall not disclose information submitted to HANO in confidence in response to this IFB, and not otherwise required by law to be submitted, where such information should reasonably be considered confidential.

Indemnification

The successful Respondent(s) will be required to protect, defend, indemnify, keep, save, and hold HANO, its officers, officials, employees and agents free and harmless from and against any and all liabilities, losses, penalties, damages, settlements, environmental liability, costs, charges, professional fees or other expenses or liabilities of every kind, nature and character arising out of or relating to any and all claims, liens, demands, obligations, actions, suits, judgments or settlements, proceedings or causes of action of every kind, nature and character (collectively, "claims") in connection with or arising directly or indirectly out of the acts or omissions and/or the performance thereof by the successful Respondent, its officers, officials, agents, employees, and subcontractors, including, but not limited to, the enforcement of the indemnification provision. The successful Respondent(s) will be further required to investigate, handle, respond to, provide defense for and defend all suits for any and all claims, at its sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are considered groundless, false or fraudulent.

HANO will have the right, at its option and at its expense, to participate in the defense of any suit, without relieving the successful Respondent of any of its obligations under this indemnity provision. The indemnities to be set forth in the contract resulting from this IFB will survive the expiration or termination of that contract.

Rights, Use, and Ownership of Assessment Materials

Assessment materials generated as a result of performing the Scope of Services contained in this contract shall be confidential and proprietary, and shall be for the exclusive use and ownership of The Housing Authority of New Orleans. Such materials shall include, but not be limited to data, cost estimates, and reports generated that contain descriptive and/or identifying information regarding individual properties owned by HANO and/or HANO's portfolio of properties. Such materials shall not be shared, signed, sold or disclosed to parties other than those named on the contract without the express written permission of the Housing Authority of New Orleans' Contracting Officer. Any violations of this provision shall be considered a breach of, and grounds for immediate termination in accordance with the General Contract Conditions, HUD Form 5370-C, Paragraph 4, Termination for Convenience and Default.

Ethics Policy

The selected Respondent shall abide by the applicable provisions of the Housing Authority of New Orleans' Ethics Policy and State of Louisiana Ethics Code.

Third Party Claims on Software

HANO shall be held harmless from any third party legal claims involving the use by HANO of any software product or technique provided by the selected Respondent.

Licenses and Certifications

The successful Respondent shall possess all of the required State and Local licenses and certifications required to perform work of the type required by this contract in the City of New Orleans. In addition, the Respondent shall comply with all laws, ordinances and regulations applicable to the services contemplated herein. Respondents are presumed to be familiar with all federal, state and local laws, ordinances, codes, rules and regulations that may in any way affect the delivery of services.

The project shall be awarded only to contractors who are licensed under State of Louisiana Contractors License Law La. R.S. 37:2150-2192 with a major classification in Building Construction/Roofing.

Contractual Obligations

At any time, should the proposed services require the use of products or services of another company, such services shall be disclosed, and HANO will hold the selected respondent(s) responsible for the proposed services.

Certification of Legal Entity

Prior to execution of the Contract Agreement, the Respondent shall certify that joint ventures, partnerships, team agreements, new corporations or other entities that either exist or will be formally structured are, or will be legal and binding under Louisiana law.

Certifications

In submitting the bid, the Respondent is indicating a willingness to comply with all terms and conditions of the IFB, including but not limited to those set forth in HUD Form 5370-C, General Contract Conditions, Non-Construction, and these Supplemental Conditions.

Personnel

In submitting their bids, Respondents are representing that the personnel described in their bids shall be available to perform the services described for the duration of the contract period, barring illness, accident or other unforeseeable events of a similar nature in which cases the Respondent must be able to provide a qualified replacement. Such representation shall be valid for a minimum of 120 calendar days after the bid due date and time. Furthermore, all personnel shall be considered to be, at all times, the sole employees of the Respondent under its sole direction, and not employees or agents of HANO.

Respondent Status

The successful Respondent will be held to be an independent Consultant, and will not be an employee of HANO.

Assignment

The successful Respondent shall not enter into any subcontracts, retain consultants, or assign, transfer, convey, sublet, or otherwise delegate its obligations under the contract resulting from this IFB, or any of its rights, title or interest therein, or its power to execute such contract to any person, company or corporation without the prior written consent and approval of the HANO.

Advertising

In submitting a bid, the successful Respondent agrees not to use the results from it as a part of any commercial advertising. HANO does not permit law firms to advertise or promote the fact of their relationship with HANO in the course of marketing efforts, unless HANO specifically agrees otherwise.

Media Relations

The Contractor shall not make public comment on HANO matters without express written approval from HANO's Director of Communications. All media inquiries shall be referred to the Administrative Receiver and to the Director of Communications.

Assumption of Risk

Contractor is aware and acknowledges that HANO has no knowledge and/or duty to investigate the physical condition of any prospective property and/or the health conditions of any prospective property owners and/or occupants, including but not limited to tenants, subtenants, invitees, assignees, and/or any other person that has entered and/or lived in a prospective property. Contractor hereby agrees to assume any and all risk(s) associated with any potential infectious diseases, viruses, or the like, including but not

limited to COVID-19 (Novel Coronavirus Disease), that may be present in a prospective property and/or a prospective property's owner(s) and/or occupant(s). Contractor agrees, acknowledges, and assumes all potential risks, including risk of infection, transmission, and/or contraction of any infectious disease, virus, and/or illness, to view and/or enter a prospective property. Contractor further agrees to hold harmless and release HANO, including any and all agents, assigns, and/or successors, from any and all liability and/or potential claims, whether from Contractor or third party, arising from and/or in any way related to Contractor's alleged infection, transmission, and/or contraction of any infectious disease, virus, and/or illness from a prospective property, except any claim and/or cause of action arising from HANO's gross negligence and/or willful misconduct.

Attachment G

HUD 5370



General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 11/30/2023)

**Applicability. This form is applicable to any
construction/development contract greater than \$250,000.**

Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 75. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, PHAs would be unable to enforce their contracts. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

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1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
- (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
- (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
- (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
- (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
- (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Terms and Conditions (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
- (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
- (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
- (j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
- (l) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
- (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
- (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
- (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
- (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
- (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
- (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
- (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

- (a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, **Schedule** engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
- (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;
 - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
 - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,
 - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

of the work, and that it has investigated and satisfied itself

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

- (a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

(b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

- (a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.
- (b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.
- (c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.
- (d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

- (a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

- (b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.
- (c) Where "as shown" "as indicated", "as detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".
- (d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.
- (e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.
- (f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.
- (g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
- (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

- (a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer.

Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

(a) In performing this contract, the Contractor shall:

- (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
- (2) Protect the lives, health, and safety of other persons;
- (3) Prevent damage to property, materials, supplies, and equipment; and,
- (4) Avoid work interruptions.

(b) For these purposes, the Contractor shall:

- (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and
- (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

(c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

(d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

(e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

(a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

(b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

(a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.

(b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.

(c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.

(d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.

(e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels **Construction** when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contractor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with 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 the contract is performed.

20. Inspection and Acceptance of

- (a) Definitions. As used in this clause -
- (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
- (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
- (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the **Construction PHA** considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of _____ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
- (1) The Contractor's failure to conform to contract requirements; or
 - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
- (1) Obtain all warranties that would be given in normal commercial practice;
 - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
 - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within _____ calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

accordance with the terms and conditions of the

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

retain ten (10) percent of the amount of progress

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved submitted not later than _____ days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.
- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:

- (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
- (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
- (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in subcontract.

Name:

Title:

Date:

- (f) Except as otherwise provided in State law, the PHA shall payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.
- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
 - (1) In the specifications (including drawings and designs);
 - (2) In the method or manner of performance of the work;
 - (3) PHA-furnished facilities, equipment, materials, services, or site; or,
 - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for an adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

- been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.
- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the **Convenience** Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
- (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
 - (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$ _____ [Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

completion of the work together with any increased costs occasioned the PHA in completing the work.

- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
 - (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ _____ [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

(3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ _____

[Contracting Officer insert amount] per occurrence.

(b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

(c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

(a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

(b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.

(c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.

(d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.

(e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor/Seller agrees as follows:

(a) The Contractor/Seller shall not discriminate against any employee or applicant for employment because of race color, religion, sex, sexual orientation, gender identity, disability, or national origin.

(b) The Contractor/Seller shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, disability, or national origin. Such action shall include, but not be limited to, (1) employment, (2) upgrading demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship

(c) The Contractor/Seller agrees to post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer setting forth the provisions of this nondiscrimination clause.

(d) The Contractor/Seller shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor/Seller, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(e) The Contractor/Seller shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

(f) The Contractor/Seller shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

(g) The Contractor/Seller shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor/Seller shall permit

access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a that the Contractor/Seller is in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor/seller may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(i) The contractor/seller will include the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub[contractor/seller] or vendor. The [contractor/seller] will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the [contractor/seller] becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the [contractor/seller] may request the United States to enter into such litigation to protect the interests of the United States.

(j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

(a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.

(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 prioritization requirements and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04).

(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.

(e) Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(f) Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of **Acts** Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

- (a) Minimum Wages.
 - (1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including

helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

- (ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.
- (3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

- (b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.
- (c) Payrolls and basic records.
- (1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
- (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
- (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to

make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

- (d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

- the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
- (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
- (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
- (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause. DOL posts current fines at: <https://www.dol.gov/whd/govcontracts/cwhssa.htm#cmp>
- (3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.
- (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

(a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:

(1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;

(b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or

(c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. 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 shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable 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, if applicable to the item; or (3) are only available at an unreasonable price.

() Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

Attachment H Acknowledgment of Addenda



**ACKNOWLEDGEMENT OF
ADDENDA (ATTACHMENT H)**

Respondent has received the following Addenda, receipt of which is hereby acknowledged:

Addendum Number: _____ Date Received: _____

(Company Name)

(Signature)

(Printed or Typed Name)

Attachment I
LOUISIANA UNIFORM
PUBLIC WORK BID
FORM
(Entry of Proposed Fees)



LOUISIANA UNIFORM PUBLIC WORK BID FORM

TO: The Housing Authority of New Orleans
4100 Touro Street
New Orleans, LA 70122

(Owner to provide name and address of owner)

BID FOR: DOJ Repairs and Upgrades at Fischer Senior
Village Community – Interior and Exterior

(Owner to provide name of project and other identifying information)

The undersigned bidder hereby declares and represents that she/he: a) has carefully examined and understands the Bidding Documents, b) has not received, relied on, or based his bid on any verbal instructions contrary to the Bidding Documents or any addenda, c) has personally inspected and is familiar with the project site, and hereby proposes to provide all labor, materials, tools, appliances and facilities as required to perform, in a workmanlike manner, all work and services for the construction and completion of the referenced project, all in strict accordance with the Bidding Documents prepared by: _____ and dated: _____
(Owner to provide name of entity preparing bidding documents.)

Bidders must acknowledge all addenda. The Bidder acknowledges receipt of the following **ADDENDA:** (Enter the number the Designer has assigned to each of the addenda that the Bidder is acknowledging) _____ .

TOTAL BASE BID: For all work required by the Bidding Documents (including any and all unit prices designated “Base Bid” * but not alternates) the sum of:
_____ Dollars (\$ _____)

ALTERNATES: For any and all work required by the Bidding Documents for Alternates including any and all unit prices designated as alternates in the unit price description.

Alternate No. 1 *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:
N/A Dollars (\$ _____)

Alternate No. 2 *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:
N/A Dollars (\$ _____)

Alternate No. 3 *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:
N/A Dollars (\$ _____)

NAME OF BIDDER: _____

ADDRESS OF BIDDER: _____

LOUISIANA CONTRACTOR’S LICENSE NUMBER: _____

NAME OF AUTHORIZED SIGNATORY OF BIDDER: _____

TITLE OF AUTHORIZED SIGNATORY OF BIDDER: _____

SIGNATURE OF AUTHORIZED SIGNATORY OF BIDDER **: _____

DATE: _____

THE FOLLOWING ITEMS ARE TO BE INCLUDED WITH THE SUBMISSION OF THIS LOUISIANA UNIFORM PUBLIC WORK BID FORM:

* The Unit Price Form shall be used if the contract includes unit prices. Otherwise it is not required and need not be included with the form. The number of unit prices that may be included is not limited and additional sheets may be included if needed.

** **A CORPORATE RESOLUTION OR WRITTEN EVIDENCE** of the authority of the person signing the bid for the public work as prescribed by LA R.S. 38:2212(B)(5).

BID SECURITY in the form of a bid bond, certified check or cashier’s check as prescribed by LA R.S. 38:2218(A) attached to and made a part of this bid.

Attachment J Certification of Contractor Non- Exclusion



CERTIFICATION OF CONTRACTOR NON-EXCLUSION

This certification applies to a sole proprietor or any bidding entity or any individual partner, incorporator, director, manager, officer, organizer, or member, who has at least 10% ownership in the bidding entity, for consideration for award of contracts, in accordance with LA R.S. 38:2227.

A conviction of or plea of guilty or no contest to the following state crimes or equivalent federal crimes shall permanently bar any person or the bidding entity from bidding on public projects:

- (a) Public bribery
- (b) Corrupt Influencing
- (c) Extortion
- (d) Money laundering

A conviction of or plea of guilty or no contest to the following state crimes or equivalent federal crimes shall bar any person or the bidding entity from bidding on public projects for a period of five years from the date of conviction or from the date of the entrance of the plea of guilty or no contest:

- (a) Theft
- (b) Identity theft
- (c) Theft of a business record
- (d) False accounting
- (e) Issuing worthless checks
- (f) Bank fraud
- (g) Forgery
- (h) Contractors; misapplication of payments
- (i) Malfeasance in office

The five-year prohibition shall apply only if the crime was committed during the solicitation or execution of a contract or bid awarded pursuant to the provisions of LA R.S. Title 38, Chapter 10 – Public Contracts.

Should information be discovered about a bidding entity that would be cause for debarment, suspension, exclusion, or determination of ineligibility for award of a contract, HANO shall report and submit supporting documentation to the applicable regulatory agency.

I hereby attest that I have not been convicted of, or have not entered a plea of guilty or nolo contendere to any of the crimes listed above or equivalent crimes.

(Print)

(Date)

(Signature)

Attachment K E-Verification Affidavit

(Only Required Post-Bid by Awarded
Bidder)



E-VERIFICATION AFFIDAVIT

(Employer)

STATE OF _____

CITY/COUNTY OF _____

I, _____ Being duly sworn, attests and says that:
(Authorized Signatory)

_____ a private organization,
(Name of Private Company/Employer)

duly registered in the aforementioned state, and contracted to perform work within the State of Louisiana, herein attests that I/we (the employer) are in compliance with the United States Department of Homeland Security's "E-Verify" program, which is mandated pursuant to La RS 38:2212.10. I further attest that I/we are registered in a status verification system to verify that all new employees in my/our (the employer) employ are legal citizens of the United States, or are legal aliens. Further, I/we shall continue to utilize a status verification system to confirm the legal status of all new employees assigned to this project during the term of this contract. In further compliance with the Immigration Reform and Immigrant Responsibility Act of 1996 administrated by the U.S. Department of Homeland Security, I/we shall require all subcontractors to submit to me/us (the employer) a sworn affidavit verifying its compliance with the Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324(a).

Signature of

(Authorized Signatory)

(Printed Name/Title of Authorized Signatory)

Sworn to and Subscribed before me:

This _____ day of _____, 20_____.

Notary Public

My Commission Expires _____

(Must be Notarized to be valid)

Attachment L

Vendor Registration

Form





VENDOR SETUP FORM

Company Name: _____

Physical Address: _____

City: _____ State: _____ Zip: _____

Owner/President: _____

Remit To Address: _____

City: _____ State: _____ Zip: _____

Contact Name: _____ Authorized Signature: _____

Contact Number: _____ Contact Fax: _____

Contact Email: _____ Company Website: _____

Banking Information (Required for EFT Payment, if applicable):

Bank Name: _____ Name on Bank Account: _____

Routing Number:

Account Number:

Type of Account: Checking Savings Corporate/Commercial

Required: Taxpayer Identification Number: _____

Type of Operation (Check all that apply):

- Individual Corporation Manufacturer Partnership Distributor
- Sole Proprietorship Retail Dealer Agent/Broker Limited Liability

PLEASE ATTACH ANY REVISED INFORMATION INCLUDING W9 AND/OR BANKING UPDATED INFORMATION, AS REQUIRED.....

Requisition #: _____ or N/A _____ (Direct pay items do not require a requisition #)

Approvals:

Requestor/Department: _____ Date: _____

Finance Approval: _____ Date: _____ 1099? Y N

Procurement Approval: _____ Date: _____

Date Entered: _____ Entered By: _____

* Attach Documentation (If Provided)

Select All Applicable Products/Service in Each Category:

Voice Services & Products:

- Call Accounting
- Calling Cards
- Local Services
- Voice Bridging
- VoIP Solutions
- Call Center
- Telephone Equipment
- Long Distance Services
- Voice Systems
- Wireless/Cellular
- Other: _____
- Other: _____

Network/Internet Services & Products:

- Converged Network Provider
- Internet Access
- Virtual Learning
- Custom Network/Internet Solutions
- Network Equipment
- Wireless LAN/MAN/WAN
- Other: _____
- Other: _____

Video Services & Products:

- Audio/Visual Equipment
- Interactive Video & Multimedia Equipment
- Video Bridging
- Integration Services
- Network Access
- Other: _____
- Other: _____

e-Learning Solutions:

- Course/Learning Management Application
- Training/Certification
- Course Content Provider
- Hosting – ASP Services
- Other: _____
- Other: _____

Computer Services & Products:

- Application Software (Microsoft, Adobe, Lotus, etc.)
- E-mail Applications
- Network Devices
- SAN, Enterprise, Etc.
- Web & Application Hosting/IT Services
- Computers, Servers & Add-On Components
- Internet Content Filtering Applications & Devices
- Peripheral Equipment
- Storage Systems
- Other: _____
- Other: _____

Additional Services & Products:

- Auditors
- Electrical Generators & Power Suppression Equip
- Office Furniture
- Consulting
- Library Supplies, Equipment & Furniture
- Office Supplies & Equipment
- Other: _____
- Other: _____
- Other: _____

Circle all that Apply: (DBE) (WBE) (MBE) (Section 3) (Small Business)

Required: (Attach a copy of your certification for all items circled above)

Check one: __ African American __ Hispanic __ Native American __ Asian __ Caucasian __ Other

Definitions:

Disadvantage Business Enterprise (DBE) – A business enterprise that is 51% or more owned, controlled, and actively operated by one or more persons who are classified as members of a racial minority group, such as African American, Hispanic American, Asian Pacific American, Asian Indian American, Native American, Aleuts or Hasidic Jewish Americans.

Woman Business Enterprise (WBE) - A business enterprise that is 51% or more owned, controlled, and actively operated by one or more women.

Section 3 Business - A business that meets one of the following:

1. 51% or more owned and controlled by a resident of any HANO Housing site or whose full-time permanent workforce includes 30% of HANO residents of any housing site;
2. Hud Youthbuild Program in Orleans Parish;
3. Business concerns that are 51% or more owned and controlled by HANO residents or are low or very low-income Orleans Parish Residents or whose full-time permanent workforce includes 30% of HANO residents or low/very low-income Orleans Parish residents;
4. Business that subcontracts in excess of 25% of the total amount of subcontracts to business concerns identified in the preferences above.

Small Business Enterprise (SBE) — A business concern, including its affiliates, that is independently owned and operated and is not dominant in the field of operation for which it is bidding and qualifies as a small business under the criteria and size standards in 13 CFR Part 121 (see FAR 19.102).

DECLARATION BY VENDOR

I confirm that:

- i) Neither I nor any employee of _____ is in any way connected to the Housing Authority of New Orleans or its employees or an immediate family member of any Housing Authority of New Orleans employee.
- ii) For each relationship, I will include a brief statement describing the relationship.
- iii) The information furnished is correct to the best of my knowledge and belief.

Printed Name of Authorized Signatory

Signature

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <hr/> <p>2 Business name/disregarded entity name, if different from above</p> <hr/> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <hr/> <p>6 City, state, and ZIP code</p> <hr/> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
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-	-							
or								
Employer identification number								
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-	-							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; do not leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(ii)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABL E accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number to Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ⁴

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

***Note:** The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
 - Ensure your employer is protecting your SSN, and
 - Be careful when choosing a tax preparer.
- If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

Attachment M

Sample Bid Bond

Form



SAMPLE FORM OF BID BOND

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, _____ as Principal, hereinafter called the Principal, and _____ a corporation duly organized under the laws of the State of Louisiana, as Surety, are held and firmly bound unto the Housing Authority of New Orleans (HANO), for the sum of _____ Dollars (\$_____), for the payment of which sum well and truly to be made, the said Principal and the said Surety bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly be these presents.

WHEREAS, the Principal has submitted a bid for _____

_____ Located at _____
(Identify project by number and brief description)

NOW THEREFORE, if the HANO shall accept the bid of the Principal and the Principal shall enter into a contract with the HANO in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the HANO the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the HANO may in good faith contract with another party to perform work covered by said bid or an appropriate required amount as specified in the Invitation for Bids, the foregoing to include any other purposes or items set out in, and to be subject to, provisions of La. R.S. 38:2241; 38:2216, as amended, then this obligation shall be null and void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the Principal and Surety have hereto set their hands and seals, this __ day of _____, 20_____.

PRINCIPAL

SURETY

(Name and Seal)

(Attorney-in-Fact)

ATTEST: _____

ATTEST: _____

Attachment N Performance and Payment Bond Sample Form

(Only Required Post-Bid from
Awarded Bidder)



PERFORMANCE AND PAYMENT BOND (OR BONDS)

CITY OF: _____ STATE OF: LOUISIANA

PARISH OF: _____ PROJECT NO: _____

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned: _____

Of the City of _____ Parish of _____, State of _____

As Principal, and _____, duly authorized under the Laws of the State of Louisiana to act as surety on bonds for the Principals, and as SURETY, are held and firmly bound unto the HOUSING AUTHORITY of the City of NEW ORLEANS, in Louisiana, a public body corporate and politic, created under and by virtue of the Laws of the State of Louisiana, (hereinafter referred to as the Local Authority) and to subcontractors, workmen, laborers, mechanics, furnishers of materials, and to all others entitled to protection under public Contract Bonds in accordance with the Laws of this State, the provisions of such Laws being incorporated herein by reference as their interest may appear, all of whom shall have the right to sue upon this Bond in the penal sum of:

_____ (\$_____)

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, WHEREAS,

The above bounded Principal has on the _____ day of _____, 20____, by an Instrument in writing, entered into a Contract with the Local Authority to furnish all materials, labor, tools, equipment, supervision, and other accessories, and to do all work necessary to complete the requirements within the Plans and Specifications for: _____, and Addenda thereto, numbered _____ Dated: _____ and, which said Specifications, Addenda and Drawings are incorporated herein by reference, and made a part hereof.

NOW, THEREFORE, if the said principal shall well and truly in good sufficient and workmanlike manner, faithfully perform said Contract and Agreement, and shall and will in all respects duly and faithfully perform all and singular the covenant-conditions and agreements in and by said Contract agreed and covenanted by the said Principal, to be observed and performed and according to the true intent and meaning of said Contract, Plans and Specifications thereunder perform and complete the work required, and shall defend, indemnify and save harmless said Local Authority against all damages, claims, demands, expenses, and charges of every kind

(including claims of patent infringement) arising out of injury or damage to persons or property by reason of said Contract and the work thereunder required of said Principal or arising from any act, omission or neglect of said Principal, his agents, or employees with relation to said work and shall pay all costs, charges, rentals, and expenses for labor, materials, supplies, and equipment, and deliver to the said Local Authority completed and ready for occupancy or operation and free from all liens, encumbrances, or claims for labor, materials or otherwise, during the original term of same, as well as during any period of extension of said Contract that may be granted on the part of the Local Authority; and shall promptly well and truly make payment to persons, firms, corporations, subcontractors, workmen, laborers, mechanics, furnishing materials for, or performing labor in prosecution of work provided in such Contract, all moneys to them owing by said Principal for subcontractor's work, labor and materials, workmen's compensation insurance, excise taxes or other lawful public charges, provided, furnished, or applicable to the construction of such improvements, provided in such Contract, for the said Local Authority and shall pay to the said Local Authority, all penalties provided for under the laws of this State for the violation of any provisions of law and/or of the provisions of said Contract, and shall pay all other expenses lawfully chargeable to the said Local Authority by reason of any default or neglect in the relation of said Contract and said work-then the obligation shall be and become null and void, otherwise to remain in full force and effect.

No modifications, omissions, or additions in or to the terms of said Contract, in the Plans and Specifications, or in the manner and mode of payment, shall in any manner affect the obligation of the undersigned Surety in connection with the aforesaid Contract.

The undersigned hereby does further consent and yield to the jurisdiction of the Civil District Court for the Parish of Orleans, in the State of Louisiana and does hereby formally waive any pleas of jurisdiction on account of the residence elsewhere of the undersigned Surety, as well as all pleas or discussions in regard to the Contractor, its Principal under this Bond.

INVITATION FOR BIDS (IFB) No. 24-912-33 DOJ Repairs and Upgrades at Fischer Senior Community - Interior and Exterior

IN WITNESS WHEREOF, the above bonded parties have executed this Instrument under their several Seals, and these presents duly signed by their undersigned representative pursuant to the authority of their governing bodies;

IN THE PRESENCE OF:

ATTEST:

By: _____

Title: _____

Date: _____

BUSINESS ADDRESS:

(Corporate Surety)

ATTEST:

By: _____

Title: Attorney-in-Fact

Date: _____

BUSINESS ADDRESS:

The rate of premium on this bond is \$ _____ per thousand

The total amount of premium is \$ _____

Attachment O

Davis Bacon

Wage Rates



"General Decision Number: LA20240001 06/14/2024

Superseded General Decision Number: LA20230001

State: Louisiana

Construction Type: Residential

Counties: Acadia, Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Lafourche, Livingston, Orleans, Ouachita, Plaquemines, Rapides, St Bernard, St Charles, St James, St John the Baptist, St Landry, St Martin, St Tammany, Terrebonne, Webster and West Baton Rouge Counties in Louisiana.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at

http://www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/05/2024
1	01/12/2024
2	05/17/2024
3	06/14/2024

ELEC0130-003 12/04/2023

JEFFERSON, LAFOURCHE, ORLEANS, PLAQUEMINES, ST. BERNARD, ST. CHARLES, ST. JAMES, ST. JOHN THE BAPTIST, ST. MARTIN (Southern Portion), and TERREBONNE PARISHES

	Rates	Fringes
ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....	\$ 34.00	15.20

ELEC0194-002 09/04/2023

BOSSIER, CADDO, and WEBSTER PARISHES

	Rates	Fringes
ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....	\$ 32.25	14.87

ELEC0446-002 09/01/2023

OUACHITA PARISH

	Rates	Fringes
ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....	\$ 21.81	1.25%+13.00

ELEC0576-003 03/01/2024

RAPIDES PARISH

	Rates	Fringes
ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....	\$ 28.00	4.25%+10.10

ELEC0861-002 09/01/2023

ACADIA, CALCASIEU, LAFAYETTE, AND ST. MARTIN (Northern Portion) PARISHES

	Rates	Fringes
ELECTRICIAN (including low		

voltage wiring and
installation of fire alarms
and security systems).....\$ 30.73 4.34%+13.45

ELEC0995-003 01/01/2024

ASCENSION, EAST BATON ROUGE, LIVINGSTON, ST. LANDRY, AND WEST
BATON ROUGE PARISHES

Rates Fringes

ELECTRICIAN (including low
voltage wiring and
installation of fire alarms
and security systems).....\$ 28.29 13.02

* ELEC1077-006 05/27/2024

ST. TAMMANY PARISH

Rates Fringes

ELECTRICIAN (including low
voltage wiring and
installation of fire alarms
and security systems).....\$ 28.84 3%+11.37

PLUM0060-005 06/05/2023

JEFFERSON, LAFOURCHE, ORLEANS, PLAQUEMINES, ST. BERNARD, ST.
CHARLES, ST. JAMES (Southeastern Portion), ST. JOHN THE
BAPTIST, ST. TAMMANY, AND TERREBONNE PARISHES

Rates Fringes

PLUMBER (including HVAC pipe)....\$ 31.70 13.85

PLUM0106-003 06/01/2014

ACADIA, CALCASIEU, LAFAYETTE, ST. LANDRY, and ST. MARTIN
(Western Portion) PARISHES

Rates Fringes

PLUMBER (including HVAC pipe)....\$ 25.90 13.65

PLUM0141-003 08/01/2023

BOSSIER, CADD0, and WEBSTER PARISHES

Rates Fringes

PLUMBER (including HVAC pipe)....\$ 28.48 14.47

PLUM0198-002 12/08/2022

ASCENSION, EAST BATON ROUGE, LIVINGSTON , ST. JAMES
(Northwestern Portion), ST. MARTIN (Eastern Portion), AND WEST
BATON ROUGE PARISHES

Rates Fringes

PLUMBER (including HVAC pipe)....\$ 32.42	16.50
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PLUM0247-004 05/01/2020

RAPIDES PARISH

	Rates	Fringes
PLUMBER (including HVAC pipe)....\$ 26.50		13.39

PLUM0659-004 07/01/2015

OUACHITA PARISH

	Rates	Fringes
PLUMBER (including HVAC pipe)....\$ 26.33		8.97

SHEE0214-003 07/01/2009

Jefferson, Lafourche, Orleans, Plaquemines, St. Bernard, St. Charles, St. James, St. John the Baptist, St. Tammany, and Terrebonne Parishes

	Rates	Fringes
SHEET METAL WORKER (includes HVAC Duct).....\$ 24.54		9.65

SHEE0214-005 02/01/2009

Acadia, Ascension, Calcasieu, East Baton Rouge, Lafayette, Livingston, St. Landry, St. Martin, and West Baton Rouge Parishes

	Rates	Fringes
SHEET METAL WORKER (includes HVAC Duct).....\$ 24.37		9.205

SHEE0361-004 07/01/2012

BOSSIER, CADDO, OUACHITA, RAPIDES, AND WEBSTER PARISHES

	Rates	Fringes
Sheet Metal Worker (including HVAC duct).....\$ 26.09		10.22+3%

* SULA2004-012 06/15/2004

	Rates	Fringes
CARPENTER (including drywall hanging, metal stud installation, and formbuilding/formsetting).....\$ 11.78 **		0.00
Laborer, common.....\$ 8.01 **		0.00

PAINTER Brush, Roller, and Spray....\$ 11.38 **		.83
--	--	-----

Drywall Finishing.....	\$ 12.71 **	.78
Power Equipment Operator Crane.....	\$ 13.00 **	0.00
ROOFER.....	\$ 10.11 **	2.01

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====
 ** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.20) or 13658 (\$12.90). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example:

PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

State Adopted Rate Identifiers

Classifications listed under the ""SA"" identifier indicate that the prevailing wage rate set by a state (or local) government was adopted under 29 C.F.R. 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 01/03/2024 reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

=====
END OF GENERAL DECISION"

Attachment P

Employment, Training, and Contracting Policy

HANO

Housing Authority of New Orleans



Housing Authority of New Orleans

EMPLOYMENT, TRAINING, AND CONTRACTING POLICY

Table of Contents

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Part I: Policy, Purpose, Requirements, Definitions

A. Introduction and Summary

The Housing Authority of New Orleans (HANO) has established a policy whereby any contractor that transacts business with HANO must meet the requirements of HANO’s Section 3 and DBE/WBE policy as outlined in this document. This policy applies to all contracts valued at \$100,000 or greater. Contractors will: 1) offer Section 3 employment, training and employment skill building programs for eligible Section 3 residents and 2) provide Section 3 Business Concerns, Disadvantaged Business Enterprises (DBEs) as well as Woman Business Enterprises (WBEs) with the maximum opportunity to participate in the performance of contracts awarded by HANO. HANO will make a good faith effort to recruit as many Section 3 eligible residents and businesses as possible for employment and instructional positions and contract opportunities, in an effort to provide economic opportunities for area residents and area business concerns.

This document serves to fulfill two (2) main objectives: 1) it outlines the Section 3 & Section 3 Business Concerns/DBE/WBE policy and program compliance measures of HANO, and 2) it contains program definitions, requirements, required forms, information on program assistance provided by HANO, and other information related to HANO’s Employment, Training and Contracting Policy. This document replaces all previous policies and is in immediate effect as of the HANO Board approval date.

Summary of Requirements

Requirements	Section 3 Hiring	Section 3 Training & Internship	DBE Contracting	WBE Contracting	Section 3 Contracting
	30% of new hires	Paid Training and Internship Spots as listed in Chart on Page 17	20% of the value of the contract	5% of the value of the contract	10% of the value of construction contracts 3% of the value of non-construction contracts

These requirements apply to all prime and subcontractors where the value of the contract with HANO is \$100,000 or greater.

B. Definitions

Local Hire: Employee Residing within Orleans Parish.

Low-Income Person: A family (including single persons) whose income does not exceed 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

Very Low-Income Person: A family (including single persons) whose income does not exceed 50% of the median family income for the area, as determined by HUD, with adjustments for smaller and larger families.

New Hires: Full-time employees not previously employed on this contract for permanent, temporary or seasonal employment opportunities.

Section 3 Resident: A public housing resident, (HCVP) Housing Choice Voucher Program Participant or an individual who is considered to be a low to very low income Orleans Parish Resident.

Core Employees: Persons listed and verified as employed with company before the contract execution date.

Contractor: Any entity which contracts for the performance of work generated by the expenditure of Section 3 covered assistance, or performing work in connection with a Section 3 covered project.

Woman Business Enterprise (WBE): A business enterprise that is 51% or more owned, controlled, and actively operated by one or more women.

Disadvantaged Business Enterprise (DBE): A business enterprise that is 51% or more owned, controlled, and actively operated by one or more persons who are classified as part of a socially and economically disadvantaged group. Such socially disadvantaged persons include African-Americans, Hispanic Americans, Native Americans, Eskimos, Aleuts, Hasidic Jewish Americans, Asian Pacific Americans and Asian Indian Americans.

Housing Authority (HA): Public Housing Agency

Housing Development: Housing owned, developed, or operated by public housing agencies in accordance with HUD's public housing program regulations codified in 24 CFR Chapter IX.

Employment Opportunities Generated by Section 3 Covered Assistance: All employment opportunities generated by the expenditure of Section 3 covered public assistance (i.e., operating assistance, development assistance and modernization assistance, (as described in 24 CFR Section 135.3 (a) (1)). With respect to Section 3 covered housing and community development assistance, this term means all employment opportunities arising in connection with Section 3 covered projects (as described in Section 135.3 (a) (2)), including management

and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities, e.g., construction manager, relocation specialist, payroll clerk, etc.

HUD Youthbuild Programs: Programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12899), and provide disadvantaged youth with opportunities for employment, education, leadership development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low-income families.

Recipient: Any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State unit of local government, PHA, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor, assignee or transferee of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

Section 3: Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 Business Concern:

- (1) Business concerns that are 51% or more owned by residents of the housing development or developments for which the section 3 covered assistance is expended; or
- (2) Business concerns whose full-time, permanent workforce includes 30% of public housing residents or low or very low income local residents as employees; or
- (3) HUD Youthbuild programs being carried out in the area in which the section 3 covered assistance is expended; or
- (4) Business concerns that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in paragraphs (1) and (2) of this section.

Section 3 Covered Contracts: A contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project. Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation (FAR). Section 3 covered contracts also do not include contracts for the purchase of supplies and materials only. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract.

Section 3 Covered Project: The construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

Subcontractor: Any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor's obligation for the performance of work generated by the expenditure of Section 3 covered assistance, or arising in connection with a Section 3 covered project.

C. HANO Section 3 & DBE/WBE Policy Statements

i. **Section 3 Policy Statement**

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701, et seq.) (the "Act") requires the Housing Authority of New Orleans to ensure that employment and other economic and business opportunities generated by financial assistance from the Department of Housing and Urban Development ("HUD"), are directed to public housing residents and other low income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low and very low income persons.

With the Housing Authority of New Orleans' (HANO) Board Resolution Number 2012-05, HANO hereby reaffirms its commitment of ensuring that all contractors and any tier subcontractors that are awarded a contract of \$100,000 or greater by HANO for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide meaningful, full-time, permanent employment and training to Section 3 residents. It is further reaffirmed that all vendor/contractors and any tier subcontractors that are awarded a contract of \$100,000 or greater for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide contracting opportunities to Section 3 business concerns.

To comply with the Act and Board Resolution Number 2012-05, the requirements of this policy is to obtain a reasonable level of success in the recruitment, employment, and utilization of HANO residents and other eligible persons and/or businesses by contractors working on contracts partially or wholly funded with HUD monies. HANO shall examine and consider a contractor's potential for success in providing employment and business opportunities to those covered under Section 3 prior to acting on any proposed contract award.

In response to any Request for Proposals (RFP), Request for Qualifications (RFQ) or Invitation for Bids (IFB), HANO will require submission of the Section 3 Opportunities Plan, roster of Core Employees, and certification that the respondent will comply with the requirements of Section 3 and this policy.

HANO, in accordance with applicable laws and regulations, has established employment and training requirements that contractors and subcontractors are expected to meet in order to comply with Section 3 requirements. ***HANO's Section 3 requirement is thirty percent (30%) of any new hires for the term of the contract shall be Section 3 eligible workers, and 10% (construction) or 3% (non-construction) of the value of the contract shall be awarded to Section 3 eligible Businesses.*** It is the contractor's responsibility to implement progressive efforts to attain Section 3 compliance. Failure to attain Section 3 compliance in accordance with their contract will subject them to penalties including, but not limited to, the withholding of payments.

ii. **DBE/WBE Policy Statement**

Consistent with Presidential Executive Orders 11625, 12138, and 12432, and as promulgated in 24 CFR Part 85 and in the Housing Authority of New Orleans' (HANO) Board Resolution Number 2012-05, HANO hereby modifies the numerical requirements relative to contracting with Disadvantaged Business Enterprises (DBEs) and Woman Business Enterprises (WBEs) and reaffirms its commitment of ensuring that all contractors and any tier subcontractors that are awarded a contract of \$100,000 or greater for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide Disadvantaged Business Enterprises (DBEs) and Woman Business Enterprises (WBEs) with the maximum opportunity to participate in the performance of contracts awarded by HANO.

HANO's DBE requirement is 20% of the value of the contract will be awarded to DBEs and 5% of the value of the contract will be awarded to WBEs.

To comply with this requirement and Board Resolution Number 2012-05, the requirements of this policy is to obtain a reasonable level of success in the utilization of eligible businesses by contractors working on contracts partially or wholly funded with HUD monies. HANO shall examine and consider a contractor's potential for success in meeting these requirements prior to acting on any proposed contract award.

In response to any Request for Proposals (RFP), Request for Qualifications (RFQ) or Invitation for Bids (IFB), HANO will require submission of evidence and certification that the bidder will comply with the requirements of this policy.

D. Section 3 New Hire & Contracting Requirements

Section 3 Numerical Requirements and Order of Preference:

In accordance with Section 3, HANO requires that all contractors and any tier subcontractors shall provide training and employment opportunities to Section 3 residents to meet or exceed a numerical requirement of 30% of all new hires.

HANO has established employment and training requirements that contractors and subcontractors are expected to meet in order to comply with Section 3 requirements. It is the contractor's responsibility to implement progressive efforts to attain Section 3 compliance.

Section 3 Hiring Preference

Contractors shall adhere to the following order of priority for employment purposes:

- Priority 1: A low or very low-income resident of HANO housing site where the work is being done
- Priority 2: A low or very low-income resident of any HANO housing developments
- Priority 3: A participant in HUD Youthbuild program in Orleans Parish
- Priority 4: HANO Housing Choice Voucher Participant
- Priority 5: a) A Very low-income resident of Orleans Parish
b) A Low-Income resident of Orleans Parish

Contracting Requirements

In accordance with Section 3, HANO requires that all contractors and any tier subcontractors shall direct 10% of the contract value to Section 3 business concerns for construction contracts and 3% for non-construction contracts in the following order of priority:

- Priority 1: Business concerns that are 51% or more owned by residents of the HANO housing development or developments for which the Section 3 covered assistance is expended, or whose full-time, permanent workforce includes 30% of these persons as employees; or
- Priority 2: Business concerns that are 51% or more owned by residents of other HANO housing developments that is expending the Section 3 covered assistance, or whose full-time, permanent workforce includes 30% of these persons as employees; or
- Priority 3: HUD Youthbuild programs in Orleans Parish; or
- Priority 4: Business concerns that are 51% or more owned by low or very-low income Section 3 Orleans Parish residents, or whose permanent, full-time workforce includes no less than 30% Section 3 residents, or that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in paragraphs (1) and (2) of this section.

Section 3 businesses seeking a contract or subcontract shall be responsible for submitting evidence, if requested, to demonstrate to the satisfaction of the contracting party that the business concern is responsible and has the ability to perform successfully under the terms and conditions of the proposed contract.

Contractors must incorporate and enforce the provisions of the Section 3 policy and numerical requirements in any and all tier subcontracts. Requirements relative to employment and contracting with Section 3 residents and business concerns shall not apply to contracts less than \$100,000 and shall not apply to contracts for the purchase of supplies and materials unless the contract for materials includes installation.

In some instances, the requirements relative to contracting with Section 3 business concerns and DBEs/WBEs may overlap; however, **participation can only count toward one requirement.** For example, if a subcontract is let to a Section 3 business concern that also qualifies as a DBE, then the contractor may count the subcontract either towards its Section 3 contracting requirements or towards its DBE contracting requirements; the contractor shall not be allowed to count the participation towards both requirements.

E. DBE/WBE Contract Requirements

Numerical Requirements

HANO requires that all contractors and any tier subcontractors shall direct their subcontracting opportunities to DBEs/WBEs as follows:

- Disadvantaged Business Enterprises - 20% of the total value of contract
- Woman Business Enterprises - 5% of the total value of contract

DBE and WBE businesses seeking a contract or subcontract shall be responsible for submitting evidence, if requested, to demonstrate to the satisfaction of the contracting party that the business concern is responsible and has the ability to perform successfully under the terms and conditions of the proposed contract.

Contractors must incorporate and enforce the provisions of this policy and numerical requirements in any and all tier subcontracts.

In some instances, the requirements relative to contracting with Section 3 business concerns and DBEs/WBEs may overlap; however, a individual companies participation can only count toward one requirement on a contract. For example, if a subcontract is let to a WBE concern that also qualifies as a DBE, then the contractor may count the subcontract either towards its WBE contracting requirements or towards its DBE contracting requirements; the contractor shall not be allowed to count the participation towards both requirements.

Requirements relative to contracting with DBEs/WBEs shall not apply to contracts less than \$100,000 and shall not apply to contracts where the contractor is not subcontracting for any work, materials, supplies, services, etc, or when the sole source or specified items are not available from DBEs/WBEs.

100% of the participation of DBE/WBE suppliers shall count towards the requirements as long as the supplier maintains an inventory and/or significantly alters the product for distribution. In cases where the DBE/WBE supplier does not maintain an inventory and/or does not significantly alter products for distribution, only 25% of the DBE/WBE supplier's participation shall count toward the requirements.

Part II- Procurement & Contractor Requirements and Procedures

A. Section 3 Contracting Requirements & Procedures

The procedures outlined herein shall apply to all contractors seeking contracting opportunities with the Housing Authority of New Orleans.

As part of the response to an IFB, RFP, RFQ, or other solicitation, respondents (prime) are required to submit a Section 3 Employment and Training Action Plan (SETAP) to identify overall projected employment by type and phase, Section 3 hiring, training and contracting requirements, objectives, and actions that will be implemented to ensure compliance with the requirements of Section 3. (See Section III for Section 3 Employment & Training Action Plan format).

The **HANO Section 3 Coordinator** will be responsible for coordinating with the Department of Procurement and Contracts to review the Section 3 Employment and Training Action Plan prior to the award of the contract. Upon selection, HANO will work with the selected firm to finalize the Section 3 Plan, including identification of HANO assistance to be provided (if any), timelines for action, and review of reporting and compliance requirements. The Section 3 Employment and Training plan is separate and apart from the Disadvantaged/Women Business Enterprise Plan and must be completed in addition to the DBE/WBE Plan.

I. Prior to Bid/Pre Certification Process: HANO Resident-Owned Businesses can Visit www.hano.org, to complete and submit a Section 3 Business Concerns Application.

II. Bid/Proposal Phase: Contractors submitting bids and/or proposals to HANO shall be required to complete and submit the following forms (Appendix):

- Section 3 Employment Action Plan
- Section 3 Training Action Plan
- Section 3 Contracting Action Plan
- Section 3 Employment and Training Schedule
- List of Core Employees (including date of hire for each core employee and address)
- Contracting Schedule
- Letter of Intent
- Statement of Understanding

III. Pre-Award Phase: Subsequent to the submission of bids/proposals, but prior to contract award, contractors may be requested to provide additional information regarding the submissions required in the Bid/Proposal Phase. Such requests may be made in instances where the contractor does not show sufficient detail in their required Action Plans, where the contractor's required Schedules do not reflect achievement of the minimum stated requirements, where the contractor has not identified the name of the Section 3 subcontractor(s) in the required Schedules and does not have signed Letters of Intent, or where it is deemed necessary by HANO's Section 3 Coordinator.

IV. Contract Performance Phase:

Section 3 Contract Performance Monitoring

HANO shall monitor and evaluate the contractor's Section 3 compliance towards achieving the numerical requirements relative to Section 3 employment, training, and contracting throughout the contract period. The contractor shall be responsible for providing the following reports to HANO, which shall be submitted no later than 4:30 p.m., on the first business day of each month throughout the contract period (Appendix):

- Core Employee List Subcontractors / New Contracts
- Section 3 Employment and Training Compliance Reports
- Section 3 Manhour Report
- Contracting Compliance Report
- Section 3 Income Verification Form
- Employer Paid Training Report

Upon HANO's request, the contractor and all tier level sub-contractors are required to provide supporting documentation and proof of previous employment of any and all core employees prior to working on a HANO project.

The contractor shall also ensure that for each Section 3 resident hired, a Section 3 Verification Form is completed. The Section 3 Income Verification Form shall be completed by the resident, and submitted to the contractor. This documentation should be included with the monthly reports submitted to HANO.

The contractor shall be responsible for monitoring the compliance of any tier subcontractors. In doing so, the contractor shall require monthly reports, in the formats provided, from its lower tier subcontractors.

Determination of Compliance

Contractors and their subcontractors are required to demonstrate compliance with the Section 3 employment and contracting requirements by meeting the numerical requirements set forth above. Contractors who do not meet the contracting numerical requirements must thoroughly document its inability to comply. In addition, HANO requires contractors that fail to meet the contracting requirements set forth in this policy use the alternative measures listed on page 16 to comply. Contractor's efforts shall be directed towards identifying methods to achieve success under this program through the following requirements:

Hiring:

- Target recruitment of Section 3 residents for training and employment by taking steps such as:
 - Prominently place a notice of commitments under Section 3 at the project site or other places where applications for training and employment are taken;

- Contact HANO, HANO resident councils, HANO resident management corporations, and HANO residents;
 - Consider contracting with HANO Resident Councils and/or Resident Management Corporations
 - Contact HANO for a list of agencies which may be able to provide assistance regarding opportunities for training which can be utilized on this contract;
 - Contact local job training centers, employment service agencies, and community organizations;
 - Develop on-the-job training opportunities or participate in job training programs;
 - Develop or participate in certified Pre-Apprenticeship/Apprenticeship Trainings Programs for construction trades on Construction Contracts and Paid Internship/Summer Employment Opportunities for Non-Construction Contracts.
 - Advertise in the local media.
- Keep a list of Section 3 area residents who apply on their own or by referral for available positions.
 - Send to labor organizations or representatives of workers with whom the recipient, contractor, or subcontractor has a collective bargaining agreement or other understanding, a notice about contractual commitments under Section 3.
 - Select Section 3 area residents, particularly HANO residents, for training and employment positions.
 - Provide ongoing monitoring of the program by the contractor and its subcontractors to ensure compliance and to identify problems or difficulties in meeting the requirements, and implement strategies to overcome the problems. Where problems or difficulties in meeting the requirements are encountered, take aggressive efforts to rectify the matter. Such action shall include, but not be limited to, convening a meeting with HANO to advise it of the problems and proposed solutions. HANO will offer its assistance whenever possible.

Where feasible, adjust the initial Section 3 and DBE/WBE Action Plan to increase the use of Section 3 residents in categories where the Plan has been successful to compensate for those categories of lower success.

B. DBE/WBE Certification

Businesses wishing to participate in HANO contracts as DBEs/WBEs must be certified by HANO's Section 3/DBE/WBE Coordinator, in the Department of Client Services. Businesses claiming DBE/WBE status must be certified in order to have their participation counted toward the contracting requirements stated herein. Interested businesses must initiate the certification process by submitting an application for certification to the Housing Authority. Applications for certification may be obtained by visiting HANO's website at www.hano.org.

Contracting Procedures:

The procedures outlined herein shall apply to all contractors seeking contracting opportunities with the Housing Authority of New Orleans.

I. Prior to Bid/Pre Certification Process: If qualified, contractors can visit www.hano.org, to complete and submit a Disadvantaged Business Enterprise Program Certification Application.

II. Bid/Proposal Phase: Contractors submitting bids and/or proposals to HANO shall be required to complete and submit the following forms (Appendix):

- A. DBE/WBE Contracting Action Plan
- B. Contracting Schedule
- C. Letter of Intent
- D. Statement of Understanding

III. Pre-Award Phase: Subsequent to the submission of bids/proposals, but prior to contract award, contractors may be requested to provide additional information regarding the submissions required in the Bid/Proposal Phase. Such requests may be made in instances where the contractor does not show sufficient detail in their required Action Plans, where the contractor's required Schedules do not reflect achievement of the minimum stated requirements, where the contractor has not identified the name of the DBE/WBE subcontractor(s) in the required Schedules and does not have signed Letters of Intent, or where it is deemed necessary by HANO's Compliance Officer.

IV. Contract Performance Phase: HANO shall monitor and evaluate the contractor's compliance towards achieving the numerical requirements relative to DBE/WBE contracting throughout the contract period. The contractor shall be responsible for providing the following reports to HANO, which shall be submitted no later than 4:30 p.m., on the tenth business day of each month throughout the contract period:

- Contracting Compliance Report

The contractor shall be responsible for monitoring the compliance of any tier subcontractors. In doing so, the contractor shall require monthly reports, in the formats provided, from its lower tier subcontractors.

Contracting:

- Target recruitment of DBEs/WBEs by taking such steps as:
 - Contact DBEs/WBEs in the HANO's directory;
 - Prominently place a notice of commitment relative to DBE/WBE contracting at the project site and other appropriate places;
 - Contact HANO for a list of certified firms;
 - Contact other organizations which might be helpful in identifying DBEs/WBEs;

- Advertise in the local media.
- Make every effort to use DBEs/WBEs included in HANO's directory of certified firms. Such efforts may include, but are not limited to:
 - Dividing total work into smaller sub-tasks (i.e. by floor);
 - Using multiple firms for the same type of work (i.e. two drywall subcontractors or several plumbing suppliers);
 - Exercise flexibility in utilizing DBEs/WBEs in other or additional areas than initially proposed if necessary to meet the program objectives.
- Provide ongoing monitoring of the program by the contractor and its subcontractors to ensure compliance and to identify problems or difficulties in meeting the requirements, and implement strategies to overcome the problems. Where problems or difficulties in meeting the requirements are encountered, take aggressive efforts to rectify the matter. Such action shall include, but not be limited to convening a meeting with HANO to advise it of the problems and proposed solutions. HANO will offer its assistance whenever possible.
- Where feasible, adjust the initial DBE/WBE Contracting Action Plan to increase the use of Section 3 business concerns in categories where the Plan has been successful, to compensate for those categories of lower success.

C. Reporting Open Positions

All HANO contractors and subcontractors are required to report all job openings in connection with a contract resulting from any solicitation on crescentcityjobmatch.com, HANO's website and to the onsite/project Section 3 Coordinator as soon as the job becomes available. This will aid in fulfilling the dual requirements of the shared job database by connecting low-income residents in need of employment with contractors seeking to hire Section 3 employees. Noncompliance with HANO's requirement may result in sanctions, termination of the contract for default, and debarment or suspension from future HANO contracts.

* For Construction Projects – All new hires must go through the on-site hiring process with the Section 3 Coordinator

Part III- Compliance Requirements

Compliance Requirements for Section 3/DBE/WBE Contracting

If a contractor or subcontractor cannot meet the Section 3, DBE, WBE contracting requirements it must thoroughly document its inability to comply. In addition, HANO requires contractors that fail to meet the contracting requirements set forth in this policy use the following alternative measures to comply:

- Contractors must contribute to HANO's Section 3 Training Fund, which provides training and other economic opportunities for HANO residents:
 - **Trade, Construction and Rehab Contractors must contribute 2% of the total contract amount.**
 - **Non-Construction Contractors (e.g. A&E, Consulting, Professional Services, Technical) must contribute 1% of the total contract amount.**

HANO will primarily use the Section 3 Training Fund to pay for resident self-sufficiency programming through HANO's partnerships with Local Colleges, State Approved Trade Programs, paid Work Experience /Internship Programs, Youth Summer Employment Programs and various other employment and training programs for residents. The site in which the construction or project is occurring will receive a portion of funds generated from that respective site for programs and equipment related to resident training.

Compliance Requirement for Project Labor Agreements or Community Workforce Agreements

HANO shall require that a Project Labor Agreement or Community Workforce Agreement be entered into between the trade unions and the developer, contractor, and subcontractors for all projects whose collective value under HANO contracts is \$25 million or more. The Project Labor Agreement or Community Workforce Agreement shall comply with all requirements of the HANO Section 3 and DBE/WBE Employment, Training, and Contracting Policy dated March 13, 2012. The unions, developers, contractors, and subcontractors shall consult with HANO, resident leaders, and community stakeholders on the terms of the agreement prior to its execution.

Part IV – Training Requirements

Training Requirements for Construction Contracts

- HANO requires all construction contracts that are greater than (\$100,000.00) one hundred thousand dollars in total construction cost and is anticipated to exceed 6 months of construction; to include a detailed and well defined plan on how they will provide a certified pre-apprenticeship or apprenticeship training programs to at least (1) one Section 3 Resident in its priority order. (1) One additional Section 3 Resident in its priority order will be provided training for every additional (\$500,000) five hundred thousand to (\$1,000,000.00) one million dollars of the total contract value. The training plan and trainings must be aligned with the scope of work in the contract and approved by HANO. A training program participant can only count for (1) one training slot per total contract amount. Those who do not offer a certified pre-apprenticeship or apprenticeship training program will contribute into the HANO Section 3 Training Fund as prescribed in the chart listed below.

Training Requirements for Non-Construction Contracts

- HANO requires that all non-Construction contracts that meet or exceed (\$100,00.00) one hundred thousand dollars in total contract value include a detailed and well defined plan to provide paid internship or summer employment opportunities to Section 3 Residents in its priority order. An internship/summer employment program participant can only count for (1) one internship/summer employment slot per total contract amount. Those who do not offer a HANO approved paid internship or summer employment opportunity will contribute into the HANO Section 3 Training Fund as prescribed in the chart listed below.

* A Portion of All Funds Generated at A HANO Housing Site Will Remain At That Site for Resident Training Programs and Equipment

Total Contract Amount	Number of Section 3 Training / Internship Slots	Contribution to HANO Training Fund if Training or Internship Slots Are not Available
At least \$100,000, but less than \$500,000	1	6% of the Total Contract Value up to \$25,000
At least \$500,000, but less than \$1,000,000	2	5% of the Total Contract Value up to \$40,000
At least \$1,000,000, but less than \$2,000,000	3	4% of the Total Contract Value up to \$60,000
At least \$2,000,000, but less than \$4,000,000	4	3% of the Total Contract Value up to \$80,000
At least \$4,000,000, but less than \$7,000,000	10	2% of the Total Contract Value up to \$105,000
\$7,000,000 or more	1 additional training slot for every additional \$500,000.00	1.5% of that Total Contract Value, with no dollar limit

Part V – Contracting and Compliance Forms



Housing Authority of New Orleans Section 3 Individual Verification Form

The following information will be used to verify your individual eligibility under the Section 3 regulations as set forth in 24 CFR Part 135.

A Section 3 resident seeking the preference in training and employment shall certify and submit evidence to demonstrate Section 3 eligibility.

I, _____, residing at _____
(print name) (address)
_____ have a family size of _____ and my total
(city, state, zip code)
annual income for the prior calendar year (20__) was \$ _____ as is evidenced by the attached documentation.

HANO Client Status (Check ONLY One of the Following)

- I live in Public Housing at _____ (insert development name)
- I am a Housing Choice Voucher recipient
- None of the above

Proof of income and residency is a requirement for an individual to become Section 3 certified.

Proof of residency (Check at least one and provide a copy with this form):

- Copy of current lease
- 2 Utility Bills for the past 2 months (Utility bills must be in the name as shown above)
- Notarized statement from an individual with at least one of the above documents in their name attesting that the person seeking Section 3 Certification is living at their residence
- One of the acceptable proofs of income listed below
- Valid Federal or State ID

Proof of income (Check at least one and provide a copy with this form):

- Copy of receipt of public assistance
- Copy of Evidence of participation in a public assistance program
- Proof of income (Check stub, W-2, Tax forms, 1099, employer letter on letterhead, etc.)
- Proof of Unemployed Status
- I Have Zero Income and did not receive any form of subsidy during the calendar year listed above

I have voluntarily provided the above information in conjunction with employment on a HANO related project. I attest to the truthfulness of my statements fully understanding that this information is subject to verification by the appropriate federal agencies.

Signature _____ Date _____

Contact Phone: _____

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.

Willful falsification of any of the above statements may subject the contractor or subcontractor to civil or criminal prosecution. See Section 1001 of Title 18 and Section 231 of Title 31 of the U.S. Code.

**Section 3 Individual Verification Form
(Part B)
SECTION 3 REQUIREMENTS**

Consistent with the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and with the Housing Authority of New Orleans' (HANO) Board Resolution Number 2012-05, HANO hereby reaffirms its commitment of ensuring that all contractors and any tier subcontractors that are awarded a contract in excess of \$100,000.00 by HANO for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide meaningful, full-time, permanent employment and training to Section 3 residents. It is further reaffirmed that all contractors and any tier subcontractors that are awarded a contract in excess of \$100,000.00 by HANO for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide business opportunities to Section 3 business concerns.

Definitions:

Low-Income Person:

A family (including single persons) whose income does not exceed 80% of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Very Low-Income Person:

A family (including single persons) whose income does not exceed 50% of the median family income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

New Hires:

Full-time employees for permanent, temporary or seasonal employment opportunities.

Section 3 Resident:

- 1) A low or very low income resident of HANO housing site where the work is being done; or
- 2) A low or very low income resident of any HANO housing site; or
- 3) A participant in HUD Youthbuild program in Orleans Parish; or
- 4) A HANO Housing Choice Voucher Participant
- 5) a) A very low-income resident of Orleans Parish
b) A low-income resident of Orleans Parish

Statement of Numerical Requirements and Order of Preference:

In accordance with Section 3, HANO requires that all contractors and any tier subcontractors shall provide training and employment opportunities to Section 3 residents to meet or exceed a numerical requirement of 30% of all new hires in the following order of priority:

- Priority 1: A low or very low income resident of HANO housing site where the work is being done
- Priority 2: A low or very low income resident of any HANO housing site
- Priority 3: A participant in HUD Youthbuild program in Orleans Parish
- Priority 4: A HANO Housing Choice Voucher Participant
- Priority 5: a) A very low-income resident of Orleans Parish
b) A low-income resident of Orleans Parish



**Section 3 Individual Verification Form
(Part C)
ORLEANS PARISH, LOUISIANA
SECTION 3 ANNUAL FAMILY INCOME LIMITS 2015**

Orleans Parish Median Income: \$60,000

FY 2015 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<u>Very Low (50%) Income Limits</u>	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600
<u>Low (30%) Income Limits</u>	12,600	15,930	20,090	24,250	28,410	32,570	37,200	39,600
<u>Low (80%) Income Limits</u>	33,000	38,400	43,200	48,000	51,850	55,700	59,550	66,400

Definition of Section 3 Resident:

- 1) A Low or Very Low-Income Resident of HANO housing site where the work is being done; or
- 2) A Low or Very Low-Income Resident of any HANO housing site; or
- 3) A participant in a HUD Youthbuild program in Orleans Parish; or
- 4) A HANO Housing Choice Voucher Participant
- 5)
 - a) A very low-income resident of Orleans Parish (one whose family income does not exceed the limits outlined above).
 - b) A low-income resident of Orleans Parish (one whose family income does not exceed the limits outlined above).

*Source – HUD FY 2015 Income Limits Documentations System, <http://www.huduser.org/portal/datasets/il/il2015/2015summary.odn>



HOUSING AUTHORITY OF NEW ORLEANS

CONTRACTING SCHEDULE

Contracting Schedules that do not reflect a level of participation that meets or exceeds the stated requirements may cause the bid to be deemed non-responsive. Section 3, DBE, and WBE firms not certified by HANO shall not be included on this schedule and shall not be counted towards the participation requirements. Duplicate form if additional space is needed.

ITEM #	DESCRIPTION OF WORK TO BE PERFORMED	NAME AND ADDRESS OF COMPANY TO BE USED TO PERFORM THE WORK	TYPE OF WORK TO BE PERFORMED			TOTAL ESTIMATED AMOUNT OF WORK TO BE PERFORMED		
			LABOR	MATERIALS	BOTH	SECTION 3	DBE	WBE
EXAMPLE	PAINING	John Doe Resident Owned Painter, Inc. New Orleans, LA			X	\$50,000		
1.								
2.								
3.								
4.								
5.								
6.								
7.								

Summary:

- 1) Total Amount to be Awarded to Section 3 Business Concern: \$ _____ Percentage of Total Contract Amount _____%
- 2) Total Amount to be Awarded to DBE: \$ _____ Percentage of Total Contract Amount _____%
- 2) Total Amount to be Awarded to WBE: \$ _____ Percentage of Total Contract Amount _____%

Name: _____ Title: _____ Date: _____



HOUSING AUTHORITY OF NEW ORLEANS
SECTION 3 EMPLOYMENT AND TRAINING SCHEDULE

IFB NO. _____

Employment and Training Schedules that do not reflect a level of participation that meets or exceeds the stated requirements may cause the bid to be deemed non-responsive. Duplicate form if additional space is needed. The Section 3 requirements set forth in this policy are

Job Category	Total Estimated Positions Needed for Contract	Total Estimated Number of Workforce Manhours Needed for Contract	Total Number of Positions Currently Occupied by Core Employees	Total Estimated Number of Workforce Manhours to be Performed by Current Core Employees	Total Estimated Number of Workforce Manhours to be Performed by Section 3 Residents	Training Plan			
						List Types of Pre-Apprenticeship and Apprenticeship Trainings That Will Be Provided to Section 3 Employees/HANO Residents	Number of "On The Job Training" Positions Available to Section 3 Residents	List The Name Of The Training Program Provider	What Type of Certification Will Be Provided At The Completion of Training
Ex. Clerical	2	80 hours	1	50 hours	30 hours		1		

Name: _____ Title: _____ Date: _____



HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT – Subcontractor Commitment Form

To: _____ IFB# _____
Name of Prime Contractor

The undersigned will enter into a signed agreement with the Prime Contractor listed above. Copies of agreements including, but not limited to joint ventures, subcontracts, supplier agreements or purchase orders referencing the IFB, RFP, RFQ, or Purchase Order Number shall be forwarded to HANO at:

Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
Attn: Section 3/DBE/WBE Coordinator

Name of Subcontractor _____

Description of Work to Be Performed by Subcontractor _____

Contract Value (inclusive of change orders) \$ _____

Term of Contract (include start and end dates) _____

Subcontractor Status (Section 3, DBE, WBE) _____

By: _____
Prime Contract Signature

Printed or Typed Name

Title: _____

Date: _____

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to _____ (Notary Public)
before me this _____ day of _____, 20____ (Seal)

My Commission expires: _____

Date Executed: _____



HOUSING AUTHORITY OF NEW ORLEANS

STATEMENT OF UNDERSTANDING

IFB NO. _____

Under penalties of perjury, as prescribed in 18 U.S.C. 1001, the undersigned certifies that it:

- o Has prepared and submitted its bid/proposal to HANO with a full understanding of HANO's requirements with respect to employment, training, and contracting with Section 3 residents, Section 3 business concerns, Disadvantaged Business Enterprises (DBEs), and Women Business Enterprises (WBEs); and
o Agrees to act in good faith to ensure that the specified requirements relative to employment, training, and contracting are met; and
o The representations contained in the Section 3 Employment and Training Action Plan submitted with the bid/proposal are true and correct as of this date; and
o Proposes to use the services of the Section 3 business concerns, DBEs, and WBEs listed in the Contracting Action Plan; and
o Will not alter the level of employment, training, and contracting with Section 3 residents, Section 3 business concerns, DBEs, and WBEs identified in the Section 3 Employment and Training Schedule and in the Contracting Schedule without prior written notice to HANO; and
o Agrees to provide regular compliance reports to HANO, at the intervals specified by HANO and in the format specified by HANO; and
o Will monitor, ensure, and report subcontractor compliance with respect to HANO's employment and contracting requirements;
o Will provide HANO with documentation in the format and timeframe requested by HANO, such as subcontractor certifications, employee income verifications, etc. to confirm eligibility of those employees, trainees, subcontractors claiming Section 3, DBE, and/or WBE status.

Bidder's/Offeror's Name

By: _____
Signature

Printed or Typed Name

Title: _____

Date: _____

If a corporate seal is not affixed, this document must be notarized.

Subscribed and sworn to _____ (Notary Public)
(Signature)
before me this _____ day of _____, 20____

My Commission expires: _____

Date Executed: _____



HOUSING AUTHORITY OF NEW ORLEANS

Contractors Section 3 Employment and Training Compliance Report

Reporting Period: _____

To be submitted before 5:00 p.m. on the first business day of the month

Prime Contractor: _____ Contract No.: _____

Contract Start Date: _____ Contract Completion Date: _____

Craft/Trade	Total Number of New Hires	Tier 1 Resident s Hired	Tier 2 Resident s Hired	Tier 3 Resident s Hired	Tier 4 Resident s Hired	Tier 5 (a) Resident s Hired	Tier 5 (b) Resident s Hired	Total Number of Section 3 Resident s Hired*	Percentage of Section 3	Total Number of Section 3 Resident s in Apprenticeship Programs
Example: Laborer	6	2	1	0	0	3	0	6	100%	2

Name: _____ Title: _____

Date: _____



HOUSING AUTHORITY OF NEW ORLEANS

Employer Paid Training Report

To be submitted before 5:00 p.m. on the first business day of the month

Company Name: _____

Type of Training: _____

TRAININGS CLIENT ATTENDED	TRAINING PROVIDER	TRAINING DATES	# OF TRAINING HOURS	TOTAL COST OF TRAINING & TRAINING MATERIALS
1)				
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				

Employer Name: _____

Date: _____

Title: _____

** You must attach Training agenda as well as proof that your organization paid for the training such as Receipt, Copy of Check, Purchase Order, etc.**



HOUSING AUTHORITY OF NEW ORLEANS

Section 3 Manhour Report

To be submitted before 5:00 p.m. on the first business day of the month

Contractor: _____ Contract No.: _____

Contract Start Date: _____ Contract Completion Date: _____

Report for month of: _____ 20_____

Identify all Employees Including Section 3 residents who have performed work in connection with this project to date. All Section 3 employees must appear on the Certified Payroll Form (if applicable).

Name Address, City/State Last 4 of Social Security#	Referral Source	Section 3 Category Preference	Number of Manhours Worked This Period	Hire Date	Termination Date	Total Number Man-hours

For the period of this report, indicate:

Total Number of Manhours Worked by all Employees: _____

Total Number of Manhours Worked by Section 3 Employees: _____

Total Percentage of Manhours Worked by Section 3 Employees: _____

Name: _____

Title: _____

Date: _____

**** Attach Section 3 Resident Certification Forms for each new hire reported.**



HOUSING AUTHORITY OF NEW ORLEANS

Contracting Compliance Report

To be submitted before 5:00 p.m. on the first business day of the month

Contractor: _____ Contract No.: _____

Contract Start Date: _____ Contract Completion Date: _____

Original Contract Amount: \$ _____

Current Contract Amount (Including Change Orders): \$ _____

Report for month of: _____ 20_____

List all Section 3/DBE/WBE Subcontractors and Suppliers utilized on this contract to date. Copies of all subcontract/supplier agreements executed during this reporting period must be submitted with report. Make copies of form if additional space is needed.

ALL SECTION 3/DBE/WBE CONTRACTORS ARE REQUIRED TO LIST ALL SUBCONTRACTORS

Name of Subcontractor/Supplier	Indicate HANO Certification (DBE/WBE/ Section 3)	Scope of Work Performed	Total Subcontract Amount Including Change Orders	Amount Paid this Period	Amount Paid To Date	Balance Due

Total Amount Paid to Contractor by HANO:

This Period: \$ _____ To Date: \$ _____

Total Amount Paid by Contractor to Section 3 Business Concerns:

This Period: \$ _____ To Date: \$ _____

Total Amount Paid by Contractor to DBEs:

This Period: \$ _____ To Date: \$ _____

Total Amount Paid by Contractor to WBEs:

This Period: \$ _____ To Date: \$ _____

Name: _____

Title: _____

Date: _____



Section 3 Employment and Training Assessment

This Assessment is designed to capture potential Section 3 Certified candidates' employment interest, work experience and training information. Information will be forwarded to employers based upon the skills required for the open positions. Applicants will be considered for positions without regard to race, color, religion, sex national origin, age or marital status.

Personal Information

Name _____ Date _____

Address _____

City _____ State _____ Zip _____

Home Telephone _____ Alt. Telephone _____

Current Age _____ Date of Birth _____

Do you reside at a HANO affordable housing site? () YES () NO

If Yes, Which Site: _____ Name of Head of Household _____

Are you a HANO Housing Choice Voucher Participant () YES () NO

If Yes, Name of Head of Household _____

Do you reside at a federally supported housing unit? () YES () NO

Are you a HUD Youth Build Participant? () YES () NO

Education

Highest Level of Education (Grade Completed) _____

High School Diploma _____ GED _____ Some College _____

College _____ List Degree _____ Year Completed _____

Name of last School Attend _____ City _____ State _____

Last Year Attended _____

Employment

1. Have you ever worked before? Yes _____ No _____

2. Are you currently working? Yes _____ No _____ Full Time _____ Part Time _____

3. Current Job Title _____ Hourly Rate _____

4. Have you ever completed an occupational skills training? If so, what, when and where.

5. Do you have an occupational skills credential/license? If so, what and expiration date.

6. Have you ever participated or completed work readiness training? If so, when.

7. Are there any problems or issues that may prevent you from working consistently? If so, explain.

8. What type of environment would you like to work in? ___Indoors ___Outdoors

9. What types of machinery/office equipment to you know how to operate?

Employment History

Name of Employer Address/ City/State	Dates of Employment Start/End	Job Title	Beginning Hourly Rate Ending Hourly Rate	Reason For Leaving

Transportation

1. Do you have a valid driver's license? Yes _____ No _____ State _____

2. Do you own a car or have access to reliable transportation to get to and from work?

Yes _____ No _____ If yes, make /model/year of car.

If no vehicle or license, what is your primary means of transportation? _____

References: DO NOT INCLUDE RELATIVES.

Name _____

Address _____

City _____ State _____ Zip Code _____

Telephone _____ Position/Relationship _____

Name _____

Address _____

City _____ State _____ Zip Code _____

Telephone _____ Position/Releationship _____

Name _____

Address _____

City _____ State _____ Zip Code _____

Telephone _____ Position/Releationship _____

Signature: _____ Date: _____

Print Name: _____

SKILLS ASSESSMENT

- I. Place an (X) on the area(s) in which you have skills and list the number of years of experience.

Trade	# Of Years Experience	Trade	# Of Years Experience
<i>Carpentry</i>		<i>Drywall</i>	
Form Carpentry		Painting	
Cement Forms Finisher		Drywall Hanger	
Rough Frame Carpentry		Drywall Finisher	
Finish Carpentry			
Finish Interior Carpenter		<i>Flooring</i>	
Finish Exterior		Carpet Installation	
Door Installation		Tile Setting	
Window Installation		Wood Flooring Installation	
<i>Machine Operation</i>		<i>Misc. Items</i>	
Forklift		Appliance Installation	
Boom/lift		Fencing	
Bob Cat		Landscaping	
Back Hoe		Plumbing	
Excavator		Plumbing Fixture Install	
Sweeper		Janitorial	
		HVAC	
<i>Electrical</i>		Security	
Electrical (wiring)		General Labor	
Electrical (Connection)		Other 1	
Electrical (Fixture Install)		Other 2	
		Other 3	
<i>Concrete / Masonry</i>		Other 4	
Cement			
Steel Setter			
Business	# Of Years Experience	List any Other Field	# Of Years Experience
Administrative Assistant			
Accountant			
Architect			
Engineer			
Social Service			
File Clerk			
Legal Aid Assistant			
Receptionist			
Mail Clerks			
Clerical Assistant			
Customer Service Rep			
Project Assistant			

I. Please place an (X) by the area(s) in which you are interested in training.

<input type="checkbox"/>	Carpentry	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	Painting
<input type="checkbox"/>	Carpet Installation	<input type="checkbox"/>	Cement / Masonry	<input type="checkbox"/>	Fencing
<input type="checkbox"/>	Drywall	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Plumbing
<input type="checkbox"/>	Tile Setting	<input type="checkbox"/>	Wood Flooring installation	<input type="checkbox"/>	Iron Work
<input type="checkbox"/>	Machine Operation	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	Appliance Installation
<input type="checkbox"/>	Bricklaying	<input type="checkbox"/>	Janitorial	<input type="checkbox"/>	General labor
<input type="checkbox"/>	Security	<input type="checkbox"/>	Window Installation	<input type="checkbox"/>	Door Installation
<input type="checkbox"/>	Fixtures Installation	<input type="checkbox"/>	Other	<input type="checkbox"/>	

<input type="checkbox"/>	HAZMAT	<input type="checkbox"/>	LIST OTHERS	<input type="checkbox"/>	
<input type="checkbox"/>	HAZWOPER	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Truck Driving	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	OSHA	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Pipe laying	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Green Construction	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

II. Comments

Attachment Q

Statement of Bidder's

Qualifications



**HOUSING AUTHORITY OF NEW ORLEANS
PROCUREMENT AND CONTRACTS DEPARTMENT**

INVITATION FOR BIDS #24-912-33 STATEMENT OF BIDDER'S

QUALIFICATIONS

This form must be submitted with each bid or proposal. Each business of a joint venture must submit this form. Complete all blanks by entering the requested information or "NA" if it is not applicable to your business.

BUSINESS NAME:		
AVG. ANNUAL SALES (LAST THREE (3) YEARS):	CURRENT NET WORTH:	DATE BUSINESS STARTED:
PARENT COMPANY (IF AFFILIATE):		PREVIOUS BUSINESS NAME:

OFFICERS, OWNERS, OR PARTNERS

NAME	OFFICIAL CAPACITY

PERSONS AUTHORIZED TO SIGN OFFERS AND CONTRACTS IN COMPANY NAME

NAME	OFFICIAL CAPACITY

BANK REFERENCE

BANK NAME:	ADDRESS:
CONTACT PERSON:	TELEPHONE NO.:

STATEMENT OF BIDDER'S QUALIFICATIONS (CONT.)

QUALITY ASSURANCE

	YES	NO
A. Has the Bidder has successfully completed three similar projects within the past five years?		
B. Over the past five years, has the Bidder completed all of their projects within the contract time frame and budget?		
C. Over the past five years, has the Bidder ever been Terminated for Default by any public entity?		
D. Over the past five years, has the Bidder ever been issued a finding of non-compliance by HANO relative to DBE, WBE and Section 3 Employment and Contracting?		
E. Over the past five years, has the Bidder ever been issued a finding of non-compliance relative to Davis Bacon Wage Requirements?		

BUSINESS REFERENCES (Provide three existing or completed work activities by your business which are similar to or support your ability to successfully complete the scope of work.) Please attach additional pages if additional space is needed.

AGENCY/COMPANY NAME:	ACTIVITY:	DOLLAR AMOUNT:
DATE COMPLETED:	CONTACT PERSON:	TELEPHONE NO.:
AGENCY/COMPANY NAME:	ACTIVITY:	DOLLAR AMOUNT:
DATE COMPLETED:	CONTACT PERSON:	TELEPHONE NO.:
AGENCY/COMPANY NAME:	ACTIVITY:	DOLLAR AMOUNT:
DATE COMPLETED:	CONTACT PERSON:	TELEPHONE NO.:

The undersigned covenants and agrees to provide the Housing Authority of New Orleans current, complete, and accurate information regarding their business' status. The undersigned further agrees to permit examination of books, records, and files by authorized representatives of the Housing Authority of New Orleans or the U.S. Department of Housing and Urban Development. Any material misrepresentation may be grounds for terminating any contract which may be awarded and for initiating action under federal or state laws concerning false statements.

SIGNATURE OF PRINCIPAL:	PRINTED NAME OF PRINCIPAL:	DATE SIGNED:
-------------------------	----------------------------	--------------

Attachment R

Corporate Resolution

(Bidder may use this form or their own corporate resolution)

This is a requirement document



CORPORATE RESOLUTION

I, _____, the undersigned Secretary of _____ (The "Corporation") hereby certifies that: The Corporation is duly organized and existing under the laws of the State of _____ and the following is true, accurate and complete transcript of a resolution contained in the minute book of the Board of Directors of said Corporation duly held on the _____ day of _____, _____ at which meeting there was present and acting throughout a quorum authorized to transact business hereinafter described, and that the proceedings of said meeting were in accordance with the charter and by-laws of said Corporation and that said resolutions have not been amended or revoked and are in full force and effect:

Resolved, that _____ (name), _____ (title) of the Corporation, be and is hereby authorized and empowered to sign any and all documents on behalf of said Corporation, and to take such steps, and do such other acts and things, as in his or her judgment may be necessary, appropriate or desirable in connection with any proposal submitted to, or any contract entered into with the City of Austin: and,

Resolved, that any and all transactions by and of the officers or representatives of the Corporation, in its name and for its account, with the City of Austin prior to the adoption of these resolutions be, and they are hereby, ratified and approved for all purposes.

Witness my hand and seal of the Corporation this ____ day of _____, 202_.

Secretary-Treasurer

(Corporate Seal)