



**Newport News Redevelopment & Housing Authority**  
**Division of Purchasing**  
**227 – 27<sup>th</sup> Street • P.O. Box 797**  
**Newport News, VA 23607**  
**Phone: (757) 928-2632 Fax: (757) 247-6535**  
**[www.nnrha.com](http://www.nnrha.com)**

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## **Request for Qualifications**

**RFQ #ROT-09-22**

**Renovation of Orcutt Townhomes**  
**Located on Orcutt Avenue on**  
**33<sup>rd</sup>, 34<sup>th</sup> and 35<sup>th</sup> Street,**  
**Newport News, VA 23607**

**Issue Date:** September 09, 2019

**Closing Date:** September 30, 2022 @ 2:00 PM

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## **PROJECT DESCRIPTION:**

Newport News Redevelopment and Housing Authority (NNRHA) and its affiliates are seeking Statements of Qualifications and Letters of Interest from Virginia licensed Class A general contractors for the renovation of the Orcutt Townhomes located at Orcutt Avenue and 33<sup>rd</sup>, 34<sup>th</sup> and 35<sup>th</sup> Streets in Newport News, Va. Interested contractors are invited to submit Letters of Interest and Statements of Qualifications in accordance with this solicitation that is available on the NNRHA website, [www.nnrha.com/solicitations.html](http://www.nnrha.com/solicitations.html). NNRHA is the developer and sponsor of this undertaking.

The anticipated scope of work for the property which was constructed in 2005 includes the renovation of 20 duplex townhomes (total 40 units), site work and miscellaneous improvements. These units are all three (3) bedrooms including six (6) handicapped units.

Plans and specifications for the renovation of the property are being prepared by Matthew G. Burton Architect LLC. As a tentative guide for the work to be undertaken, refer to the attached outline specifications, unit breakdown and preliminary plans. Final plans and specifications and related bid package will be disseminated in the 4<sup>th</sup> quarter of 2022 to selected contractors pre-qualified as a result of this Request for Qualifications.

Orcutt Townhomes is owned by Orcutt Townhomes 1 L.P. and managed by NNRHA as public housing. This property will be converted to the Section 8 Program in the first quarter of 2023 at which time Orcutt TH 40LLC will become the owner and enter into an AIA construction contract for the renovations to be undertaken on the property.

This project is being undertaken in conjunction with NNRHA's participation in the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) Program and made possible by the equity from the sale and receipt of Low Income Housing Tax Credits (LIHTC) from Virginia Housing (VH), HUD Capital Funds, Virginia Department of Housing and Community Development (DHCD) financing, NNRHA resources, bank construction financing and permanent financing from Virginia Housing. Utilization of these resources require that, among others, the contractor adhere to rigid and numerous inspections, pay Davis Bacon wage rates, adhere to Section 3, which is a provision of the HUD Act of 1968 as amended, meet VH and RAD expenditure benchmarks, VHDA minimum design and construction requirements, provide Bid, Performance and Payment Bonds, post a renovation latent defect letter of credit, and provide a post construction cost certification. The contractor must be familiar with Virginia Housing construction and inspection requirements related to low income housing tax credits and attend various construction conferences. Responses to this solicitation must be succinct and include descriptions/color pictures of not more than three (3) multifamily renovations projects, totaling 50 units each, undertaken within the last five (5) years.

As demonstrated in the response to the RFQ (1) continued successful experience in multifamily renovation projects, (2) multifamily construction involving affordable housing funded with HUD/FHA, LHA and VHDA involvement utilizing low income housing tax credits or other public programs, and (3) renovation projects involving phased renovation and resident relocation, are particularly important.

Testimonials or letters of commendation for projects completed can be submitted as evidence of projects successfully completed.

**1. GENERAL INFORMATION**

Respondent must submit a complete response to this RFQ. One original and five (5) copies must be submitted. Incomplete responses may be rejected by NNRHA at their sole discretion. Each copy should be bound as a single volume where practical.

Evaluation Criteria:

The submittals will be evaluated using the following criteria:

<u>Description</u>	<u>Points</u>
A. Firm experience with housing authority related renovation projects	20
B. Firm experience with affordable housing projects financed by Virginia Housing or other public programs	20
C. Staff experience/performance	20
D. Ability to complete projects on schedule and within budget	20
E. Bonding capacity and of letter of credit	15
F. Utilization of Small, Women and Minority businesses and Section 3 residents on previous projects	5

Pre-Qualification of Offerors: NNRHA shall notify each offeror their pre-qualification status.

# Attachment One

## Unit by Unit Work Write-up

## **UNIT-BY-UNIT WORK WRITE-UP ORCUTT VILLAGE TOWNHOMES I**

2/22/22

The scope of work for Orcutt Village Townhomes I (Orcutt I) includes a complete renovation of all existing duplex townhouse units in their existing configurations. There are 34 three-bedroom townhouses and 6 three-bedroom accessible townhouses for a total of 40 units.

All scope items (where applicable) will be applied to each townhouse, therefore this narrative is the most efficient way to communicate the overall scope of work for the project.

### **SITE WORK**

1. Existing grades will be reworked at various locations around the site to provide drainage. In areas that are currently subject to ponding, yard drains will be installed and piped to the city storm drain.
2. Gutters and downspouts will be replaced on all buildings. Downspouts will be rerouted to avoid drainage over sidewalks.
3. Minor miscellaneous sidewalk and driveway repair and replacement will be provided to correct deficiencies and to provide an accessible route from accessible units to common facilities including mailboxes and playground. Each townhouse has its own driveway and private trash collection toter for garbage and recycling. A portion of the accessible route includes the public sidewalk which is not part of the scope of work.
4. Landscaping includes foundation plantings along the front of each unit as well as tree trimming and removal/replacement of dead trees. New grass/groundcover will be provided at disturbed areas.

### **ARCHITECTURAL**

1. Miscellaneous minor structural deficiencies will be corrected. Areas of concern noted during the site investigation include isolated instances of damaged roof sheathing, damaged roof trusses, and beam hanger connections.
2. Demolish existing attic insulation and replace with minimum R-49 at the ceiling.
3. Demolish and replace drywall in kitchens, bathrooms, and utility rooms. Repair/replace insulation in exterior walls with R-13 batt insulation where exposed.

4. Install new roof consisting of minimum 25-year, anti-fungal, laminated architectural shingles with all new flashings and gutters. Provide ice and water shield at ridges, eaves, and rakes. New ridge vents and ventilated soffits will be provided. Damaged roof sheathing will be replaced where discovered.
5. Exterior trim will be replaced with solid PVC or fiber cement.
6. Replace existing exterior railings with prefinished aluminum railings. Existing ornamental metal fencing at the perimeter of the development is to remain. Ornamental fencing sections between buildings will be demolished.
7. Existing siding will be demolished. Exterior sheathing will be repaired as required and a new weather-resistive barrier / drainage plane will be installed over the existing sheathing followed by 1/2" polyisocyanurate insulation board and new prefinished fiber cement siding. Insulation board layer shall be vapor permeable.
8. Point up and repair existing brick veneer. Includes replacing damaged or missing brick in isolated locations. Remove corrosion on existing steel lintels and repaint. Clean brick exteriors.
9. All windows will be replaced with new EnergyStar vinyl windows.
10. Windows will be new construction type at siding locations, and block frame type at brick openings. New windows will have minimum 1/2" insulated glazing with a minimum 10-year warranty including failure of sealed glazing unit. New windows shall be installed per MDCR requirements.
11. All windows will be fitted with new 1" aluminum mini-blinds.
12. All exterior doors will be replaced with insulated metal doors and new hardware. Exterior wood door frames shall be "framesaver" type. Exterior doors shall be provided with integral weatherstripping.
13. Existing ground floors are slab on grade. Upper floors are wood subfloor on wood framing. Damaged subfloors will be repaired with like construction.
14. Flooring throughout the units will be LVT plank flooring except at bathrooms with roll-in showers. All flooring will match throughout each unit. Resilient flooring on the ground floors will be installed on the existing concrete subfloor. Concrete surfaces will be leveled and patched to provide a suitable surface for the resilient flooring. Resilient flooring on upper floors will be installed over 1/4" Fiberock cementitious underlayment over the existing plywood subfloor.

#### 15. Interior Finishes:

- a. All interior doors will be replaced with side hinged, solid core doors with lever hardware. Doors will be undercut for ventilation and floor clearance. All interior doors and trim will match.
  - b. Existing vinyl wall base will be replaced with solid wood base and shoe molding except for tile base at tile floors
  - c. Interior walls and ceilings will be repaired, patched, pointed, textured to match existing, and repainted throughout.
16. Solid wood blocking will be provided behind wallboard in bathrooms to accommodate the installation of grab bars and accessories, either now (for accessible units) or in the future (for standard units).
17. Wall sheathing behind tub and shower surrounds will be cement board. Surrounds will be cultured marble or other solid surfacing with seams only at the corners.
18. Kitchen cabinets and countertops will be replaced. Kitchen countertops will be plastic laminate and bathroom vanities will be cultured marble with integral sink bowl.
19. Appliances that will be provided include:
- a. 30" electric range (with front controls at accessible/UD units)
  - b. Range hood/fan (exhausts to outside) with fire suppression.
  - c. Dishwasher
  - d. Garbage disposal
  - e. Min. 16 cubic foot refrigerator (top freezer type in standard units and side-by-side accessible type in accessible/UD units.
  - f. Note: existing units have washer and dryer hookups in a closet, but laundry appliances are not included in the project scope.

#### MECHANICAL

1. All HVAC systems will be replaced with 15.25 SEER / 8.5 HSPF heat pumps with natural gas auxiliary furnace. A separate whole-house dehumidifier will be provided and connected to the existing ductwork. Supply air will be extended to bathrooms. A majority of the existing ductwork is flex duct. Existing ductwork will be cleaned throughout. New ductwork and existing ductwork exposed as part of the work will be sealed and insulated.
2. New registers, grilles, and thermostats will be installed. Air filters will be located at the return air grilles.
3. Existing bath fans will be replaced with EnergyStar bath fans. In bathrooms where no fans exist, EnergyStar fans will be provided.



## PLUMBING

1. Replace all plumbing fixtures. Tubs will be enameled steel with cultured marble or solid surfacing surrounds; lavatories will be cultured marble or solid surfacing, integral with the countertop or vitreous china where wall mounted. Wall mounted sinks will be on concealed carriers. Toilets will be WaterSense labeled. Kitchen sinks will be stainless steel.
2. Bathtub faucets will be outfitted with internal-type shutoff valves.
3. All faucets and shower fixtures will be WaterSense labeled.
4. Washing machine locations will be outfitted with a drain pan and moisture sensor connected to the shutoff valve.
5. Existing 50 gallon gas-fired water heaters will be replaced with 50 gallon gas-fired 0.62 EF models.

## ELECTRICAL

1. Existing electrical devices and switchplates will be replaced throughout. GFCI devices will be provided where required by code and a receptacle with USB charging will be provided in each bedroom, kitchen, and living area.
2. Existing circuits will be upgraded with arc-fault breakers in accordance with current code.
3. Interior and exterior building lighting (tenant-controlled) will be replaced throughout with LED light sources.
4. Existing smoke alarms within each unit will be replaced. Smoke alarms will be on AC power, located in accordance with current code, and interconnected.
5. Replace existing exterior lighting with LED light sources at playground and mailbox area.

Attachment Two  
Reconditioning of Orcutt  
Townhomes I Outline  
Specifications

# **RECONDITIONING OF ORCUTT TOWNHOMES I OUTLINE SPECIFICATIONS**

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## **DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS**

### **00 72 00            General Conditions**

American Institute of Architects (AIA) Document A201-2017, General Conditions of the Contract for Construction forms a part of the Construction Documents and by reference is incorporated herein as fully as if repeated at length.

## **DIVISION 01 - GENERAL REQUIREMENTS**

### **01 11 00            Summary of Work**

Work of this project is described as alterations to an existing 40-unit duplex townhouse apartment complex located on Orcutt Avenue between 33rd Street and 35th Street in Street Newport News, VA 23607. The scope of work includes architectural work with incidental structural repairs, replacement of HVAC systems, replacement of plumbing fixtures and related modifications, replacement of lighting systems and other electrical modifications, and minor site work.

### **01 15 00            Substitution Procedures**

Architect will consider substitution requests within 30 days after award of Contract. After initial 30 day period, substitutions requests will be considered only due to non-availability of a specified Product through no fault of Contractor. In case of non-availability of a specified Product notify Architect in writing as soon as non-availability becomes apparent. Substitutions for convenience of the Contractor are not permitted.

### **01 26 00            Contract Modification Procedures**

Minor Changes in the Work: issued by the Architect in writing, without adjustment to the contract sum or contract duration.

Owner-Initiated Change Proposal Requests: Issued by Architect in writing for the Contractor's use in performing the work and for preparation of a Change Order Proposal (PCO) as described below

Contractor-Initiated Change Proposals (PCO): Submit to Architect in writing in Owner's standard format. PCO's shall include a description of the work, a detailed breakdown of costs, and other backup documentation as may be requested by the Architect. Work performed by Subcontractors shall be detailed as appropriate. Costs for extended home office overhead are not allowed.

Change Orders: Owner's standard format, issued by Architect for Contractor's acceptance and Owner's Approval. A change order becomes part of the construction contract only after it is signed by all three parties.

**01 29 00****Payment Procedures**

AIA Document G702 - Application and Certification for Payment, supported by AIA Document G703 - Continuation Sheet. Along with each Application for Payment, submit waivers of lien from Contractor and each Subcontractor or Sub-subcontractor included on the current month's Application for Payment. Submit three original copies of each Application for Payment for Architect's certification. Payment period: at Contractor's discretion, but not more often than monthly intervals.

**01 31 00****Project Management and Coordination**

Coordinate scheduling, submittals, and work of various Sections of specifications to assure efficient and orderly sequence of installation of interdependent construction elements. Schedule and conduct project meetings, including a preconstruction conference, and periodic progress meetings as required by project conditions. Verify that utility requirement characteristics of operating equipment are compatible with building utilities. Coordinate work of various Sections having interdependent responsibilities for installing, connecting to, and placing in service such equipment. Coordinate space requirements and installation of mechanical and electrical items that are indicated diagrammatically on drawings. After Owner occupancy, coordinate access to site for correction of defective Work and Work not in accordance with Contract Documents to minimize disruption of Owner's activities.

**01 32 16****Construction Progress Schedules**

Prepare Progress Schedule as a horizontal bar chart with separate bar for each major portion of Work or operation, identifying first work day of each week. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Identify each item by specification Section number. Identify work by phase and other logically grouped activities.

**01 33 00****Submittal Procedures**

Provide submittals for review by the Architect and the Owner where indicated in individual specification sections. Where certificates and/or certifications are required as part of the submittal, include the signature of the entity bearing responsibility for the certification. Delegated-design submittals shall bear the signature and professional seal of a design professional licensed in the State where the project site is located. A copy of all approved submittals shall be kept on the project site at all times during construction.

**01 40 00****Quality Requirements**

Structural Special Inspections: Engage a special inspector/qualified testing agency to conduct materials testing and inspection as required on the Statement of Special Inspections prepared for the project. The special inspector and testing agency shall be approved by the Architect and the Owner.

Provide other tests and inspections conducted by the same special inspector/qualified testing agency as required to maintain quality control, as may be required by authorities having jurisdiction, as indicated in individual specification sections. Provide required quality-control services including retesting and reinspecting for construction that replaced defective work. Repair and protect finished surfaces that are damaged as a result of testing and inspection procedures.

## **01 50 00                    Temporary Facilities and Controls**

Provide temporary facilities and controls required for performance of the work and to give complete protection to the building occupants at all times:

1. Provide voice communication and email access at the project site.
2. Provide first-aid and fire protection, and other temporary services as required by, and in accordance with legal requirements.
3. Provide temporary lighting at locations and levels of adequacy as required to complete the work in a safe and proper manner.
4. Provide an approved fire extinguisher in each unit under construction and in each storage location.

Provide temporary field offices, storage sheds, and fabrication areas as required to perform of the work. Provide other required facilities and controls, including traffic controls; site safety and security controls; enclosures; scaffolding; and other miscellaneous construction aids required for completion of the work.

The Owner will provide access to water and electricity for the Contractor's use for the benefit of the Owner. The Owner will provide space for Contractor's parking, materials storage, and toilet facilities.

## **01 60 00                    Product Requirements**

Use means and methods that will prevent damage, deterioration, and loss, including theft. Store products to allow for inspection and measurement or counting of units. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents. For special warranties, prepare a written document that contains appropriate terms and identification, ready for execution.

## **01 73 29                    Execution**

Coordinate and schedule all work with the approval of the Owner and perform the work in a manner designed to minimize disruptions of normal building operations to the greatest extent possible. Keep installed work clean. Clean project site and work areas daily and remove debris from the project site without delay. Remove debris from enclosed spaces prior to concealing. Salvage or recycle demolition and construction waste where practicable. Waste materials not salvaged or recycled shall be removed from the Owner's property and legally disposed of in a landfill.

Start equipment and operating components to confirm proper operation. Adjust equipment for proper operation. Provide final protection and maintain conditions to ensure completed work is not damaged. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Restore permanent facilities used during construction to their specified condition. Remove and replace damaged surfaces if not repaired without visible evidence of repair.

## **01 77 00                    Closeout Procedures**

Substantial Completion: Before requesting inspection, provide the following: Contractor's list of incomplete items (punch list); warranties, maintenance service agreements, and similar closeout documents; releases, occupancy permits, and operating certificates; project Record Documents;

tools, spare parts, and extra materials; final changeover of locks; test/adjust/balance report; final cleaning and touchup performed.

Final Completion: Before requesting final inspection, provide the following: final Application for Payment; list of incomplete items (punch list) endorsed by Architect as completed or otherwise resolved for acceptance; all other final closeout documents.

Final Cleaning: Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program.

Provide Operation and Maintenance Data as PDF electronic files with composite electronic index on CD-ROM. Include a complete electronically linked operation and maintenance directory and heavy-duty, three-ring, vinyl-covered, loose-leaf binders, one set(s) of copies. Product Maintenance Manuals: Source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds. Systems and Equipment Maintenance Manuals: Source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranties and bonds.

The Contractor shall keep regularly updated as-built drawings of the work during construction in the form of neatly-marked, red-lined drawings indicating all differences, changes, and the actual locations of concealed work as installed. Provide PDF electronic files of scanned as-built drawings for review by the Architect. Make corrections indicated and provide a final submittal of PDF electronic files of scanned as-built drawings.

## **DIVISION 02 - EXISTING CONDITIONS**

### **02 41 20            Selective Structure Demolition**

Includes the disposal and removal of existing building materials and fixtures scheduled for demolition as required to complete the project scope of work. Hauling and disposing shall be in accordance with all federal and local codes and ordinances.

### **02 82 00            Hazardous Materials Abatement**

The existing buildings were constructed after January 1, 1985 therefore no asbestos-containing materials or lead-based paint are expected to be found.

## **DIVISION 03 - CONCRETE**

### **03 30 00            Cast-in-Place Concrete**

Comply with ACI 301 unless otherwise indicated.

Cementitious Materials: Portland Cement: ASTM C 150 white portland cement Type I. Fly Ash: ASTM C 618, Class C or Class F. Slag Cement: ASTM C 989, Grade 100 or 120. Blended Hydraulic Cement: ASTM C 595, Type IS, portland blast-furnace slag cement. Combined Fly Ash or Pozzolan, and Slag Cement: 50 percent, with fly ash or pozzolan not exceeding 25 percent. Normal-Weight Aggregates:

ASTM C 33, Class 4S, Class 4M, Class 1N, uniformly graded. Provide aggregates from a single source. Water: Potable and complying with ASTM C 94.

Concrete Mixtures: Normal-weight concrete. Compressive Strength (28 Days): 3,500 psi minimum. Maximum W/C Ratio at Point of Placement: 0.45. Slump Limit: 4 inches, plus or minus 1 inch.

Plain or Deformed Steel Welded-Wire Reinforcement: ASTM A 1064, fabricated from as-drawn steel wire into flat sheets.

Reinforcing Bars: ASTM A 615, Grade 60; deformed. Joint Dowel Bars: ASTM A 615, Grade 60 plain-steel bars; zinc coated (galvanized) after fabrication according to ASTM A 767, Class I coating. Cut bars true to length with ends square and free of burrs. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars, welded-wire reinforcement, and dowels in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete of greater compressive strength than concrete specified.

Slab surfaces to receive a smooth troweled finish for installation of finished flooring materials.

Provide a minimum 15-mil reinforced vapor barrier below all slabs on grade with all joints and penetrations taped and sealed. Vapor barriers shall conform to ASTM E1745, Class A.

Exterior concrete work is specified in division 32.

### **03 54 16                    Cementitious Underlayment**

Provide latex-modified Portland cement underlayment to level all concrete slab depressions, patches, cracks, spalls, uneven floor slabs, and joints where slabs are scheduled to receive new floor coverings. Floors shall be made smooth and level to meet the floor profile category "flat" in accordance with ACI 117.

## **DIVISION 04 - MASONRY**

### **04 05 00                    Masonry Repair**

Inspect, point up, and repair existing exterior brick veneer surfaces and clean with low-pressure power wash.

## **DIVISION 05 - METALS**

### **05 50 00                    Metal Fabrications**

Furnish and install all necessary miscellaneous metal items, fasteners, and accessories required to complete the work. Where required, steel shapes shall be formed from ASTM A992 carbon steel except tubes and rectangular sections shall be formed from ASTM A500 grade B carbon steel. Plates shall be ASTM A36 carbon steel. Bolts shall conform to ASTM A325. Where required, welding shall be performed by certified welders in accordance with AWS D1.1.

## **DIVISION 06 - WOOD, PLASTICS AND COMPOSITES**

### **06 10 00                    Rough Carpentry**

Includes wood framing and miscellaneous wood blocking, nailers, and sleepers required for completion of the work. All lumber shall be kiln-dried with a maximum moisture content of 19 percent, grade stamped by the appropriate organization, S4S, sound, and free from warp or twist that cannot be corrected by bridging, blocking, or nailing.

1. Vertical framing members and non-structural applications: SPF No. 2 or better unless otherwise noted.
2. Horizontal structural framing members including rafters and purlins: SPIB No. 2 or better unless otherwise noted.
3. Panel Products: APA Structural I Rated Sheathing, Exposure 1.
4. Laminated Veneer Lumber: Factory fabricated by laminating wood veneers under pressure using exterior type adhesive with grain of veneers parallel with length.

Treat lumber and panel products for use in exterior applications or in contact with earth, or concrete or masonry surfaces in accordance with AWP A U1 Category UC3A. Treatment process: Type MCQ - Micronized Copper Quarternary.

Fasteners and Metal Framing Anchors: Hot-dip galvanized steel where exposed to weather, in ground contact, in contact with treated wood, or in area of high relative humidity.

Provide solid wood blocking behind wallboard in bathrooms to accommodate the installation of grab bars and accessories, either now or in the future.

### **06 20 00                    Finish Carpentry**

Interior Trim: Graded in accordance with AWI/AWMAC/WI Architectural Woodwork Standards, Section 3 requirements for quality grade specified, average moisture content of 6 percent. Provide solid or finger-jointed clear pine for opaque finish at baseboards and door casings at apartment interiors. Provide clear-finished solid hardwood base shoe at resilient flooring.

### **06 41 00                    Architectural Wood Casework**

Cabinet construction shall be "Type One Cabinets" in accordance with the VHDA Minimum Cabinet Requirements, revision November 01, 2016.

Lumber and wood panel products shall be graded in accordance with AWI/WI Architectural Woodwork Standards.

Countertops shall be post-formed plastic laminate type with integral backsplash.

### **06 61 50                    Simulated Stone Fabrications**

Cultured Stone Tub and Shower Enclosures: three-sided enclosure installed on top edge of bathtub or shower pan fabricated with 1/2-inch thick, cultured stone. Fabricate surrounds in three pieces with vertical joints in the corners only. Provide surrounds with edges straight with slightly eased corners.



## **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

### **07 31 13                      Asphalt Shingles**

Self sealing, granule surfaced, asphalt shingle with a fiberglass reinforced core and integral stain protection, which prevents discoloration from algae. Architectural laminate styling provides a wood shake appearance with a 5 5/8 inch exposure. ASTM D3018, Type 1; ASTM D3462. Install shingles in accordance with manufacturer's instructions.

Ice and Water Barrier: Self-adhering, self sealing, bituminous leak barrier surfaced with fine, skid-resistant granules, ASTM D1970. Extend ice dam protection minimum 24 inches beyond interior face of exterior walls.

Shingle Underlayment: #30 Roofing Felt Underlayment, ASTM D4869 Type II.

Ridge Vents: Flexible rigid plastic ridge ventilator designed to allow the passage of hot air from attics, while resisting snow infiltration. For use in conjunction with eave/soffit ventilation products.

Flashing Boots: Preformed EPDM or equivalent synthetic rubber material, sized to fit penetration being flashed, with minimum 4 inch wide deck flange and stainless steel draw band at top.

Install metal drip edge at rake edges with top flange on top of underlayment. Apply drip edge at eave with top flange directly on deck; extend underlayment to outer face of drip edge.

### **07 46 46                      Mineral-Fiber Cement Siding**

ASTM C1186, Grade II, Type A; formulated from portland cement, ground sand, cellulose fibers, additives, and water; formed under pressure to required profile. Factory prefinished. Fire hazard classification: Class A, tested to ASTM E84.

Lap siding: 6 1/4 inches high x 12 feet long; Thickness: 5/16 inch; Surface texture: Smooth.

Soffits: Vented soffit width x maximum practical length; Thickness: 1/4 inch; Surface texture: Smooth.

Trim: Profile: square; Size: 2 1/2 inches wide x maximum practical length; Thickness: 3/4 inch minimum and as required for siding installation; Surface texture: Smooth.

Install siding and trim in accordance with manufacturer's instructions. Install siding with 5 inch exposure. Lap siding for natural water shed. Butt joints tight. Flash behind joints to prevent water infiltration. Set plumb and level. Cut siding to fit at perimeter and around penetrations with maximum 1/4 inch gaps. Smooth cut edges. Install corner strips, closures, and trim. Install metal flashings at internal and external corners, sills, and heads of wall openings. Fasten at 12 inches on center maximum. Apply joint sealer between siding and trim and adjacent surfaces. Do not seal butt joints between boards.

**07 62 00                      Sheet Metal Flashing and Trim**

Aluminum Sheet: ASTM B209, alloy 3003, temper H14, 0.032 inch minimum thickness. Finish: Precoated with polyester enamel coating, AAMA 2604, color to be selected from manufacturer's full color range. Fabricate and install components in accordance with SMACNA Manual.

Gutters: Englert "LeafGuard" or approved equal. Secure with straps spaced maximum 36 inches on center and within 12 inches of ends.

Downspouts: Standard Rectangular. Secure with straps spaced maximum 8 feet on center and within 2 feet of ends and elbows. Flash upper sections into lower sections minimum 2 inches at joints; fasten sections together.

**07 92 00                      Joint Sealers**

Exterior sealants for vertical and non-traffic horizontal surfaces: ASTM C920, Grade NS, single component polyurethane, non sag.

Interior sealants for joints at plumbing fixtures, tubs, showers, and countertops: ASTM C920, Grade NS, single component silicone, non sag, mildew resistant.

Interior latex caulking: ASTM C834, single component acrylic latex, non sag, paintable.

**DIVISION 08 - OPENINGS**

**08 11 26                      Exterior Prehung Metal Doors**

Steel Entrance Doors: Steel Skins: 24-gauge cold-rolled galvanized steel skins with 22-gauge continuous roll-formed steel edge construction. Polystyrene core, 1-3/4 inch thick. Prefinished 7mil layer of textured vinyl.

Wood Frames: Preservative treated hardwood in accordance with WDMA I.S.4. Jamb Profile: Rabbeted. Width: 4-9/16 inch. Casing: 2-1/2" colonial, profile WM-351. Hardware: (3) solid brass concealed-bearing hinges; Aluminum sills; Manufacturer's standard weatherstripping.

Install doors and frames in accordance with manufacturer's instructions. Set plumb and level. Secure to adjacent construction using fastener type best suited to application.

**08 21 01                      Interior Prehung Wood Doors**

Molded Panel Solid Wood Doors: WDMA I.S.1A, fabricated with wood fiber panel facings, wood stiles, wood or MDF rails and particleboard core. Door facings are to be bonded to stiles, rails and core forming a 3-ply structural attachment. Factory primed for field finishing. Factory undercut doors 1".

Door Frame: Wood jambs shall be fabricated as a flat or split jamb with doorstop applied. Hinge jamb preparations for 1-3/8" thick doors to be machined to accept (3) 4" hinges. Strike jamb preparations are to be machined for full lip cylindrical strike plate. Double door units shall include preparations for ball catch located at the top of door on both door panels designed to strike into the head jamb.

## **08 53 00            Plastic Windows**

Windows: AAMA/WDMA/CSA 101/I.S.2/A440. Performance requirements: Grade LC25 Light Commercial.

1. Thermal transmittance of window assembly: Maximum U-value of 0.32 BTU/square foot per hour per degree F, tested to NFRC 100. Solar Heat Gain Coefficient (SHGC): Maximum value of 0.27. Forced entrance resistance: Conform to ASTM F588.

Extruded PVC: AAMA 303; hollow, multi-chambered sections of extruded polyvinyl chloride (PVC), with integral ultraviolet inhibitors. Fabricate to AAMA/WDMA/CSA 101/I.S.2/A440. Fabricate with minimum clearances and shim spaces around perimeter, yet enabling installation and dynamic movement. Exterior and Interior Surfaces: White; Screens: Black.

Install windows and glass doors in accordance with ASTM E2112, manufacturer's instructions, and approved Shop Drawings.

## **08 71 00            Door Hardware**

Apartment entrance doors: 4-1/2" x 4-1/2" full mortise ball-bearing hinge, 5 knuckle with non-removable pins. Provide a minimum of 3 hinges per door. Series 4000, Grade 2 lever latchset with Grade 1 deadbolt lock. Provide weatherstripping and accessible threshold.

Apartment interior doors: (3) standard weight radius mortise hinges. Series 4000, Grade 2 lever privacy lockset. Passage function at closets.

## **8 80 00            Glazing**

Insulating Glass Units: Provide manufacturer's 10 year warranty against material obstruction of vision through unit due to: Intrusion of dust or moisture; Internal condensation; Film formation on internal glass surfaces caused by failure of hermetic seal.

Glass Coatings: Provide manufacturer's 10 year warranty against peeling, cracking, or deterioration of coatings under normal conditions.

Clear Glass: ASTM C1036, Type 1 transparent flat, Class 1 clear, Quality q3 glazing select.

Provide tempered safety glass in doors or any glass lites within 24" of a door edge.

## **DIVISION 09 - FINISHES**

### **09 29 00            Gypsum Board**

ASTM C1396, 1/2" thick unless noted otherwise. Finish gypsum wallboard surfaces to Level 5 equivalent as described in Gypsum Association publication GA 214, "Recommended Levels of Gypsum Board Finish."

Provide cementitious backer board on walls where tub and shower surrounds are installed.

**09 30 00                    Tiling**

Provide unglazed porcelain ceramic floor tile, min. 2" x 2" units with min. 1/4" nominal thickness, with matching cove base, bullnose, and other special shapes at bathroom floors. Extend tile into roll-in showers.

Grout shall be non-staining, colorfast epoxy grout.

**09 65 19                    Resilient Tile Flooring**

Apartment interiors: vinyl plank flooring; ASTM F1700, Class III – Printed Film; Type B – Embossed Surface.

**09 91 00                    Painting**

All paint products shall be Low-odor/Low VOC type.

Exterior steel substrates, including loose lintels and hollow metal doors and frames: (2) coats acrylic semi-gloss over compatible primer. Primer may be omitted on factory pre-primed products.

Interior drywall surfaces: (2) coats eggshell latex over compatible primer. Provide semi-gloss at bathrooms.

Interior wood doors and trim: (2) coats semi-gloss waterborne alkyd over compatible primer. Primer may be omitted on factory pre-primed items.

Interior ferrous metal: (2) coats semi-gloss waterborne alkyd over compatible primer.

**DIVISION 10 - SPECIALTIES**

**10 28 13                    Toilet Accessories**

Basis of design products by Bobrick Washroom, Inc.:

Grab Bars	B-5806
Robe Hook	B-672
Toilet Paper Dispenser	B-667
Shower Curtain Rod	B-207
Towel Bar	B-674
Recessed Medicine Cabinet	B-297
Channel Frame Mirror	B-290

## **DIVISION 11 - EQUIPMENT**

### **11 31 00            Appliances**

30" electric range with front controls

Range hood/fan (exhaust to outside) with fire suppression cans.

Energy Star Dishwasher

Refrigerator: Minimum 16 cubic foot Energy Star top-freezer type (side-by-side model at UD/Accessible units).

## **DIVISION 12 - FURNISHINGS**

### **12 21 13            Horizontal Louver Blinds**

All windows will be fitted with 1" vinyl mini-blinds.

## **DIVISION 13 - SPECIAL CONSTRUCTION**

Division Not Used

## **DIVISION 14 - CONVEYING EQUIPMENT**

Note: the existing accessible units are equipped with vertical electric wheelchair lifts that will be rehabbed as part of this project.

## **DIVISION 21 – FIRE SUPPRESSION**

Division Not Used

## **DIVISION 22 – PLUMBING**

### **22 11 16            Domestic Water Piping**

Hard Copper Tube: ASTM B 88, Type L (ASTM B 88M, Type B) water tube, drawn temper.

Soft Copper Tube: ASTM B 88, Type K (ASTM B 88M, Type A) and ASTM B 88, Type L (ASTM B 88M, Type B) water tube, annealed temper.

### **22 13 16            Sanitary Waste and Vent Piping**

Solid-Wall PVC Pipe: ASTM D 2665, drain, waste, and vent. PVC Socket Fittings: ASTM D 2665, made to ASTM D 3311, drain, waste, and vent patterns and to fit Schedule 40 pipe.

**22 34 00                    Domestic Water Heaters**

Replace existing 50-gallon gas-fired water heater in-kind with 0.62 EF unit.

**22 41 00                    Residential Plumbing Fixtures**

Bathtubs: enameled steel with cultured marble or solid surfacing shower surrounds. Bathtub and shower valves faucets will be outfitted with internal shutoff valves. Showerhead shall be WaterSense labeled.

Lavatories: wall-mounted vitreous china on concealed carrier. Faucet: WaterSense labeled; insulation wrap kit on exposed piping.

Kitchen sinks: single-bowl, stainless steel, ADA compliant. Faucet: WaterSense labeled

Toilets: ADA compliant, WaterSense labeled, floor-mounted tank type with elongated bowl.

**DIVISION 23 – HEATING VENTILATING AND AIR CONDITIONING**

**23 01 30.51                HVAC Air-Distribution System Cleaning**

Clean all existing ductwork to remain in accordance with NADCA ACR 2006, "Guidelines for Constructing Service Openings in HVAC Systems".

**23 05 93                    Testing, Adjusting, and Balancing for HVAC**

Perform testing and balancing procedures on each system according to the procedures contained in NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems". Mark equipment and balancing devices, including damper-control positions, valve position indicators, fan-speed-control levers, and similar controls and devices, with paint or other suitable, permanent identification material to show final settings. Prepare test reports for both fans and outlets. Obtain manufacturer's outlet factors and recommended testing procedures. Cross-check the summation of required outlet volumes with required fan volumes.

**23 07 13                    Duct Insulation**

Mineral-Fiber Blanket Insulation: Mineral or glass fibers bonded with a thermosetting resin. Comply with ASTM C 553, Type II and ASTM C 1290, Type I. Factory-applied jacket.

**23 31 13                    Metal Ducts**

Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on static-pressure class unless otherwise indicated.

**23 37 13                    Grilles, Registers, and Diffusers**

Replace existing registers and grilles with new.

**23 81 26                    Split-System Air Conditioners**

2-ton 15.25 SEER / 8.5 HSPF air-to-air heat pump with environmentally friendly refrigerants and with gas-fired furnace for auxiliary heat. Provide new raised concrete pads for new heat pumps. Provide new refrigerant piping. Connect new furnace to existing vent. Replace AHU condensate pan and emergency float switch. Route condensate down a wall and to exterior of building.

Replace existing ceiling-mounted bathroom exhaust fans or install new ceiling mounted exhaust fans in bathrooms that do not currently have fans. Bath fans shall be minimum 50 CFM.

**DIVISION 26 – ELECTRICAL**

**26 05 19                    Low-Voltage Electrical Power Conductors and Cables**

Conductors: Copper, complying with NEMA WC 70/ICEA S-95-658. Conductor Insulation: Comply with NEMA WC 70/ICEA S-95-658 for Type THHN/THWN-2, Type XHHW-2, Type UF.

Cable: Comply with NEMA WC 70/ICEA S-95-658 for nonmetallic-sheathed cable, Type NM, Type SO with ground wire.

**26 27 26                    Wiring Devices**

Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, and UL 498.

Tamper-Resistant Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, and UL 498. Labeled to comply with NFPA 70, "Receptacles, Cord Connectors, and Attachment Plugs (Caps)" Article, "Tamper-Resistant Receptacles in Dwelling Units" Section.

Tamper-Resistant and Weather-Resistant Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, and UL 498. Labeled to comply with NFPA 70, "Receptacles, Cord Connectors, and Attachment Plugs (Caps)" Article, "Tamper-Resistant Receptacles in Dwelling Units" Section, when installed in wet and damp locations.

GFCI, Feed-Through Type, Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, UL 498, and UL 943 Class A.

GFCI, Tamper-Resistant and Weather-Resistant Convenience Receptacles: Square face, 125 V, 15 A; comply with NEMA WD 1, NEMA WD 6 Configuration 5-15R, UL 498, and UL 943 Class A. Labeled to comply with NFPA 70, "Receptacles, Cord Connectors, and Attachment Plugs (Caps)" Article, "Tamper-Resistant Receptacles in Dwelling Units" Section.

Toggle Switches: Square Face, 120/277 V, 15 A: Comply with NEMA WD 1, UL 20, and FS W-S-896.

## **26 28 16                    Enclosed Switches and Circuit Breakers**

Type GD, General Duty, Single Throw, 240-V ac, 800 A and Smaller: UL 98 and NEMA KS 1, horsepower rated, with cartridge fuse interiors to accommodate indicated fuses, lockable handle with capability to accept two padlocks, and interlocked with cover in closed position.

Type HD, Heavy Duty, Single Throw, 240-V ac, 1200 A and Smaller: UL 98 and NEMA KS 1, horsepower rated, with clips or bolt pads to accommodate indicated fuses, lockable handle with capability to accept three padlocks, and interlocked with cover in closed position.

## **26 51 19                    LED Interior Lighting**

Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application. NRTL Compliance: Luminaires for hazardous locations shall be listed and labeled for indicated class and division of hazard by an NRTL. FM Global Compliance: Luminaires for hazardous locations shall be listed and labeled for indicated class and division of hazard by FM Global. Recessed Fixtures: Comply with NEMA LE 4. Internal driver; nominal operating voltage: 120 VAC.

## **26 56 19                    LED Exterior Lighting**

Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application. NRTL Compliance: Luminaires shall be listed and labeled for indicated class and division of hazard by an NRTL. UL Compliance: Comply with UL 1598 and listed for wet location. Nominal Operating Voltage: 120VAC.

# **DIVISION 27 – COMMUNICATIONS**

## **27 15 00                    Communications Horizontal Cabling**

Horizontal cabling system shall comply with transmission standards in TIA/EIA-568-B.1 when tested according to test procedures of this standard. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application. Grounding: Comply with J-STD-607-A.

UTP Cable: 100-ohm, four-pair UTP, formed into 25-pair, binder groups covered with a blue thermoplastic jacket. Comply with ICEA S-90-661 for mechanical properties. Comply with TIA/EIA-568-B.1 for performance specifications. Comply with TIA/EIA-568-B.2, Category 5e. Listed and labeled by an NRTL acceptable to authorities having jurisdiction as complying with UL 444 and NFPA 70. Comply with TIA/EIA-568-B.2, IDC type, with modules designed for punch-down caps or tools. Cables shall be terminated with connecting hardware of same category or higher. Jacks and Jack Assemblies: Modular, color-coded, eight-position modular receptacle units with integral IDC-type terminals.



## **DIVISION 28 – ELECTRONIC SAFETY AND SECURITY**

Existing smoke alarms within each unit will be replaced. Provide smoke alarms in locations required by current building code, connect to AC power, and interconnect. Provide CO detectors where gas-fired appliances and equipment are present.

## **DIVISION 31 - EARTHWORK**

### **31 20 00            Earth Moving**

Existing grades will be reworked at various locations around the site to correct insufficient drainage away from buildings and ponding.

All trees within the project site which may be damaged during demolition shall be protected by a 6 foot high fence. The fence shall be securely erected a minimum of 5 feet from the trunk of the individual trees. Any tree that is designated to remain shall be protected from damage.

All temporary erosion and sediment control measures shall be removed within 30 days after the final site stabilization or after the temporary measures are no longer needed. Trapped sediment and the disturbed soils resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation. Keep all roads clear of all obstructions and free of mud and other foreign materials resulting from operations.

## **DIVISION 32 - EXTERIOR IMPROVEMENTS**

### **32 13 13            Concrete Paving**

Comply with ACI 301 unless otherwise indicated.

Cementitious Materials: Portland Cement: ASTM C 150 white portland cement Type I. Fly Ash: ASTM C 618, Class C or Class F. Slag Cement: ASTM C 989, Grade 100 or 120. Blended Hydraulic Cement: ASTM C 595, Type IS, portland blast-furnace slag cement. Combined Fly Ash or Pozzolan, and Slag Cement: 50 percent, with fly ash or pozzolan not exceeding 25 percent. Normal-Weight Aggregates: ASTM C 33, Class 4S, Class 4M, Class 1N, uniformly graded. Provide aggregates from a single source. Water: Potable and complying with ASTM C 94.

Concrete Mixtures: Normal-weight concrete. Compressive Strength (28 Days): 3,500 psi minimum. Maximum W/C Ratio at Point of Placement: 0.45. Slump Limit: 4 inches, plus or minus 1 inch. Air-content: 5-7 percent.

Plain or Deformed Steel Welded-Wire Reinforcement: ASTM A 1064, fabricated from as-drawn steel wire into flat sheets.

Reinforcing Bars: ASTM A 615, Grade 60; deformed. Joint Dowel Bars: ASTM A 615, Grade 60 plain-steel bars; zinc coated (galvanized) after fabrication according to ASTM A 767, Class I coating. Cut bars true to length with ends square and free of burrs. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars, welded-wire reinforcement, and dowels in

place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete of greater compressive strength than concrete specified.

Walking surfaces to receive a troweled and light broom finish.

Joint Fillers: ASTM D 1751, asphalt-saturated cellulosic fiber or ASTM D 1752, cork or self-expanding cork in preformed strips.

### **32 92 00                    Turf and Grasses**

Provide new grass/groundcover at disturbed areas. Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances. Full Sun: Perennial Ryegrass; Sun and Partial Shade: Kentucky 31 or Turf-Type Tall Fescue.

### **32 93 00                    Plants**

Landscaping to include tree trimming, and foundation plantings. Landscaping materials and workmanship shall comply with the latest edition of "American Standards for Nursery Stock" published by the American Association of Nurseryman.

# Attachment Three

## Statement of Qualifications

**ATTACHMENT THREE**  
**CONTRACTOR STATEMENT OF QUALIFICATIONS**  
**Renovation of Orcutt Townhomes Apartments**

Name: \_\_\_\_\_

**1. General information:**

A. Contact Person: \_\_\_\_\_

B. Type of Organization: (1) Corporation \_\_\_\_\_ (2) Partnership \_\_\_\_\_ (3) Individually  
Owned \_\_\_\_\_ (4) Other \_\_\_\_\_

C. If a corporation:

(1) State of incorporation: \_\_\_\_\_

(2) Date of incorporation: \_\_\_\_\_

(3) President: \_\_\_\_\_ Years in position \_\_\_\_\_

(4) Vice President \_\_\_\_\_ Years in position \_\_\_\_\_

(5) Secretary \_\_\_\_\_ Years in position \_\_\_\_\_

(6) Treasurer \_\_\_\_\_ Years in position \_\_\_\_\_

D. If a partnership:

Date organized \_\_\_\_\_

Type \_\_\_\_\_

List general partners, phone #s and years as GP \_\_\_\_\_

E. If individually owned: Years in business \_\_\_\_\_

**2. Project Experience:**

A. Attach a list of projects similar in comparable scope to Orcutt Townhomes successfully completed in the last five (5) years to document your firm's experience and capabilities.

B. Identify management aspects of previous projects that reflect Respondent's ability to complete projects on time and within budget. Provide details of completion time and number and cost of change-orders and related information. Related examples to respond to this question, if appropriate, can be included in the projects outlined in A above.

C. Provide percentages of SWaM and Section 3 participation in recent projects of similar size and scope.

The following can be utilized as a format for describing project as noted above:

Job and Location:

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Project Name:

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Size of project: (number of apartments, characteristic, square footage, number of stories, total cost)

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Owners name and contact information:

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Number of Change-orders and Amount/Current and final amount as applicable:

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Sources of financing (if known):

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Detailed project description:

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### **3. Staff Performance and Experience and Project Execution:**

A. In the context of previous and ongoing projects, briefly describe your organization and related staffing and contracting for undertaking the project. Provide details of similar projects where phased relocation and renovations were required and how that experience would facilitate the completion of renovations on the Orcutt Townhomes project.

B. Provide resumes for the project manager and other key site staff most likely to be assigned to this project. Describe, for each, their background and experience whereby they are qualified to manage their respective responsibilities of this proposed undertaking. The resumes should include at least three (3) projects on which they have worked similar in nature and scope to Orcutt Townhomes within the last five (5) years. Provide contact information of the owner and contact person for each project.

C. Document Small, Women and Minority (SWaM/Section 3) participation on previous jobs of similar size and scope.

### **4. Bonding/Letter of Credit**

#### **General Information:**

The successful contractor will be required to provide a bid, payment and performance bond for the face value of the contract as required by Virginia Housing prior to advent of renovations, provide a latent defects letter of credit post renovation in favor of Virginia Housing and also prepare and submit to the owner and to Virginia Housing a general contractor's cost certification.

A. Bonding Company's name:

Address:

Representative (Attorney-in-fact)

B. Is the bonding company listed on the United States Department of the Treasury list of acceptable surety corporations? Yes \_\_\_\_\_ No \_\_\_\_\_

C. Is the bonding company licensed to transact fidelity and surety business in the Commonwealth of Virginia? Yes \_\_\_\_\_ No \_\_\_\_\_

D. Have you ever provided a letter of credit in lieu of bonding? Yes \_\_\_\_\_ No \_\_\_\_\_

E. If the answer to D. is yes, are you able to provide a letter of credit as noted in the following paragraph? Yes \_\_\_\_\_ No \_\_\_\_\_

Contractor must secure bonding for the projects in this RFQ in an amount equal to or greater than the amount required by NNRHA from a surety company:

(1) Listed in the US Department of Treasury, Federal Register, Circular 570: Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies; and

(2) Licensed to transact fidelity and surety business in the Commonwealth of Virginia. (Please see Attachment One – Bonding Company Statement), or provide an irrevocable letter of credit from an acceptable financial institution in favor of NNRHA in the amount of 100% of the contract.

**5. Judgments:**

In the last ten (10) years, has your organization, or any officer, director, partner or Owner, had judgements entered against it or them for the breach of contracts for construction.

Yes \_\_\_\_ No \_\_\_\_

If yes, please state, under separate cover, the person or entity against whom the judgment was entered, give the location and date of the judgment, describe the project involved, and explain the circumstances relating to the judgment, including the contract #\_\_\_\_\_ names, addresses and phone numbers of person who can be contacted for additional information.

\*\*\*Please note that Litigation searches on organizations and representatives will be conducted.

**6. Convictions and Debarments:**

If you answer yes to any of the following, under separate cover, state the person or entity against whom the conviction or debarment was entered, state the location and date of the conviction or debarment, describe the project involved and explain the circumstances relating to the conviction or debarment, including the names, addresses and phone numbers of persons who can be contacted for additional information,

A. In the last ten (10) years has your organization or any officer, director, partner, owner, project manager, procurement manager or chief financial officer of your organization:

- 1) Ever been fined or adjudicated of having failed to abate a citation for building code violations by court or local building code appeals board? Yes \_\_\_\_ No \_\_\_\_
- 2) Ever been found guilty on charges relating to conflicts of interest? Yes \_\_\_\_ No \_\_\_\_
- 3) Ever been convicted on criminal charges relating to contracting, construction, bidding, bid rigging or bribery? Yes \_\_\_\_ No \_\_\_\_
- 4) Ever been convicted of state or federal ethical or fraud violations or criminal violations in occupational or safety in contracting? Yes \_\_\_\_ No \_\_\_\_

B. Is your organization or any officer, director, partner or owner debarred from doing federal state or local government work for any reason? Yes \_\_\_\_ No \_\_\_\_

## 7. Compliance:

If the answer is yes to any of the following, under separate cover, give the date of the termination order, or payment, describe the project involved, and explain the circumstance relating to the same, including the names, addresses and phone numbers of individual(s) which can be contacted for additional information.

A. Has your organization:

- 1) Ever been terminated on a contract for cause? Yes \_\_\_\_ No \_\_\_\_
- 2) Within the last five (5) years, made payment of actual and/or liquidated damages for failure to complete a project by the contracted date? Yes \_\_\_\_ No \_\_\_\_

B. Has your organization, in the last three (3) years, received a final order for willful and/or repeated violation(s) for failure to abate issued by the US Occupational Safety and Health Administration or by the VA Department of Labor and Industry or any other government agency? Yes \_\_\_\_ No \_\_\_\_

C. Have any Performance of Payment Bond claims ever been paid by any surety on behalf of your organization? Yes \_\_\_\_ No \_\_\_\_

D. In the last three (3) years have you:

- 1) Received a final order for failure to abate or for a willful violation by the US OSHA or by the VA Department of Labor and industry or any other government agency. Yes \_\_\_\_ No \_\_\_\_
- 2) Paid liquidated damages for failure to complete a project by the contracted date on more than two (2) projects in the last five (5) years. Yes \_\_\_\_ No \_\_\_\_
- 3) Paid actual damages resulting from failure to complete a project by the contracted date on more than two (2) projects in the last five (5) years. Yes \_\_\_\_ No \_\_\_\_
- 4) Been terminated for cause on a contract in the last five (5) years. Yes \_\_\_\_ No \_\_\_\_
- 5) Was more than thirty (30) days late, without good cause. In achieving the contracted substantial completion date where there was no liquidated damage provision on more than two (2) projects in the last three (3) years. Yes \_\_\_\_ No \_\_\_\_
- 6) Has received more than two (2) cure noticed on a single project in the past two (2) years and/or more than one (1) cure notice on five (5) separate project in the past five (5) years. Yes \_\_\_\_ No \_\_\_\_
- 7) Had repeated instances on a project of installation and workmanship deviations which exceed the tolerance in the standards referenced in the contract documents. Documentation of such instances shall be the written reports and records of the owner's representative on the project. Yes \_\_\_\_ No \_\_\_\_



- 8) Has finally completed a project more than ninety (90) days after achieving substantial completion on two (2) or more projects in the last three (3) years, for reasons within the contractor's control. Documented delay of delivery of material necessary to perform remaining work or seasonal conditions that bear on performing the work or operation specific equipment or building system shall be considered in mitigation. Yes \_\_\_\_ No \_\_\_\_
- 9) Has had Performance or payment Bond claims paid on its behalf in the last three (3) years. Yes \_\_\_\_ No \_\_\_\_

### **Signatures**

The undersigned certifies under oath that the information contained in the Statement of Qualifications and attachments hereto is complete, true and correct as of the date of this Statement.

---

(Name of entity submitting this statement of qualifications)

By: Authorized Signer of Respondent:

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Attachment Four

## Drawing Schematics

# NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

UNIT TYPE: MODEL 300B  
3 BEDROOMS  
2 BATHROOMS

UNIT GROSS AREA:

FIRST FLOOR	=	751.14 GSF
<u>SECOND FLOOR</u>	=	<u>711.77 GSF</u>
TOTAL	=	1,462.91 GSF

TYPICAL LEFT HAND UNIT SHOWN. RIGHT HAND UNIT IN BUILDING TYPE 300B IS OPPOSITE HAND, TYPICAL.

109 NAT TURNER BOULEVARD  
NEWPORT NEWS, VA 23606  
( 7 5 7 ) 6 4 4 - 4 4 6 2  
www.matthewgburton.com

ORCUTT TH 40 - NNRHA

[illegible]

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2 OF 5



ORCUTT TH 40 - NNRHA

[illegible]

SHEET NUMBER

**3**

3 OF 5

UNIT TYPE: MODEL 3020  
3 BEDROOMS  
2 BATHROOMS

UNIT GROSS AREA:		
FIRST FLOOR	=	755.11 GSF
SECOND FLOOR	=	721.74 GSF
TOTAL	=	1,476.85 GSF

TYPICAL LEFT HAND UNIT SHOWN. RIGHT HAND UNIT IN BUILDING TYPE 3020 IS OPPOSITE HAND, SIMILAR TO UNIT 3008.



ORCUTT TH 40 - NNRHA

[illegible]

SHEET TITLE

TYPE 3008 HC  
FLOOR PLAN

SHEET NUMBER

4

OF 5

UNIT TYPE: MODEL 3008 HC  
3 BEDROOMS  
2 BATHROOMS

UNIT GROSS AREA:		
FIRST FLOOR	=	751.14 GSF
<u>SECOND FLOOR</u>	=	<u>717.77 GSF</u>
TOTAL	=	1,468.91 GSF

TYPICAL LEFT HAND UNIT SHOWN. RIGHT HAND UNIT IN BUILDING TYPE 3008 HC IS OPPOSITE HAND, TYPICAL.

1. ALL ESSENTIAL UD ELEMENTS ARE INDICATED ON SITE PLAN ON SHEET 1, FLOOR PLANS ON THIS SHEET, OR AS NOTED BELOW.
2. MINIMUM 36" DEEP CLEAR FLOOR SPACE EXTENDS MINIMUM 18" BEYOND THE LATCH AT THE FULL SIDE OF ALL INTERIOR DOORS.
3. CLEAR OPENING WIDTH IS NOT LESS THAN 32" AT PASSAGE DOORS. PASSAGE DOORS HAVE THRESHOLDS NOT EXCEEDING 1/2" HIGH.
4. LEVER HANDLE HARDWARE WILL BE PROVIDED FOR ALL DOORS. PRIVACY LOCKS WILL BE PUSH-BUTTON TYPE.
5. LEVER HANDLES WILL BE PROVIDED ON ALL PLUMBING FIXTURES.
6. ALL CONTROLS, SWITCHES, AND OUTLETS ARE LOCATED WITHIN UD REACH RANGES.
7. ELECTRICAL PANELS ARE EXISTING TO REMAIN.
8. THERMOSTATS SHALL BE PROGRAMMABLE TYPE WITH THE ABILITY TO BE VOICE-CONTROLLED BY THE TENANT'S "SMART HOME" HUB DEVICE.





## CORCUTT TH 40 - NNRHA

PROJECT NO.	284
PROJECT MGR.	MGB
DRAWN	MGB
CHECKED	MGB
DATE	03/04/22

SHEET TITLE

## SHEET NUMBER

OF

