

March 19, 2024

**ADDENDUM #2**  
**TO THE**  
**BID CONTRACT DOCUMENTS AND SPECIFICATIONS**  
**FOR IFB-2024-16**  
**INTERIOR REMODEL AND SITE IMPROVEMENTS OF ROSELAND ESTATES AND**  
**ROSELAND TOWNHOMES LOCATED IN DALLAS, TEXAS**

Clarifications, amendments, additions and/or deletions to the plans and specifications are hereby incorporated as follows:

**Additions**

1. Add recessed dryer venting box behind dryer at each location. **See Image #1.**
2. Outlets behind Refrigerator and Washing Machine to be removed and replaced with a simplex outlet.
3. Remove all outdated telephone or accessory outlet plates and repair wall. **See Images #4 & # 5.**
4. **In All Bedroom Closets Only:** Remove any existing Doors, Bifold Doors, or casings. Rough in an opening for a 24” Wide (Two 12” Flat Solid Wood Slab Panels) French Door Style installation. Matching Brushed Stainless hardware. **See Image #2**
5. Contractor shall cover all drain openings after demo/removal of objects to prevent clogging of drain lines.
6. Contractor shall inspect drain lines prior to placing toilets, bathtubs, shower, and sinks to ensure there is no apparent clogging.

**Amendments:**

1. Contractor may access interior unit power as needed.
2. **IMPORTANT:** Bid Form will be amended to require Total Base Bid **AND** breakdown of Total Base Bid into Two (2) line items: Roseland Estates and Roseland Townhomes.
3. **IMPORTANT:** Bid Form will be amended to require separate Initial Trash Out costs at Three (3) different Levels: Light, Medium, and Heavy as described below.
  - Light: Sweeping, small debris removal.
  - Medium: Bags, boxes, trash and debris.

- Heavy: Furniture, mattresses, bags, boxes, trash and extensive debris.
4. Site Improvements at three (3) locations (USPS Canopy/ Mail Cluster-box) to include:
    - Licensed engineered grading plans for the removal of existing canopy structures, foundations, and railings to be replaced with new mailbox pad, canopy, mail cluster box and walkway paths (as needed) from mailbox pad to sidewalk.
    - Place new sod over affected areas around new slab footprint and walkways.
    - Set positive drainage from new slab to sidewalks.
    - All elevations are to meet ADA guidelines without the use of steps or railings.
    - Call 811 before you dig.

**Clarifications:**

1. A Make Ready originating out of the Capital Programs Department requires a different level of detail than those requested by the property. The standard for a **Capital Programs Make Ready** is that upon visual inspection, repairs cannot be observed after completion. The standard extends to the entire unit including all surfaces (**Floors, Walls, Ceilings, Paints, Trims, Doors, Hinges, Strike Plates, etc.**) shall have the appearance of being **NEW or Like New**.  
**Please Note:** The standard for inspections will be: "Does the end product look New or Like New or is it apparent that a repair has been done?" If it appears that a repair has been done then it does not meet the New or Like New Standard. It will be considered non-conforming and will require further repair for the work to be accepted.
2. DHA is responsible for all tenant relocations for this project.
3. Interior wall paint finish to be Semi-Gloss.
4. Shower doors are not part of the scope of work and will not be needed.
5. Stair nose to be same color/likeness as Vinyl Flooring with adhesive installation. **See image #3.**
6. No work will be done to outside storage closets.
7. Replace existing kitchen 36" – 48" Strip Lighting with a Brushed Stainless fixture.
8. NOTE: This project is scheduled to begin after foundation assessments and repairs are completed and Contractor should expect a delayed start date of Summer 2024.
9. DHA Master Electrician Charles Randall can answer technical questions regarding Arc Fault Protection during the IFB Question and Answer Period prior to closing on March 20, 2024 at 5pm. Submit all questions to

Kenneth Duke at [Kenneth.Duke@dhantx.com](mailto:Kenneth.Duke@dhantx.com)

10. New Vinyl flooring to be installed up to new baseboards. New ½” 1/4 Round will then be installed after flooring has been installed.
11. If you are interested in hiring DHA residents, you may contact DHA’s Director of Resident Services at: [Priscylla.Bento@dhantx.com](mailto:Priscylla.Bento@dhantx.com) or at 214-951-8410. Additionally, DHA provides forms and access to online reporting database to assist with reporting. Also, if you have questions whether you meet the threshold for certifying as a Section 3 business concern or if you would like to know more about the Section 3 Program, please contact [Karon.Arnold@dhantx.com](mailto:Karon.Arnold@dhantx.com) or 469-802-0414.
12. Contractor may use schematics as an aid but must field verify dimensions by scheduling additional time for site visits with the property maintenance staff.
13. All related drawings are made available in the Bid Packet. Additional specs are available by request by emailing [Kenneth.Duke@dhantx.com](mailto:Kenneth.Duke@dhantx.com).

**Questions:**

1. Do units get new kitchen appliances, and new washers and dryers?  
*Yes, as stated in the Scope of Work.*
2. Do both floors get new flooring?  
*Yes, all flooring is to be replaced.*
3. Other than new vanity and plumbing fixtures, do we do any other renovations in the bathroom? *Yes, bathroom is to be completely renovated as specified in the Scope of Work.*
4. On the addendum it states there are 287 units, the map provided shows 290 units - Quad 1 (78 units), Quad 2 (75 units), Quad 3 (55 units) and Quad 4 (82 units), however, the As-Built drawings reflect 296 units. Can you confirm how many units are at the property?  
*DHAs count is 290 units. However, it is the contractor's responsibility to field verify in accordance with Section 01010-Summary of Work: 1.01 Summary, item #B6.*
5. To clarify the interior door replacement, is that the slab, trim and hardware only or do you want new pre-hung doors with frames?  
*The specification should be for Pre-hung doors with frames.*
6. With everything else being replaced, do you want the attic access panels replaced as well?  
*Not at this time.*
7. No detail was given for the type of vanity sink to be replaced with the new laminate.  
*Vanity sink to be Ceramic 3-hole design with overflow.*
8. Are the wooden handrails and brackets to be replaced with all of the trim?  
*Yes, Replace the brackets with Brushed Stainless brackets and railing to be Red Oak stair railing. See Image #6.*

DHA HOUSING SOLUTIONS FOR NORTH TEXAS

Pre-Bid Meeting  
Sign-In Sheet

IFB-2024-16 Interior Remodel and Site Improvements of Roseland Estates and Roseland Townhomes Located in Dallas, Texas

Thursday, March 14, 2024 @ 10 A.M.

NAME	COMPANY	PHONE #	FAX #	E-Mail Address
Ryan Curtis	Precision Reconstruction	(817) 89-2628		ryan@precisionreconstruction.com
Angel Mario Gutierrez	American Builders Group	75-994-6405		operations@americanbuildersgroupllc.com
MAE KOSHWOOD	MK Construction	214-734-8427	MKOSHWOOD1@	MKCONSTRUC@AUSA.COM
CHRIS ROWLAND	HCE CONSTRUCTION GROUP	END 392-7448		churhce@hcegroup.com
STEVAN MCKEY	GMA - TEXAS	750-0908		GREGGANDMITCHELL.COM
CHRIS JIMENEZ	RENEW RENOVATION	817 438-0620		renewrenovation@att.net
Jaime Valdes	I & A Drywall LLC	817 230-7603		jadrywall2@gmail.com
Emanuel Garbay	Eco Plumbing	817-323-8781		ecoplumbingpro@yahoo.com
CAVIN TRAYLOR	GMA - TX	972-904-4098		cm@cecaesandmitchell.com

**BID FORM**

Date \_\_\_\_\_

**DHA  
3939 N. Hampton Road  
Dallas, Texas 75212**

Gentlemen:

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and the specifications (including Invitation for Bids, Instruction to Bidders, this Bid, the Forms of Bid Bond, Non-Collusive Affidavit, Contract, Performance Bond, Payment Bond, General Conditions, Special Conditions, Technical Provisions and the Drawings) and Addenda, if any, and on file in the office of the Housing Authority of the City of Dallas, 3939 N. Hampton Road, Dallas, Texas, 75212, hereby propose to furnish all labor, materials, equipment and services required for the work, all in accordance therewith.

**TOTAL BASE BID** for the **Interior Remodel at Roseland Estates and Roseland Townhomes** as specified herein for the sum of:

\_\_\_\_\_

Dollars (\$ \_\_\_\_\_ )

**TOTAL BASE BID** for the **Interior Remodel at Roseland Estates** as specified herein for the sum of:

\_\_\_\_\_

Dollars (\$ \_\_\_\_\_ )

**TOTAL BASE BID** for the **Interior Remodel at Roseland Townhomes** as specified herein for the sum of:

\_\_\_\_\_

Dollars (\$ \_\_\_\_\_ )

**Trash out cost:**

Light – sweeping, small debris removal.	\$ _____	per/unit
Medium – bags, boxes, trash and debris.	\$ _____	per/unit
Heavy – furniture, mattresses, bags, boxes, debris	\$ _____	per/unit

Bidder acknowledges receipt of the following addenda \_\_\_\_\_. Yes/No

Bidder acknowledges completion of the Bid Qualification Schedule \_\_\_\_\_.  
Yes/No

## BID FORM

2. In submitting the bid, it is understood that the right is reserved by the PHA to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within 60 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within the ten (10) days after the contract is presented to him for signature.
  
3. Security in the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) in the form of \_\_\_\_\_ is submitted herewith in accordance with the Specifications.
  
4. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.
  
5. The bidder represents that he ( ) has, ( ) has not, participated in a previous contract or subcontract subject to the equal opportunity clause prescribed by Executive Orders 10925, 11114 or 11246 or the Secretary of Labor; that he ( ) has, ( ) has not, filed all required compliance reports; and that representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards. (The above representation need not be submitted in connection with contract or subcontracts which are exempt from the clause.)
  
6. Certification of Non-segregated Facilities, by signing this bid, the bidder certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this contract. As used in this certification, the term "segregated facilities" 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 facilities provided for employees which 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.

**BID FORM**

- 7. He further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause; that he will retain such certification in his files; and that he will forward a notice to his proposed subcontractors as provided in the Instructions to Bidders.

**NOTE:** The penalty for making false statements in offers is prescribed in 18 U. S. C. 1001.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
(Signature of Bidder)

\_\_\_\_\_  
(Name of Bidder)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Address)

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

\_\_\_\_\_  
(Tax I.D. #)

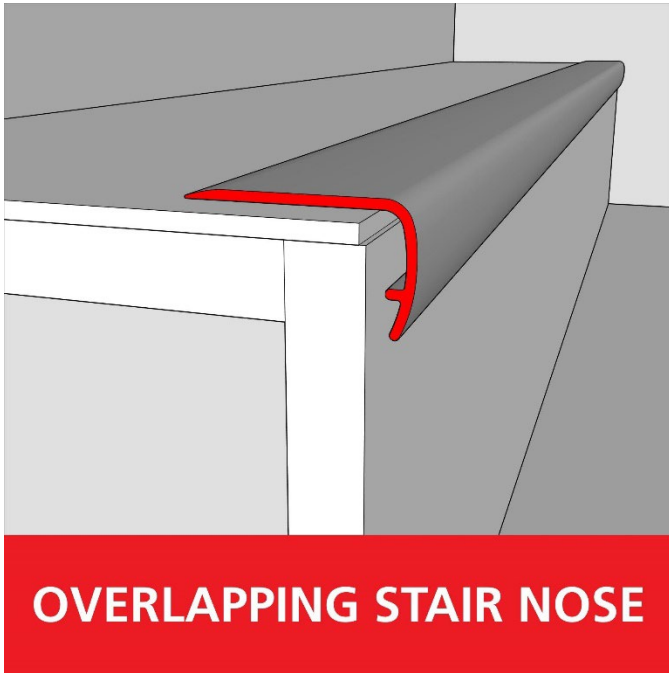


**Image #1:** Additions Item #1- Recessed Dryer Venting Box Example



**Image #2:** Additions Item #4- NOTE: Doors to be Flat Panel not as shown.





**Image #3**: Clarifications Item #6.



*Image # 4 & 5- Additions Item #3.*





**Image #6-** Questions Item #8.

**DHA Door Count. Contractor shall field verify in accordance with  
Section 01010-Summary of Work: 1.01 Summary, Item #B6**

**Roseland Town Homes Closet Door Scope TOTAL DOOR UNITS- 333**

Building	Type	Doors Units	Building	Type	Doors Units	Building	Type	Doors Units
1	A	20	11	H	18	21	C	16
2	A	20	12	L	7	22	L	7
3	A	20	13	C	16	23	J	11
4	K	16	14	C	16	24	L	7
5	A	20	15	L	7			
6	J	11	16	K	16			
7	B	16	17	K	16			
8	E	8	18	D	10			
9	J	11	19	F	18			
10	D	10	20	C	16			

**Roseland Estates Closet Door Scope TOTAL DOOR UNITS- 397**

Building	Type	# of Doors	Building	Type	# of Doors	Building	Type	# of Doors
1	I	8	11	N	18	21	L	7
2	I	8	12	L	7	22	C	16
3	P	17	13	I	8	23	L	7
4	N	18	14	K	16	24	C	16
5	L	7	15	C	16	25	N	18
6	L	7	16	C	16	26	L	7
7	N	18	17	N	18	27	B	16
8	I	8	18	N	18	28	K	16
9	I	8	19	K	16	29	N	18
10	A	20	20	C	16	30	I	8