

April 2, 2024

ADDENDUM #5
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:

DHA is making available a standardized cut sheet that shall be used for the materials needed to complete the interior remodel of Roseland Estates and Roseland Townhomes. Efforts have been made to strike through and highlight, in red, language that was originally intended for material specifications in both the scope of work and addenda, but is now hereby replaced by the attached cut sheet.

Amendments:

- 1. Bid Opening Due Date: **Wednesday, April 17, 2024***
- 2. Last day to ask questions: **Wednesday, April 10, 2024***
- 3. Original Scope of Work. See attached.*
- 4. Addendum #3, Questions, Item 5. See attached.*

If there are any specifications that conflict between the cut sheet, scope of work, and addenda, cut sheet shall override.

Items that have been described in the scope of work and addenda that have not been included in the cut sheet shall remain as the specified material.

The cut sheet is not intended to be all inclusive of every material item but to standardize the interior look of all DHA properties.

Clarifications: *N/A*

Deletions: *N/A*

AMENDED SCOPE OF WORK

preference (the “Buy America Preference” or “BAP”) for all construction, alteration, maintenance, or repair of infrastructure, including buildings and real property, unless application of the BAP has been waived by HUD.

Additional details on fulfilling the BABA requirements can be found at:
https://www.hud.gov/program_offices/general_counsel/build_america_buy_america

18. **Cost Control and Safe Harbor Standards: Contractor Fees**

Overhead: 2%

Profit: 6%

General Conditions: 6% (General Conditions includes bond premium)

14% is the maximum for these combined costs.

B. SCOPE OF WORK DETAILS:

Interiors

- Unit is to be Make Ready condition.
- All ADA designated units are to be renovated to meet current ADA standards.
- Remove and replace all Vinyl Plank Flooring throughout. ~~Tuff Plank TP-SP-110 Deep Wood Embossed 6mil/2mm thickness~~ or equivalent.
- Remove and replace all blinds.
- Install new matching light fixtures. Brushed Stainless in appearance.
- Install new 5 blade, LED, Brushed Nickel housing finish, ~~distressed gray blade finish, 52” ceiling fan in living room and 44” in bedrooms.~~
- Remove Laundry room door(s) and replace damaged door trims/casing in Laundry Room with cased opening door casings.
- Verify that wet areas are GFCI protected to code, measure the current, and replace if not.
- Replace all damaged wall receptacles and install new wall plates.
- Install Arc Fault Circuit Interrupter per electrical code.
- Complete all interior wall prep and painting in unit to DHA White.
- Remove all existing interior doors and install new Masonite ~~6-panel HC~~DU.
- Replace all trims, sills, baseboards and ¼ round floor trims.
- Contractor to ensure that all doors shut properly and slab under-cut should not exceed 1” above FF.
- Replace all HVAC Registers (Supply) with Polymer Plastic. ~~Steel vent cover is approved for Return only.~~
- All door hardware to be Brushed Stainless.
- All Cabinets to be new to match existing layout and should be raised panel in design and be DHA Approved.

- All Doors to have Brushed Stainless door/wall stops.
- Inspect and replace any cracked or damaged windows, sills, or encasements.
- Replace all upper and lower cabinetry in Kitchen to DHA Specification. ~~Cabinets should not have knobs and should be raised panel in design.~~
- Install new ~~Plastic Laminate~~ Countertops, ~~Wilsonart Dessert Passage 1841K-45~~ or equivalent approved by DHA.
- Furnish and Install new EnergyStar rated appliances (refrigerator, stove, dishwasher, and hood vent). All appliances shall be the same brand, and matching color.
- Installation of new stainless double sink bowl with a sink mounted garbage disposer.
- Sink faucet hardware to be Brushed Stainless.
- Remove all fixtures and replace.
- Master bathrooms with bathtubs shall be replaced with walk-in style ~~tile shower pan with tile enclosure walls, and doors.~~
- Apply waterproof material prior to installation.
- Replace shower valve with Brushed Stainless in appearance.
- Guest bathrooms to have bathtubs and ~~wall tile replaced with new acid-resistant and slip-resistant bottom bathtubs, wall tile and matching shower valves and tub spouts~~ DHA approved.
- Replace wall mirrors, hardware (Toilet paper holder, towel Bar, etc.) with Brushed Stainless in appearance.
- Replace cabinet vanity and countertop with new ~~Plastic Laminate, Wilsonart Dessert Passage 1841K-45~~ or equivalent approved by DHA.
- All faucets/ hardware to be Brushed Stainless in appearance.
- Remove all floor tile and replace with DHA approved ~~12x12 Ceramic Tile with corresponding cover base tile.~~
- Bathroom must have matching wall vanity light. Brushed stainless in appearance.
- Bathroom mirror to be ADA compliant in size and elevation.

Site Improvements

- Contractor shall demolish and haul away three (3) existing gazebos.
- Contractor shall repour new structural slab for the installation of Prefab Canopy, Cluster Box Unit, Multiple Unit, and Electrical wiring for outdoor, LED illumination under the canopies.
- Contractor shall ensure that the structural slab meets the required dimensions for Access Maneuvering Space.
- Contractor shall field verify the number of existing mailbox units, and provide enough cluster box units per kiosk.
- All work pertaining to the replacement of mailboxes must be in accordance with USPS National Delivery Planning Standards.

AMENDED
ADDENDUM #5

April 2, 2024

ADDENDUM #3
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Additions: *N/A*

Amendments: *N/A*

Clarifications: *N/A*

Questions:

1. The floor plan provided for Building I within the Roseland Homes as-builts, does not have a building number assigned to it. Conversely, the as-builts for Roseland Estates provide a floor plan for Building Type, but no building numbers are assigned to this building type. Can DHA provide the interested bidders with a succinct matrix that ties each Building Type to a Building Number?
Any as-built information provided by DHA is expected to be used for reference only. Contractor MUST field verify all information.
2. Language in Addendum 2 mentions there are additional specs available by request. The specifications provided in the IFB only pertain to Divs 01 and 09. We are requesting to have access to any other specifications that exist and pertain to the other CSI Divisions impacted by this project's scope of work (i.e., electrical, plumbing, etc).
Contractors are invited to inspect as-built drawings pertaining to the scope of work at DHA Headquarters located at 3939 N Hampton Road, Dallas, TX 75212. Notice and appointments shall be made with the Procurement Department Monday through Thursday, 8:00 am to 5:30 pm, and Friday, 8:00 am to 12 pm. Include in the request: Name of person coming to the office, specific drawing information requested, and contact number.

3. The "Interiors" section of the DHA Scope of Work states "All ADA designated units are to be renovated to meet ADA standards". Please provide clarification regarding the entire ADA scope required for this project.

Contractors are expected to be familiar with ADA standards. DHA wants it to be understood that ADA units are included within the scope of work and said units are identified on as-built drawings and should be field verified by Contractor.

4. Please confirm whether or not an overall Project CPM Schedule, capturing the 180 calendar day project duration, is a requirement to bid on 03 April.

Yes, an overall Project CPM shall be submitted in accordance with the SOW, General, item 3. This is a large project that requires coordination in several different areas. The proposed schedule is expected to have revisions based on the start of work, however the contractor's ability to provide requested information in a timely manner reflects their ability to be responsive.

5. Can DHA provide a Materials Standard, that calls out brand names and/or model #'s, that can be used for pricing of all required fixtures and finishes for this project (i.e. Appliances, Sinks, Faucets, Toilets, etc). We want to provide a competitive price, but it's hard to do so without each bidder knowing exactly what needs to be provided.

~~Material standards are provided within the scope of work.~~

6. Will DHA provide a copy of the Davis-Bacon wage decision attached to this project, prior to the 03 April bid closing?

Per the summary of work, Item B14 current Davis-Bacon minimum hourly rate and executive order has been provided. Contractor shall locate any other additional information pertaining to this item.



DHA
HARDWARE
GUIDE

DHA FINISH GUIDE / KITCHEN + BATH



KITCHEN SINK

S/S SINK 20 GA. 30-32" SINGLE-BOWL OR S/S SINK 20 GA. 32" DBL-BOWL
OFFSET DRAIN



KITCHEN FAUCET

OLYMPIA OR EQUAL 1.5 GPM SINGLE HANDLE GOOSE-NECK STYLE 1-HOLE WITH PULL DOWN SPRAYER
FINISH: BRUSHED NICKEL



BATH FAUCET

OLYMPIA OR EQUAL 1.2 GPM 1-HANDLE & 1-HOLE MOUNT
FINISH: BRUSHED NICKEL



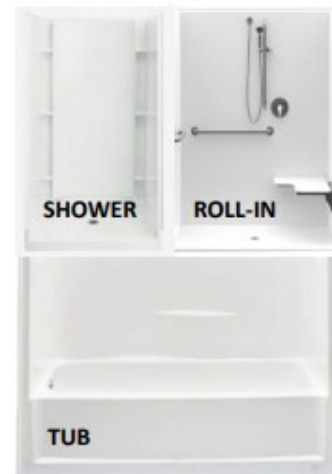
BATH ACCESSORIES

DELTA OR EQUAL 4-PIECE BATH ACCESSORY SET
18" OR 24" TOWEL BAR, TOWEL RING, PIVOT TP HOLDER, ROBE HOOK (BACKSIDE OF DOOR)
FINISH: BRUSHED NICKEL



SHOWER FAUCET/TRIM PKG

OLYMPIA OR EQUAL SINGLE HANDLE ADJUSTABLE SHOWER WAND & CORD
FINISH: BRUSHED NICKEL



TUB/SHWR SURROUND

AQUATIC #2603 OR EQ.
AQUATIC #16030TRCOL OR EQ.
STERLING ACCORD OR EQ.
FINISH: ACRYLIC

*****NOTE: Brushed Stainless can be substituted as equal*****

DHA FINISH GUIDE / [KITCHEN + BATH](#)



UNIT BATH VANITY

3-LIGHT STYLE ABOVE MIRROR
SQUARE OR CYLINDER
22-24" LENGTH UP OR DOWN MOUNT
FINISH: BRUSHED NICKEL
3000K ENERGYSTAR



UNIT BATHFAN COMBO

PANASONIC OR BROAN
50-80-110CFM MULTI-SPEED
WHITE WITH LED LIGHT PANEL



GARBAGE DISPOSAL

GE - 1/2 HP



BATH WATER CLOSET

NIAGARA 2-PIECE
SINGLE FLUSH 0.8 GPF
NOTE: FOR REHABS: 1.28
GPF



BATH VANITY C'TOP & SINK

CULTURED MARBLE
INTERGRAL RECTANGULAR BOWL
WHITE OR CALACATTA
(SLIGHT VEIN TO ALIGN W/ KITCHEN)

NOTE: Brushed Stainless can be substituted as equal



DHA FINISH GUIDE / LIGHTING + FANS



UNIT GENERAL LIGHT
NOMINAL 6"D. LED SURFACE MOUNT PUCK-STYLE
1/2" HIGH SLIM WHITE LENS
FINISH: WHITE



UNIT CLG FAN(S)
48-52" DIA. FLUSHMOUNT – 3 TO 5 BLADES
FINISH: MATTE WHITE OR BRUSHED NICKEL
3000K ENERGYSTAR



CORRIDORS - CEILING
ACCESS LIGHTING OR EQUAL
10-12" DIA. LED SURFACE MOUNT
1/2" HIGH SLIM WHITE LENS
3000K ENERGYSTAR



AMENITY LIGHTING – ACCENT AREAS/LOBBIES
ACRYLIC/FABRIC FLUSHMOUNT OR EQUAL
20"+/- DIA. INTEGRATED
FINISH: BRUSHED NICKEL/WHITE ORGANZA
3000K ENERGYSTAR



UNIT PENDANT (IF INCLUDED)
CORDED 1-LIGHT
6-12" LENGTH
FINISH: BRUSHED NICKEL/ACRYLIC
3000K ENERGYSTAR

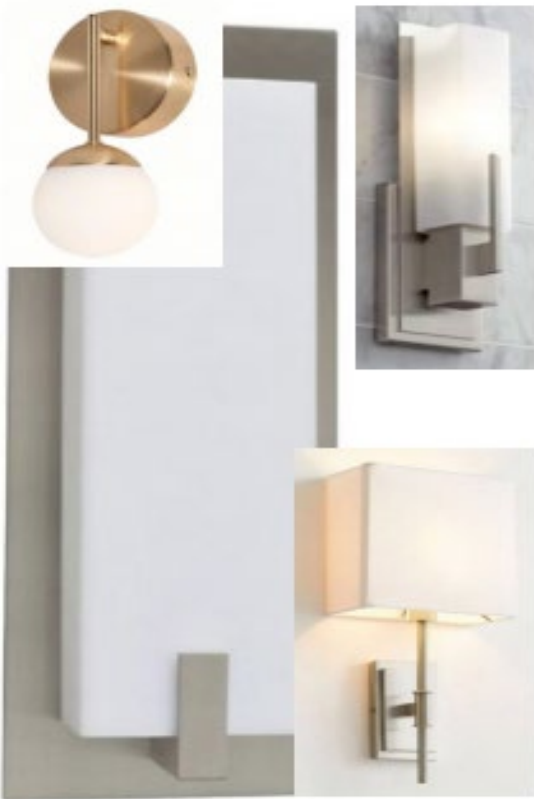


UNIT CHANDELIER (IF INCLUDED)
DRUM FIXTURE SIMILAR TO ENTRY
21" D. 4-LIGHT MODERN PENDANT & ROD
FINISH: BRUSHED NICKEL/WHITE ORGANZA
3000K ENERGYSTAR

NOTE: Brushed Stainless can be substituted as equal



DHA FINISH GUIDE / LIGHTING



CORRIDORS – WALL SCONCE

LINEAR STYLE – ADA COMPLIANT

4" DEPTH MAX

MODEL: LED

FINISH: BRUSHED/SATIN NICKEL
BUT OTHER STYLES/FINISHES ARE
ACCEPTABLE, I.E. BRASS

3000K ENERGYSTAR



UNIT ENTRY LIGHT (OPTIONAL FOR DINING)

DRUM FIXTURE OR EQUAL

15" D. LED FLUSH MOUNT

WHITE FABRIC SHADE

FINISH: BRUSHED NICKEL

3000K ENERGYSTAR

NOTE: Brushed Stainless can be substituted as equal



DHA FINISH GUIDE / APPLIANCE + FLOORING + CABINETS



UNIT - FLOORING

ARMSTRONG OR EQUAL 8-12 MIL LVT
PLANK STYLE WITH SOUND BACKING
COLOR: BROWN/GREY OR LIGHT TONES



UNIT – KITCHEN/BATH CABINETS

MASTER WOODCRAFT OR EQUAL
SQUARE OR FLAT FRONT SOLID WOOD
COLOR: DOVE GREY, WHITE OR TOASTED



UNIT & COMMUNITY RM.

KITCHEN: APPLIANCE PKG.

GE – 4 PIECE (C'TOP MW FOR ACCESSIBLE)

REFRIGERATOR, MW, ELC. RANGE & DW

FINISH: S/S OR BLACK AS V-E

ENERGYSTAR

NOTE: OTHER APPLIANCE

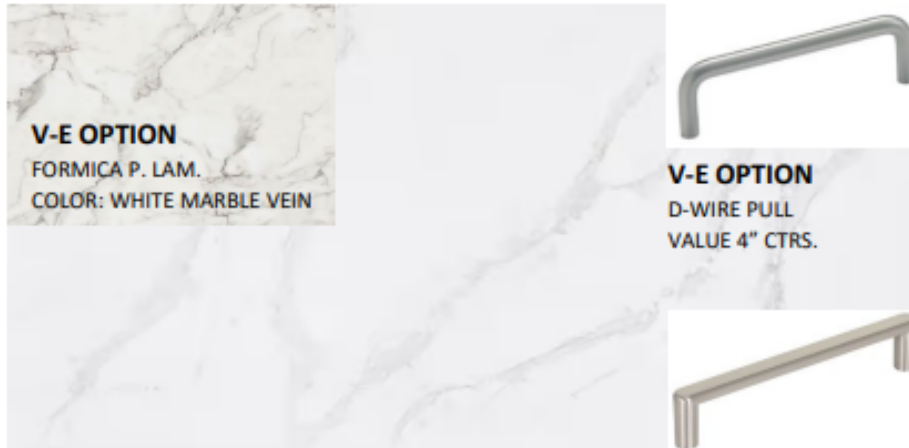
MANUFACTURERS ARE ACCEPTABLE –



DHA FINISH GUIDE / FINISHES + SURFACES

NOTE: V-E Option is designated for Multi Family ONLY

NOTE: Solid Surface Option is designated for Single Family ONLY



UNIT – KITCHEN C'TOP

QUARTZITE (P. LAM. AS V-E)
SILESTONE OR EQUAL
COLOR: LIGHT TONE WITH VEINING



UNIT – CABINET DOOR PULLS

EASED EDGE LOOP PULLS
5" CENTERS
FINISH: BRUSHED NICKEL



UNIT – WALL PAINT

SW PAINT COLORS
SHEEN AS PER QAP
COLOR: NEUTRALS & GREYS
ALL SW COLORS APPLY

UNIT – OTHER PAINT

CEILINGS: SW STD. WHITE
BASE, DOOR & ALL TRIM: SW STD. WHITE
ENTRY DOOR: ACCENT COLOR THAT
COMPLIMENTS UNIT & CORRIDOR WALL
COLOR – ALL SW COLORS APPLY

*** DHA WHITE is the Standard color for all DHA Properties, Above colors are at DHA Discretion. ***

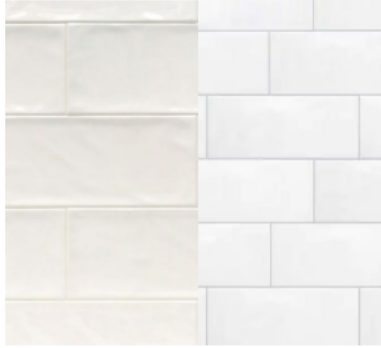
NOTE: Brushed Stainless can be substituted as equal



DHA FINISH GUIDE / TILE + TRIM



UNIT – WALLBASE & DOOR/WIN. TRIM
1X4 FLAT STOCK WOOD OR MDF WALLBASE
1X4 FLAT STOCK WOOD OR MDF DOOR & WIN. TRIM
COLOR: WHITE OR OTHER COLOR



UNIT – TILE BACKSPLASH
4X12 SUBWAY
SANTA MONICA STYLE OR SMOOTH GLOSS
COLOR: WHITE (WHITE/LIGHT GREY GROUT)



UNIT – BATH FLOOR TILE
PLANK: PORCELAIN OR CERAMIC
12X24 (OR SIM.)
COLOR BODY: SEQUENCE, LIGHT
STRAIN (SHOWN) OTHERS ACCEPTED



Satin Nickel 3/8 in. x 98-1/2 in. Aluminum Bullnose Tile Edging Trim



Red Oak Stair Railing and Railing Hardware



Vinyl Stair Nose Molding or Equal



DHA FINISH GUIDE / DOORS + HARDWARE



6 Panel Smooth Primed Solid Core Molded Composite MDF Single Pre hung (Interior) Door



36 in. x 80 in. 6-Panel Primed Inswing Steel Pre-hung Front Door w/Brickmould (Exterior)



200 Degree Door Viewer Door Viewer (Satin Chrome)



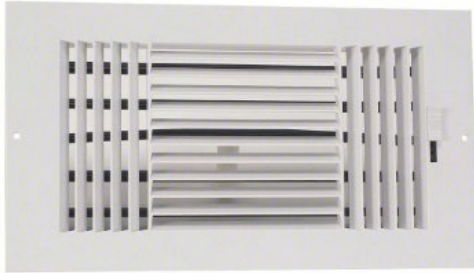
Falcon D200 Series Cylinder Deadbolt (Satin Chrome)



Falcon Quantum Lever (Satin Chrome)



DHA FINISH GUIDE / [HARDWARE](#)



Sidewall/Ceiling Register: Ceiling or Wall, 7 3/4 in H, 11 3/4 in W, Louvered, Uncoated, White
(Plastic)

