



**Request for Proposal
317000108
ATTACHMENT A
Specifications**

Procurement Division
16000 N. Civic Center Drive
Surprise, Arizona 85374
Phone: (623) 222-3700
Fax:(623) 222-3701

SPECIFICATIONS

1. PURPOSE

City of Surprise is seeking a contractor to complete an addition and rehabilitation to a single family residence.

The City anticipates award of the contract by January 31, 2017.

This project has a budget of fifty thousand dollars (\$50,000).

2. GENERAL REQUIREMENTS

The contractor must meet the following requirements:

- a) Capacity to complete addition on one property.
- b) Ability to include price of plans within bid.
- c) Current contractor's license must be at a level appropriate to complete project.
- d) Contractor's license must be in good standing with the Registrar of Contractors

The contractor must have the ability to:

- a. Complete construction within 60 days.
- b. Provide a 2 year warranty for work completed.
- c. Take financial responsibility of all utilities utilized during construction.
- d. Acquire necessary building permits and successful subsequent inspections.
- e. Ability to remove any debris from property.
- f. Adhere to a payment schedule of 30%-60%-90% with 10% retention.
- g. If home is on City of El Mirage Water and Sewer, Contractor will work with City of El Mirage officials to complete installation or reinstallation of services. Electrical cables need not be put underground.
- h. Bonding is required.
- i. Contractor must coordinate activities with all utility companies and inspectors.
- j. Contractor must protect protected plants on property. For example, Saguaro.
- k. Contractor must test for asbestos and abate according to local, State and Federal Laws.
- l. Please submit floor plans and elevations
- m. Winning bidder will be responsible for obtaining any and all permits
- n. Verify zoning requirement for type of structure.



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3. REMODEL REQUIREMENTS

A. ADDITION

The additional square footage shall include 1 master bedroom with master bathroom and an additional bedroom. Bedroom 1 (Master) shall have a minimum square feet of 250 plus closet space with direct access to additional bathroom (master bathroom). Master bathroom shall have a minimum of 100 square feet. Bedroom 2 shall have a minimum of 120 square feet plus closet space. (Utilize all FHA approved materials) Siding and roofing of additions shall match existing in material and color.

Remove non-bearing wall separating kitchen from dining area. Redesign kitchen to be conducive of space with an open floor plan to the living room.

B. KITCHEN, CABINETS

Provide and install new pre-finished wall and base cabinets. Cabinets shall be equal to or exceed MERILLAT, MAERICANA, TRIPAC MODELS and approved by the National Kitchen and Bath Association. All cabinets shall be labeled with manufacturer's name and FHA approval. All cabinet doors and drawers to be equipped with handles. Shelves to be adjustable. Face frame to be solid oak, inset flush panel having mortise and tenon joints. Lazy Susan to be installed. Color to be medium tone stain.

C. PLUMBING, SINK, REPLACE WITH STAINLESS STEEL

Remove sink and dispose off-site. Provide and install new double bowled, stainless steel self-rimming sink 6/5" to 7" in depth, connected to existing drain lines. ELKAY, DAYTON or equal. All debris shall be removed from site.

D. PLUMBING, FAUCET, KITCHEN WITH SUPPLIES AND SHUTOFFS

Replace kitchen faucet with new single lever faucet, 8" swing spout, mounted on sink (with spray). Install new supply lines from source at wall and hot and cold shut off valves all per code. DELTA-DELUX MODEL 100 or equal and strainer.

E. CABINETS, VANITY W/MIRROR 30" WITH INTEGRAL TOP AND SINK

Remove and replace with new 30" factory made and finished oak frame vanity with panel type door complete with cultured marble integral top including two-handled faucet by Moen, Chateau builder model with pop-up or Owner approved equals. Install new hot and cold-water shut-off valves at rear inside of cabinet. Scribe to fit wall. Furnish and install all moldings necessary to cover openings between vanity and wall. Caulk top neatly with paintable latex caulking. Location: Existing Bathroom



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F. DOOR, INTERIOR, EXISTING FRAME, PAINT

Install new interior door of size and thickness to suit existing frame. Door shall be as manufactured by "Iroquois" or approved equal and shall be furnished in accordance with the standard door guarantee of the National Woodwork Manufacturer's Association. Door style shall be selected to match style of existing doors as close as possible. Utilize existing door hardware. Paint door two coats of paint to reasonably match colors adjacent on both sides of door or finish naturally with a sealer and two (2) coats of varnish. Location: existing bathroom

G. COUNTERTOP, NEW CONST.

Install countertop(s) using post formed plastic laminate equal to Formica or Wilson Art, 1/16" thick including 4" backsplash at all walls and end walls. Caulk any remaining crack with vinyl caulking. All joints must be tight and aligned. Top must set level. End caps must be installed in matching plastic and neatly trimmed. Secure top cabinets at 2' O.C. front and rear with screws of proper length not to penetrate plastic. Chips in plastic finish not acceptable. Owner to select standard colors. Location: KITCHEN

H. PAINT, INTERIOR, SEMI-GLOSS LATEX

Prepare all areas for painting. Clean, fill all holes and imperfections. Finish to match adjacent surfaces. Prime coat all bare surfaces. Apply full coverage semi-gloss latex paint. Finish shall be uniform and even. Allow paint to dry between coats. Use care to prevent coating of electrical devices, trims and coverings. Colors to be owner's choice of one standard color throughout. NOTE: NO LEAD BASED PAINT SHALL BE UTILIZED IN THE PERFORMANCE OF ANY WORK REQUIRED UNDER THIS CONTRACT! Location: Entire interior of home

I. STORAGE, FURNITURE, ACCESSORIES

Provide a storage container sized to house necessary furniture and accessories. Provide labor to move these stated items into container. Provide labor to move items back into home after carpet has been replaced. (Store container onsite). Comply with City and HOA Codes.

J. ELECTRICAL, LIGHT FIXTURES, REPLACE

Replace existing or install new light fixtures. Fixtures to be U.L. listed. All fixtures to include bulbs, complete installation. BATHROOMS: Progress model #3298-10, KITCHEN: Lithonia Model: #F3240A12 Location: Existing bathroom



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K. MECHANICAL, HVAC, INSTALL

Remove existing cooling system and dispose off-site. Install new HVAC (heat/ac unit) with seer rating of 14 and necessary ductwork. Mechanical contractor to properly size unit to warm and cool the house during times of temperature extremes. Provide calculations. Unit shall be connected to NEW ductwork complete. (abandon existing) Unit shall be connected to electrical system complete. Provide and install new stand. Unit shall be U.L. and A.G.A. approved. Include new electrical connection and condensation line to edge of roof at rear. Install new thermostat WHITE ROGERS, HONEYWELL or equal. Install new plenum. Extra care shall be taken to not cut or damage trusses when installing unit. TRANE, CARRIER, RUUD, GANITROL or pre-approved equal.

Write name of Manufacturer _____

Model: _____ Size: _____

L. PORCH, DESIGN AND BUILD

An open and covered porch on the front elevation shall be constructed. Building orientation shall consider the existing environmental conditions and solar orientation. Comply with Surprise Heritage District requirements.

Contact Planner Joshua Mike, if not familiar @ 623-222-3134.

M. FLOOR, VINYL SHEET

Clean and prepare surface. Provide and install new FHA approved vinyl sheet flooring. Install as per manufacturer's recommendations. Use waterproof adhesive. Sheet goods by Armstrong Solarian or approved equal. Color and pattern to be owner's choice. To include new finish trim and base shoe. Location: Throughout (bedrooms, bathrooms, living room)

Contact with the Homeowner is prohibited. All questions shall be directed to the Procurement Staff listed in the RFP.