

The City of Lakewood  
General Contractor's Bid Packet For  
Major Home Repair Program

**BID OPENING DATE: Tuesday, November 2, 2021  
4:30 P.M.**

**WALK THRU DATE: Wednesday, October 20, 2021  
10:00 a.m.**

Project Addresses:

**Project A - 8804 Veterans Drive SW  
Project B - 9025 Dekoven Drive SW  
Project C – 9109 112<sup>th</sup> Street SW  
Lakewood, WA**

Community Development Department  
6000 Main Street SW  
Lakewood, WA 98499  
253-589-2489 (Phone)  
253-512-2268 (Fax)

**October 12, 2021**

**NOTICE OF INVITATION TO BID**

**MAJOR HOME REPAIR PROJECT**

**BID OPENING DATE:** **4:30 p.m., Tuesday, November 2, 2021**

City of Lakewood  
Lake Louise Conference Room  
6000 Main Street SW  
Lakewood, WA 98499  
253-589-2489

**JOB LOCATION:** **Project A - 8804 Veterans Drive SW**  
**Project B - 9025 Dekoven Drive SW**  
**Project C - 9109 112<sup>th</sup> Street SW**

**CONTACT:** City of Lakewood  
Martha Larkin / Community Development - CDBG  
6000 Main Street SW  
Lakewood, WA 98499  
253-589-2489

1. Invitation to Bid
2. Contractor's Guaranty and Warranty
3. Bid Specifications Work Write-Up
4. Addendum or Change Order, If Applicable
5. Drawings, If Applicable
6. Instructions to Bidder
7. Bid or Proposal
8. Non-Collusion Affidavit
9. Agreement for Major Home Work
10. General Conditions
11. Equal Employment Opportunity Regulations With Appendices
12. E-Verify Affidavit of Compliance

It is mandatory that the bid package received from the contractor contains the following items.

1. Bid must be received in the City of Lakewood, Community Development Department on or before **4:30 p.m., Tuesday, November 2, 2021.**
2. The bid specifications must be returned with a breakdown for all items.
3. Itemized items must equal total bid.
4. List all subcontractors' approval.
5. All applicable forms must be signed by contractor.
6. Re-submittal of the bid packet with the exception of Instructions to Bidder and General Conditions.

**INVITATION TO BID  
CITY OF LAKEWOOD MAJOR HOME REPAIR PROGRAM**

JOB NUMBERS: A - MHR-180 B - MHR-183 C - MHR-184  
BID DATE: **October 12, 2021**  
BID OPENING DATE: **4:30 p.m., Tuesday, November 2, 2021**  
PROGRAM COORDINATOR: Martha Larkin  
PHONE: **(253) 983-7754**

In accordance with the provisions of the City of Lakewood policy to administer federal loans for rehabilitation of property in areas authorized by the Housing and Community Development Act of 1974, rehabilitation work in the City of Lakewood's Major Home Repair Program, is scheduled at the address above and sealed bids for this job will be received until **4:30 p.m., Tuesday, November 2, 2021 at the Lakewood Community Development Department, 6000 Main Street SW, Lakewood, WA 98499.**

Bids must be returned no later than the time and date indicated above.

**Examination of the sites can be made at the following date and time:**

**Date: Beginning with Project A at 10:00 a.m.**

Attention is called to the fact that the contractor must ensure that employees and applicants for employment are not discriminated against because of their sex, race, creed, color or national origin.

The contractor and its subcontractors shall make a realistic, good faith effort to employ women, minorities and city of Lakewood low-income residents for any new job opening or positions for advancement or training that may become available.

The City of Lakewood reserves the right to reject any or all bids or to waive any informality in the bidding.

Bids may be held by the City of Lakewood for a period not to exceed sixty (60) days from the date of opening of bids in order to allow time for the loan approval and for the purpose of reviewing the bids and investigating the qualifications of the bidders, prior to awarding the contract.

The successful bidder shall be required to complete the described work within **90** calendar days after receiving written notice to proceed.

Jeff Gumm / Program Manager  
City of Lakewood

Cc Homeowner

**CITY OF LAKEWOOD – MAJOR HOME REPAIRS PROGRAM  
REPAIR SPECIFICATIONS AND LIST OF WORK TO BE BID**

**GENERAL REQUIREMENTS**

1. All materials and permits required for this job shall be provided by the awarded contractor.
2. Permits shall be posted prior to work start. Submit all permits with final approval signatures after final inspection.
3. All work shall be performed in accordance with the bid specifications and the City of Lakewood Rehabilitation Program Contractor’s Manual. In any conflict of “Contractor’s Manual”, with specifications of these documents, specifications of this document shall prevail.
4. Contractor’s Manual of standard specifications can be reviewed at the City of Lakewood, Community Development - CDBG, 6000 Main Street SW, Lakewood, WA 98499-5013.
5. Contractors shall furnish liability insurance in accordance with the contract requirements.
6. Contractor must fill in every item amount and sign every sheet.
7. The homeowner will not make any other agreements with the contractor in any form.
8. Any changes in the work shall be made only through an Addendum or Change Order approved by the City of Lakewood and signed by the owner and the contractor.
9. The premises shall be kept clean and orderly by the Contractor throughout the course of the work.
10. All debris resulting from work shall be removed by the Contractor weekly and upon completion of work.
11. Prior to final inspection, the contractor shall clean all areas of house where work was performed and any area(s) that workers may have used or traveled through. This shall include, but is not limited to, dusting, washing, scraping, waxing and vacuuming of all new and existing materials, flooring, fixtures, windows, appliances, etc. throughout the house.
12. Prior to commencement of lead abatement and/or stabilization, the General Contractor shall provide the City of Lakewood copies of WAC/EPA Lead-Based Paint firm, supervisors and workers certifications before the Notice to Proceed will be issued.
13. All lead abatement and/or stabilization shall be performed in accordance with current HUD “Safe Work Practices”, EPA and WAC regulations.
14. The City of Lakewood Housing Repair Coordinator and their Lead Consultant shall be contacted a minimum of 48 hours prior to the completion of all related lead work to schedule a visual inspection and required clearance sampling. During the project, the City of Lakewood and/or its designated consultant may issue a “stop work” order if the contractor is deemed to be in non-compliance with regulations and HUD “Safe Work Practice” techniques. Prior to continuing work, the contractor shall demonstrate that all deficiencies noted have been corrected and that proper work procedures shall be utilized for the remainder of the project.

Contracting Firm			
By	Date	Owner	Date
Title		Owner	Date
Address		Martha Larkin Program Coordinator	Date

15. A WAC/EPA Certified Risk Assessor, retained by the City of Lakewood, shall perform a visual inspection and clearance sampling upon completion of the project. Sampling may include soil and wipe samples collected from the work area. If any sample is deemed unacceptable through laboratory analysis, the contractor shall re-clean the work area and an additional visual inspection and sampling shall be performed. The cost for the additional samplings and inspections shall be borne by the Contractor, until the laboratory analysis samplings pass clearance.
16. If required, the General Contractor shall provide the City of Lakewood's Consultant with the following documents in a timely manner: air monitoring records, medical surveillance records for each worker, fit test records and waste disposal receipts.
17. It is mandatory that no lead-based paint be used. Treatment procedures for elimination of lead-based paint hazards are contained in Paragraph 23, General Instructions to Bidders and will be complied with if applicable.
18. The General Contractor shall work with the Lead Contractor and Housing Repair Coordinator in coordinating work and schedules.
19. Homeowner will not be relocated.
20. The work will be completed within **90** calendar days.
21. Repair specifications requiring permits are identified.

Contracting Firm			
By	Date	Owner	Date
Title		Owner	Date
Address		Martha Larkin Program Coordinator	Date

**City of Lakewood  
General Instructions to Bidders**

On all Major Home Repair Program projects, the City of Lakewood will act as the lending agent. All certified checks or bid bonds submitted for bids should be made payable to the the City of Lakewood.

1. No bids will be considered which are received after the deadline. Bids may be sent electronically, by fax, by mail, or turned in personally.
2. The City of Lakewood reserves the right to reject any and all bids.
3. All proposals must be made upon blanks furnished by this office.
4. The prices must be stated in numeric figures and in ink, or typewritten.
5. Each bidder shall be required to warrant that his bid is a genuine bid and that he has not entered into collusion with any other bidder or any other person. The successful bidder will be required to execute an affidavit to the effect that his bid is genuine and not a sham or collusive bid, or made in the interest of, or on behalf of any person not therein named, and that the bidder to put in a sham bid or in any way induce or solicited any person or corporation to refrain from bidding and that said bidder has not in any manner sought by collusion to secure to itself an advantage over any other bidders.
6. The successful bid shall be awarded based upon the best qualified low base bid. However, the Homeowner may select any bid within 10% of low bid or City's estimate.
7. The undersigned represents the prices in this bid are neither directly or indirectly the result of an agreement with any other bidder.
8. The experience and responsibility of the bidder will be considered in awarding the contract. Bidders shall if requested, present evidence at the time of opening the bids that they have had experience in the performance of the work, manufacture and delivery of the article or materials herein specified, and have the necessary capital to complete the work and/or the delivery of materials as specified in manner satisfactory to the City of Lakewood.  
  
Bids of inexperienced contractors and those who have failed to properly perform other contracts may be rejected for such cause.
9. If any person contemplating submitting a bid for the proposed contract is in doubt as to the true meaning of any part of the Plans, Specifications or other proposed documents, may submit to the City of Lakewood a written request for an interpretation thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation of the proposed documents will be made on an addendum duly issued and a copy of such addendum will be mailed or delivered to each person receiving a set of such documents. The City of Lakewood will not be responsible for any other explanation or interpretation of the proposed documents.
10. Except as otherwise provided herein, proposals which are incomplete, or which are conditioned in any way, or which contain erasures, alterations, or items not called for in the Specification or shown on the Plans, or which are not in conformity to the law may be rejected as informal.

Each bidder shall bid upon the article or materials exactly as specified and as provided in the proposal form.

No oral or proposals made by telephone or any modifications will be considered.

11. At any time prior to the scheduled closing time for receipt of proposals, any bidder may withdraw his proposal, either personally or by written request. If the withdrawal is made personally, proper receipt shall be given therefore.

No bidder will be permitted to withdraw his proposal during the period of time between the scheduled closing time for receipt of proposals and the actual award of the contract. Any bids received after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.

Notwithstanding other provisions of these Specifications, the bidder may be permitted to withdraw his bid if award is delayed for a period exceeding sixty (60) days after the date of bid opening, upon written notice to the City of Lakewood. The term award or award of the contract, as used herein shall mean the execution of the Agreement for Rehabilitation work by a successful bidder and the City of Lakewood.

12. At the time and place set for the opening and reading of proposals, each and every proposal (Except those which may have been withdrawn in accordance with Paragraph 11) received prior to the scheduled closing time for receipt of proposals will be publicly opened and read aloud, irrespective of any irregularities or informalities in such proposals.

13. The City of Lakewood shall be the final judge as to which is the lowest and best bid, in addition to the price, the following may be considered.

- A. The ability, capacity, and skill of the bidder to perform the contract or provide the services required;
- B. Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
- C. The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
- D. The quality of performance of previous contracts or service;
- E. The previous and existing compliance by the bidder with laws and ordinances relating to contracts or services;
- F. The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- G. The quality, availability and adaptability of the supplies or contractual services to the particular use required;
- H. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;

- I. The number and scope of conditions attached to the bid;
  - J. Good faith effort to meet federal and state affirmative action and equal employment opportunity goals.
14. The successful bidder or bidders will be required, within ten (10) working days after receiving from the City of Lakewood properly prepared contract documents, to execute the contract.
15. Bids shall include all applicable taxes, City, Federal and State. Bidders will indicate on the proposal sheets the total applicable sales tax. A federal excise tax exemption certificate will be provided if the said tax is determined to be applicable, and can be so exempted.

The City of Lakewood requires all businesses providing services in the city limits of Lakewood to obtain a business license.

16. The granting of any payment or payments by the City of Lakewood, or the receipt thereof by the contractor, shall not be understood as constituting in any sense acceptance of the work or any portion thereof and shall in no way lessen the liability of the contractor or replace unsatisfactory material or work, although the unsatisfactory character of such material or work may or may not have been apparent or detected by the time such payment was made. Payment may at any time, be withheld if, in the judgment of the City of Lakewood and/or its designated agent, the contractor has not complied with the requirements of the contract.
17. For all Lakewood Housing Rehabilitation/Repairs Program jobs the following inspection procedures will apply when applicable:
- A. Inspections must be obtained for Building Permits as noted in the Scope of Work. Depending on the nature of work some items may not apply. All items marked for permit must be inspected
  - B. Framing inspection will be made after all rough-in plumbing, mechanical and electrical inspections have been passed. The building final inspection will be made after plumbing, mechanical, electrical and construction final inspections (if applicable) have been passed
  - C. Roof sheathing must be inspected before covering. Existing roofing cannot be overlaid without first being inspected by the building inspector.
  - D. Inspections that pertain to draws or finals must be routed through the Home Repair Coordinator that is assigned to that particular job.
  - E. It is the duty of the person doing the work to request an inspection and the duty of the person requesting the inspection to provide access to and provide means for inspection of the work, i.e., ladder
  - F. Upon inspection if there is a correction notice left, these deficiencies must be rectified and re-inspected before proceeding with any other work on the building or requesting other inspections.



- G. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when the corrections required have not been made.
  - H. A re-inspection fee may be assessed when the permit is not properly posted, the approved plans are not available, failure to provide access on date inspection was requested or for deviating from plans without Building Inspector's approval.
  - I. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
- 18. Proposals shall be based on the work called for in the attached work write-up, specifications and plans, if any (also called "List of Work to be Bid"). The proposal shall be submitted on a lump sum basis (unless otherwise specified) covering all services, equipment, material and /or labor incidental to completion of the work specified.
  - 19. The Standard specifications to be applied in the work are those found in **Contractor's Manual**. A copy of the manual is available for perusal at the Community Development Department - CDBG, 6000 Main Street SW, Lakewood, WA. 98499.
  - 20. Bids submitted by General Contractors for consideration by the City of Lakewood must contain, at the time of submission, the names of all subcontractors engaged to work on the project.
  - 21. Pursuant to the requirements of Section 135.25 of Title 24 of the Code of Federal Regulations pertaining to "Employment Opportunities for Lower Income Persons in Connection with Assisted Projects," all bidders are hereby required to provide, prior to the signing of the contracts for which the bid is awarded, a preliminary statement of work force needs (skilled, semi-skilled, unskilled labor and trainees by category) where known, and where not known, to provide such information prior to the signing of any contract between contractors and their subcontractors,
  - 22. Bidders, who desire to review the General Conditions of the Construction Contract prior to bidding, may visit the City of Lakewood, Community Development Department - CDBG at 6000 Main Street SW, Lakewood, WA. 98409. Of particular interest is paragraph 30 of these conditions Partial Contract Award.
  - 23. **Lead-Based Paint Hazards.** Bidders shall apply the standard specifications stipulated herein. Safe work practices shall be followed. Safe treatment methods for removal of defective paint include wet scraping, wet sanding, chemical stripping off site, replacing painted components, scraping with an infrared or coil-type heat gun with temperatures below 1,100 degrees Fahrenheit; HEPA vacuum sanding; HEPA vacuum needle gun; and abrasive sanding with HEPA vacuum. Covering of defective paint surface with: durable materials (such as wallboard or vinyl siding) with joints sealed and caulked. Prohibited treatment methods include: open flame burning or torching, machine sanding or grinding without a HEPA local exhaust; abrasive blasting or sandblasting without a HEPA local exhaust; heat guns operating above 1,100 degrees Fahrenheit or charring paint; dry scraping or dry sanding except in conjunction with heat guns or within one foot of electrical outlets; and paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance.

24. **Allowances.** Allowances are included in the bid specifications as a reference for the maximum amount to be spent by homeowner on specified items. Any unused balances shall be documented and credited to the homeowner in the form of a Change Order.

**City of Lakewood  
General Conditions for Major Home Repair**

1. **Definitions**

- A. The City of Lakewood is the Community Development Department – CDBG Major Home Repair Program.
- B. The term "work" of the Contractor or subcontractors includes labor or materials or both.
- C. All time limits stated in the contract documents are of the essence of the contract.
- D. The date of substantial completion of a project or specified area of a project is the date when construction is sufficiently completed, in accordance with contract documents, as modified by any change orders agreed to by the parties, so that the Owner can occupy the project or specified area of the project for the use it was intended.

2. **Scope of Work**

The work to be performed under this contract consists of furnishing all plant, materials, equipment, supplies, labor, and transportation, including fuel and water; and performing all work required by the contract in strict accordance with the specifications, schedules, and drawings, all of which are made a part hereto, including such drawings as may be furnished by the City of Lakewood from day to day.

The bidder shall be held to have personally examined the typical sites and to have compared them with the specifications and contract drawings, and to have satisfied himself as to the facilities and difficulties attending the execution of the proposed contract (such as uncertainty of weather, floods, nature and condition of materials to be handled and all other conditions, obstacles, and contingencies) before the delivery of his proposal, and no allowance can be subsequently made in behalf of the bidder by reason of any error or neglect on his part, or of such uncertainties as aforesaid.

3. **Detailed Drawings and Instructions**

The City of Lakewood shall furnish with reasonable promptness additional instructions, by means of drawings or otherwise, necessary for the proper execution of the work. All such drawings and instructions, if any, shall be consistent with the contract documents, true developments thereof, and reasonably inferred there from. The work shall be executed in conformity therewith and the Contractor shall do no work without proper drawings and instructions.

4. **Shop Drawings**

The contractor shall check and verify all field measurements and shall submit, with such promptness as to cause no delay in his own work or in that of any other contractor, three (3) copies checked and approved by him, of all shop or setting drawings, if any, and schedules required for the work of the various trades. The City of Lakewood shall check and approve, with reasonable promptness, such schedules and drawings only for conformance with the design concept of the project and compliance with the information given in the contract documents. The contractor shall make any corrections required by the City of Lakewood and the City's approval of such drawings or schedules, and shall not relieve the contractor from responsibility for deviations from drawings and specifications, unless he has in writing called the City's attention to such deviations at the time of submission and secured its written approval, nor shall it relieve him from responsibility for errors in shop drawings or schedules.

5. **Drawings and Specification of the Work**

The Contractor shall keep one (1) copy of all drawings and specifications on the work in good order available to the City of Lakewood.

6. **Ownership of Drawings**

All drawings, specifications and copies thereof furnished by the City of Lakewood are its property. They are not to be used on other work, and with the exception of the signed contract set are to be returned to it on request at the completion of the work.

7. **Samples**

The contractor shall furnish for approval, with such promptness as to cause no delay in his own work or in that of any other contractor, all samples as directed by the City of Lakewood. The City shall check and approve such samples, with reasonable promptness only for conformance with the design concept of the project and for compliance with the information given in the contract documents. The work shall be in accordance with approved samples.

8. **Materials, Appliances and Employees**

Unless otherwise stipulated, the contractor will provide and pay for all materials, labor, water, tolls equipment, light, power, transportation and other facilities necessary for the execution and completion of the work.

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of good quality. The contractor shall, if required furnish satisfactory evidence as to the quality of materials.

The contractor shall at all times enforce strict discipline and good order among his

employees and shall not employ on the work any unfit person or anyone not skilled in the work assigned to him. The Contractor shall warrant all material and/or work to be performed as required by the contract and specifications against defects of material and/or workmanship for a period of one (1) year after date of acceptance. He shall, at his own expense and immediately upon notification by the City of Lakewood, remedy by repair or replacement any and all defective material, equipment, and or workmanship that in the judgment of the City of Lakewood are not the direct result of abuse, misuse, or depreciation for the period of one (1) year, which is the warranty period. This warranty shall extend to the owner's heirs or assigns in title should the property be sold during the warranty period.

All materials shall be delivered to the job site in unopened containers bearing the manufacturer's label indicating first quality lines. No adulteration will be permitted except in strict accordance with manufacturer's recommendation. All paint and other containers, with labels clearly visible, are to remain on the job until final inspection. All paints shall be as specified herein or better.

9. **Survey, Permits, Laws, Taxes and Regulations**

The City of Lakewood shall furnish all surveys unless otherwise specified.

Permits and licenses necessary for the prosecution of the work shall be secured and paid for by the Contractor.

The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work as drawn and specified. If the Contractor observes that the drawings and specifications are at variance therewith, he shall promptly notify the City of Lakewood in writing, and any necessary change shall be adjusted as provided in the contract for changes in the work. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without giving such notice, he shall bear all costs arising there from. The Contractor, as well as the subcontractors, shall comply with all laws, codes and regulations applicable to the work being performed. The Contractor shall pay for all permits or conveniences required by local law. Ordinances and registrations necessary to complete the contract and evidence of such permits, etc., shall be posted and maintained in a conspicuous place on the premises at all times until completion, inspection and acceptance by the City of Lakewood.

Wherever the law of the place of building required sales, consumer, use, or other similar tax, the Contractor shall pay such tax.

The Contractor shall not be held responsible for preexisting violations of any law including, but not restricted to, zoning or building codes or regulations; except compliance for any new or replaced work included in this contract will be required, whether or not covered by the specifications and drawings for the work.

10. **Protection of Work and Property**

The Contractor shall continuously maintain adequate protection of all his work from damage and shall protect the Owner's property from injury or loss arising in connection with the contract. He shall make good any such damage, injury or loss, except such as may be directly due to errors in the contract documents or caused by agents or employees of the City of Lakewood or the Owner, or due to causes beyond the Contractor's control and not to his fault or negligence. He shall adequately protect adjacent property as provided by law and contract documents.

The contractor shall take all necessary precautions for the safety of employees on the work and shall comply with all applicable provisions of federal, state and municipal safety laws and building codes to prevent accidents or injury to persons on, or adjacent to the premises where the work is being performed. He shall erect and properly maintain at all times as required by the conditions and progress of the work all necessary safeguards for the protection of the workmen and the public and shall post danger signs warning against hazards created by such features of construction as protruding nails, hoists, well holes, elevator hatchways, scaffolding, window openings, stairways, and falling materials; and he shall designate a responsible member of his organization on the work, whose duty shall be the prevention of accidents. The Contractor shall report the name and position of the person so designated to the City of Lakewood.

In any emergency affecting the safety of life or the work or of the adjoining property, the contractor, without special instruction or authorization from the City of Lakewood, is hereby permitted to act, at his discretion, to prevent such threatened loss or injury; and he shall so act, without appearance, if so authorized and instructed. Agreement or arbitration shall determine any comprehensive claim by the contractor on account of emergency work.

11. **Extension of Time**

The City of Lakewood may grant the contractor additional time for completion of the work required under this contract if, in the City's opinion, the additional time requested arises from unavoidable delays as hereinafter defined. However, if no extension of time is granted, the contractor shall complete the work as required and liquidated damages shall be collected for each and every day of delay beyond the completion date.

12. **Unavoidable Delays**

Unavoidable delays in the prosecution of the work shall include all delays, which may result from causes beyond the control of the contractor and which he could not have avoided by the exercise of due care, prudence, foresight and diligence. Delay in completion due to contract modifications ordered by the City of Lakewood and unforeseen delays in the completion of the work caused by other contractors or persons will be considered unavoidable delays insofar as they necessarily interfere with the contractor's completion of the work.

Delays due to adverse weather conditions will not be regarded as unavoidable delays in this sense as the contractor must plan his work with prudent allowance for such conditions.

No payment will be made to the contractor as compensation for damages on account of hindrance or delay from any cause in the progress of the work, whether such delay is avoidable or unavoidable.

13. **Subletting or Assigning the Contract**

No portion of the contract shall be sublet, assigned, or otherwise disposed of except with the written consent of the City of Lakewood. Requests for permission to sublet assign or otherwise dispose of any portion of the contract shall be in writing and accompanied by the consent of the surety and by a showing that the organization which will perform the work is particularly experienced and equipped for such work. No subcontractor shall be employed to whom the City of Lakewood or the Owner may have a reasonable objection. Written consent to sublet, assign, or otherwise dispose of any portion of the contract shall not be construed to relieve the Contractor of any responsibility for the fulfillment of the contract.

Any subcontractor may be required to submit questionnaires to establish his experience and financial ability prior to approval of any subcontract. Also, any subcontractor may be required to furnish a statement covering tools, equipment, organization, and his plan and method of procedure for any portion of the work proposed to be sublet by the Contractor.

The Contractor shall not be required to employ any subcontractor against whom he has a reasonable objection.

The Contractor agrees that he is as fully responsible to the City of Lakewood for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by them as he is for the acts and omissions of persons directly employed by him.

14. **Inspection of Work**

The City of Lakewood shall at all times have access to the work wherever it is in preparation or progress, and the Contractor shall provide proper facilities for such access and inspection. The contractor will schedule inspections with the City of Lakewood and not cover any work until approved by the City Building Division.

All materials furnished and work done shall be subject to inspection by the City of Lakewood. Such inspection shall not relieve the Contractor for responsibility of furnishing the best labor and materials in strict accordance with all specifications and drawings, instructions and addenda, if any. Any material or work approved and later

found to be defective shall be replaced without cost to the City of Lakewood.

The contractor shall promptly remove from the premises all work condemned by the City of Lakewood as failing to conform to the contract whether incorporated or not, and the Contractor shall promptly replace and re-execute his own work in accordance with the contract and at his own expense, and shall bear the expenses of making good all work of other contractors destroyed or damaged by such removal or replacement.

If the City of Lakewood deems it inexpedient to correct work injured or done not in accordance with the contract, an equitable deduction from the contract price shall be made there from.

15. **Extra Work**

Any claim or order for extra work made necessary by alterations or additions to the plans or by other reasons for which no price is provided in the contract shall not be valid unless the contractor and the City of Lakewood have agreed in writing upon a price. No extra work shall be initiated without the prior written consent of the City.

If it is impracticable to fix an increase in price definitely in advance, the order may fix a maximum price which shall not under any circumstances be exceeded, and subject to such limitation, such alteration, modification or extras shall be paid for at the actual necessary cost as determined by the City of Lakewood, which cost (including an allowance for profit) shall be determined as the sum of the following items (a) to (f) inclusive, and further inclusive of state sales tax.

- a. Labor computed at regular wage scale, including premium on compensation insurance and charge for social security taxes, and other taxes pertaining to labor; no charge for premium pay shall be allowed unless authorized by the City of Lakewood.
- b. The proportionate cost of premiums on public liability, property damage, and other insurance applicable to the extra work involved and required by these specifications
- c. Material, including sales tax pertaining to materials;
- d. Plant and equipment rental, to be agreed upon in writing before the work is begun; no charge for the cost of repairs to plant or equipment will be allowed;
- e. Superintendence, general expense and profit computed at twenty (20) percent of the total of Paragraphs (a-d) inclusive.
- f. The proportionate costs of premiums on bonds required by these specifications, computed at a percentage (%) rate determined by the contractors bonding company of the total of paragraphs (a-e) inclusive. The City reserves the right to



furnish such materials, as it may deem expedient and no allowance will be made for profit thereon.

The above described methods of determining the payment of work and materials shall not apply to the performance of any work or the furnishing of any material which, in the judgment of the City, and properly be classified under items for which prices are established in the contract.

16. **Claims for Extra Work**

If the Contractor claims that any instructions by drawings or otherwise involve extra cost under this contract, he shall give the City of Lakewood written notice thereof within a reasonable time after the receipt of such instructions, and in any event before proceeding to execute the work, except in emergency endangering life or property, and the procedures shall then be as provided for in these general conditions and the contract. No such claim shall be valid unless so made.

17. **Correction of the Work after Substantial Completion**

The Contractor shall remedy any defects due to faulty and materials or workmanship, either on his part or by his subcontractors, and pay for any damage to other work resulting there from which shall appear within a period of one year from the date of substantial completion as defined in these general conditions and in accordance with the terms of any special guarantees provided in the contract. The City of Lakewood shall give notice of observed defects with reasonable promptness. All questions arising under this paragraph shall be decided by the City subject to arbitration notwithstanding final payment.

18. **City of Lakewood's Right to Terminate Contract**

If the Contractor should be adjudged a bankrupt, or if he should make a general assignment for the benefit of his creditors, or if a receiver should be appointed on account of his insolvency, or if he should persistently or repeatedly refuse or should fail, except in cases for which extension of time is provided, to supply enough properly skilled workmen or proper materials, or if he should fail to make prompt payment to subcontractors or for material or for material or labor, or persistently disregard laws, ordinances or the instructions of the City of Lakewood, or otherwise be guilty of a substantial violation of any provision of the contract, then the City may, without prejudice to any other right or remedy and after giving the Contractor and his surety, if any, seven (7) days written notice terminate the employment of the Contractor and take possession of the premises and of all materials, tools, and appliance's thereon and finish the work by whatever method it may deem expedient. In such case the Contractor shall not be entitled to receive any further payment until the work is finished.

If the unpaid balance of the contract sum shall exceed the expense of finishing the work, including compensation for additional architectural managerial and administrative services, such excess shall be paid to the Contractor. If such expense shall exceed

such unpaid balance, the Contractor shall pay the difference to the City of Lakewood.

If the work should be stopped under an order of any court or other public authority for a period of thirty (30) days, through no act or fault of the Contractor or of anyone employed by him, then the Contractor may, upon seven (7) days written notice to the City of Lakewood, terminate the contract and recover from the City payment for all work executed and any proven loss sustained upon any plant or materials and reasonable profit and damages.

19. **Payments Withheld**

The City of Lakewood may withhold or, on account of subsequently discovered evidence, nullify the whole or a part of any certificate to such extent as maybe necessary in its reasonable opinion to protect itself or the Owner from loss on account of:

- A. Defective work not remedied;
- B. Claims filed or reasonable evidence indicating probable filing of claims;
- C. Failure of the contractor to make payments to subcontractors or for material or labor;
- D. A reasonable doubt that the contract can be completed for the balance then unpaid;
- E. Damage to another contractor

When the above grounds are removed, payment shall be made from amounts withheld because of them.

20. **Superintendence; Supervision**

Upon the request of the City of Lakewood, the contractor shall keep on his work, during its progress, competent superintendent and any necessary assistants, all satisfactory to the City. The contractor's superintendent shall not be changed except with the consent of the City, unless the Contractor's superintendent proves to be unsatisfactory to the contractor and ceases to be in his employ. The contractor's superintendent shall represent the Contractor in his absence, and all directions given to him shall be binding as if given to the Contractor. Important directions shall be confirmed in writing to the Contractor. Other directions shall be so confirmed on written request in each case. The Contractor shall give efficient supervision to the work, using his best skill and attention. He shall carefully study and compare all drawings, specifications and other instructions and shall at once report to the City any error inconsistency, or omission which he may discover, but he shall not be held responsible for their existence or discovery.

21. **Contractor's Insurance**

The Contractor shall not commence work under this contract until he has obtained all insurance required under this paragraph and such insurance has been approved by the City of Lakewood, nor shall the Contractor allow any subcontractor to commence work on his subcontract until all similar insurance required of the subcontractor has been so

obtained and approved. A local agent shall countersign all insurance policies insuring or protecting the City of Lakewood and liability policies furnished by the Contractor, lessee, and permittee.

**A. Compensation Insurance**

The Contractor shall, at all times during the existence of this contract, fully comply with all of the terms and conditions of the laws of the State of Washington pertaining to workmen's compensation together with any and all amendments and supplements thereto and any and all regulations promulgated thereunder. Compliance with the provisions of RCW 51.40 Medical Aid Contracts will not be acceptable to the City of Lakewood. In the event any of the work herein is sublet, then the Contractor shall require such subcontractor to fully comply with all of the terms and conditions of the laws of the State of Washington pertaining to workmen's compensation. In the event of any class or classes of employees engaged in hazardous or extra-hazardous work, as the same is defined under the laws of the State of Washington pertaining to workmen's compensation law, then the Contractor shall provide and cause each subcontractor to provide compensation insurance with a private company satisfactory to the City of Lakewood in an amount equivalent to that provided by the laws of the State of Washington pertaining to workmen's compensation.

In the event an injury to any employee of the Contractor or an employee of any subcontractor for which the employee or his dependents, in the event of death, is entitled to compensation from the City of Lakewood or for which compensation is claimed from the City, the City may retain out of the sums due the Contractor under this contract an amount sufficient to cover such compensation until such time as said compensation is paid or it is judicially determined that no compensation is due. In the event the City is compelled to pay such compensation, it will deduct and retain from such sums the amount so paid.

**B. Public Liability and Property Damage Insurance**

The Contractor shall procure and maintain during the life of his contract a policy of public liability insurance and property damage insurance with an insurance carrier licensed to do business in the State of Washington. At the time the contract is executed and filed with the City of Lakewood and before any work is initiated, the Contractor shall furnish a specimen copy of said insurance policy, together with a letter from said company verifying that it is a true copy and that the premium has been paid for the period indicated. The policy shall be approved as to form and content by the City and shall protect the City from liability imposed by law, or damages suffered by any persons (1) for bodily injury or death resulting there from caused by accidents or occurrences resulting from any act or omission by the Contractor in the performance of the contract, and (2) for injury to, or destruction of, any property, including that resulting from any act or omission by the Contractor in the performance of the contract.

The City of Lakewood shall be designated in said policy as a named insured. Said insurance shall be in amounts of not less than \$1,000,000 for any one person injured in any one accident and not less than \$1,000,000 for more than one person injured in any one accident or occurrence. Said property damage insurance shall provide coverage of not less than \$ 100,000 for any one accident or occurrence.

If the Contractor fails to maintain such insurance, then the City of Lakewood, at its discretion, may procure and maintain such insurance to cover any damages from the above-mentioned classes for which the City may be held liable on account of the Contractor's failure to pay such damages. The City shall then deduct and retain the amount of the premiums for any sums due to the contractor under this contract.

Any cost caused by defective or ill-timed work shall be borne by the party responsible therefore.

The Contractor shall not endanger any work by cutting, excavating, or otherwise altering the work and shall not cut or alter the work of any other contractor save with the consent of the City of Lakewood.

Nothing herein contained shall be in any manner construed as limiting the extent to which the Contractor or Subcontractor may be held liable or responsible for payment of damages resulting from his or from their operations.

**C. Fire Insurance**

The Contractor will be expected to protect him from loss by fire for any tools owned by mechanics, any tools, equipment, scaffoldings, staging, towers, forms, or any other property owned or rented by the Contractor.

Until the work is completed and accepted by the City of Lakewood the construction is at risk of the Contractor, and no partial payment shall constitute acceptance of the work or relieve the Contractor of responsibility to deliver to the City the completed project as required by this contract.

**D. Proof of Insurance**

Before work on this contract may commence, the contractor shall furnish the City of Lakewood, proof of insurance coverage.

**22. Damages**

Should either party to the contract suffer damages because of any wrongful act or neglect of the other party or of anyone employed by him, claim shall be made in writing

to the party liable within a reasonable time of the first observation of such damage and not later than the final payment, except as expressly stipulated otherwise in the case of faulty work or materials, and shall be adjusted by agreement or arbitration.

**23. Agreement to Hold Harmless**

The Contractor shall hold the City of Lakewood harmless from all suits or claims of every kind or description from any and all causes including damage to the property of the Owner by or on account of any work done under this contract, or any extension or addition thereto; including work or transportation services performed by agents or employees of the City under the terms of these general conditions and the contract.

**24. Relations of Contractor and Subcontractor**

The Contractor agrees to bind every subcontractor, and every subcontractor agrees to be bound, by the terms of the agreement, the general conditions of the contract, the supplementary general conditions and the drawings and specifications as far as applicable to their work.

**25. Cutting and Patching**

The contractor shall do all cutting, fitting, or patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by work of other contractors shown upon, or reasonably implied by, the drawings and specifications for the completed structure, and they shall make good after them as the City of Lakewood may direct.

**26. Cleaning Up**

The Contractor shall at all times, at his own expense, keep the premises free from accumulations of waste materials or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish from and about the site and all his equipment, sanitary facilities and surplus materials. In case of dispute, the City of Lakewood may remove the rubbish and charge the cost to the Contractor, as the City shall determine to be just.

All material that is deposited or placed elsewhere other than in a place designated by the City of Lakewood will not be paid for, and the Contractor may be required to remove such material and deposit or place it where directed.

**27. Hours of Labor**

The Contractor and subcontractor shall be bound by the provisions of RCW 49, 28.010 through 49.28.0600 relating to hours of labor. Eight (8) hours in any calendar day shall constitute a day's work on a day performed under this contract. In cases of extra ordinary emergency involving danger to life or property (no case of extraordinary

emergency shall exist where other labor can be found to take the place of labor which has already been employed for eight (8) hours in any calendar day) the hours for work may be extended, but in such cases the rate of pay for time employed in excess of eight (8) hours of each calendar day shall be 1 1/2 times the regular rate of pay.

In the event that the work is not performed in accordance with this provision and in accordance with the laws of the State of Washington, then this contract may be canceled by the City of Lakewood for the reason that the same is not performed in accordance with the public policy of the State of Washington as defined in said statutes.

Attention is called to RCW 49.28.030 providing that any contractor or subcontractor or agent who violates any of the provisions of said chapter shall be guilty of a misdemeanor and upon conviction shall be fined not less than \$25.00 or more than \$200 or be imprisoned for not less than ten or more than ninety days or both.

The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advertising the said labor organization or workers' representative of his commitments under this Section) clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

The contractor will include this Section clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

Compliance with the provisions of Section the regulations set forth in 24 CFR and all applicable rules and orders of the U. S. Department of Housing and Urban Development issued thereunder prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR 135.

## **28. Employment Regulation and Labor Standards**

The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin. The Contractor will take affirmative action to ensure that applicants are employed and that employees are

treated during employment with regard to their race, color, religion, age, sex or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City of Lakewood setting forth the provision of this non-discrimination clause.

**29. Partial Contract Award**

The City of Lakewood hereby reserves the right, in considering construction bids submitted by the contractor to whom the bid is awarded and other bidders, to award the bid to perform 75% or more of the work for which bids are sought, based on a percentage of the total bid in price in dollars, when certain aspects of the work may in its opinion be severed from the whole without impairing proper performance of the work awarded and to be awarded up to 25% of the work so severed to another bidder, or to require a re-bidding of the work so severed.

**30. Submitted Bids**

Bids submitted by General Contractors for consideration by the City of Lakewood must contain at the time of submission the names of all contractors engaged to work on the project in place of, or in addition to one or more of the subcontractors so listed. A written explanation of the substitution or addition shall be submitted to the City for its approval according to paragraph 13 hereof.

**31. Contractor's Employees – Employment Eligibility Requirement**

The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

## 32. Federal Requirements

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the housing and Urban Development Act of 1968, as amended, 12 USC 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns in which are located in, or owned in substantial part by person residing in the area of the project.
- B. The parties to this contract will comply with the provisions of said Section 3 of the regulations issued pursuant thereto by the Secretary of Housing and Urban Development as set forth and all applicable rules and order of the Department issues thereunder prior to the execution of this contract. The parties of this contract certify and agree that they are under no contractual or other disability, which would prevent them from complying with these requirements.
- C. The Contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advertising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

The Contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development. The Contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

- D. Compliance with the provisions of Section 3, the regulations and all applicable rules and orders of the Department issued thereunder prior to the execution of the contract shall be a condition of the federal financial assistance provided to the project. All of the previously stated are binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to comply with these requirements shall subject the applicant or recipient, its contractor; subcontractor, successor and assigns to sanction specified by the grant, loan agreement or contract through which Federal assistance is provided and to such sanctions, which are specified.



### 33. **Minority/Women Business Enterprises Goals**

The City of Lakewood encourages that a “good faith” effort to utilize WBE’s, MBE’s and City of Lakewood Businesses as contractors, subcontractors, manufacturers and suppliers during the period of the project and to meet the federal requirements as follows (2 CFR 200.321):

All necessary affirmative steps to assure that minority firms, women’s business enterprises, and labor surplus area firms are used when possible.

Affirmative steps shall include:

Placing qualified small and minority businesses and women’s business enterprises on solicitation lists;

- 1) Assuring that small and minority businesses and women’s business enterprises are solicited whenever there are potential sources;
- 2) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women’s business enterprises;
- 3) Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and
- 4) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- 5) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.

The State of Washington has established the following MWBE goals. These goals are voluntary, but achievement of the goals is encouraged. No preference will be included in the evaluation of bids/proposals, no minimum level of MWBE participation shall be required as a condition for receiving an award or completion of the contract work, and bids/proposals will not be rejected or considered non-responsive on that basis. Bidders may contact the State Office of Minority and Women Business Enterprises at 360-753-9693 to obtain information on certified firms.

<u>Class of contract</u>	<u>MBE%</u>	<u>WBE%</u>
Construction/Public Works	10	6
Architects/Engineers	10	6
Professional Services	10	4
Purchased Services	10	6
Purchased Goods	8	4

34. **Suspension and Debarment**

The Contractor and any subcontractors shall comply with the debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

35. **Conflict of Interest**

No employee, officer, agent of the City of Lakewood or its subrecipients, contractors and subcontractors shall participate in the selection, award or administration of a contract supported by federal funds if a conflict of interest, either real or apparent would be involved. Compliance shall be in accordance with 2 CFR 200.318 (c)(1) & (c)(2).

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF PIERCE

**NON-COLLUSION AFFIDAVIT**

\_\_\_\_\_ being first  
(Name)

duly sworn, under oath says that as \_\_\_\_\_  
(Title)

of \_\_\_\_\_  
(Firm)

the bid above submitted is a genuine and not a sham or collusive bid, or made in the interest or on behalf of any person not therein named; and further says that the said bidder has not directly or indirectly induced or solicited any bidder on the above work or supplies to put in a sham bid, or any other person or corporation to refrain from bidding; and that said bidder has not in any manner sought by collusion to secure an advantage over any other bidder or bidders.

SIGN HERE \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_

OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE (253) \_\_\_\_\_

**CONTRACTOR'S GUARANTY AND WARRANTY**

That I, the undersigned Contractor \_\_\_\_\_,  
hereby guarantee all work performed, for a period of one year from the date of final acceptance of all work required by the contract and duly approved addenda and/or change orders, that all materials and equipment furnished by the undersigned will be new and of current manufacturer's specifications for said products, and that all manufacturers' and suppliers' written guarantees and warranties covering said materials and furnished under the contract will be furnished the homeowner in care of the **City of Lakewood, WA.**

As Contractor, I will keep the premises clean and orderly during the course of the work and all debris will be removed at the completion of the improvements by me. It is agreed that all materials and equipment which have been removed and replaced as part of the work shall belong to the Contractor, provided that the homeowner has a priority claim to any articles owned by him.

As Contractor, I will not assign the contract without written consent of the City of Lakewood, pursuant to request for assignment of the City of Lakewood.

\_\_\_\_\_  
Contractor's Name

\_\_\_\_\_  
Contractor's Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City & State

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Date



**City of Lakewood  
6000 Main Street SW  
Lakewood, WA 98499**

**CONTRACTOR'S PRE-WORK FORM**

PRIME CONTRACTOR:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
City/State/Zip

**Questions 1-3, below, refer to any further subcontracting of your firm's portion of this project if applicable:**

- 1. Total number of minority subcontractors to be used on the project. \_\_\_\_\_
- 2. What specific efforts were made, by your company to obtain or assure  
Minority subcontractor participation on this project? \_\_\_\_\_
- 3. Total number of Women Subcontractors to be used on the project? \_\_\_\_\_

**Contractor's Present Work Force**

Occupation	Total Employees		Non-Minority		Total Minorities		African-American		Asian		American Indian		Hispanic	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Officers														
Superintendent														
Foreman														
Clerical														
Job Training														
Apprentice														
<b>TOTALS</b>														

\_\_\_\_\_  
Date

\_\_\_\_\_  
E. E. O. Officer

**PROJECT A – MHR-180  
8804 Veterans Drive SW**

**Note:** **BP** Building Permit is required. **MP** Mechanical Permit is required.  
**PP** Plumbing Permit is required. **EP** Electrical Permit is required.  
**L&I** Labor & Industries  
**LBP** Denotes Presence of lead based paint to be abated/stabilized by lead abatement contractor

<b>1. <u>INTERIOR REPAIR &amp; TEXTURE</u></b>	<b>BP</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 1000-1-2-3-4</b>			1	2	3
<p>Repair all damaged and/or missing wallboard (walls and ceilings) throughout the house as noted below:</p> <ol style="list-style-type: none"> <li>1. SW bedroom- Remove and replace entire ceiling with 5/8" sheetrock.</li> <li>2. Dining room- Remove and replace entire ceiling with 5/8" sheetrock.</li> <li>3. Entry closet- Remove and replace sheetrock to all walls and ceiling.</li> <li>4. Master bedroom- Repair "nail pops" along E wall and corner where cracked out.</li> <li>5. Living room- Remove and replace NW corner of living room ceiling where water damaged (approx. 64 SF).</li> <li>6. Family room (SW)- Repair ceiling of bay window where eater damaged and previously repaired (approx. 4 SF).</li> </ol> <p>Repairs shall match surrounding surfaces as close as possible. Contact program staff before primer is applied to verify wall repair and texture. Contractor to take all necessary precautions to protect owner's property during the sheetrocking process. Repair all damage resulting from this work.</p>					
<b>2. <u>INSULATION</u></b>	<b>BP</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 1500-1-2</b>			1	2	3
<p>Replace insulation to exterior wall of entry closet and all ceilings where sheetrock is being repaired/replaced. Attic to be R-49 or fill cavity (install baffles necessary to ensure airflow); wall cavity to be filled completely. All work shall meet code requirements. Repair all damage resulting from this work.</p>					
<b>3. <u>ELECTRICAL</u></b>	<b>EP MP</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 2500-1-2-3-6-7-13-14-15-17-18-20</b>			1	2	3
<p>Replace living room light switch at entry doorway (W side of door). Replace rear entry light fixture with new motion sensor light fixture; replace switch to fixture. Fixture allowance of \$80, plus installation. Install new exhaust fan (100 CFM minimum) to hallway bathroom; vent to the exterior of the structure and include backdraft damper. Owner to select light fixture from standard specifications provided by contractor. Repair all damage resulting from this work.</p>					

\_\_\_\_\_  
CONTRACTOR  
  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

\_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
PROGRAM COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_

**PROJECT A – MHR-180**

**Note:** **BP** Building Permit is required. **MP** Mechanical Permit is required.  
**PP** Plumbing Permit is required. **EP** Electrical Permit is required.  
**L&I** Labor & Industries  
**LBP** Denotes Presence of lead based paint to be abated/stabilized by lead abatement contractor

<b>4. PAINTING</b>	<b>LBP</b>	<b>\$</b>	Draw 1	Draw 2	Draw 3
<b>CM SEC. 2100-1-2-4-5-6-10-11-20-21/ LBP 100-1-2-3-4-5</b>					
<p>Completely paint all exterior siding, trim, doors, overhangs, porches and all other painted exterior surfaces. Prior to painting, all surfaces shall be prepared in accordance with the Contractor's Manual specifications and paint manufacturer's recommendations. Caulk all joints as necessary. Apply at least two coats of latex paint on all surfaces. Contact program staff to inspect each coat of primer and paint. Paint to match existing colors as closely as possible. Contractor to take all necessary precautions to protect owner's property during the painting process. Painter to provide owner with at least one quart of undiluted paint of each color after painting is completed. Completely stabilize and paint all siding surfaces where paint has bubbled with Peel Stop and Fiberlock L-B-C Lead Barrier Compound Type III, or pre-approved equal.</p> <p><b>Note: The paint on the siding, soffits, fascia, window components, and front entry door and trim contain lead. A certified Lead Abatement Contractor shall prep and install Fiberlock to all areas identified as having lead-based paint where paint has bubbled and become loose from the substrate. Lead Renovation, Repair and Painting (RRP) protocols and HUD "Safe Work Practices" shall be utilized during the installation of encapsulant. Upon completion, a certified Risk Assessor, retained by the City of Lakewood, shall perform a clearance examination of the worksite. Clearance examination of all areas where work was conducted is to be paid by City of Lakewood and not included in contractor's bid.</b></p>					

**BASE BID SUBTOTAL** \$ \_\_\_\_\_

\_\_\_\_\_  
 CONTRACTOR

\_\_\_\_\_  
 BY DATE

\_\_\_\_\_  
 TITLE

\_\_\_\_\_  
 ADDRESS

\_\_\_\_\_  
 OWNER DATE

\_\_\_\_\_  
 OWNER DATE

\_\_\_\_\_  
 PROGRAM COORDINATOR DATE



**PROJECT A – MHR-180**

**Note:** **BP** Building Permit is required. **MP** Mechanical Permit is required.  
**PP** Plumbing Permit is required. **EP** Electrical Permit is required.  
**L&I** Labor & Industries  
**LBP** Denotes Presence of lead based paint to be abated/stabilized by lead abatement contractor

<b>OPTION A. INTERIOR PAINT</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 2100-1-3-4-5-16-20-21-22</b>		1	2	3
<p>Paint all walls and ceilings where sheetrock was repaired or replaced with interior latex paint. Where walls or ceilings are scheduled to be painted, those surfaces shall be painted in their entirety from one side to the other or corner-to-corner, as appropriate. Prior to painting, all surfaces shall be prepared in accordance with the Contractor's Manual specifications and paint manufacturer's recommendations. Apply at least one coat of primer on all new and exposed surfaces. Apply at least two coats of paint on all surfaces. Contact program staff to inspect each coat of primer and paint. Contractor to take all necessary precautions to protect owner's property during the painting process. Paint colors to match existing as closely as possible. Painter to provide owner with at least one quart undiluted paint of colors applied upon completion of painting. Repair all damage resulting from this work.</p>				

<b>BASE BID:</b>	<b>SUB-TOTAL</b>	\$	
	<b>10% SALES TAX</b>	\$	
	<b>TOTAL</b>	\$	

<b>OPTION A:</b>	<b>SUB-TOTAL</b>	\$	
	<b>10% SALES TAX</b>	\$	
	<b>TOTAL</b>	\$	

\_\_\_\_\_  
CONTRACTOR

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BY

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
PROGRAM COORDINATOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ADDRESS

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**PROJECT B – MHR-183  
9025 Dekoven Drive SW**

**Note:** **BP** Building Permit is required. **MP** Mechanical Permit is required.  
**PP** Plumbing Permit is required. **EP** Electrical Permit is required.  
**L&I** Labor & Industries  
**LBP** Denotes Presence of lead based paint to be abated/stabilized by lead abatement contractor

<b>1. BATHROOM REPAIR</b> <span style="float:right"><b>BP LBP</b></span> <span style="float:right"><b>\$</b></span> <b>CM SEC. 1000-1-2-3-4/ 1600-1-2-3-4-5-10/ LBP 100-1-2-3-4-5</b>	Draw 1	Draw 2	Draw 3
<p>Completely remove and dispose of all bathroom fixtures. Replace rotten floor directly beneath toilet (approx. 9 SF) with like materials. Remove all wall paneling and install new new 1/2” greenboard to walls where damaged and to all walls of shower enclosure. Tape and fill all joints, nail and/or screw holes; finish to be light orange-peel texture. Repair all damage resulting from this work.</p> <p><b>Note: The bathroom door, bathtub, and all bathroom cabinetry contain lead. HUD “Safe Work Practices” shall be utilized during removal of the bathtub and cabinetry (do not remove door). Upon completion, a certified Risk Assessor, retained by the City of Lakewood, shall perform a clearance examination of the worksite. Clearance examination to be paid by City of Lakewood and not included in bid total.</b></p>			
<b>2. SHOWER &amp; RECESS</b> <span style="float:right"><b>PP</b></span> <span style="float:right"><b>\$</b></span> <b>CM SEC. 2700-1-2-3-4-8-16-17-20-23-29</b>	Draw 1	Draw 2	Draw 3
<p>Install new 60 x 30” white shower base, Kohler Rely K-8643-0, or pre-approved equal to bathroom. Install ¼” solid surface shower surround, Swan ¼” solid surface (or pre-approved equal), complete from shower base to ceiling. Install single control pressure balancing mixing valve, hand held showerhead on a 24” glide rail. Installation to include all necessary supply and drain lines for a completely operational shower. All supply lines shall be Pex or type “M” copper and all waste lines shall be ABS. Check all existing supply, drain and vent lines to ensure that they are working properly and meet code requirements. Shower panel allowance of \$2,800, plus installation. Owner to select wall panel finish and color from standard specifications provided by contractor. Installation to include a shower curtain rod and opaque inner shower curtain. Repair all damage resulting from this work.</p>			
<b>3. BATHROOM VANITY PACKAGE</b> <span style="float:right"><b>PP</b></span> <span style="float:right"><b>\$</b></span> <b>CM SEC. 2700-1-2-3-26/ 1600-25</b>	Draw 1	Draw 2	Draw 3
<p>Remove and dispose of existing vanity. Install new 24” bathroom vanity package, including new high definition laminate counter top and basin. Vanity allowance of \$350, plus laminate and installation. Owner to select cabinet and laminate color and pattern from standard specifications provided by contractor. Installation shall be complete with new 4” laminate backsplash and self-edge, single control faucet sets, new supply and drain lines to wall, new pop-up retainer, new shut-off valves, and all other components for a completely operational basin. Repair all damage resulting from this work.</p>			

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**PROJECT B – MHR-183**

**Note:**    **BP**    Building Permit is required.                        **MP**                        Mechanical Permit is required.  
                  **PP**    Plumbing Permit is required.                                **EP**                        Electrical Permit is required.  
                  **L&I**                        Labor & Industries  
                  **LBP**                        Denotes Presence of lead based paint to be abated/stabilized by lead abatement contractor

<b>4. BATHROOM ACCESSORIES</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 1600-1-27-29</b>		1	2	3
Install one new recessed medicine cabinet with door mirror, one surface mounted toilet tissue dispenser, one robe hook for door and two towel bars. Owner to select location for robe hook and towel bars. Accessories allowance of \$300, plus installation. Owner to select accessories from standard specifications provided by contractor. Repair all damage resulting from this work.				

<b>5. INTERIOR PAINT</b>	<b>LBP</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 2100-1-3-4-5-16-20-21-22/ LBP 100-1-2-3-4-5</b>			1	2	3
Upon completion of installation of lead-based paint encapsulant, paint utility/family room baseboard trim and SW bedroom window sill. Paint all walls and ceiling in bathroom. Prior to painting, all surfaces shall be prepared in accordance with the Contractor's Manual specifications and paint manufacturer's recommendations. Apply at least one coat of primer on all new and exposed wood surfaces. Apply at least two coats of latex paint on all surfaces. Contact program staff to inspect each coat of primer and paint. Contractor to take all necessary precautions to protect owner's property during the painting process. Owner to select one color for walls and one color for trim from a minimum of 5 color selections provided by the contractor. Painter to provide owner with at least one quart undiluted paint of colors applied upon completion of painting. Repair all damage resulting from this work.					
<b>Note: The utility/family room baseboard trim and SW bedroom window sill contains lead. A certified Lead Abatement Contractor shall prep and install Fiberlock LBC to utility/family room baseboard trim and SW bedroom window sill. Lead Renovation, Repair and Painting (RRP) protocols and HUD "Safe Work Practices" shall be utilized during the installation of encapsulant. Upon completion, a certified Risk Assessor, retained by the City of Lakewood, shall perform a clearance examination of the worksite. Clearance examination of all areas where work was conducted is to be paid by City of Lakewood and not included in contractor's bid.</b>					

<b>6. ELECTRICAL</b>	<b>EP</b>	<b>MP</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 2500-1-2-6-7-13-14-15-17-18-19/ 2300-13</b>				1	2	3
Relocate bathroom outlet to be located to W of sink on vanity wall; install GFCI outlet. Install new exhaust fan (1000 CFM minimum intermittent, w/timer) to both bathroom. Fan shall be vented to the outside of the structure and include back draft damper. Install new light fixture to bathroom. Light fixture allowance of \$200, plus installation. Owner to select light fixture form standard specifications provided by contractor. Repair all damage resulting from this work.						

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**PROJECT B – MHR-183**

<b>Note:</b>	<b>BP</b> Building Permit is required.	<b>MP</b> Mechanical Permit is required.
	<b>PP</b> Plumbing Permit is required.	<b>EP</b> Electrical Permit is required.
	<b>L&amp;I</b> Labor & Industries	
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<b>7. <u>WATER CLOSET</u></b>	<b>PP</b>	<b>\$</b>	Draw 1	Draw 2	Draw 3
<b>CM SEC. 2700-1-2-3-27</b>					
Install new Kohler Cimarron Comfort Height, or pre-approved equal, ADA compliant water closet to bathroom, including seat. Provide new supply, shut off, wax ring, and all necessary plumbing to insure completely operational water closet. Repair all damage resulting from this work.					

<b>8. <u>FLOORING- VINYL</u></b>		<b>\$</b>	Draw 1	Draw 2	Draw 3
<b>CM SEC. 1300-1-2-8</b>					
Install new FHA approved resilient vinyl floor covering and 4” vinyl cove base to bathroom. Vinyl shall be Congoleum “Prelude”, Domco “Cerama” or approved equal (.065 gauge or better with a residential felt back product and a no wax finish with a minimum 12 mil. wear layer). Owner to select color and pattern of vinyl from standard specifications provided by contractor. Vinyl allowance of \$25/yd. Repair all damage resulting from this work.					
<b>Note: Perimeter glue vinyl is not acceptable.</b>					

<b>9. <u>SIDING/TRIM</u></b>		<b>\$</b>	Draw 1	Draw 2	Draw 3
<b>CM SEC. 1100-1-2</b>					
Replace damaged/rotten trim to front window located at SW corner. Repair shall include full length trim replacement for all boards found to be rotten or damaged. Caulk all seams and joints to finish. New trim shall blend with existing as closely as possible. Repair all damage resulting from this work.					
<b>Note: The siding and window trim and casings contain lead. HUD “Safe Work Practices” shall be utilized during removal and replacement of window trim. Upon completion, a certified Risk Assessor, retained by the City of Lakewood, shall perform a clearance examination of the worksite. Clearance examination to be paid by City of Lakewood and not included in bid total.</b>					

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**PROJECT B – MHR-183**

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<b>10. EXTERIOR PAINTING</b>		<b>LBP</b>	<b>\$</b>	Draw 1	Draw 2	Draw 3
<b>CM SEC. 2100-1-2-4-5-6/ LBP 100-1-2-3-4-5</b>						
<p>Upon completion of installation of lead-based paint encapsulant, paint all newly replaced window trim, front and S elevation entry doors and components, and carport posts and beams to match with surrounding surfaces as closely as possible. Prior to painting, all surfaces shall be prepared in accordance with the Contractor's Manual specifications and paint manufacturer's recommendations. Caulk all joints as necessary. Apply at least one coat of primer on all new and exposed wood surfaces. Apply at least two coats of exterior latex paint on all surfaces. Contact program staff to inspect each coat of primer and paint. Contractor to take all necessary precautions to protect owner's property during the painting process. Painter to provide owner with at least one quart of undiluted paint of each color after painting is complete.</p> <p><b>Note: All exterior surfaces contain lead. A certified Lead Abatement Contractor shall prep and install Fiberlock LBC to entry door and components, family/utility room door and components, and carport posts and beams. Lead Renovation, Repair and Painting (RRP) protocols and HUD "Safe Work Practices" shall be utilized during the installation of encapsulant. Upon completion, a certified Risk Assessor, retained by the City of Lakewood, shall perform a clearance examination of the worksite.</b></p> <p><b>Clearance examination of all areas where work was conducted is to be paid by City of Lakewood and not included in contractor's bid.</b></p>						

SUB-TOTAL	\$ _____
10% SALES TAX	\$ _____
TOTAL	\$ _____

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**PROJECT C – MHR-184**  
**9109 112<sup>th</sup> Street SW**

**Note:** **BP** Building Permit is required. **MP** Mechanical Permit is required.  
**PP** Plumbing Permit is required. **EP** Electrical Permit is required.  
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<b>1. <u>INTERIOR REPAIR &amp; TEXTURE</u></b>	<b>BP</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 1000-1-2-3-4</b>			1	2	3
Remove and replace sheetrock to entire NW bedroom ceiling. Repair kitchen ceiling where ceiling light fixtures removed and where necessary due to cabinetry installation. Repairs shall match surrounding surfaces as close as possible. Contact program staff before primer is applied to verify repair and texture. Contractor to take all necessary precautions to protect owner's property during the sheetrocking process. Repair all damage resulting from this work.					

<b>2. <u>INTERIOR PAINT</u></b>		<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 2100-1-3-4-5-16-20-21-22</b>			1	2	3
Paint all walls and ceiling in NW bedroom and kitchen. Paint new base trim installed in kitchen and E bathroom. Prior to painting, all surfaces shall be prepared in accordance with the Contractor's Manual specifications and paint manufacturer's recommendations. All surfaces to be painted with interior latex based paint. Apply at least one coat of primer on all new and exposed surfaces. Apply at least two coats of paint on all surfaces. Contact program staff to inspect each coat of primer and paint. Contractor to take all necessary precautions to protect owner's property during the painting process. Owner to select one color for walls and one color for trim from a minimum of 5 color selections provided by the contractor. Painter to provide owner with at least one quart undiluted paint of colors applied upon completion of painting. Repair all damage resulting from this work.					

<b>3. <u>INSULATION</u></b>	<b>BP</b>	<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 1500-1-2</b>			1	2	3
Insulate entire bedroom ceiling where replaced with R-49 or fill cavity. Install baffles to ensure proper spacing and airflow from underside of roof deck as necessary. All work shall meet code requirements. Repair all damage resulting from this work.					

<b>4. <u>KITCHEN CABINETS</u></b>		<b>\$</b>	Draw	Draw	Draw
<b>CM SEC. 1600-1-3-4-5-22-24</b>			1	2	3
Completely remove and dispose of all existing kitchen and utility/pantry cabinetry. Install new pre-manufactured cabinetry in existing location. Owner to select layout, style and color of cabinets from standard specifications provided by the contractor. Cabinetry allowance of \$5,500, plus installation. Repair all damage resulting from this work.					

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## PROJECT C – MHR-184

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<b>5. <u>KITCHEN COUNTERTOPS</u></b>	<b>\$</b>					Draw 1		Draw 2		Draw 3
<b>CM SEC. 1600-1-25</b>										
Install new solid surface or quartz countertop to kitchen cabinetry, including matching backsplash. Material allowance of \$62.50/sf, plus installation. Owner to select one color and pattern for countertops from standard specifications provided by contractor. Repair all damage resulting from this work.										
<b>6. <u>PLUMBING – KITCHEN</u></b>		<b>PP</b>						Draw 1	Draw 2	Draw 3
<b>CM SEC. 2700-1-2-3-4-22-30</b>										
Install new heavy duty (18 gauge min.) brushed stainless steel, under mount kitchen sink package, complete with new single control faucet set, shut-off valves, supply and drain lines to wall and all other components for a completely operational sink. Sink allowance of \$300; faucet allowance of \$250, plus installation. Owner to select style of faucet and sink from standard specifications provided by contractor. Repair all damage resulting from this work.										
<b>7. <u>ELECTRICAL</u></b>		<b>EP</b>	<b>MP</b>					Draw 1	Draw 2	Draw 3
<b>CM SEC. 2500-1-2-3-6-7-13-14-15-17-18-20</b>										
Remove and dispose of existing kitchen ceiling light fixtures. Install nine (9) new, 6” LED recessed ceiling can light fixtures in kitchen. Install new ceiling fan in NW bedroom, complete with arm box. Install junction boxes to all splices and junctions where missing. Install new smoke alarms in all bedrooms. Smoke alarms to be hard wired on a new separate circuit (with battery power as backup) and shall be interconnected. Alarm in common hallway shall include a carbon monoxide detector. Install new 36” kitchen range hood (100 CFM minimum); vent to the outside of the structure and include back draft damper. Range hood allowance of \$200. Ceiling fan allowance of \$200, plus installation. Owner to select fixtures from standard specifications provided by contractor. Repair all damage resulting from this work.										
<b>8. <u>CERAMIC TILE</u></b>								Draw 1	Draw 2	Draw 3
<b>CM SEC. 1200-1-2-3-4</b>										
Repair two broken 12 x 12 tiles to kitchen floor at kitchen/dining room doorway. Tiles to be supplied by owner. Grout to match existing. Seal grout with 2 coats of grout sealer in accordance with manufacturer’s specifications. Repair all damage resulting from this work.										

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**PROJECT C – MHR-184**

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               **PP**    Plumbing Permit is required.                                       **EP**                    Electrical Permit is required.  
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<b>9. WATER CLOSET</b> <b>CM SEC. 2700-1-2-3-27</b>	<b>PP</b>	<b>\$</b>	Draw 1	Draw 2	Draw 3
Install new 1.6 GPF low flush capability water closet package, including seat to E bathroom. Provide new supply, shut off, wax ring and all necessary plumbing to insure completely operational water closet. Repair all damage resulting from this work.					

<b>10. BATHROOM BASIN</b> <b>CM SEC. 2700-1-2-3-25</b>	<b>PP</b>	<b>\$</b>	Draw 1	Draw 2	Draw 3
Install new wall-mounted bathroom wash basin package, complete with new single control faucet set, new supply and drain lines to wall, new shut-off valves, new pop-up retainer and all other components for a completely operational basin in E bathroom. Basin allowance of \$200; faucet allowance of \$125, plus installation. Owner to select color and style of basin and faucet from standard specifications provided by contractor. Repair all damage resulting from this work.					

<b>11. INTERIOR TRIM</b> <b>CM SEC. 1600-1-3-4</b>		<b>\$</b>	Draw 1	Draw 2	Draw 3
Install new, prefinished MDF trim to kitchen and E bathroom. New trim to match existing trim size as closely as possible. Repair all damage resulting from this work.					

<b>12. PAINTING</b> <b>CM SEC. 2100-1-2-4-5-6-10-11-20-21/ LBP 100-1-2-3</b>	<b>LBP</b>	<b>\$</b>	Draw 1	Draw 2	Draw 3
Paint N elevation of shed to match shed color scheme as closely as possible. Prior to painting, all surfaces shall be prepared in accordance with the Contractor's Manual specifications and paint manufacturer's recommendations. Caulk all joints as necessary. Apply at least two coats of latex paint on all surfaces. Contact program staff to inspect each coat of primer and paint. Owner has selected white for all walls and ceilings. Contractor to take all necessary precautions to protect owner's property during the painting process. Painter to provide owner with at least one quart of undiluted paint of each color after painting is completed. Stabilize and paint N wall of shed with Peel Stop and Fiberlock L-B-C Lead Barrier Compound Type III, or pre-approved equal. <b>Note: The siding of the N elevation of the shed contains lead-based paint. Lead Renovation, Repair and Painting (RRP) protocols and HUD "Safe Work Practices" shall be utilized during the painting process. Upon completion, a certified Risk Assessor, retained by the City of Lakewood, shall perform a clearance examination of the worksite. Clearance examination of area where work was conducted is to be paid by City of Lakewood and not included in contractor's bid.</b>					

**BASE BID SUBTOTAL** \$\_\_\_\_\_

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## PROJECT C – MHR-184

<b>Note:</b>	<b>BP</b> Building Permit is required.	<b>MP</b> Mechanical Permit is required.
	<b>PP</b> Plumbing Permit is required.	<b>EP</b> Electrical Permit is required.
	<b>L&amp;I</b> Labor & Industries	
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<b>OPTION A. <u>FLOORING- VINYL PLANK</u></b> <span style="float: right;"><u>\$</u></span>	Draw	Draw	Draw
<b>CM SEC. 1300-1-2-8</b>	1	2	3
Install new luxury vinyl plank flooring or laminate flooring to kitchen, complete into E bathroom. Vinyl/laminate shall be Pergo Defense+, Shaw or approved equal (10mm thick floor with pre-attached foam underlayment and a minimum 20 mil. wear layer). Owner to select color and pattern of vinyl from standard specifications provided by contractor. Vinyl allowance of \$3.99/SF. Installation to include transitions at kitchen/dining room and at garage door. Reinstall base trim when complete. Repair all damage resulting from this work. Note: If selected, Option A shall replace bid specification #8, Ceramic Tile.			
<b>OPTION B. <u>HARDWOOD FLOOR REFINISHING</u></b> <span style="float: right;"><u>\$</u></span>	Draw	Draw	Draw
<b>CM SEC. 1300-1-27</b>	1	2	3
Sand and refinish hardwood floors throughout house. Ensure that all old finish has been removed. Repair all defects in the hardwood floor. Apply "Swedish Finish" to provide a smooth floor finish. If floor has stains that cannot be removed owner shall select stain for floor from standard specifications provided by contractor. Repair to include reducer strip transition moldings at all floor transitions. Bid to include moving and replacing large furniture.			
<b>OPTION C. <u>INTERIOR PAINT</u></b> <span style="float: right;"><u>\$</u></span>	Draw	Draw	Draw
<b>CM SEC. 2100-1-3-4-5-16-20-21-22</b>	1	2	3
Paint all walls and ceilings of living room, dining room, hallway, bedrooms, and E bathroom completely. Prior to painting, all surfaces shall be prepared in accordance with the Contractor's Manual specifications and paint manufacturer's recommendations. Apply at least one coat of primer on all new and exposed surfaces. Apply at least two coats of paint on all surfaces. Contact program staff to inspect each coat of primer and paint. Contractor to take all necessary precautions to protect owner's property during the painting process. Owner has selected white for all rooms and ceilings. Painter to provide owner with at least one quart undiluted paint upon completion of painting. Repair all damage resulting from this work.			

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**PROJECT C – MHR-184**

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<b>BASE BID</b>	<b>SUB-TOTAL</b> \$ _____
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	<b>TOTAL</b> \$ _____

<b>OPTION A</b>	<b>SUB-TOTAL</b> \$ _____
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<b>OPTION B</b>	<b>SUB-TOTAL</b> \$ _____
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	<b>TOTAL</b> \$ _____

<b>OPTION C</b>	<b>SUB-TOTAL</b> \$ _____
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