

**PROJECT:  
PAINT AND FLOORING  
CENTRAL OFFICE  
19-020-9999**

**1.01 WORK INCLUDED**

- A. Removal and disposal of flooring in designated areas.
- B. Removal and disposal of Cove Base in designated area.
- C. Repair, patch and prepare subfloor material as required. Ensure clean, smooth and dry condition.
- D. Repair any surface defects in floor slab including cracks, low spots and deterioration.
- E. Provide and install Mannington Commercial carpet tiles in 2<sup>nd</sup> floor hallways, 2<sup>nd</sup> floor stairwell entries and common areas. (color to be determined)
- F. Provide and install matching broadloom carpet in all stairwells.
- G. Provide and install Mannington Amtico LVT Spacia- Wood in Worn Ash (7" x 48" plank) in designated areas on the first floor, including first floor stairwell entries, north lobby, large conference room, training center and all air locks.
- H. Provide and install Millwork wall base (to match that which is on site) in all areas receiving new flooring.
- I. Provide and install new transition pieces as needed to match existing.
- J. All materials are to be removed from site daily and work area is to be kept clean and in a workable environment.
- K. Prime, patch and paint all designated walls on first floor. Color to be chosen by THA Job Representative.
- L. Prime, patch and paint all designated offices upstairs. Color to be chosen by THA Job Representative.
- M. All trim will be white. Up to 3 colors may be chosen. Main color and an accent color for smaller areas. Color(s) to be chosen by THA Job Representative.
- N. Apply two (2) coats of paint to be clear of streaks, drips, runs, sags, etc., to ensure a smooth even finish.
- O. Paint will be water based latex with low VOC.
- P. All work is to be performed during weekend hours.
- Q. Contractor will provide a dumpster for debris removal. Dumpster to be parked in an unobtrusive area when at all possible.
- R. All work and punch list items will be correctly completed by May 12, 2019.

**1.02 PROJECT CONDITIONS**

- A. Conduct demolition to minimize interference with adjacent [and occupied] building areas.

**PART 2 – FLOORING EXECUTION**

- A. Prepare existing flooring.
- B. Install flooring using only new materials. Neatly trim around fixtures, escutcheons and all corners. Cut and fit tight to protrusion and perpendicular interruptions. Follow Manufacturer's written instructions and recommendations for installation. Install materials true to lines and levels to provide surface flatness with maximum variation of 1/8 inch in ten (10) feet.
- C. Do not begin work before inspection and approval by the THA Representative.
- D. When installing base boards, use molded corners for all outside corners and ensure inside corners are properly fitted with toe cut to 45 degrees.
- E. Coordinate installation with other portions of the Work.
- F. Acceptance of Work is subject to the approval of the THA Representative.

**REPAIR OF SURFACE DEFECTS**

- A. Allow Job Representative to observe concrete surfaces immediately upon removal of flooring material.
- B. Use floor fill to repair any defects in existing flooring.

## **PART 3 – PRODUCTS - PAINT**

### **MATERIALS**

#### **LATEX PAINT:**

- A. Interior Surfaces (New)
  - 1. Latex primer (Sherwin Williams or equal)
  - 2. Latex interior flat (Sherwin Williams or equal) – Color to be chosen by THA Job Representative

### **ACCEPTABLE MANUFACTURERS**

- |                     |                |                      |
|---------------------|----------------|----------------------|
| A. Coronado         | D. Kelly-Moore | G. Anchor            |
| B. PPG              | E. Porter      | H. Pratt and Lambert |
| C. Sherwin Williams | F. Sonneborn   |                      |

I. Acceptable manufacturers shall be as referenced above or approved equal. Deliver paint materials in sealed original labeled containers, bearing manufacturer's name, type of paint, color designation and instructions of mixing and/or reducing.

### **APPLICATION EQUIPMENT**

- A. All necessary equipment shall conform to OSHA regulations and local ordinances.
- B. General: For application of the approved paint, use only such equipment as is recommended for application of the particular paint by the manufacturer of that paint, subject to the approval of the Housing Authority.
- C. Compatibility: Prior to actual use of application equipment, use all means necessary to verify that the proposed equipment is actually compatible with the material to be applied and that the integrity of the finish will not be jeopardized by use of the proposed application equipment.

## **PART 3 EXECUTION - PAINT**

### **3.00 INSTALATION**

- A. Thoroughly examine surfaces scheduled to be painted prior to commencement of work. Do not commence until such defects have been corrected.
- B. Correct defects and deficiencies in surfaces, which may adversely affect work of this Section.

### **3.01 TESTING**

- A. The Contractor, at no cost to Owner, shall correct any work that does not conform to the manufacturer's specification requirements.

### **3.02 PROTECTION**

- A. Adequately protect other surfaces from paint and damage.
- B. Furnish sufficient drop cloths, shields, and protective equipment to prevent spray or droppings from fouling surfaces not being painted and in particular, surfaces within storage and preparation area.
- C. Place cotton waste cloths and material which may constitute a fire hazard in closed metal containers and remove daily from site.
- D. Remove electrical fixtures, surface hardware, fittings, and fasteners, prior to painting operations. These items are to be carefully stored, cleaned, and replaced on completion of work in each area. Do not use solvent to clean hardware that may remove permanent lacquer finish.
- E. Barricade work area to prevent pedestrian traffic. Contractor shall erect temporary interior signs to direct traffic to alternate means of ingress and egress when ever points of entry are blocked.
- F. Secure scaffolding and lines at a height sufficient to prevent vandalism and mischief at close of work each day.
- G. Examine all surfaces on site to determine job conditions and degree of surface preparation necessary for a professional job.
- H. Perform all preparation and cleaning procedures in strict accordance with the paint manufacturer's recommendations as approved by the Housing Authority.

### **3.03 APPLICATION**

- A. Mix and prepare painting materials in strict accordance with the manufacturer's recommendations as approved by the Housing Authority.
- B. Stirring: Stir all materials before application to produce a mixture of uniform density, and as required during the application of materials. Do not stir into the material any film which may form on the surface. Remove the film and, if necessary, strain the material before using.
- A. Remove all removable items which are in place and are not scheduled to receive paint finish or provide surface applied protection prior to surface preparation and painting operations.
- B. Following completion of painting in each space or area, reinstall the removed items by using workmen skilled in the necessary trades.
- C. Ensure all materials to be finished are dry, clean and surrounding air temperature is above 45 Degrees Fahrenheit before applying finishes. Provide adequate and continuous ventilation.
- F. Acceptance of Work is subject to the approval of the THA Representative.

### **3.04 PAINTING AND FINISHING SCHEDULE**

- A. Metal Door Frames
  - 1. Primer as recommended.
  - 2. DTM latex, semi-gloss paint. Color to be chosen by THA Job Representative
  - 3. 4.5 mils total dry thickness

### **3.05 CLEANING**

- A. Protect all work at all times. Protect adjacent work and materials by suitably covering or other method during work in progress.
- B. During progress of work keep premises free from any unnecessary accumulations of tools, equipment, surplus materials, and debris.
- C. Thinners or other paint materials shall not be disposed of in the building plumbing system.
- D. Upon completion of work leave premises neat and clean.

### **3.06 GUARANTEE**

Contractor to guarantee work against all defects for a minimum period of one (1) year from the date of final acceptance and make good by repair at no cost to Owner any portion that may show defects in either workmanship or materials during that period.

**END OF SECTION**

**HOUSING AUTHORITY OF THE CITY OF TULSA  
FORM OF BID**

**1.1 PROJECT: PAINT AND FLOORING AT CENTRAL OFFICE (19-020-9999)**

**1.2 LENGTH OF CONTRACT** This contract will commence pursuant to the Notice to Proceed. All work and punch list items will need to be correctly completed by May 12, 2019.

**1.3** The undersigned, having familiarized themselves with the conditions affecting the cost of the work, the Form of Contract, as prepared by the Housing Authority of the City of Tulsa, 415 E. Independence, Tulsa, Oklahoma 74106, hereby proposes to furnish all Permits, Licenses, Insurance, Labor, Materials, Equipment, Services, Freight, Applicable Taxes and Fees required to perform the duties as per THA Specifications for ITEMS LISTED ABOVE, at the above identified location (s) for the following amount:

**1.4 PLEASE ENTER BASE BID AMOUNT PER THE SUMMARY OF WORK**

\$ \_\_\_\_\_  
NUMERICAL

\$ \_\_\_\_\_  
WRITTEN

**1.8 BID ACCEPTANCE OR REJECTION:** The Authority reserves the right to accept or reject any or all bids; to waive minor irregularities or formalities. Price alone will not be the sole determining criteria in awarding of bid.

**1.9 M/WBE / SECTION 3 CERTIFICATION**

A M/WBE is a business in which a woman or a minority owns and operates at least 51% of the business. (See minority list at bottom of this page.)

A Section 3 business concern is one that provides economic opportunities for a class of persons that has a majority controlling interest in the business; employs a substantial number of such persons; or meets such other criteria as the Secretary of HUD may establish.

☐ - is a M/WBE                      ☐ - is not a M/WBE

☐ - is Section 3                      ☐ - is not Section 3

**1.10 COMPANY NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_ **CITY:** \_\_\_\_\_ **STATE/ZIP:** \_\_\_\_\_  
**PHONE NUMBER:** \_\_\_\_\_ **FEIN NUMBER:** \_\_\_\_\_  
**E-MAIL:** \_\_\_\_\_  
**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**PRINT NAME:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_  
**NAME OF COMPANY OWNER:** \_\_\_\_\_

**1.11 All Documents, Specifications and Plans within this bid package are as fully a part of this Form of Bid as if hereto attached or herein repeated.**

In submitting this bid, it is understood the right is reserved by the HOUSING AUTHORITY OF THE CITY OF TULSA to reject any and all bids. No bid shall be withdrawn for a period of sixty (60) days subsequent to the opening of bids without the consent of the HOUSING AUTHORITY OF THE CITY OF TULSA.

---

**MINORITIES: Black American, Native American, Hispanic American, Asian/Pacific American, Hasidic Jew**

