

**City of San Angelo
Community & Housing Support Division (CHS)
RECONSTRUCTION PROGRAM**

RFP NFS-01-20

New House Location: 1212 E. 24th Street

Project Summary: This project is to build a new house with minimum of 1250 heat/cool square feet, 3 bedroom/2 bath with a 1 car garage. Please provide (2) two floor plans with elevations. This lot has been surveyed and property markers are in place.

Notes:

1. All work must be done to meet code utilizing quality workmanship.
2. A general contractor cannot expect a bid to detail all aspects of required work listed on bid. A general contractor must know the correct/proper way to perform required work on city bids. Therefore, no additional money will be paid out due to a job having to be re-worked because it was not done to meet code and/or proper workmanship.
3. If you have questions about what and/or how work is to be done, you may ask before you turn in your bid.
4. Damage caused during construction work will be repaired by contractor. Additional money will not be provided.
5. Drawings, spec sheets, attachments, etc., make up a bid package, and all apply to work that needs to be done. If there is a conflict between any of these documents, contractor is to get clarification before turning in bid.
6. Use proper size and type of nails. For exterior, use galvanized factory coated nails.
7. All products or material to be installed will be new.
8. CHS shall choose colors for paint and material.

Change Orders:

1. Homeowner or contractor will contact Steve Diaz (325) 655-0824 for any changes to construction after construction has started.
2. If a change is approved by City, a Change Order agreement will be developed by City for signing. After change order has been signed, additional work may begin, or work may begin if verbally approval by City.

Permits:

Obtain all proper building permits. Obtain proper permit for curb cut and driveway. OUR DEPARTMENT IS NO LONGER ALLOWED TO ISSUE PERMIT WAIVERS. YOU WILL BE RESPONSIBLE FOR ALL PERMIT FEES.

Warranties:

The contractor must furnish all original Warranties for all Appliances, HVAC unit, Roofing, Lighting/Ceiling Fixtures, Vent-a-hoods, Ceiling Fans, etc. The CHS department will be

responsible for presenting the Warranties to the homeowner.

Appliances:

Contractor is to provide and install all appliances. Refrigerator, Stove, Microwave, Dishwasher, Washer, & Dryer

General Contractor:

1. Will provide Electricity and Water at job site.
2. Work with homeowner, and provide samples to homeowner so homeowner may make selections as outlined in specifications.

EXTERIOR AND GENERAL

See drawings for house details.

Lot:

1. Keep grass mowed until house is turned over to the homeowner.
2. Contractor must provide a dumpster and have jobsite clean of all flyaway debris.

Foundation:

Leave sub-grade soil clean, compacted, and with all vegetation removed. Build foundation pad using **Chat (crushed Limestone)** to required elevation, mechanically compacting in layers not to exceed (8) eight inches. Pad grade must be a minimum of 6" above the highest point of surrounding virgin grade.

Termite Treatment:

1. Have new concrete slab for entire house, front porch, A/C pad, and carport pre-treated for termites.
2. Texas licensed applicator only.
3. Treatment is to be done after all form/work for foundation has been completed and just prior to pouring concrete, not to exceed 12 hours before the pour.

Slab and Driveway:

1. Install all necessary plumbing, and chase lines for HVAC unit, before pouring concrete. See section under plumbing.
2. Extend concrete at all entry doors so door threshold and storm door sweep will rest on concrete.
3. Pour concrete for entire house, garage, front porch, and driveway.
4. Re-bar on 18" center,

Sidewalk:

1. Pour small sidewalk from porch to driveway, not leaving any soil exposed.
2. Sidewalk will be 1" above ground level. Ground should slope to street for water run off.
3. Slab will be four inches thick (4").
4. Control joints (tooled joints): Control joints are to occur in drive and walk slabs. Control joint is to be one-fourth inch (1/4") deep and one-eighth inch (1/8) wide (or, dimension of edge tool).

Concrete Details:

1. All work is to be done to meet or exceed code requirements. Specs will identify what is to exceed code requirements.

House Slab:

1. Slab will be four inches thick (4").
2. All dirt excavated from footing must be discarded outside of the perimeter of the slab.

Carport and Driveway:

1. Garage slab is to be one and a half inches (1 1/2") below house slab level starting at the tire stop which will be 7' from the front of the garage.
2. Slope 1/4" per foot away from house, and slope at least 1/4" per foot away from house to street. Try to keep driveway slope 1" above ground level.
3. Driveway slab will be four inches thick (4").
4. Curb cut is to be rounded.

Porch and Patio Concrete Slabs:

1. Slab is to be one and a half inches (1 1/2") below house slab level.
2. Slope 1/4" per foot away from house.
3. Slab will be four inches thick (4").
4. Install three eights-inch (3/8") rebar on eighteen-inch (18") centers for slab.

Build Proper Forms:

1. All forms are to be constructed using proper formwork.
2. Forms are to be constructed using proper bracing so they do not move before or after concrete has been poured.
3. Give concrete sufficient time to dry before removing forms. If forms are removed too soon and concrete is walked on, corners may break off. Leave forms on for at least 48 hours.
4. Take all necessary precautions to prevent damage to concrete. If concrete is damaged, it is to be repaired in a manner that will leave no signs of repair work.

Concrete Mix, Anchor Bolts, & Finish:

1. Shall be three thousand (3000) PSI mix. Concrete is to be placed in a continuous pour and as rapidly as possible to prevent concrete from hardening to a point of causing the formation of seams/joints.
2. Before concrete dries install anchor bolts on 72 inch centers as required by code
3. Porches, landings, steps, and driveways shall have light broom finish.
4. After forms are removed **repair any honeycombs** using proper sand, cement mix and remove all joint marks using proper grinder. Properly clean up and backfill up to slab/porches with removed topsoil.

Weather/Curing For Concrete:

Concrete shall not be placed during rain, or when the mean daily temperature falls below 40 degrees Fahrenheit. Concrete shall not be allowed to freeze. Protect freshly poured concrete from rain, premature drying, excessively hot or cold temperatures and maintain without drying at a relatively constant temperature for the period of time necessary for the hydration of cement and proper hardening of concrete.

Fill Dirt:

Use top soil to fill in grounds about 6" below floor level; sloped to curb, and away from house, so water will drain away from house. Slope must meet code requirement so water will drain away from house.

Wall Framing, House Wrap and Blocking:

1. No. Two (2) precut studs (92" 5/8) on 16" centers, with double top plates, **all exterior bottom plates shall be pressure treated lumber.** (fasten down to anchor bolts and nail down immediately after removing forms to prevent treated lumber from warping) corners, trimmers, and T's to code.
2. Frame for standard size access opening to attic. Install 8' attic access pull-down ladder
3. Sheath all exterior walls, using 7/16" OSB.
4. Install house wrap, using Tyveck brand or equal.
5. All exterior wall bottom plates are to be to code.
6. Install proper blocking.
 - a. In kitchen for upper cabinets.
 - b. In bathrooms for medicine cabinet, vanity, shower rod/s, towel bars, toilet paper holder, etc.

Roof Framing For Hip Roof:

1. Framing must meet or exceed city code.
2. Hip roof will have a twenty-four inch (24" from framing to fascia) overhang around porch, entire house, and carport.
3. Roof pitch will be 6:12.

Exterior Brick Wainscoting:

1. Exterior shall have brick wainscoting with Smart Board textured lap siding above.
2. Brick wainscoting on three sides of house. Rear will take Smart Board textured lap siding.
3. Height of brick wall shall be 40" with top row slopped to shed water away from wall.
4. Include ¾"x4" flashing to rest on top of brick and behind siding.

Roof & Ceiling Bracing:

1. Roof shall be braced from top plates or beams. No Hangers.
2. All ceiling joists shall be braced with 2x6 "strong back" and 2x4 "ratrun". All strong backs will rest on 2x6 block on top of wall or above finger joist with strong back nailed to side of rafter. Nail 2x6 blocks 10 ½ inches long on strong back and nail joist to blocks.

Beams:

1. All beams shall be 1 ¾ LVL
2. All **construction beams** will sit on walls or posts
3. On the carport, install 2'x 6' beam from the corner of the storage room to the house.

Roofing:

1. Roof pitch is 6:12
2. Install Synthetic Roofing Underlayment Roll
3. Three tab 20 year shingles.
4. Decking to be 7/16" OSB with clips.
5. Roof entire house.

Insulation

1. In attic, blow in insulation 18 inches.
2. All exterior walls shall have open cell foam insulation.

Fence:

1. Install 6' wooden privacy fence in backyard along all three sides of the property line, to come up midway on both sides of house. Provide 1 gate to alley and 1 gate to front yard.

Mailbox:

1. Construct a 22"x24" brick mailbox. Compact dirt and drive in (4) ½" 4' rebar. Bend rebar at ground and tie 6x6 mesh to rebar.

Siding:

1. Shall be Textured Smart Board lap siding.
2. Corner, door and window trim shall be 1x4 Textured Smart Board

Soffit and Fascia:

1. Install 2x6 sub-fascia board.
2. Install 7/16 textured Smart Board fascia, with factory edge down, use bevel cut at all corners.
3. Install 7/16 1x4 textured Smart-Board fascia drip edge, factory edge facing down.
4. Install texture soffit with continuous vent for entire house & porch using textured Smart Board.

New Windows, Trim, Screens:

Install white single hung 3050 Vinyl Series Insulated/with screens, low-e windows

Exterior Doors

1. Front door: Fan lite raised panel steel door with a peephole installed.
2. Install white storm door on front door only.
3. Back door: Raised panel steel door.
4. Door openings to be 3'0"

Locks:

1. Kwickset or Master Lock brands only, with brass finish.
2. Front and back doors to have deadbolt and matching knobs and hinges.
3. Locks to be re-keyed once home is completed.

Painting:

1. Blow on Orange Peel texture on all ceilings and walls.
2. Prep, prime and paint all exposed wood, doors, siding, and trim.
3. Factory primed items (Smart Siding, etc.) do not require additional priming. Priming of damaged areas is required.
- 4.

INTERIOR AND GENERAL**Sheetrock:**

Install half inch (1/2") sheetrock throughout the entire house

Bathrooms:

1. Install proper blocking for towel bars, cabinets above toilet, shelving, etc. before sheet rocking.
2. Install new stain grade vanity using ash plywood or oak.
3. Install 4" rolled back Formica counter tops.
4. Install frameless mirror to cover entire wall above bathroom vanity leaving a small space at the very top of the mirror to install an Energy Star 3-light fixture.
5. Install:
 - a. One twenty four (24") inch chrome towel holder.
 - b. One chrome toilet paper holder.
 - c. One chrome ring type towel holder for sink.
 - d. One inch (1") spring tension shower curtain rod.
 - e. One (1) twenty four inch (24") stainless steel handicap bar, on wall opposite of shower faucet, installed vertically just outside of shower.

Kitchens:

1. Install all kitchen cabinets, upper and lower, stain grade. All cabinets are to be securely installed so they cannot be pulled away from wall or moved around.
2. Upper cabinets installed at standard height.
3. Install 4" rolled back Formica counter tops.

Utility Room:

1. Have shop built stain grade cabinets
2. Install cabinets above washer and dryer

Interior 1 3/8" Door Units and Knobs:

1. All door units (single & double), are to be six panel hollow core
2. Install door units with finishing nails going through shims. Install six shim sections, two at top and bottom (each side), and one (each side) in the middle of the door.
3. Install privacy lock/s for bathrooms and bedrooms, passage door knob/s for interior entry doors, and fake door knobs with ball catches for double door units, with brass finish, and hinges with brass finishes.
4. On carpeted areas, leave at least 5/8" gap on bottom of the door

Bedroom and Closets :

1. In closets, Use pinewood or MDF and 3/4"x12" rounded edge MDF shelving, use strong metal brackets to support metal cloths rods. Bracket spacing not exceed 5' span.

Base Boards and Door Trim:

Install 2 1/4 Colonial trim casing and 2 1/2 Colonial baseboards throughout the entire house

Trim out windows:

1. Interior use 1x6 rounded edge sill with 2 1/4" Colonial pine-trim for apron. Apron is to equal over all length of sill.
2. Exterior use 1x4 Textured Smart Board
3. Trim windows FIRST before siding is installed on the house so that the edges of siding can butt up against the trim around windows. Place 3/4" spacer behind finished trim.

Interior painting:

1. Properly prep all surfaces.
2. Apply "**Orange Peel**" texture to all ceilings, for the entire house and the attic access cover.
3. Apply "**Orange Peel**" texture to all walls for the entire house, to include utility room, HVAC and water heater closets.
4. Prime and Paint complete house inside, all rooms, closets, bathroom ceilings, doors, trim, and water heater closets.
5. For kitchen and bathroom vanities and cabinets, properly prepare inside and out, stain and varnish.

Flooring:

1. Install carpet in all bedrooms. Install Vinyl Plank flooring in rest of house. Provide sample. Carpet-Install tack strips, new 3/8" 4 lb. Foam pad, and new 30 Oz. Plush polyester/nylon, minimum scotch guarding, wall-to-wall carpeting.

ELECTRICAL

All electrical fixtures and appliances shall be Star Energy Equipped and rated

Power pole: Install temporary power pole and remove pole after work is complete.

Meter Loop and Breaker Panel:

Install new 200 amp meter loop and breaker panel, in accordance with code. Label all breakers.

Light Bulbs:

*****Use Compact Fluorescent Bulbs in all light fixtures***.**

Living Room:

Install a 52" 5 blade, Energy Star ceiling fan with (3) bulb light kit and double switch and

Bedrooms:

Install Energy Star ceiling fan 44" 5 blade with (3) bulb light kit and double switch.

Closets:

Install Energy Star 6" Round Acrylic Circline ceiling light fixture with switch.

Laundry Room:

Install Energy Star 6" Round Acrylic Circline ceiling light fixture with switch.

Bathrooms:

1. Install Energy Star 3-light fixture above mirror and vanity.
2. Ceiling fixture use, heat-a-vent with light with 3 switch

Front Porch: Install Energy Star exterior ceiling light fixture.

Back Patio: Install Energy Star exterior light motion detector

Smoke Detectors:

1. Install hard-wired smoke detector/s, with battery back up, as per new construction code.
2. Install new batteries for all smoke detectors.

Cable TV:

Install three (4) TV cable jacks. (1) One in the living room and one in every bedroom.

Doorbell:

Install a doorbell with two (2) door operation. Using a Broan musical door chime RC-430 or equivalent.

PLUMBING

Water Meter: Have water meter installed and pay all fees.

Sewer Tap: Have sewer tap installed and pay all fees. **SEWER TAP AND PAVING CUTS FEES ARE NOT WAIVED AND CONTRACTOR IS RESPONSIBLE FOR PAYING THESE FEES.**

Water Lines: Install water line from meter to house, using 1" PVC.

Water and Drains:

1. Install all plumbing in house using copper for water lines and PVC for drains, sewer, and vent pipes. Install PEX plumbing. Install all required stops, connectors and escutcheons.
2. Install two exterior brass sill cock water faucets, refer to house plans for placement.

Sewer Line: Install sewer line from city tap to stub-out at house and as needed for house with 2 clean outs.

Water heater:

Install 40 gallon, 6 year electric water heater to code.

Kitchen:

1. Install 33" x 22" x 8" double stainless steel, four-hole sink with delta single control faucet with spray attachment (no plastic faucets).
2. Properly install dishwasher.

Laundry:

Install plastic washer drain box with brass hose bib faucets.

Bathrooms:

1. Install Aqua Glass white acrylic fiberglass tub/shower unit.
2. For exterior walls, be sure to spray insulation in the wall before installing the shower unit
3. 1-Handle 1-Spray Shower Faucet with Valve in Chrome.
4. Install white color commodes and seats using Kohler or UR brands.
5. Install new Delta brand single control lavatory faucet/s (no plastic faucets) with chrome brass pop-up drain, PVC p-trap and water stop for sink.

Mechanical:

1. In attic install complete HVAC system, 2.5 Ton 14 SEER Energy Star System
2. Suspend HVAC unit from rafters.
3. Install white adjustable metal grills for each vent.
4. Cut in return grill/s and install grill/s.
5. Install digital programmable thermostat.
6. Set unit on pad and bolt down on anchor bolts in concrete.
7. Run refrigerant lines and drain line.
8. Solder, evacuate and charge unit and check operation.
9. Install 7" metal vent pipe thru roof with metal flashing, and roof cap for range vent hood in kitchen.
10. Install solid vent pipe for dryer vent. Do not use flex vent pipe in this area. The vent pipe should be installed vertically going outside of the house.

11. Install tubes for all vent fans in both bathrooms.

Miscellaneous:

1. Install bright brass spring door bumpers for all doors. Use bright brass door stops that fit on hinges where spring type cannot be used.
2. Install white vinyl blinds, for all windows, (except bathrooms). Size to fit inside window frame.
3. Install (1x12 mdf shelf boards) shelves and metal clothes bars for all bedrooms, living room, and hall closet.
4. Each trade is to clean up all related debris daily. If a dumpster or trailer is provided, they may be used. Dumpster and/or trailer must be dumped as needed to prevent over flow.
5. Ensure that all construction debris is removed from the job site.
6. Back fill around foundation.
7. Remove construction dirt/dust or paint from interior floors, drawers, etc
8. Remove all stickers from windows, toilets, and appliances.
9. Wash windows inside and out.
10. Dust and vacuum the entire house.
11. Ensure that the entire house is clean and ready to move into.
12. At job completion, install new entry door locks.