



1200 N. Tennessee St.
McKinney, TX 75069

Phone: 972-542-5641
Fax: 972-562-8387
McKinneyha.org

McKinney Housing Authority

9/12/2013

Notice of Request for Proposal:

McKinney Housing Authority (MHA) requests proposal for a construction contract in the renovation of various specified units within the Authority. All interested bidders are required to attend a pre-bid conference and tour the specified units with MHA representative to ensure uniformity of the scope of work needed. Any changes made in the scope of work required as a result of the tour will be made immediately and a revised scope will be submitted to all bidders within twenty four hours of the tour.

All bidders must submit verification of coverage for \$1,000,000 General Liability and Workmen's Compensation coverage with MHA designated as loss payee for said project prior to the award of contract. All contractors must be in compliance with Davis Bacon Labor Standards. Contractors will furnish a minimum 5 past business references.

MHA will furnish the following materials if needed:

Kitchen Cabinets, counter tops, sinks with faucets, water supply stops, necessary drain fittings and vent-a-hoods.

Flooring: 1/8" VCT (Vinyl Composition Tile) with adhesive. Any Oak flooring needed.

Water heaters, emergency drain pans and any needed piping and escutcheons.

Bathroom combination heater, vent and lights, bathroom heaters, bathroom vanities with sink and faucet, plumbing supply stops and necessary drain fittings, medicine cabinets, toilets with wax rings and water supply lines, bathtubs with faucets, shower heads, overflow drains and 18"x18" Ceramic tile for tub surrounds.

Ceiling fans with lights, hallway light fixtures, kitchen light fixtures, any closet light fixtures, electrical outlets with cover plates, switches with cover plates and smoke detectors.

MHA will furnish locksets to match existing and Bombay floor finish. MHA will install blinds, smoke detectors and appliances if needed.

Any materials not specified above will be the responsibility of the contractor. Contractor will be responsible for securing any and all required permits. All sites will be maintained in a business like order. All areas outside the work area will be kept free of debris or trash. Work area will be maintained in a presentable, safe and secure manner. MHA will designate a vacant unit for storage of materials. Only the awarded contractor will have keys to the unit during the construction. The specified construction units and the storage unit will all be cleared of trash and debris by the contractor prior to final payment.

Pre-bid and tour date is 9/19/2013 at 9:00 am. Location is 603 North Tennessee, McKinney, Texas 75069. Date for submittal is close of business or 5:00 pm 9/23/2013. All bids submitted after that date will be declined. Any questions should be directed to Ed Kirkpatrick, Maintenance Director, McKinney Housing Authority 972-542-5641 extension 111 or Cell 469-396-7052.

McKinney Housing Authority Board of Commissioners

Don Stockford – Chairman
Tom G. Johnson – Vice Chairman

Justin Beller - Commissioner
James DeCoste – Resident Commissioner

Juli Smith - Commissioner



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Units to be renovated: 23, 76, 94, 121, 133, 175

Scope of work and definitions

Painting shall always include proper preparation and clean up. Preparation shall include removal of electrical cover plates and masking off switches and receptacles. All appliances, cabinets, bathroom fixtures, ceiling fans and/or lights will need to be covered prior to painting. Paint will cover both sides of all entry doors, interior doors, walls, ceilings, shelves and baseboards. All surfaces to be painted must be properly cleaned prior to painting. If texture is needed it should match existing as nearly as possible. Paint color is Home Depot Moonlight Semi-gloss latex enamel.

Unit 23:

Living room:

Paint walls and ceiling throughout the unit. Repair ceiling drywall with tape, bed, texture and paint.

Kitchen:

Remove floor tile and replace with 1/8" commercial tile. Repair drywall with tape, bed, texture and paint. Replace door knob. Paint walls and ceiling.

Laundry:

Replace door. Paint walls and ceiling.

Hallway:

Paint walls and ceiling.

Bathroom:

Repair ceramic tile. Paint walls and ceiling.

Bedroom #1:

Repair drywall 4 places with tape, bed, texture and paint. Reinstall HVAC grill. Paint walls and ceiling.

Bedroom #2:

Replace entry door. Repair drywall three places with tape, bed, texture and paint. Paint walls and ceiling.

Bedroom #3:

Repair drywall three places with tape, bed, texture and paint. Paint walls and ceiling.

HVAC:

OK

Water Heater:

OK

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Unit 76:

Living room:

Paint walls and ceiling throughout the unit. Replace electrical outlets with cover plates. Clean fan and light.
Repair drywall with tape, bed, texture and paint.

Kitchen:

Paint walls and ceiling.
(MHA will clean appliances and install stopper at sink.)

Hallway:

Paint walls and ceiling.

Bathroom:

Clean and caulk bathtub. Paint walls and ceiling.

Bedroom #1:

Clean fan and light. Paint walls and ceiling.

HVAC: Paint closet

Water Heater: OK

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Unit 94:

Living room:

Paint walls and ceiling throughout the unit. Repair drywall with tape, bed, texture and paint.

Kitchen:

Clean unit thoroughly. Paint walls and ceiling.

Laundry:

Paint walls and ceiling

Hallway:

Repair crack in oak flooring by bathroom. Paint walls and ceiling

Bathroom:

Paint walls and ceiling

Bedroom #1:

Paint walls and ceiling. Replace electrical outlet with cover plate.

Bedroom #2:

Paint walls and ceiling

Bedroom #3:

Paint walls and ceiling. Repair drywall with tape, bed, texture and paint.

HVAC:

OK

Water Heater:

OK

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Unit 121:

Living room:

Clean, seal and paint walls and ceiling throughout the unit. Spot texture as needed. Replace fan and light. Clean and wax floors.

Kitchen: Clean, seal and paint walls and ceiling. Clean and paint cabinets. Clean counter top. Clean and paint hood or replace with new if unit is nonoperational.
(MHA will clean appliances.)

Laundry: OK

Hallway:

Clean, seal and paint walls and ceiling. Overlay damaged hardwood flooring in water heater closet.

Bathroom:

Clean, seal and paint walls and ceiling. Repair subfloor at toilet. Remove and reinstall toilet with new wax ring. Replace VCT in bath, approximately 40 s/ft. Clean and caulk bathtub and surround.
(MHA will install new drain cover.)

Bedroom #1:

Clean and wax floors.. Clean, seal and paint walls and ceiling. Replace two electrical outlets with cover plates. Repair drywall with tape, bed, texture and paint. Replace fan and light.

HVAC:

OK

Water Heater: Replace with new 30 gallon heater furnished by MHA. Install emergency drain pan. Drain and TPR valve both need piped to outside the building. Install new double wall vent pipe.

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Unit 133:

Living room:

Repair or replace door sweep at entry door. Paint walls and ceiling throughout the unit. Replace closet door knob. Replace electrical outlets with cover plates.

Kitchen:

Repair drywall hole in ceiling with tape, bed, texture and paint to match existing. Repair cabinet damage and paint cabinets. Paint walls and ceiling.
(MHA will clean appliances.)

Laundry: Paint walls and ceiling

Hallway: Paint walls and ceiling. Repair door at HVAC closet.

Bathroom: Paint walls and ceiling.

Bedroom #1: Paint walls and ceiling.

Bedroom #2: Paint walls and ceiling. Replace electrical outlet with cover plate.

HVAC:

Repair door at HVAC closet.

Water Heater:

OK

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Unit 175:

Living room:

Paint walls and ceiling throughout the unit.

Kitchen:

Paint walls and ceiling.

Laundry:

Replace washer connection box. Paint walls and ceiling.

Hallway:

Paint walls and ceiling.

Bathroom:

Paint walls and ceiling.

Bedroom #1:

Paint walls and ceiling.

HVAC:

OK

Water Heater:

OK

Section 3 Requirements for All Contractors and Vendors

MHA is committed to providing quality housing and economic opportunities for our residents and the neighborhoods we serve. One of the major vehicles for this is Section 3 of the HUD Act of 1968, which requires that HUD funds provide low-income individuals with a springboard for economic empowerment through direct participation in construction and other activities that are designed to physically improve and revitalize the communities in which they live.

HUD considers public housing authorities to be in compliance with Section 3 if they meet the following minimum numerical goals:

- A. 30% of the aggregate number of new hires shall be Section 3 residents;
- B. 10% of the total dollar amount of all covered construction contracts shall be awarded to Section 3 business concerns; and
- C. 3% of the total dollar amount of all covered non-construction contracts shall be awarded to Section 3 business concerns.

Section 3 requirements apply to **all** contractors and vendors who receive awards from public housing authorities.

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