



**INVITATION FOR BIDS**

**FOR**

**GUSTE III COMMUNITY INTERIOR**

**AND EXTERIOR WORK ITEMS**

**IFB No. 25-911-35**

**SUBMISSION DATE:**

**DECEMBER 23, 2025**

**11:00am CST**

**PREPARED BY:**

**Housing Authority of New Orleans  
Procurement and Contracts Department  
1555 Poydras Street, Suite 1800  
New Orleans, LA 70112**

**ISSUED: November 25, 2025**

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INVITATION FOR BID INFORMATION  
AT A GLANCE

[Table No. 2]

AGENCY CONTACT PERSON	<b>Paul Marquette, Senior Procurement Specialist</b> Telephone: (504) 670-3447 E-mail: <a href="mailto:pmarquette@hano.org">pmarquette@hano.org</a>
HOW TO OBTAIN THE IFB DOCUMENTS AND ADDENDA ON HANO'S WEBSITE	<ol style="list-style-type: none"> <li>1. Access <a href="http://www.hano.org">www.hano.org</a>.</li> <li>2. Click on the "Business" tab on the blue taskbar.</li> <li>3. Click on "Active Solicitations" and go to the specific solicitation.</li> <li>4. If you have any problems accessing the IFB documents, please contact Procurement at <a href="mailto:pmarquette@hano.org">pmarquette@hano.org</a>.</li> </ol>
PRE-BID CONFERENCE/SITE VISIT	<b>A Mandatory Pre-Bid Conference will be held on December 11, 2025, at 10:00 am CST at:</b> Guste Highrise 1301 Simon Bolivar Ave New Orleans, LA 70113
QUESTION SUBMITTAL DEADLINE	<b>December 14, 2025, at 5:00pm</b>
HOW TO FULLY RESPOND TO THIS IFB BY SUBMITTING A BID SUBMITTAL	<ol style="list-style-type: none"> <li>1. As directed within Section 3.2.1 of the IFB document, submit proposed pricing, where provided for, within the IFB.</li> <li>2. As instructed within Section 3.0 of the IFB document, deliver <b>one (1)</b> complete set of the required submittals in a <b>sealed</b> envelope clearly marked with the words "<b>Bid Documents</b>" to HANO's Procurement and Contracts Department (address below).</li> </ol>
BID SUBMITTAL RETURN AND DEADLINE	<b>December 23, 2025, at 11:00 am CST</b> Housing Authority of New Orleans Procurement and Contracts Department 1555 Poydras Street, Suite 1800 New Orleans, LA 70112
Bid Opening	<b>December 23, 2025, at 12:00 pm CST</b> Housing Authority of New Orleans 10001 Lake Forest Blvd. HANO Boardroom, 10th Floor New Orleans, LA 70127

**1.0 THE AGENCY'S RESERVATION OF RIGHTS.** The Agency reserves the right to:

- 1.1 **Right to Reject, Waive, or Terminate the IFB.** Reject any or all bids, to waive any informality in the IFB process, or to terminate the IFB process at any time, if deemed by the Agency to be in its best interests.
- 1.2 **Right to Not Award.** Not to award a contract pursuant to this IFB.
- 1.3 **Right to Terminate.** Terminate a contract awarded pursuant to this IFB, at any time for its convenience upon ten (10) days written notice to the successful bidder(s).
- 1.4 **Right to Determine Time and Location.** Determine the days, hours, and locations that the successful bidder(s) shall provide the services called for in this IFB.
- 1.5 **Right to Retain Bids.** Retain all bids submitted and not permit withdrawal after bid opening and without the written consent of HANO's Contracting Officer (CO).
- 1.6 **Right to Negotiate.** Negotiate with the apparent, low bidder
- 1.7 **Right to Reject Any Bid.** Reject and not consider any bid that does not meet the requirements of this IFB, including but not necessarily limited to incomplete bids and/or bids offering alternate or non-requested services.
- 1.8 **No Obligation to Compensate.** Have no obligation to compensate any bidder for any costs incurred in responding to this IFB.
- 1.9 **Right to Prohibit.** At any time during the IFB or contract process to prohibit any further participation by a bidder or reject any bid submitted that does not conform to any of the requirements detailed herein.
- 1.10 **Right to Reject - Obtaining Competitive Solicitation Documents.** HANO's website and Procurement Staff are the only official and appropriate means to obtain the IFB documents (and any other information pertaining to this IFB such as addenda). Accordingly, by submitting a response to this IFB the respondent thereby affirms that he/she obtained all information on the website.

## 2.0 SCOPE OF WORK

Project Identification: Guste III Community Interior and Exterior

Work Items Project Location:

- 2100 Clio Street (49 units);
- 1202, 1204 Freret Street;
- 1215, 1217, 1210, 1212, 1222, 1224 Rev. John Raphael Way;
- 1215, 1217 S. Liberty;
- 2410, 2412, 2322, 2324, 2306, 2308 Erato Street;  
New Orleans, LA 70113

Interior and exterior accessibility modifications for 65 apartments and associated sidewalks at the Guste III Housing Community.

Owner: Housing Authority of New Orleans

Architect of Record: ECM Consultants, Inc.

### THE BASE BID

**2.1 GENERAL REQUIREMENTS: The Contractor shall complete repairs as indicated in the Specifications and Drawings in Appendix A.**

## 3.0 BID REQUIREMENTS.

- A. Destructive and selective demolition to designate parts of the building to repair and upgrade code issues throughout the building.
- B. Contractor to make the repairs and upgrades stated in the contract documents.
- C. Work to be performed in a fully occupied building. Work shall be sequenced to accommodate the tenants. Contractor shall work with the building's management on the scheduling of the work.

### 3.1 BID SUBMITTALS

[Table No. 3]

(1) IFB Section	(3) Description
3.1.1	<b>Form of Bid.</b> This Form must be fully completed, executed where provided thereon and submitted as a part of the bid submittal. <b>(REQUIRED)</b>

3.1.2	<b>Form HUD 5369-A (8/93), <i>Certifications and Representations of Bidders, Construction Contract</i>.</b> This Form is attached hereto as Attachment B to this IFB document. This form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal. Attachment E <b>(REQUIRED)</b>
3.1.2.1	<b>Form HUD SF-LLL Disclosure of Lobbying Activities.</b> This Form is attached hereto as Attachment B-1 to this RFP document. This form <b>must</b> be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal. <b>(REQUIRED)</b>
3.1.2.2	<b>Form HUD-50071 Certification of Payments to Influence Federal Transactions</b> This Form is attached hereto as Attachment B-2 to this IFB document. This form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal. <b>(REQUIRED)</b>
3.1.2.3	<b>Form HUD-50070 Certification for a Drug-Free Workplace</b> This Form is attached hereto as Attachment B-3 to this RFP document. This form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal. <b>(REQUIRED)</b>
3.1.3	<b>Profile of Firm Form.</b> The Profile of Firm Form is attached hereto as Attachment C to this IFB document. This two (2) page Form must be fully completed, executed, and submitted as a part of the bid submittal. <b>(REQUIRED)</b>
3.1.4	<b>Equal Employment Opportunity/Supplier Diversity Policy &amp; Statement.</b> The bidder must submit a copy of its Equal Opportunity Employment Policy <b>and</b> a complete description of the positive steps it will take to ensure compliance, to the greatest extent feasible, with the regulations detailed within the following Section 3.6 herein pertaining to supplier diversity (i.e., small, minority-, and women-owned businesses). <b><u>This statement MUST be submitted on the Company's letterhead.</u></b> <b>(REQUIRED)</b>
3.1.5	<b>Acknowledgement of Addenda.</b> Please check HANO's website under "Business" and "Active Solicitations" to confirm that you have read and acknowledged in writing all addenda issued and submit your acknowledgment of each addendum on Attachment H. <b>(REQUIRED)</b>
3.1.6	<b>Entry of Proposed Fees, Louisiana Uniform Public Work Bid Form</b> This bidder must submit their proposed fees on this form. The total base bid is inclusive of all fees associated with this project. Attachment I. <b>(REQUIRED)</b>
3.1.7	<b>Certification of Contractor Non-Exclusion</b> Attachment J
3.1.8	<b>Subcontractor/Joint Venture Information.</b> The bidder shall identify whether or not he/she intends to use any subcontractors for this job, if awarded, and/or if the bid is a joint venture with

	another firm. Please remember that all information required from the bidder under the preceding submittals must also be included for any major subcontractors (10% or more) or from any joint venture. <b>(If you do NOT plan to use any sub-contractor, include your statement on letter head and include in bid submittal.)</b>
3.1.10	<b>Vendor Registration Form</b> Attachment L
3.1.11	<b>Bid Bond.</b> All bids must be accompanied by a bid guarantee at the time of submission, which shall be in the form of a certified check, cashier's check, or bid bond for five percent (5%) of the contract price of work to be done, as evidence of good faith of the bidder. <b>(REQUIRED)</b> Attachment M
3.1.12	<b>Statement of Bidder's Qualifications.</b> This form must be submitted as a contributor to determining whether the bidder is responsible. <b>(REQUIRED)</b> Attachment Q
3.1.13	<b>Corporate Resolution.</b> This form or a similar form must be submitted authorizing the signature of the bidder on behalf of the business. <b>(REQUIRED)</b> Attachment R
3.1.14	<b>Employment, Training and Contracting Plan. Pages 21-24 MUST</b> be completed and submitted with the sealed bid. The lowest bidder <b>MUST</b> complete the remaining required pages before Notice of Award is issued.
3.1.15	<b>Section 3 Preference Form Attachment (D) (If you do NOT plan to submit as a Section 3 Business, indicate so on the Section 3 attachment)</b>

### 3.2 Entry of Proposed Fees.

3.2.1 *A lump sum fee shall be submitted on the Louisiana Uniform Public Work Bid Form only (Attachment I). This form must bear an original signature, stamped signatures are not acceptable. Do not refer to any of your fees or costs on other submittals.*

3.2.2 **Pricing Items.** The base bid is all-inclusive of the lump sum work for all related costs that the successful bidder will incur to provide the noted goods and services, including, but not limited to employee wages and benefits; clerical support; overhead; profit; licensing; insurance; materials; supplies; tools; equipment; long distance telephone calls; travel expenses; document copying not specifically agreed to by the Agency; etc.

Bidders shall visit the project site prior to submitting a bid to familiarize themselves with the project. By submitting a bid, bidders acknowledge that they have visited the project site and are completely familiar with existing conditions and the full Scope of Work. Failure to properly assess the full Scope of Work will not be cause for an increase in the Contract Price and/or Time.

[Table No. 4]

(1)

(2)

(3)

(4)

(8)

IFB Section	Designation:	Unit Price	Quantity	Total Cost:
Appendix A	Lump Sum Cost for Guste III Community Interior and Exterior Work Items			
Total Base Bid				To be added to Louisiana Uniform Public Bid Form

### 3.3 Additional Information pertaining to the preceding listed Pricing Items.

**3.3.1 Manufacturer/Brand Names.** Wherever HANO specifies the name of a certain brand, make, manufacturer, or uses a definite specification, they are used only to denote the quality standard of product desired, and they do not restrict bidders to the specific brand, make, manufacturer, or specification named. They are used only to set forth and convey to prospective bidders the general style, type, character, and quality of product desired. Equivalent products may be acceptable.

**3.3.2 Price Escalation.** Pertaining to the ensuing contract, there shall be **no** escalation of the proposed unit costs allowed at any time during the awarded contract.

**3.3.3 Prior Approval Required.** Please note that the successful bidder shall NOT conduct any additional work without the prior written authorization of the Agency representative (which will occur, at the Agency's discretion, via delivery of a Notice to Proceed and/or a signed Change Order, which may take the form of an e-mail). Failure to abide by this directive shall release the Agency of any obligation to pay the successful bidder for any work conducted without the noted prior written authorization.

**3.3.4 No Deposit/No Retainer.** The Agency will NOT pay any retainer fees as a result of award of the ensuing contract. This means that the Agency will pay the successful bidder for actual work performed only and pertaining to the fixed fee Pricing Item.

**3.4 Bid Submission.** All submittals must be submitted in a sealed enclosure and all bids must be submitted and time-stamped received in the designated Agency office by no later than submittal deadline stated herein (or within any ensuing addendum). A total of one (1) original (stamped signature will not be accepted) signature copy bid submittal, shall be placed in a sealed package, and addressed to:

Housing Authority of New Orleans Procurement and Contracts Department  
Attn: Paul Marquette, Sr. Procurement Specialist  
1555 Poydras Sreet, Suite 1800, New Orleans, Louisiana 70112

**3.4.1 Exterior of Submittal Package.** The package exterior must clearly denote the above noted IFB number and must have the bidder's name, return address, state of Louisiana Contractor's License number and date and time bids are due. Bids

received after the published deadline will not be accepted. **Bids that do not have the required Contractor's License number on the outside of the bid package will not be accepted.**

**3.4.2 Submission Conditions.** DO NOT FOLD OR MAKE ANY ADDITIONAL MARKS, NOTATIONS OR REQUIREMENTS ON THE DOCUMENTS TO BE SUBMITTED! Bidders are not allowed to change any requirements or forms contained herein, either by making or entering onto these documents or the documents submitted any revisions or additions; and if any such additional marks, notations or requirements are entered on any of the documents that are submitted to the Agency by the bidder, such may invalidate that bid. If, after accepting such a bid, the Agency decides that any such entry has not changed the intent of the bid that the Agency intended to receive, the Agency may accept the bid and the bid shall be considered by the Agency as if those additional marks, notations or requirements were not entered on such. By accessing and downloading these documents, each prospective bidder that does so is thereby agreeing to confirm all notices that the Agency delivers to him/her as instructed, and by submitting a bid, the bidder is thereby agreeing to abide by all terms and conditions published herein and by addendum pertaining to this IFB.

**3.4.3 Submission Responsibilities.** It shall be the responsibility of each bidder to be aware of and to abide by all dates, times, conditions, requirements and specifications set forth within all applicable documents issued by the Agency, including the IFB document, the documents listed within the following Section 3.8 herein, and any addenda and required attachments submitted by the bidder. By virtue of completing, signing, and submitting the completed documents, the bidder is stating his/her agreement to comply with all conditions and requirements set forth within those documents. Written notice from the bidder not authorized in writing from HANO to exclude any of the Agency requirements contained within the documents may cause that bidder to not be considered for award.

**3.5 Bidder's Responsibilities – Contact with the Agency.** It is the responsibility of the bidder to address all communication and correspondence pertaining to this IFB process to the Procurement staff only. Bidders must not make inquiry or communicate with any other Agency staff member or official (including members of the Board of Commissioners) pertaining to this IFB. Failure to abide by this requirement will be cause for the Agency to not consider a bid submittal received from any bidder who may not have abided by this directive. **This provision will be strictly enforced.**

**3.5.1 Addenda.** All questions and requests for information must be addressed in writing to **Paul Marquette, Senior Procurement Specialist, at [pmarquette@hano.org](mailto:pmarquette@hano.org)**. Procurement will respond to all such inquiries in writing by addendum to all prospective bidders (i.e., firms or individuals that have obtained the IFB Documents). Bidders must provide written acknowledgement of addenda with their submissions.

**3.6 Bidder's Responsibilities – Equal Employment Opportunity and Supplier Diversity.** Both the Contractor and the Agency have, pursuant to HUD regulation, certain responsibilities pertaining to the hiring and retention of personnel and subcontractors.

**3.6.1** Within 2 CFR §200.321 it states:

**3.6.1.1** Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

**3.6.1.2** (a) The non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

**3.6.1.3** (2) Affirmative steps must include:

**3.6.1.3.1** (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

**3.6.1.3.2** (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

**3.6.1.3.3** (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;

**3.6.1.3.4** (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises;

**3.6.1.3.5** (5) 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

**3.6.1.3.6** (6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.

**3.6.2** Within HUD Procurement Handbook 7460.8 REV 2 it states:

**3.6.2.1** **Section 15.5.A, Required Efforts.** Consistent with Presidential Orders 11625, 12138, and 12432, the <Agency> shall make every effort to ensure that small businesses, MBEs, WBEs, and labor surplus area businesses participate in <Agency> contracting.

**3.6.2.2 Section 15.5.B, Goals.** <The Agency> is encouraged to establish goals by which they can measure the effectiveness of their efforts in implementing programs in support of . . . contracting with disadvantaged firms. It is important to ensure that the means used to establish these goals do not have the effect of limiting competition and should not be used as mandatory set-aside or quota, except as may otherwise be expressly authorized in regulation or statute. Some localities have adopted minority contracting set-aside policies or geographic limitations, which may be in conflict with Federal requirements for full and open competition.

**3.6.3** Within HANO's Procurement Policy it states that our Agency will:

**3.6.3.1 Assistance to Small and Other Business, Required Efforts:**

**3.6.3.1.1** Including such firms, when qualified, on solicitation mailing lists;

**3.6.3.1.2** Encouraging their participation through direct solicitation of bids or bids whenever they are potential sources;

**3.6.3.1.3** Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;

**3.6.3.1.4** Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;

**3.6.3.1.5** Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and,

**3.6.3.1.6** Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed above.

**3.6.4 Requirements.** Accordingly, please see HANO'S Employment, Training, and Contracting Policy attached which details the information pertaining to this issue that the bidder must submit in response to this bid showing compliance, to the greatest extent feasible, with these regulations.

**3.7 Pre-bid Conference.** A mandatory pre-bid conference is scheduled for 10:00am, December 11, 2025 at Guste Highrise, 1301 Simon Bolivar Avenue, New Orleans, LA 70113.

**3.8 Recap of Attachments.** It is the responsibility of each bidder to verify that he/she has

received the following attachments pertaining to this IFB, which are included as a part of this IFB:

[Table No. 5]

(1) IFB Section	(2) Document No.	(3) Attachment	(4) Description
3.8.1	1.0		This IFB Document
3.8.2	2.0		"No-Bid" Response Form
3.8.3	3.0	A	Form of Bid
3.8.4	4.0	B	Form HUD-5369 (10/2002), <i>Instructions to Bidders for Contracts Public and Indian Housing</i>
3.8.5	5.0	B-1	Form SF-LLL <i>Disclosure of Lobbying Activities</i>
3.8.6	6.0	B-2	Form HUD-50071 (01/14), <i>Certification of Payments to Influence Federal Transactions</i>
3.8.7	7.0	B-3	Form HUD-50070 (01/14), <i>Certification for a Drug-Free Workplace</i>
3.8.8	8.0	C	Profile of Firm Form
3.8.9	9.0	D	Section 3 Business Preference Form
3.8.10	10.0	E	Form HUD-5369-A (11/92), <i>Representations, Certifications, and Other Statements of Bidders</i>
3.8.11	11.0	F	<i>Supplemental Conditions for Bidders &amp; Contractors (SIPC)</i>
3.8.12	12.0	G	HUD-5370 (01/2014), <i>General Conditions for Construction Contracts</i>
3.8.13	13.0	H	Acknowledgement of Addenda
3.8.14	14.0	I	Entry of Proposed Fees, <i>Louisiana Uniform Public Work Bid Form</i>
3.8.15	15.0	J	Certification of Contractor Non-Exclusion
3.8.16	16.0	K	E-Verification Affidavit ( <b>Only required to be submitted post-bid by the awarded bidder</b> )
3.8.17	17.0	L	Vendor Registration Form
3.8.18	18.0	M	Bid Bond Sample Form
3.8.19	19.0	N	Performance Bond Sample Form ( <b>Only required post-bid by the awarded bidder</b> )
3.8.20	20.0	O	Davis Bacon Wage Rates
3.8.21	21.0	P	Employment, Training and Contracting Policy
3.8.22	22.0	Q	Statement of Bidder's Qualifications
3.8.23	23.0	R	Corporate Resolution

### 3.9 BID RESULTS.

**3.9.1 Notice of Bid Award.** If an award is completed, all bidders will receive by e-mail either a Notice of Award or Notice of Regrets. Such notice shall inform all bidders of:

- 3.9.1.2** Which bidder received the award;
- 3.9.1.3** Where each bidder placed in the process as a result of the evaluation of the bids received;
- 3.9.1.4** The cost or financial offers received from each bidder;
- 3.9.1.5** Each bidder's right to a debriefing and to protest.

**3.9.2 Restrictions.** All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a bidder entity will be excluded from participation on the Agency evaluation committee. Similarly, all persons having ownership interest in and/or contract with a bidder entity will be excluded from participation on the Agency evaluation committee.

### 4.0 CONTRACT AWARD.

**4.1 Contract Award Procedure.** If a contract is awarded pursuant to this IFB, the following detailed procedures will be followed:

**4.1.1** By completing, executing and submitting a bid, the "bidder is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by the Agency," including the contract clauses already attached in Attachment G. Accordingly, the Agency has no responsibility to conduct after the submittal deadline any negotiations pertaining to the contract clauses already published.

**4.2 Contract Conditions.** The following provisions are considered mandatory conditions of any contract award made by HANO pursuant to this IFB:

**4.2.1 Contract Form.** The Agency will not execute a contract on the Contractor's form — contracts will only be executed on the Agency's form (please see standard contract clauses on Attachment F and G each attached hereto), and by submitting a bid the Contractor agrees to do so (please note that HANO reserves the right to amend this form as the Agency deems necessary). However, the Agency will during the IFB process (prior to the posted question deadline) consider any contract clauses that the bidder wishes to include therein and submits in writing a request for the Agency to do so; but the failure of the Agency to include such clauses does not give the Contractor the right to refuse to execute the Agency's contract form. It is the responsibility of each prospective bidder to notify the Agency, in writing, prior to submitting a bid, of any contract clause that he/she is not willing to include in the final executed contract and abide by. The Agency will consider and

respond to such written correspondence, and if the prospective bidder is not willing to abide by the Agency's response (decision), then that prospective bidder shall be deemed ineligible to submit a bid.

**4.2.1.1 Mandatory HUD Forms.** Please note that HANO has no legal right or ability to (and will not) at any time negotiate any clauses contained within ANY of the HUD forms included as a part of this IFB.

**4.2.1.2 E-Verify Affidavit.** The Contractor must certify compliance with Louisiana's E-Verify requirements, in that the Contractor is registered, uses, and will continue to use the E-Verify, Federal Work Authorization Program throughout the contract period. This Form is attached hereto as Attachment G-4 to this IFB document. This 1-page Form will be fully completed and executed where provided thereon by the successful bidder and will be a part of the ensuing contract (NOTE: It is NOT necessary to complete and submit this form as a part of the bid submittal – only the awarded bidder(s) will be required to do so as a part of the contract execution).

**4.2.2 Assignment of Personnel.** HANO shall retain the right to demand and receive a change in personnel assigned to the work if HANO believes that such change is in the best interest of HANO and the completion of the contracted work.

**4.2.3 Unauthorized Subcontracting Prohibited.** The Contractor shall not assign any right, nor delegate any duty for the work proposed pursuant to this IFB (including, but not limited to, selling or transferring the contract) without the prior written consent of HANO. Any purported assignment of interest or delegation of duty, without the prior written consent of HANO shall be void and may result in the cancellation of the contract with the Agency, or may result in the full or partial forfeiture of funds paid to the Contractor as a result of the proposed contract; as determined by HANO.

**4.3 Time of Completion.** The Contractor shall commence work under this contract at the time stipulated in the written "Notice to Proceed" (NTP) issued by the local authority. The Contractor shall complete the work in **12 Months**. The work shall be considered complete only when the Local Authority has issued its formal "Certificate of Acceptance".

**4.4 Licensing and Insurance Requirements.** Prior to award (but not as a part of the bid submission) the *Contractor* will be required to provide:

**4.4.1 The project shall be awarded only to contractors who are licensed under State of Louisiana Contractors License Law La. R.S. 37:2150-2192 with a major classification in Building Construction.**

**4.4.2 Workers Compensation Insurance.** An original certificate evidencing the bidder's current industrial (worker's compensation) insurance carrier and

coverage amount not less than \$100,000.00 (NOTE: Workers Compensation Insurance will be required of any Contractor that has employees other than just the owner working on-site to provide the services);

- 4.4.3 General Liability Insurance.** An original certificate evidencing General Liability coverage, naming HANO as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of HANO as an additional insured under said policy (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000), with a commercially reasonable deductible (i.e., “commercially reasonable,” meaning at least 1% of the “general aggregate minimum” of the policy, with a maximum deductible amount of \$50,000);
- 4.4.4 Automobile Insurance.** An original certificate showing the bidder’s automobile insurance coverage in a combined single limit of \$500,000. For every vehicle utilized during the term of this program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$100,000/\$300,000 and medical pay of \$5,000.
- 4.4.5 City/Parish/State Business License.** If applicable, a copy of the bidder’s business license allowing that entity to provide such services within the City of New Orleans, Orleans Parish, and/or the State of Louisiana.
- 4.5 Certificates/Profile of Firm Form.** Pertaining to the aforementioned (within Sections 5.4.1 through 5.4.5) insurance certificates and licenses, each bidder is required to enter related information where provided for on the Profile of Firm Form (do not attach or submit copies of the insurance certificates or licenses within the bid submittal – we will garner the necessary documents from the successful bidder prior to contract execution).
- 4.5 Contract Service Standards.** All work performed pursuant to this IFB must conform and comply with all applicable local, state and federal codes, statutes, laws, and regulations.
- 4.5 Prompt Return of Contract Documents.** Any and all documents required to complete the contract, including contract signature by the successful bidders, shall be provided to the Agency within **10 workdays** of notification by the Agency.

## Index of Tables

[Table No. 8]

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**"NO BID" RESPONSE FORM**

If you do not wish to bid/submit a bid on this solicitation, please provide written notification of your decision. Your responses assist with planning future solicitations. Please indicate below in the appropriate area the reason(s) for your decision and return this page. Responses do not prohibit you from receiving future opportunities unless you request to be removed from future communications. This form may be returned to the address listed below, emailed to [pmarquette@hano.org](mailto:pmarquette@hano.org), or faxed to 504-286-8224.

**Check all that apply:**

- ☐ I am submitting a "No Bid" at this time.

**Please keep my name on the Agency's Bidder's List.**

- ☐ Too busy at this time
- ☐ Job too small
- ☐ Job too large
- ☐ Territory too large to cover
- ☐ Cannot meet delivery requirements
- ☐ I cannot meet the Terms and Conditions of the solicitation because:
- ☐ I do not provide products/services of this nature.
- ☐ Insufficient time to respond to solicitation
- ☐ Unable to meet bond/insurance requirements
- ☐ Specifications too restrictive. Please explain:

\_\_\_\_\_

- ☐ Specifications unclear. Please explain:

\_\_\_\_\_

- ☐ Other: \_\_\_\_\_

- ☐ Please remove my name from this product/service category. I wish to submit a revised Vendor Registration Form. You may receive a copy by email by contacting Procurement at [pmarquette@hano.org](mailto:pmarquette@hano.org).

- ☐ I no longer wish to do business with Housing Authority of New Orleans. Please remove my name from the Agency's Source List(s).

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Authorized Representative

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Email

Please return this completed form to:  
**Housing Authority of New Orleans**  
 Procurement & Contracts Department  
 1555 Poydras Street, Suite 1800  
 New Orleans, LA 70112  
 Email: [pmarquette@hano.org](mailto:pmarquette@hano.org)

# IFB Attachment A (Form of Bid)



**FORM OF BID  
(ATTACHMENT A)**

(This Form must be fully completed and included in the "hard copy" as a required bid submittal.)

Instructions: Unless otherwise specifically required, the items listed below must be completed and included in the bid submittal. Please complete this form by marking an "X," where provided, to verify that the referenced completed form or information has been included within the "hard copy" bid submittal submitted by the bidder. Also, complete the Section 3 Statement and the Bidder's Statement as noted below:

<b>X=ITEM INCLUDED</b>	<b>SUBMITTAL ITEMS (One original and Three copies of each bid, including one with original signatures)</b>
_____	1 Form of Bid (Attachment A)
_____	2 Form HUD-5369-A (Attachment E)
_____	3 Form SF-LLL (Disclosure of Lobbying Activities (Attachment B-1)
_____	4 Form HUD-50071 (Certification of Payments to Influence Federal Transactions (Attachment B-2)
_____	5 Form HUD-50070 - (Certification of a Drug-Free Workplace (Attachment B-3)
_____	6 Profile of Firm Form (Attachment C)
_____	7 Entry of Proposed Fees (Louisiana Uniform Public Work Bid Form (Attachment I)
_____	8 Acknowledgment of Addenda
_____	9 Equal Employment Opportunity/Supplier Diversity Policy & Statement
_____	10 Certification of Contractor Non-Exclusion
_____	11 Subcontractor/Joint Venture Information-If no Subs, you <u>MUST</u> include a statement indicating you will not use Sub-Contractors.
_____	12 Section 3 Business Preference Documentation
_____	13 Statement of Bidder's Qualifications (Attachment Q)
_____	14 Vendor Registration Form (Attachment L)
_____	15 Corporate Resolution (Attachment R)
_____	16 Employment, Training, and Contracting Plan (Attachment P - pgs. 21-24)
_____	17 Bid Bond, no less than 5% of base bid amount (Sample Form, Attachment M)

**SECTION 3 STATEMENT**

Are you claiming a Section 3 business preference? YES or NO\_. If "YES," pursuant to the Section 3 portion within the Conditions and Specifications, and pursuant to the documentation justifying such, which priority are you claiming?\_\_\_\_\_.

**BIDDER'S STATEMENT**

The undersigned bidder hereby states that by completing and submitting this Form and all other documents within this bid submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if the HA discovers that any information entered herein to be false, such shall entitle the HA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the bid submittal, and by entering and submitting the costs where provided within the noted Internet System, the undersigned bidder is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by the HA, either in hard copy or on the noted Internet System, including an agreement to execute the attached Sample Contract form. Pursuant to all IFB Documents, this Form of Bid, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply the HA with the services described herein for the fee(s) entered within the areas provided within the noted Internet System pertaining to this IFB.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Company \_\_\_\_\_

# Attachment B

## HUD-5369



**U.S. Department of Housing and  
Urban Development**  
Office of Public and Indian Housing

**Instructions to Bidders for Contracts  
Public and Indian Housing Programs**

# Instructions to Bidders for Contracts

## Public and Indian Housing Programs

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### 1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

### 2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

### 3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

### 4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

- (1) Integrity;
- (2) Compliance with public policy;
- (3) Record of past performance; and
- (4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

## 5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date and the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

## 6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

## 7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

## 8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

**9. Bid Guarantee** (applicable to construction and equipment contracts exceeding \$25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

**10. Assurance of Completion**

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[ ] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[ ] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[ ] (3) a 20 percent cash escrow;

[ ] (4) a 25 percent irrevocable letter of credit; or,

[ ] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website <http://www.fms.treas.gov/c570/index.html>, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

**11. Preconstruction Conference** (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

**12. Indian Preference Requirements** (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to be used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [ ] does [ ] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

# Attachment B-1

## SF-LLL

### Disclosure of Lobbying Activities



**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See Reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known:		<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known:
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable:	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(If individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(Including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred, Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be a prime or subaward receipt. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks :Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (Item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in Item 1 (e.g., Request for Proposal (RFP) number; Invitation for bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g. "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in Item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in Item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (MI).
11. Certifying official shall sign and date the form, print his/her name, title and telephone number.

*According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.*

# **Attachment B-2 HUD-50071 Certification of Payments to Influence Federal Transactions**



Certification of Payments  
to Influence Federal Transactions

Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes,including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any

Federal grant, the making of any Federal loan, the entering into, or any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making

or entering into this transaction imposed by Section 1352, Title

31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



# **Attachment B-3**

## **HUD-50070**

### **Certification of a Drug-Free Workplace**



# Certification for a Drug-Free Workplace

**Public reporting burden.** Public reporting burden for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.  
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official		Title
Signature		Date
X		

# Attachment C

## Profile of Firm Form



**PROFILE OF FIRM FORM**  
**(Attachment C)**

**Does the Contractor intend to hire Sub-Contractors? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, this form MUST be submitted for EACH Sub-Contractor.**

**(This Form must be fully completed and included in the "hard copy" as a required bid submittal.)**

(1) Prime \_\_\_\_\_ Sub-contractor \_\_\_\_\_ (This form must be completed by and for each).

(2) Name of Firm: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

(3) Street Address, City, State, Zip: \_\_\_\_\_

(4) Please attach a brief biography/resume of the company, including the following information:

(a) Year Firm Established; (b) Year Firm Established in [JURISDICTION]; (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).

(5) Identify Principals/Partners in Firm (submit under Tab No. 5 a brief professional resume for each):

NAME	TITLE	% OF OWNERSHIP

(6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 5 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE

(7) Bidder Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

☐ Caucasian American (Male) \_\_\_\_\_%     
 ☐ Public-Held Corporation \_\_\_\_\_%     
 ☐ Government Agency \_\_\_\_\_%     
 ☐ Non-Profit Organization \_\_\_\_\_%

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

☐ Resident-Owned\* \_\_\_\_\_%     
 ☐ African American \_\_\_\_\_%     
 ☐ \*\*Native American \_\_\_\_\_%     
 ☐ Hispanic American \_\_\_\_\_%     
 ☐ Asian/Pacific American \_\_\_\_\_%     
 ☐ Hasidic Jew \_\_\_\_\_%     
 ☐ Asian/Indian American \_\_\_\_\_%

☐ Woman-Owned < Woman-Owned (MBE) \_\_\_\_\_%     
 ☐ Woman-Owned (Caucasian) \_\_\_\_\_%     
 ☐ Disabled Veteran \_\_\_\_\_%     
 ☐ Other (Specify): \_\_\_\_\_%

WMBE Certification Number (if known): \_\_\_\_\_

Certified by (Agency): \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Printed Name \_\_\_\_\_ Company \_\_\_\_\_

**HOUSING AUTHORITY OF NEW ORLEANS, LA**

**PROFILE OF FIRM FORM**

**(Attachment C)**

**(This Form must be fully completed and submitted in "hard copy" as a required bid submittal.)**

- (8) Federal Tax ID No.: \_\_\_\_\_
- (9) [APPROPRIATE JURISDICTION] Business License No.: \_\_\_\_\_
- (10) State of \_\_\_\_\_ License Type and No.: \_\_\_\_\_
- (11) Worker's Compensation Insurance Carrier: \_\_\_\_\_  
Policy No.: \_\_\_\_\_ Expiration Date: \_\_\_\_\_
- (12) General Liability Insurance Carrier: \_\_\_\_\_  
Policy No. \_\_\_\_\_ Expiration Date: \_\_\_\_\_
- (13) Professional Liability Insurance Carrier: \_\_\_\_\_  
Policy No. \_\_\_\_\_ Expiration Date: \_\_\_\_\_
- (14) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of \_\_\_\_\_, or any local government agency within or without the State of \_\_\_\_\_? Yes ☐ No ☐  
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (15) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes ☐ No ☐  
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (16) Non-Collusive Affidavit: The undersigned party submitting this bid hereby certifies that such bid is genuine and not collusive and that said bidder entity has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, to fix overhead, profit or cost element of said bid price, or that of any other bidder or to secure any advantage against the HA or any person interested in the proposed contract; and that all statements in said bid are true.
- (17) Verification Statement: The undersigned bidder hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HA discovers that any information entered herein is false, that shall entitle the HA to not consider nor make award or to cancel any award with the undersigned party.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company

# **Attachment D**

## **Section 3 Submittal Form (Complete if you plan to submit as a in Section 3 Business)**



## Section 3 Business Preference Submittal Form

### (Attachment D)

- 1.0 **Introduction:** This form must be fully completed, accompanied by all required attachments, for any bidder/bidder claiming a Section 3 Business Preference (hereinafter, "Preference").
- 1.1 This fully completed form and any attachments thereto, will become a part of any ensuing contract.
- 1.2 Each bidder/bidder shall mark an "X" where provided following for all that apply to his/her claim of a Preference.
- 1.3 The bidder/bidder shall provide as an attachment to this completed form a detailed work plan clearly explaining how each following "denoted effort" or "claim" will be accomplished). Failure on the part of the bidder/bidder to include any such required attachment fully explaining the claim of the bidder/bidder shall result in the HA not considering the claim for a Preference (though the HA will, if awarded, later require the bidder/bidder to submit the information to satisfy the Section 3 requirements of the ensuing contract).
- 1.4 Please note that, even if a bidder/bidder does not complete and submit this form claiming a Preference, the HA may require this form to be completed by the successful bidder/bidder as an attachment to the ensuing contract to document the Section 3 Plan required for the ensuing contract.
- 2.0 **Current Section 3 Status:** The undersigned bidder/bidder hereby claims that it is a Section 3 business concern and claims such preference in that he/she can provide evidence that (the bidder/bidder has attached justifying documentation for each item following marked with an "X"):
- 2.1 ☐ It is 51% or more owned by a Section 3 resident:
- 2.1.1 ☐ HA resident lease;
- 2.1.2 ☐ Evidence of participation in a public assistance program;
- 2.1.3 ☐ Articles of Incorporation;
- 2.1.4 ☐ Fictitious or Assumed Business Name Certificate;
- 2.1.5 ☐ List of owners/stockholders and % of each;
- 2.1.6 ☐ Latest Board minutes appointing officers;
- 2.1.7 ☐ Organization chart with names and titles and brief functional statement;
- 2.1.8 ☐ Partnership Agreement;
- 2.1.9 ☐ Corporation Annual Report.
- 2.2 ☐ At least 30% of its full time employees include persons that are currently Section 3 residents, or within 3 years of the date of first employment with the business concern were Section 3 residents:

2.2.1 To justify this claim, please see the immediate following:

(1) Classification	(2) Total Number of Current Permanent Employees	(3) Total Number of Section 3 Resident Employees
Trainees		
Apprentices		
Journey persons		
Laborers		
Supervisory		
Superintendent		
Professional		
Clerical		
Other:		

2.2.2 Attach a listing of all employees listed within column (3) above, including name and total annual income.

23 \_\_\_\_ He/she has a commitment to subcontract in excess of 25% of the dollar award of all subcontracts to be awarded to a Section 3 business concern.

2.3.1 To justify this claim, please see the immediate following:

(1) Name of Section 3 Firm Receiving the Subcontract	(2) Total Amount of Subcontract(s)	(3) Percentage the Subcontract(s) is/are of the Total Proposed Contract Amount
	\$	%
	\$	%
	\$	%

2.3.2 Attach for each firm listed immediately above:

2.3.2.1 A detailed description of the subcontracted activity; and

2.3.2.2 A fully completed Profile of Firm form.

3.0 Section 3 Preference Claim, Training and Employment Opportunities: The undersigned bidder/bidder hereby claims that it will, as detailed within 24 CFR §135.34, provide such "opportunities" as denoted following; to:

- 3.1 ☐ Residents of the housing development or developments for which the section 3 covered assistance is expended (category 1 residents);
- 3.2 ☐ Residents of other housing developments managed by the HA that is expending the section 3 covered housing assistance (category 2 residents);
- 3.3 ☐ Participants in HUD Youthbuild programs being carried out in the metropolitan area (or nonmetropolitan county) in which the section 3 covered assistance is expended (category 3 residents);
- 3.4 ☐ Other section 3 residents.

3.8 Section 3 Preference Claim, Section 3 Business Concerns: The undersigned bidder/bidder hereby claims that it will, as a result of the contract award, and as detailed within 24 CFR §135.36, provide such "opportunities" as denoted following; to:

- 4.1 ☐ Business concerns that are 51 percent or more owned by residents of the housing development or developments for which the section 3 covered assistance is expended, or whose full-time, permanent workforce includes 30 percent of these persons as employees (category 1 businesses);
- 4.2 ☐ Business concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the HA that is expending the section 3 covered assistance, or whose full-time, permanent workforce includes 30 percent of these persons as employees (category 2 businesses); or
- 4.3 ☐ HUD Youthbuild programs being carried out in the metropolitan area (or nonmetropolitan county/parish) in which the section 3 covered assistance is expended (category 3 businesses).
- 4.4 ☐ Business concerns that are 51 percent or more owned by section 3 residents, or whose permanent, full-time workforce includes no less than 30 percent section 3 residents (category 4 businesses), or that subcontract in excess of 25 percent of the total amount of subcontracts to business concerns identified in paragraphs (a)(1)(i) and (a)(1)(ii) of this section.

5.0 As further detailed herein, which of the following priority are you claiming? (NOTE: Mark with an "X" the highest claimed Priority only.)

PRIORITY CLAIMED (Mark "X")	FACTOR DESCRIPTION
	SECTION 3 BUSINESS PREFERENCE PARTICIPATION:
	Priority I, Category 1a: Business concerns that are 51 percent or more owned by residents of the housing development or developments for which the Section 3-covered assistance is expended.
	Priority II, Category 1b: Business concerns whose workforce includes 30 percent of residents of the

	housing development for which the Section 3-covered assistance is expended, or within three (3) years of the date of first employment with the business concern, were residents of the Section 3-covered housing development.
	Priority III, Category 2a: Business concerns that are 51 percent or more owned by residents of any other housing development or developments.
	Priority IV, Category 2b: Business concerns whose workforce includes 30 percent of residents of any other public housing development or developments, or within three (3) years of the date of first employment with the business concern, were "Section 3" residents of any other public housing development.
	Priority V, Category 3: Business concerns participating in HUD Youth-build programs being carried out in the metropolitan area in which the Section 3-covered assistance is expended.
	Priority VI, Category 4a: Business concerns that are 51 percent or more owned by Section 3 residents in the metropolitan area, or whose permanent, full-time workforce includes no less than 30 percent of Section 3 residents in the metropolitan area, or within three (3) years of the date of employment with the business concern, were Section 3 residents in the metropolitan area.
	Priority VII, Category 4b: Business concerns that subcontract in excess of 25 percent of the total amount of subcontracts to Section 3 business concerns.

6.0 As detailed within 24 CFR §135, Appendix I, *Examples of Efforts To Offer Training and Employment Opportunities to Section 3 Residents*, denote the "efforts" your firm hereby formally commits to implement if you are awarded a contract:

- 6.1 \_\_\_ Entering into "first source" hiring agreements with organizations representing Section 3 residents.
- 6.2 \_\_\_ Sponsoring a HUD-certified "Step-Up" employment and training program for section 3 residents.
- 6.3 \_ Establishing training programs, which are consistent with the requirements of the Department of Labor, for public and Indian housing residents and other section 3 residents in the building trades.
- 6.4 \_ Advertising the training and employment positions by distributing flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) to every occupied dwelling unit in the housing

development or developments where category 1 or category 2 persons (as these terms are defined in §135.34) reside.

- 6.5     \_ Advertising the training and employment positions by posting flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) in the common areas or other prominent areas of the housing development or developments. For HAs, post such advertising in the housing development or developments where category 1 or category 2 persons reside; for all other recipients, post such advertising in the housing development or developments and transitional housing in the neighborhood or service area of the section 3 covered project.
- 6.6     \_ Contacting resident councils, resident management corporations, or other resident organizations, where they exist, in the housing development or developments where category 1 or category 2 persons reside, and community organizations in HUD-assisted neighborhoods, to request the assistance of these organizations in notifying residents of the training and employment positions to be filled.
- 6.7     \_ Sponsoring (scheduling, advertising, financing or providing in-kind services) a job informational meeting to be conducted by an HA or contractor representative or representatives at a location in the housing development or developments where category 1 or category 2 persons reside or in the neighborhood or service area of the section 3 covered project.
- 6.8     \_ Arranging assistance in conducting job interviews and completing job applications for residents of the housing development or developments where category 1 or category 2 persons reside and in the neighborhood or service area in which a section 3 project is located.
- 6.9     \_ Arranging for a location in the housing development or developments where category 1 persons reside, or the neighborhood or service area of the project, where job applications may be delivered to and collected by a recipient or contractor representative or representatives.
- 6.10    \_ Conducting job interviews at the housing development or developments where category 1 or category 2 persons reside, or at a location within the neighborhood or service area of the section 3 covered project.
- 6.11    \_ Contacting agencies administering HUD Youthbuild programs, and requesting their assistance in recruiting HUD Youthbuild program participants for the HA's or contractor's training and employment positions.
- 6.12    \_ Consulting with State and local agencies administering training programs funded through JTPA or JOBS, probation and parole agencies, unemployment compensation programs, community organizations and other officials or organizations to assist with recruiting Section 3 residents for the HA's or contractor's training and employment positions.
- 6.13    \_ Advertising the jobs to be filled through the local media, such as community television networks, newspapers of general circulation, and radio advertising.
- 6.14    \_ Employing a job coordinator, or contracting with a business concern that is licensed in the field of job placement (preferably one of the section 3 business concerns identified in part 135), that will undertake, on behalf of the HA, other recipient or contractor, the efforts to match

eligible and qualified section 3 residents with the training and employment positions that the HA or contractor intends to fill.

- 6.15 \_For an HA, employing section 3 residents directly on either a permanent or a temporary basis to perform work generated by section 3 assistance. (This type of employment is referred to as "force account labor" in HUD's Indian housing regulations. See 24 CFR §905.102, and §905.201(a)(6).)
- 6.16 \_ Where there are more qualified section 3 residents than there are positions to be filled, maintaining a file of eligible qualified section 3 residents for future employment positions.
- 6.17 \_ Undertaking job counseling, education and related programs in association with local educational institutions.
- 6.18 \_ Undertaking such continued job training efforts as may be necessary to ensure the continued employment of section 3 residents previously hired for employment opportunities.
- 6.19 \_After selection of bidders but prior to execution of contracts, incorporating into the contract a negotiated provision for a specific number of public housing or other section 3 residents to be trained or employed on the section 3 covered assistance.
- 6.20 \_Coordinating plans and implementation of economic development (e.g., job training and preparation, business development assistance for residents) with the planning for housing and community development.

7.0 As detailed within 24 CFR §135, Appendix II, *Examples of Efforts To Award Contracts to Section 3 Business Concerns*, denote following the "efforts" your firm hereby formally commits to implement if you are awarded a contract:

- 7.1 \_Utilizing procurement procedures for section 3 business concerns similar to those provided in 24 CFR part 905 for business concerns owned by Native Americans (see section III of this Appendix).
- 7.2 \_In determining the responsibility of potential contractors, consider their record of section 3 compliance as evidenced by past actions and their current plans for the pending contract.
- 7.3 \_Contacting business assistance agencies, minority contractors associations and community organizations to inform them of contracting opportunities and requesting their assistance in identifying section 3 businesses which may solicit bids or bids for contracts for work in connection with section 3 covered assistance.
- 7.4 \_ Advertising contracting opportunities by posting notices, which provide general information about the work to be contracted and where to obtain additional information, in the common areas or other prominent areas of the housing development or developments owned and managed by the HA.
- 7.5 \_For HAs, contacting resident councils, resident management corporations, or other resident organizations, where they exist, and requesting their assistance in identifying category 1 and category 2 business concerns.

- 7.6 \_ Providing written notice to all known section 3 business concerns of the contracting opportunities. This notice should be in sufficient time to allow the section 3 business concerns to respond to the bid invitations or Invitation for Bids.
- 7.7 \_ Following up with section 3 business concerns that have expressed interest in the contracting opportunities by contacting them to provide additional information on the contracting opportunities.
- 7.8 \_ Coordinating pre-bid meetings at which section 3 business concerns could be informed of upcoming contracting and subcontracting opportunities.
- 7.9 \_ Carrying out workshops on contracting procedures and specific contract opportunities in a timely manner so that section 3 business concerns can take advantage of upcoming contracting opportunities, with such information being made available in languages other than English where appropriate.
- 7.10 \_ Advising section 3 business concerns as to where they may seek assistance to overcome limitations such as inability to obtain bonding, lines of credit, financing, or insurance.
- 7.11 \_ Arranging solicitations, times for the presentation of bids, quantities, specifications, and delivery schedules in ways to facilitate the participation of section 3 business concerns.
- 7.12 \_ Where appropriate, breaking out contract work items into economically feasible units to facilitate participation by section 3 business concerns.
- 7.13 \_ Contacting agencies administering HUD Youthbuild programs, and notifying these agencies of the contracting opportunities.
- 7.14 \_\_\_ Advertising the contracting opportunities through trade association papers and newsletters, and through the local media, such as community television networks, newspapers of general circulation, and radio advertising.
- 7.15 \_\_\_ Developing a list of eligible section 3 business concerns.
- 7.16 \_\_\_ For HAs, participating in the "Contracting with Resident-Owned Businesses" program provided under 24 CFR part 963.
- 7.17 \_\_\_ Establishing or sponsoring programs designed to assist residents of public or Indian housing in the creation and development of resident-owned businesses.
- 7.18 \_\_\_ Establishing numerical goals (number of awards and dollar amount of contracts) for award of contracts to section 3 business concerns.
- 7.19 \_ Supporting businesses which provide economic opportunities to low income persons by linking them to the support services available through the Small Business Administration (SBA), the Department of Commerce and comparable agencies at the State and local levels.
- 7.20 \_ Encouraging financial institutions, in carrying out their responsibilities under the Community Reinvestment Act, to provide no or low interest loans for providing working capital and other financial business needs.
- 7.21 \_\_\_ Actively supporting joint ventures with section 3 business concerns.

722 \_Actively supporting the development or maintenance of business incubators which assist Section 3 business concerns.

8.0 The undersigned bidder/bidder hereby declares:

8.1 The information within this completed form (and any attachments) is, to the best of his/her knowledge, true and accurate.

8.2 He/she is aware that if the HA discovers that any such information is not true and accurate, such shall allow the HA to:

8.2.1 NOT award the bidder/bidder a Preference; and

8.2.2 If the HA deems such is warranted (e.g. in the case of submitting information the bidder/bidder knows to be untrue), declare such bidder/bidder to be nonresponsive and not allow the bidder/bidder to receive an award.

8.3 He/she is aware that if he/she receives and award as the result of this competitive solicitation, even though he/she may not receive a Preference from the HA as a result of this submittal, he/she will still be required to, to the greatest extent feasible, implement a Section 3 Plan, including a commitment to interview and consider hiring Section 3 persons (most specifically, residents of the HA) whenever the successful bidder/bidder has need to hire additional employees during the term of the ensuing contract.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company

# Attachment E

## HUD- 5369-A



**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

**Representations, Certifications,  
and Other Statements of Bidders**  
**Public and Indian Housing Programs**

# Representations, Certifications, and Other Statements of Bidders

## Public and Indian Housing Programs

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#### 1. Certificate of Independent Price Determination

##### (a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

[insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[ ] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

#### 2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [ ] has, [ ] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [ ] has, [ ] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

#### 3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

#### 4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,

(b) Impair the bidder's objectivity in performing the contract work.

☐ In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

#### 5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

#### 6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

#### 7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) ☐ is, ☐ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) ☐ is, ☐ is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) ☐ is, ☐ is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

☐ Black Americans ☐ Asian Pacific Americans

☐ Hispanic Americans ☐ Asian Indian Americans

☐ Native Americans ☐ Hasidic Jewish Americans

#### 8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) ☐ is, ☐ is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) ☐ is, ☐ is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

**9. Certification of Eligibility Under the Davis-Bacon Act** (applicable to construction contracts exceeding \$2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

**10. Certification of Nonsegregated Facilities** (applicable to contracts exceeding \$10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

**Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities**

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

**Note:** The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

**11. Clean Air and Water Certification** (applicable to contracts exceeding \$100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [ ] is, [ ] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

**12. Previous Participation Certificate** (applicable to construction and equipment contracts exceeding \$50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate" [ ] is, [ ] is not included with the bid.

**13. Bidder's Signature**

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

\_\_\_\_\_  
(Signature and Date)

\_\_\_\_\_  
(Typed or Printed Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Company Address)

# Attachment F Supplemental Conditions



## SUPPLEMENTAL CONDITIONS

### **The Contractor shall possess a major classification in Building Construction**

The following supplements and/or modifies the "General Conditions for Construction Contracts," form HUD-5370:

**Time of Completion.** The Contractor shall commence work under this contract at the time stipulated in the written "Notice to Proceed" (NTP) issued by the local authority. The Contractor shall complete the work in **12 months**. The work shall be considered complete only when the Local Authority has issued its formal "Certificate of Acceptance".

### **Liquidated Damages**

The cost per day in Liquidated Damages for delay on completion of this project is **\$1,084.00**.

### **Contract Type**

The contract resulting from this IFB shall be a fixed price contract.

### **Davis Bacon**

Davis Wage Rates are in effect for this project.

### **Bonding**

All bids must be accompanied by a bid bond/guarantee, which shall be in the form of a certified check, cashier's check, or bid bond for not more than five percent (5%) of the contract price of work to be done, as evidence of good faith of the bidder.

The awarded bidder will be required to provide a performance and payment bond in an amount not less than 100% of the amount of the contract, for faithful performance of their duties.

### **Employment, Training and Contracting Policy**

#### **PART I- POLICY, PURPOSE, REQUIREMENTS, DEFINITIONS**

- A. INTRODUCTION AND SUMMARY
- B. DEFINITIONS
- C. HANO SECTION 3 & DBE/WBE POLICY STATEMENTS
- D. SECTION 3 NEW HIRE AND CONTRACTING REQUIREMENTS
- E. DBE/WBE CONTRACT REQUIREMENTS

## **PART II- PROCUREMENT & CONTRACTOR REQUIREMENTS AND PROCEDURES**

- A. SECTION 3 CONTRACTING PROCEDURES.
- B. DBE/WBE CONTRACTING PROCEDURES
- C. REPORTING OPEN POSITIONS

## **PART III – COMPLIANCE REQUIREMENTS**

- A. COMPLIANCE REQUIREMENTS FOR HIRING & CONTRACTING
- B. PROJECT LABOR AGREEMENTS OR COMMUNITY WORKFORCE AGREEMENTS

## **PART IV – TRAINING REQUIREMENTS**

- A. TRAINING AND INTERNSHIP REQUIREMENTS

## **PART V – CONTRACTING AND COMPLIANCE FORMS**

- A. SECTION -3 INDIVIDUAL VERIFICATION FORM
- B. SECTION -3 EMPLOYMENT ACTION PLAN
- C. SECTION -3 TRAINING ACTION PLAN
- D. CONTRACTING ACTION PLAN FOR SECTION 3/DBE/WBE
- E. LIST OF CORE EMPLOYEES
- F. CONTRACTING SCHEDULE
- G. SECTION -3 EMPLOYMENT AND TRAINING SCHEDULE
- H. LETTER OF INTENT
- I. STATEMENT OF UNDERSTANDING
- J. CONTRACTORS SECTION -3 EMPLOYMENT AND TRAINING COMPLIANCE REPORT
- K. EMPLOYER PAID TRAINING REPORT
- L. SECTION -3 MANHOUR REPORT
- M. CONTRACTING COMPLIANCE REPORT
- N. EMPLOYMENT ASSESSMENT

### **Invoicing**

Invoices shall be submitted monthly to the Department of Finance with a copy to the Modernization and Development Department. The invoice shall provide an invoice number, service dates, purchase order number, Task Order number, and a description of services provided and the name/title of employee who rendered the services. Invoices shall be submitted on the contractor's own invoice form.

### **Payments**

All vendors should submit invoices to the Finance Department on or before the days listed below. All vendor invoices are due on the 1<sup>st</sup> or 15<sup>th</sup> of the month. Invoice payments are as follows:

- *Invoices received on the 16<sup>th</sup> of the current month thru the 1<sup>st</sup> day of the next month will be paid on the 1<sup>st</sup> of the following month.*

- **Example: An invoice received on August 27<sup>th</sup> will be processed commencing September 1<sup>st</sup> and paid on October 1<sup>st</sup>.**
- *Invoices received on the 2<sup>nd</sup> of the current month thru the 15<sup>th</sup> of the current month will be paid on the 15<sup>th</sup> of the following month.*
- **Example: An invoice received on August 4<sup>th</sup> will be processed commencing August 15<sup>th</sup> and paid on September 15<sup>th</sup>.**

#### **Request for Taxpayer Number and Certification (W-9)**

The respondent(s) shall provide a copy of its Request for Taxpayer Number and Certification (W-9) at the time and date specified by the Authority.

#### **Public Access to Procurement Information/Confidentiality**

All information submitted in response to a solicitation issued by the Housing Authority of New Orleans (HANO) shall remain confidential until after final approval by HANO's Board of Commissioners and/or the United States Department of Housing and Urban Development (HUD). HANO's policy regarding public access is in strict accordance with the guidelines set forth in its Procurement Policy, Section 5.3.4, HUD Handbook 7460.8 REV 2, Section 1.6, Public Access to Procurement Information and Section 7.2 (J) Confidentiality. Furthermore, pursuant to Louisiana Revised Statute 40:526(8), HANO shall not disclose information submitted to HANO in confidence in response to this IFB, and not otherwise required by law to be submitted, where such information should reasonably be considered confidential.

#### **Indemnification**

The successful Respondent(s) will be required to protect, defend, indemnify, keep, save, and hold HANO, its officers, officials, employees and agents free and harmless from and against any and all liabilities, losses, penalties, damages, settlements, environmental liability, costs, charges, professional fees or other expenses or liabilities of every kind, nature and character arising out of or relating to any and all claims, liens, demands, obligations, actions, suits, judgments or settlements, proceedings or causes of action of every kind, nature and character (collectively, "claims") in connection with or arising directly or indirectly out of the acts or omissions and/or the performance thereof by the successful Respondent, its officers, officials, agents, employees, and subcontractors, including, but not limited to, the enforcement of the indemnification provision. The successful Respondent(s) will be further required to investigate, handle, respond to, provide defense for and defend all suits for any and all claims, at its sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are considered groundless, false or fraudulent.

HANO will have the right, at its option and at its expense, to participate in the defense of any suit, without relieving the successful Respondent of any of its obligations under this indemnity provision. The indemnities to be set forth in the contract resulting from this IFB will survive the expiration or termination of that contract.

### **Rights, Use, and Ownership of Assessment Materials**

Assessment materials generated as a result of performing the Scope of Services contained in this contract shall be confidential and proprietary, and shall be for the exclusive use and ownership of The Housing Authority of New Orleans. Such materials shall include, but not be limited to data, cost estimates, and reports generated that contain descriptive and/or identifying information regarding individual properties owned by HANO and/or HANO's portfolio of properties. Such materials shall not be shared, signed, sold or disclosed to parties other than those named on the contract without the express written permission of the Housing Authority of New Orleans' Contracting Officer. Any violations of this provision shall be considered a breach of, and grounds for immediate termination in accordance with the General Contract Conditions, HUD Form 5370-C, Paragraph 4, Termination for Convenience and Default.

### **Ethics Policy**

The selected Respondent shall abide by the applicable provisions of the Housing Authority of New Orleans' Ethics Policy and State of Louisiana Ethics Code.

### **Third Party Claims on Software**

HANO shall be held harmless from any third party legal claims involving the use by HANO of any software product or technique provided by the selected Respondent.

### **Licenses and Certifications**

The successful Respondent shall possess all of the required State and Local licenses and certifications required to perform work of the type required by this contract in the City of New Orleans. In addition, the Respondent shall comply with all laws, ordinances and regulations applicable to the services contemplated herein. Respondents are presumed to be familiar with all federal, state and local laws, ordinances, codes, rules and regulations that may in any way affect the delivery of services.

**The project shall be awarded only to contractors who are licensed under State of Louisiana Contractors License Law La. R.S. 37:2150-2192 with a major classification in Building Construction.**

### **Contractual Obligations**

At any time, should the proposed services require the use of products or services of another company, such services shall be disclosed, and HANO will hold the selected respondent(s) responsible for the proposed services.

### **Certification of Legal Entity**

Prior to execution of the Contract Agreement, the Respondent shall certify that joint ventures, partnerships, team agreements, new corporations or other entities that either exist or will be formally structured are, or will be legal and binding under Louisiana law.

### **Certifications**

In submitting the bid, the Respondent is indicating a willingness to comply with all terms and conditions of the IFB, including but not limited to those set forth in HUD Form 5370-C, General Contract Conditions, Non-Construction, and these Supplemental Conditions.

### **Personnel**

In submitting their bids, Respondents are representing that the personnel described in their bids shall be available to perform the services described for the duration of the contract period, barring illness, accident or other unforeseeable events of a similar nature in which cases the Respondent must be able to provide a qualified replacement. Such representation shall be valid for a minimum of 120 calendar days after the bid due date and time. Furthermore, all personnel shall be considered to be, at all times, the sole employees of the Respondent under its sole direction, and not employees or agents of HANO.

### **Respondent Status**

The successful Respondent will be held to be an independent Consultant, and will not be an employee of HANO.

### **Assignment**

The successful Respondent shall not enter into any subcontracts, retain consultants, or assign, transfer, convey, sublet, or otherwise delegate its obligations under the contract resulting from this IFB, or any of its rights, title or interest therein, or its power to execute such contract to any person, company or corporation without the prior written consent and approval of the HANO.

### **Advertising**

In submitting a bid, the successful Respondent agrees not to use the results from it as a part of any commercial advertising. HANO does not permit law firms to advertise or promote the fact of their relationship with HANO in the course of marketing efforts, unless HANO specifically agrees otherwise.

### **Media Relations**

The Contractor shall not make public comment on HANO matters without express written approval from HANO's Director of Communications. All media inquiries shall be referred to the Administrative Receiver and to the Director of Communications.

### **Assumption of Risk**

Contractor is aware and acknowledges that HANO has no knowledge and/or duty to investigate the physical condition of any prospective property and/or the health conditions of any prospective property owners and/or occupants, including but not limited to tenants, subtenants, invitees, assignees, and/or any other person that has entered and/or lived in a prospective property. Contractor hereby agrees to assume any and all risk(s) associated with any potential infectious diseases, viruses, or the like, including but not

limited to COVID-19 (Novel Coronavirus Disease), that may be present in a prospective property and/or a prospective property's owner(s) and/or occupant(s). Contractor agrees, acknowledges, and assumes all potential risks, including risk of infection, transmission, and/or contraction of any infectious disease, virus, and/or illness, to view and/or enter a prospective property. Contractor further agrees to hold harmless and release HANO, including any and all agents, assigns, and/or successors, from any and all liability and/or potential claims, whether from Contractor or third party, arising from and/or in any way related to Contractor's alleged infection, transmission, and/or contraction of any infectious disease, virus, and/or illness from a prospective property, except any claim and/or cause of action arising from HANO's gross negligence and/or willful misconduct.

# Attachment G

## HUD 5370



# General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban  
Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0157 (exp. 1/31/2027)

**Applicability.** This form is applicable to any  
construction/development contract greater than \$250,000.

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 75. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, PHAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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## 1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
- (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
- (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
- (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
- (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
- (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Terms and Conditions (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
- (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
- (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
- (j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
- (l) "Work" means materials, workmanship, and manufacture and fabrication of components.

## 2. Contractor's Responsibility for Work

- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
- (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [ ] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
- (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
- (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
- (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
- (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
- (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
- (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

## 3. Architect's Duties, Responsibilities, and Authority

- (a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, **Schedule** engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
- (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;
  - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
  - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,
  - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

#### 4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

### Construction Requirements

#### 5. Pre-construction Conference and Notice to Proceed of the work, and that it has investigated and satisfied itself

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

#### 6. Construction Progress

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

#### 7. Site Investigation and Conditions Affecting the Work

- (a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

- (b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

## 8. Differing Site Conditions

(a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

(b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the

Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.

(c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.

(d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

## 9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

promptly submitted to the Contracting Officer, who shall

promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

(b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.

(c) Where "as shown" "as indicated", "as detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".

(d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.

(e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.

(f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.

(g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

#### 10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

#### 11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
- (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

machinery and mechanical and other equipment.

When required by this contract or by the Contracting Officer, the Contractor shall also obtain the

Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting

approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

#### 12. Permits and Codes

- (a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer.

Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

### 13. Health, Safety, and Accident Prevention

(a) In performing this contract, the Contractor shall:

- (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
- (2) Protect the lives, health, and safety of other persons;
- (3) Prevent damage to property, materials, supplies, and equipment; and,
- (4) Avoid work interruptions.

(b) For these purposes, the Contractor shall:

- (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and
  - (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.
- (c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.
- (d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.
- (e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

### 14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

### 15. Availability and Use of Utility Services

- (a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.
- (b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

### 16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

- (a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.
- (b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.
- (c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.
- (d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.
- (e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels **Construction** when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

## 17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

## 18. Clean Air and Water

The contractor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

## 19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

## 20. Inspection and Acceptance of

- (a) Definitions. As used in this clause -
- (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
- (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
- (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the **Construction PHA** considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

## 21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

## 22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

## 23. Warranty of

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of \_\_\_\_\_ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
- (1) The Contractor's failure to conform to contract requirements; or
  - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
- (1) Obtain all warranties that would be given in normal commercial practice;
  - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
  - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

#### 24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

#### Administrative Requirements

#### 25. Contract Period

this contract within \_\_\_\_\_ calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

#### 26. Order of Provisions

accordance with the terms and conditions of the

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

#### 27. Payments

retain ten (10) percent of the amount of progress

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved

submitted not later than \_\_\_\_\_ days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.

- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:

- (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
- (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
- (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in subcontract.

Name:

Title:

Date:

- (f) Except as otherwise provided in State law, the PHA shall

payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

## 28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

## 29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
  - (1) In the specifications (including drawings and designs);
  - (2) In the method or manner of performance of the work;
  - (3) PHA-furnished facilities, equipment, materials, services, or site; or,
  - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

### 30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

### 31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

### 32. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the **Convenience** Contractor's refusal or failure to complete the work within

the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
- (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
- (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

### 33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$ \_\_\_\_\_ [Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

completion of the work together with any increased costs occasioned the PHA in completing the work.

- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

### 34. Termination for

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

### 35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

### 36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
- (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
- (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ \_\_\_\_\_ [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

- (3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ \_\_\_\_\_

[Contracting Officer insert amount] per occurrence.

- (b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It

need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

- (c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

### 37. Subcontracts

- (a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

- (b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.
- (c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.
- (d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.
- (e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

### 38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) 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;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

### 39. Equal Employment Opportunity

During the performance of this contract, the Contractor/Seller agrees as follows:

- (a) The Contractor/Seller shall not discriminate against any employee or applicant for employment because of race color, religion, sex, sexual orientation, gender identity, disability, or national origin.
- (b) The Contractor/Seller shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, disability, or national origin. Such action shall include, but not be limited to, (1) employment, (2) upgrading demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship

(c) The Contractor/Seller agrees to post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer setting forth the provisions of this nondiscrimination clause.

(d) The Contractor/Seller shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor/Seller, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(e) The Contractor/Seller shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

(f) The Contractor/Seller shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

(g) The Contractor/Seller shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor/Seller shall permit

access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a that the Contractor/Seller is in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor/seller may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(i) The contractor/seller will include the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub[contractor/seller] or vendor. The [contractor/seller] will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the [contractor/seller] becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the [contractor/seller] may request the United States to enter into such litigation to protect the interests of the United States.

(j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

#### **40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.**

(a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.

(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 prioritization requirements and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04).

(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.

(e) Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(f) Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

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#### 41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

#### 42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

#### 43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of **Acts** Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

#### 44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

#### 45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

#### 46. Labor Standards - Davis-Bacon and Related

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

- (a) Minimum Wages.
  - (1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including

helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S.

Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.

(3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
- (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
- (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to

make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
  - (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
  - (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
  - (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause. DOL posts current fines at: <https://www.dol.gov/whd/govcontracts/cwhssa.htm#cmp>
  - (3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.
- (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

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#### 47. Non-Federal Prevailing Wage Rates

- (a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:
- (1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
  - (b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or
  - (c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

#### 48. Procurement of Recovered Materials.

- (a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.
- ( ) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

# Attachment H Acknowledgment of Addenda



**ACKNOWLEDGEMENT OF  
ADDENDA (ATTACHMENT H)**

Respondent has received the following Addenda, receipt of which is hereby acknowledged:

Addendum Number:\_\_\_\_\_ Date Received:\_\_\_\_\_

Addendum Number:\_\_\_\_\_ Date Received:\_\_\_\_\_

Addendum Number:\_\_\_\_\_ Date Received:\_\_\_\_\_

Addendum Number:\_\_\_\_\_ Date Received:\_\_\_\_\_

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed or Typed Name)

# Attachment I

## LOUISIANA UNIFORM PUBLIC WORK BID FORM

### (Entry of Proposed Fees)



# LOUISIANA UNIFORM PUBLIC WORK BID FORM

**TO:** The Housing Authority of New Orleans  
1555 Poydras Street, Suite 1800, New Orleans, LA 70112  
\_\_\_\_\_  
*(Owner to provide name and address of owner)*

**BID FOR:** 25-911-35  
Guste III Community Interior and Exterior Repairs  
\_\_\_\_\_  
*(Owner to provide name of project and other identifying information)*

The undersigned bidder hereby declares and represents that she/he: a) has carefully examined and understands the Bidding Documents, b) has not received, relied on, or based his bid on any verbal instructions contrary to the Bidding Documents or any addenda, c) has personally inspected and is familiar with the project site, and hereby proposes to provide all labor, materials, tools, appliances and facilities as required to perform, in a workmanlike manner, all work and services for the construction and completion of the referenced project, all in strict accordance with the Bidding Documents prepared by: ECM Consultants, Inc.  
\_\_\_\_\_ and dated: 11/21/2025  
*(Owner to provide name of entity preparing bidding documents.)*

Bidders must acknowledge all addenda. The Bidder acknowledges receipt of the following **ADDENDA:** (Enter the number the Designer has assigned to each of the addenda that the Bidder is acknowledging) \_\_\_\_\_.

**TOTAL BASE BID:** For all work required by the Bidding Documents (including any and all unit prices designated "Base Bid" \* but not alternates) the sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**ALTERNATES:** For any and all work required by the Bidding Documents for Alternates including any and all unit prices designated as alternates in the unit price description.

**Alternate No. 1** *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:

\_\_\_\_\_ Dollars (\$ N/A )

**Alternate No. 2** *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:

\_\_\_\_\_ Dollars (\$ N/A )

**Alternate No. 3** *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:

\_\_\_\_\_ Dollars (\$ N/A )

**NAME OF BIDDER:** \_\_\_\_\_

**ADDRESS OF BIDDER:** \_\_\_\_\_

**LOUISIANA CONTRACTOR'S LICENSE NUMBER:** \_\_\_\_\_

**NAME OF AUTHORIZED SIGNATORY OF BIDDER:** \_\_\_\_\_

**TITLE OF AUTHORIZED SIGNATORY OF BIDDER:** \_\_\_\_\_

**SIGNATURE OF AUTHORIZED SIGNATORY OF BIDDER \*\*:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## **THE FOLLOWING ITEMS ARE TO BE INCLUDED WITH THE SUBMISSION OF THIS LOUISIANA UNIFORM PUBLIC WORK BID FORM:**

\* The Unit Price Form shall be used if the contract includes unit prices. Otherwise it is not required and need not be included with the form. The number of unit prices that may be included is not limited and additional sheets may be included if needed.

\*\* **A CORPORATE RESOLUTION OR WRITTEN EVIDENCE** of the authority of the person signing the bid for the public work as prescribed by LA R.S. 38:2212(B)(5).

**BID SECURITY** in the form of a bid bond, certified check or cashier's check as prescribed by LA R.S. 38:2218(A) attached to and made a part of this bid.

# LOUISIANA UNIFORM PUBLIC WORK BID FORM

## UNIT PRICE FORM

**TO:** The Housing Authority of New Orleans  
1555 Poydras Street, Suite 1800,, New Orleans, LA 70112  
\_\_\_\_\_  
\_\_\_\_\_

(Owner to provide name and address of owner)

**BID FOR:** 25-911-35  
Guste III Community Interior and Exterior Repairs  
\_\_\_\_\_  
\_\_\_\_\_

(Owner to provide name of project and other identifying information)

**UNIT PRICES:** This form shall be used for any and all work required by the Bidding Documents and described as unit prices. Amounts shall be stated in figures and only in figures.

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION ( <i>Quantity times Unit Price</i> )

**Wording for “DESCRIPTION” is to be provided by the Owner.**

**All quantities are estimated. The contractor will be paid based upon actual quantities as verified by the Owner**

# Attachment J Certification of Contractor Non- Exclusion



### CERTIFICATION OF CONTRACTOR NON-EXCLUSION

This certification applies to a sole proprietor or any bidding entity or any individual partner, incorporator, director, manager, officer, organizer, or member, who has at least 10% ownership in the bidding entity, for consideration for award of contracts, in accordance with LA R.S. 38:2227.

A conviction of or plea of guilty or no contest to the following state crimes or equivalent federal crimes shall permanently bar any person or the bidding entity from bidding on public projects:

- (a) Public bribery
- (b) Corrupt Influencing
- (c) Extortion
- (d) Money laundering

A conviction of or plea of guilty or no contest to the following state crimes or equivalent federal crimes shall bar any person or the bidding entity from bidding on public projects for a period of five years from the date of conviction or from the date of the entrance of the plea of guilty or no contest:

- (a) Theft
- (b) Identity theft
- (c) Theft of a business record
- (d) False accounting
- (e) Issuing worthless checks
- (f) Bank fraud
- (g) Forgery
- (h) Contractors; misapplication of payments
- (i) Malfeasance in office

The five-year prohibition shall apply only if the crime was committed during the solicitation or execution of a contract or bid awarded pursuant to the provisions of LA R.S. Title 38, Chapter 10 – Public Contracts.

Should information be discovered about a bidding entity that would be cause for debarment, suspension, exclusion, or determination of ineligibility for award of a contract, HANO shall report and submit supporting documentation to the applicable regulatory agency.

I hereby attest that I have not been convicted of, or have not entered a plea of guilty or nolo contendere to any of the crimes listed above or equivalent crimes.

\_\_\_\_\_  
(Print)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

# Attachment K E-Verification Affidavit

(Only Required Post-Bid by Awarded  
Bidder)



**E-VERIFICATION AFFIDAVIT**

(Employer)

STATE OF \_\_\_\_\_

CITY/COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ Being duly sworn, attests and says that:  
(Authorized Signatory)

\_\_\_\_\_ a private organization,  
(Name of Private Company/Employer)

duly registered in the aforementioned state, and contracted to perform work within the State of Louisiana, herein attests that I/we (the employer) are in compliance with the United States Department of Homeland Security's "E-Verify" program, which is mandated pursuant to La RS 38:2212.10. I further attest that I/we are registered in a status verification system to verify that all new employees in my/our (the employer) employ are legal citizens of the United States, or are legal aliens. Further, I/we shall continue to utilize a status verification system to confirm the legal status of all new employees assigned to this project during the term of this contract. In further compliance with the Immigration Reform and Immigrant Responsibility Act of 1996 administrated by the U.S. Department of Homeland Security, I/we shall require all subcontractors to submit to me/us (the employer) a sworn affidavit verifying its compliance with the Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324(a).

Signature of

\_\_\_\_\_  
(Authorized Signatory)

\_\_\_\_\_  
(Printed Name/Title of Authorized Signatory)

Sworn to and Subscribed before me:

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

(Must be Notarized to be valid)

# Attachment L Vendor Registration Form





## VENDOR SETUP FORM

Company Name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Owner/President: \_\_\_\_\_

Remit To Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Authorized Signature: \_\_\_\_\_

Contact Number: \_\_\_\_\_ Contact Fax: \_\_\_\_\_

Contact Email: \_\_\_\_\_ Company Website: \_\_\_\_\_

Banking Information (Required for EFT Payment, if applicable):

Bank Name: \_\_\_\_\_ Name on Bank Account: \_\_\_\_\_

Routing Number: \_\_\_\_\_

Account Number: \_\_\_\_\_

Type of Account: ☐ Checking ☐ Savings ☐ Corporate/Commercial

Required: Taxpayer Identification Number: \_\_\_\_\_

Type of Operation (Check all that apply):

☐ Individual ☐ Corporation ☐ Manufacturer ☐ Partnership ☐ Distributor

☐ Sole Proprietorship ☐ Retail Dealer ☐ Agent/Broker ☐ Limited Liability

PLEASE ATTACH ANY REVISED INFORMATION INCLUDING W9 AND/OR BANKING UPDATED INFORMATION, AS REQUIRED.....

Requisition #: \_\_\_\_\_ or N/A \_\_\_\_\_ (Direct pay items do not require a requisition #)

### Approvals:

Requestor/Department: \_\_\_\_\_ Date: \_\_\_\_\_

Finance Approval: \_\_\_\_\_ Date: \_\_\_\_\_ 1099? Y N

Procurement Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Date Entered: \_\_\_\_\_ Entered By: \_\_\_\_\_

**\* Attach Documentation (If Provided)**

## Select All Applicable Products/Service in Each Category:

### Voice Services & Products:

- ☐ Call Accounting
- ☐ Calling Cards
- ☐ Local Services
- ☐ Voice Bridging
- ☐ VoIP Solutions
- ☐ Call Center
- ☐ Telephone Equipment
- ☐ Long Distance Services
- ☐ Voice Systems
- ☐ Wireless/Cellular
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

### Network/Internet Services & Products:

- ☐ Converged Network Provider
- ☐ Internet Access
- ☐ Virtual Learning
- ☐ Custom Network/Internet Solutions
- ☐ Network Equipment
- ☐ Wireless LAN/MAN/WAN
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

### Video Services & Products:

- ☐ Audio/Visual Equipment
- ☐ Interactive Video & Multimedia Equipment
- ☐ Video Bridging
- ☐ Integration Services
- ☐ Network Access
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

### e-Learning Solutions:

- ☐ Course/Learning Management Application
- ☐ Training/Certification
- ☐ Course Content Provider
- ☐ Hosting – ASP Services
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

### Computer Services & Products:

- ☐ Application Software (Microsoft, Adobe, Lotus, etc.)
- ☐ E-mail Applications
- ☐ Network Devices
- ☐ SAN, Enterprise, Etc.
- ☐ Web & Application Hosting/IT Services
- ☐ Computers, Servers & Add-On Components
- ☐ Internet Content Filtering Applications & Devices
- ☐ Peripheral Equipment
- ☐ Storage Systems
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

### Additional Services & Products:

- ☐ Auditors
- ☐ Electrical Generators & Power Suppression Equip
- ☐ Office Furniture
- ☐ Consulting
- ☐ Library Supplies, Equipment & Furniture
- ☐ Office Supplies & Equipment
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

Circle all that Apply: (DBE) (WBE) (MBE) (Section 3) (Small Business)

Required: (Attach a copy of your certification for all items circled above)

Check one: \_\_ African American \_\_ Hispanic \_\_ Native American \_\_ Asian \_\_\_\_\_ Caucasian \_\_ Other

### Definitions:

**Disadvantage Business Enterprise (DBE)** – A business enterprise that is 51% or more owned, controlled, and actively operated by one or more persons who are classified as members of a racial minority group, such as African American, Hispanic American, Asian Pacific American, Asian Indian American, Native American, Aleuts or Hasidic Jewish Americans.

**Woman Business Enterprise (WBE)** - A business enterprise that is 51% or more owned, controlled, and actively operated by one or more women.

**Section 3 Business** - A business that meets one of the following:

1. 51% or more owned and controlled by a resident of any HANO Housing site or whose full-time permanent workforce includes 30% of HANO residents of any housing site;
2. Hud Youthbuild Program in Orleans Parish;
3. Business concerns that are 51% or more owned and controlled by HANO residents or are low or very low-income Orleans Parish Residents or whose full-time permanent workforce includes 30% of HANO residents or low/very low-income Orleans Parish residents;
4. Business that subcontracts in excess of 25% of the total amount of subcontracts to business concerns identified in the preferences above.

**Small Business Enterprise (SBE)** — A business concern, including its affiliates, that is independently owned and operated and is not dominant in the field of operation for which it is bidding and qualifies as a small business under the criteria and size standards in 13 CFR Part 121 (see FAR 19.102).

**DECLARATION BY VENDOR**

**I confirm that:**

- i) Neither I nor any employee of \_\_\_\_\_ is in any way connected to the Housing Authority of New Orleans or its employees or an immediate family member of any Housing Authority of New Orleans employee.
- ii) For each relationship, I will include a brief statement describing the relationship.
- iii) The information furnished is correct to the best of my knowledge and belief.

\_\_\_\_\_  
Printed Name of Authorized Signatory

\_\_\_\_\_  
Signature

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code		
<b>7</b> List account number(s) here (optional)		

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
				-					
or									
<b>Employer identification number</b>									
				-					

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification Instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

# Attachment M

# Sample Bid Bond

# Form



SAMPLE FORM OF BID BOND

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, \_\_\_\_\_ as Principal, hereinafter called the Principal, and \_\_\_\_\_ a corporation duly organized under the laws of the State of Louisiana, as Surety, are held and firmly bound unto the Housing Authority of New Orleans (HANO), for the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_), for the payment of which sum well and truly to be made, the said Principal and the said Surety bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly be these presents.

**WHEREAS**, the Principal has submitted a bid for \_\_\_\_\_

\_\_\_\_\_ Located at \_\_\_\_\_  
(Identify project by number and brief description)

**NOW THEREFORE**, if the HANO shall accept the bid of the Principal and the Principal shall enter into a contract with the HANO in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the HANO the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the HANO may in good faith contract with another party to perform work covered by said bid or an appropriate required amount as specified in the Invitation for Bids, the foregoing to include any other purposes or items set out in, and to be subject to, provisions of La. R.S. 38:2241; 38:2216, as amended, then this obligation shall be null and void; otherwise to remain in full force and effect.

**IN WITNESS WHEREOF**, the Principal and Surety have hereto set their hands and seals, this \_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**PRINCIPAL**

**SURETY**

\_\_\_\_\_  
(Name and Seal)

\_\_\_\_\_  
(Attorney-in-Fact)

**ATTEST:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**HOUSING AUTHORITY OF NEW ORLEANS. LA**

# **Attachment N Performance and Payment Bond Sample Form**

**(Only Required Post-Bid from  
Awarded Bidder)**



**PERFORMANCE AND PAYMENT BOND (OR BONDS)**

CITY OF: \_\_\_\_\_

STATE OF: LOUISIANA

PARISH OF: \_\_\_\_\_

PROJECT NO: \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS:** That we, the undersigned: \_\_\_\_\_

Of the City of \_\_\_\_\_ Parish of \_\_\_\_\_, State of \_\_\_\_\_

As Principal, and \_\_\_\_\_, duly authorized under the Laws of the State of Louisiana to act as surety on bonds for the Principals, and as SURETY, are held and firmly bound unto the HOUSING AUTHORITY of the City of NEW ORLEANS, in Louisiana, a public body corporate and politic, created under and by virtue of the Laws of the State of Louisiana, (hereinafter referred to as the Local Authority) and to subcontractors, workmen, laborers, mechanics, furnishers of materials, and to all others entitled to protection under public Contract Bonds in accordance with the Laws of this State, the provisions of such Laws being incorporated herein by reference as their interest may appear, all of whom shall have the right to sue upon this Bond in the penal sum of:

\_\_\_\_\_ (\$ \_\_\_\_\_)

**THE CONDITION OF THIS OBLIGATION IS SUCH THAT, WHEREAS,**

The above bounded Principal has on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by an Instrument in writing, entered into a Contract with the Local Authority to furnish all materials, labor, tools, equipment, supervision, and other accessories, and to do all work necessary to complete the requirements within the Plans and Specifications for: \_\_\_\_\_, and Addenda thereto, numbered \_\_\_\_\_ Dated: \_\_\_\_\_ and, which said Specifications, Addenda and Drawings are incorporated herein by reference, and made a part hereof.

**NOW, THEREFORE,** if the said principal shall well and truly in good sufficient and workmanlike manner, faithfully perform said Contract and Agreement, and shall and will in all respects duly and faithfully perform all and singular the covenant-conditions and agreements in and by said Contract agreed and covenanted by the said Principal, to be observed and performed and according to the true intent and meaning of said Contract, Plans and Specifications thereunder perform and complete the work required, and shall defend, indemnify and save harmless said Local Authority against all damages, claims, demands, expenses, and charges of every kind

**HOUSING AUTHORITY OF NEW ORLEANS. LA**

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(including claims of patent infringement) arising out of injury or damage to persons or property by reason of said Contract and the work thereunder required of said Principal or arising from any act, omission or neglect of said Principal, his agents, or employees with relation to said work and shall pay all costs, charges, rentals, and expenses for labor, materials, supplies, and equipment, and deliver to the said Local Authority completed and ready for occupancy or operation and free from all liens, encumbrances, or claims for labor, materials or otherwise, during the original term of same, as well as during any period of extension of said Contract that may be granted on the part of the Local Authority; and shall promptly well and truly make payment to persons, firms, corporations, subcontractors, workmen, laborers, mechanics, furnishing materials for, or performing labor in prosecution of work provided in such Contract, all moneys to them owing by said Principal for subcontractor's work, labor and materials, workmen's compensation insurance, excise taxes or other lawful public charges, provided, furnished, or applicable to the construction of such improvements, provided in such Contract, for the said Local Authority and shall pay to the said Local Authority, all penalties provided for under the laws of this State for the violation of any provisions of law and/or of the provisions of said Contract, and shall pay all other expenses lawfully chargeable to the said Local Authority by reason of any default or neglect in the relation of said Contract and said work-then the obligation shall be and become null and void, otherwise to remain in full force and effect.

No modifications, omissions, or additions in or to the terms of said Contract, in the Plans and Specifications, or in the manner and mode of payment, shall in any manner affect the obligation of the undersigned Surety in connection with the aforesaid Contract.

The undersigned hereby does further consent and yield to the jurisdiction of the Civil District Court for the Parish of Orleans, in the State of Louisiana and does hereby formally waive any pleas of jurisdiction on account of the residence elsewhere of the undersigned Surety, as well as all pleas or discussions in regard to the Contractor, its Principal under this Bond.

**IN WITNESS WHEREOF**, the above bonded parties have executed this Instrument under their several  
Seals, and these presents duly signed by their undersigned representative pursuant to the authority of their  
governing bodies;

**IN THE PRESENCE OF:**

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

BUSINESS ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Corporate Surety)

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Title: Attorney-in-Fact

Date: \_\_\_\_\_

BUSINESS ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The rate of premium on this bond is \$ \_\_\_\_\_ per thousand

The total amount of premium is \$ \_\_\_\_\_

**HOUSING AUTHORITY OF NEW ORLEANS, LA**

# Attachment O

## Davis Bacon

## Wage Rates



"General Decision Number: LA20250001 09/19/2025

Superseded General Decision Number: LA20240001

State: Louisiana

Construction Type: Residential

Counties: Acadia, Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Lafourche, Livingston, Orleans, Ouachita, Plaquemines, Rapides, St Bernard, St Charles, St James, St John the Baptist, St Landry, St Martin, St Tammany, Terrebonne, Webster and West Baton Rouge Counties in Louisiana.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

<p>If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:</p>	<p>. Executive Order 14026 generally applies to the contract.</p> <p>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</p>
<p>If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:</p>	<p>. Executive Order 13658 generally applies to the contract.</p> <p>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</p>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at

<http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/24/2025
2	04/04/2025
3	05/02/2025
4	06/20/2025
5	09/12/2025
6	09/19/2025

ELEC0130-003 12/02/2024

JEFFERSON, LAFOURCHE, ORLEANS, PLAQUEMINES, ST. BERNARD, ST. CHARLES, ST. JAMES, ST. JOHN THE BAPTIST, ST. MARTIN (Southern Portion), and TERREBONNE PARISHES

Rates	Fringes
-------	---------

ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....\$ 35.00	16.03
--	-------

\* ELEC0194-002 09/02/2025

BOSSIER, CADD0, and WEBSTER PARISHES

Rates	Fringes
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ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....\$ 35.85	15.58
--	-------

\* ELEC0446-002 03/01/2025

OUACHITA PARISH

Rates	Fringes
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ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....\$ 29.55	2%+13.77
--	----------

ELEC0576-003 09/01/2025

RAPIDES PARISH

Rates	Fringes
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ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....\$ 30.00	4.25%+10.75
--	-------------

ELEC0861-002 09/01/2024

ACADIA, CALCASIEU, LAFAYETTE, AND ST. MARTIN (Northern Portion) PARISHES

	Rates	Fringes
--	-------	---------

ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....	\$ 31.98	4.34%+13.75
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ELEC0995-003 01/01/2025

ASCENSION, EAST BATON ROUGE, LIVINGSTON, ST. LANDRY, AND WEST BATON ROUGE PARISHES

	Rates	Fringes
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ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....	\$ 29.47	13.50
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ELEC1077-006 05/26/2025

ST. TAMMANY PARISH

	Rates	Fringes
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ELECTRICIAN (including low voltage wiring and installation of fire alarms and security systems).....	\$ 30.35	3%+11.55
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PLUM0060-005 06/05/2023

JEFFERSON, LAFOURCHE, ORLEANS, PLAQUEMINES, ST. BERNARD, ST. CHARLES, ST. JAMES (Southeastern Portion), ST. JOHN THE BAPTIST, ST. TAMMANY, AND TERREBONNE PARISHES

	Rates	Fringes
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PLUMBER (including HVAC pipe)....	\$ 31.70	13.85
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PLUM0141-003 08/01/2023

BOSSIER, CADD0, and WEBSTER PARISHES

	Rates	Fringes
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PLUMBER (including HVAC pipe)....	\$ 28.48	14.47
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PLUM0141-008 08/01/2024

OUACHITA PARISH

	Rates	Fringes
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PLUMBER (including HVAC pipe)....	\$ 28.75	11.86
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PLUM0198-002 12/08/2022

ASCENSION, EAST BATON ROUGE, LIVINGSTON , ST. JAMES (Northwestern Portion), ST. MARTIN (Eastern Portion), AND WEST BATON ROUGE PARISHES

	Rates	Fringes
PLUMBER (including HVAC pipe)....	\$ 32.42	16.50
-----		
PLUM0198-009 06/01/2014		

ACADIA, CALCASIEU, LAFAYETTE, ST. LANDRY, and ST. MARTIN  
(Western Portion) PARISHES

	Rates	Fringes
PLUMBER (including HVAC pipe)....	\$ 25.90	13.65
-----		
PLUM0247-004 05/01/2020		

RAPIDES PARISH

	Rates	Fringes
PLUMBER (including HVAC pipe)....	\$ 26.50	13.39
-----		
SHEE0214-003 07/01/2009		

Jefferson, Lafourche, Orleans, Plaquemines, St. Bernard, St.  
Charles, St. James, St. John the Baptist, St. Tammany, and  
Terrebonne Parishes

	Rates	Fringes
SHEET METAL WORKER (includes HVAC Duct).....	\$ 24.54	9.65
-----		
SHEE0214-005 02/01/2009		

Acadia, Ascension, Calcasieu, East Baton Rouge, Lafayette,  
Livingston, St. Landry, St. Martin, and West Baton Rouge  
Parishes

	Rates	Fringes
SHEET METAL WORKER (includes HVAC Duct).....	\$ 24.37	9.205
-----		
SHEE0361-004 07/01/2012		

BOSSIER, CADD0, OUACHITA, RAPIDES, AND WEBSTER PARISHES

	Rates	Fringes
Sheet Metal Worker (including HVAC duct).....	\$ 26.09	10.22+3%
-----		
* SULA2004-012 06/15/2004		

	Rates	Fringes
CARPENTER (including drywall hanging, metal stud installation, and formbuilding/formsetting). ....	\$ 11.78 **	0.00
Laborer, common .....	\$ 8.01 **	0.00

## PAINTER

Brush, Roller, and Spray ....	\$ 11.38 **	.83
Drywall Finishing .....	\$ 12.71 **	.78

## Power Equipment Operator

Crane .....	\$ 13.00 **	0.00
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ROOFER .....	\$ 10.11 **	2.01
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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

## Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was

prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

#### State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which

the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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#### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to [BCWD-Office@dol.gov](mailto:BCWD-Office@dol.gov) or by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to [dba.reconsideration@dol.gov](mailto:dba.reconsideration@dol.gov) or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.

Washington, DC 20210.

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END OF GENERAL DECISION"

# Attachment P

## Employment, Training, and Contracting Policy





*Housing Authority of New Orleans*

**EMPLOYMENT, TRAINING, AND CONTRACTING POLICY**

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## Part I: Policy, Purpose, Requirements, Definitions

### A. Introduction and Summary

The Housing Authority of New Orleans (HANO) has established a policy whereby any contractor that transacts business with HANO must meet the requirements of HANO's Section 3 and DBE/WBE policy as outlined in this document. This policy applies to all contracts valued at \$100,000 or greater. Contractors will: 1) offer Section 3 employment, training and employment skill building programs for eligible Section 3 residents and 2) provide Section 3 Business Concerns, Disadvantaged Business Enterprises (DBEs) as well as Woman Business Enterprises (WBEs) with the maximum opportunity to participate in the performance of contracts awarded by HANO. HANO will make a good faith effort to recruit as many Section 3 eligible residents and businesses as possible for employment and instructional positions and contract opportunities, in an effort to provide economic opportunities for area residents and area business concerns.

This document serves to fulfill two (2) main objectives: 1) it outlines the Section 3 & Section 3 Business Concerns/DBE/WBE policy and program compliance measures of HANO, and 2) it contains program definitions, requirements, required forms, information on program assistance provided by HANO, and other information related to HANO's Employment, Training and Contracting Policy. This document replaces all previous policies and is in immediate effect as of the HANO Board approval date.

### Summary of Requirements

	Targeted Section 3 Worker	Section 3 Worker	SMDBE Contracting	WBE Contracting	Section 3 Contracting	Section 3 Training & Internship
Requirements	A worker employed by a Section 3 business concern or a worker who currently fits or when hired fits at least one of the following categories, as documented within the past 5 years. 1. Public Housing resident, Section 8 assisted housing or Youthbuild. 2. Income-eligible resident of Public Housing or Section 8 assisted housing managed by the PHA. 3. Youthbuild Participant. 4. Labor Benchmark of 5%. **Included in the 25% requirement.	Individual's income is below the Low-Income limit is less than 80% AMI. Employed by a Low-Income business concern. Youthbuild Participant. Labor Benchmark of 25%.	25% of the value of the construction contracts.	5% of the value of the construction contracts.	10% of the value of the construction contracts.	Paid Training and Internship Spots as listed in the Chart on Page 16 of HANO's Employment, Training and Contracting Policy.

These requirements apply to all prime and subcontractors where the value of the contract with HANO is \$100,000 or greater.

## B. Definitions

**Labor Hours:** The number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing assistance.

**Professional Services:** Non-construction services that require an advanced degree or professional licensing, including, but not limited to, contract for legal services, financial consulting, accounting services, environmental services, architectural services, and civil engineering services.

**Local Hire:** Employee Residing within Orleans Parish.

**Low-Income Person:** A family (including single persons) whose income does not exceed 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

**Very Low-Income Person:** A family (including single persons) whose income does not exceed 50% of the median family income for the area, as determined by HUD, with adjustments for smaller and larger families.

**New Hires:** Full-time employees not previously employed on this contract for permanent, temporary or seasonal employment opportunities.

**Section 3 Worker:** Any worker who currently fits or, when hired within the past 5 year fit, at least one of the following categories, as documented:

- (1) The worker's income for the previous or annualized calendar year is below the income limit established by HUD, or
- (2) The worker is employed by a Section 3 Business Concern, or
- (3) The worker is a YouthBuild participant.

**Service area or the neighborhood of the project:** An area within one mile of the Section 3 project or, if fewer than 5,000 people live within one mile of a Section 3 project, within a circle centered on the Section 3 project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

**Core Employees:** Persons listed and verified as employed with company before the contract execution date.

**Contractor:** Any entity which contracts for the performance of work generated by the expenditure of Section 3 covered assistance, or performing work in connection with a Section 3 covered project.

**Housing Authority (HA):** Public Housing Agency

**Housing Development:** Housing owned, developed, or operated by public housing agencies in accordance with HUD's public housing program regulations codified in 24 CFR Chapter IX.

**Employment Opportunities Generated by Section 3 Covered Assistance:** All employment opportunities generated by the expenditure of Section 3 covered public assistance (i.e., operating assistance, development assistance and modernization assistance, (as described in 24 CFR Section 135.3 (a) (1)). With respect to Section 3 covered housing and community development assistance, this term means all employment opportunities arising in connection with Section 3 covered projects (as described in Section 135.3 (a) (2)), including management and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities, e.g., construction manager, relocation specialist, payroll clerk, etc.

**HUD Youthbuild Programs:** Programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12899), and provide disadvantaged youth with opportunities for employment, education, leadership development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low-income families.

**Recipient:** Any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State unit of local government, PHA, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor, assignee or transferee of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

**Section 3:** Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

**Section 3 Business Concern:**

- (1) Business concerns that 51 percent (51%) owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing; or
- (2) Business where over 75 percent (75%) of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or
- (3) Business concerns that are at least 51 percent (51%) owned and controlled by low- or very low-income persons.

**Section 3 Covered Contracts:** A contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project. Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation (FAR). Section 3 covered contracts also do not include contracts for the purchase of supplies and materials only. However,

whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract

**Section 3 Covered Project:** The construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

**Small, Minority, and Disadvantaged Business Enterprise (SMDBE):** A business enterprise that is 51% or more owned, controlled, and actively operated by one or more persons who experience some form of social or economic disadvantage. For the purposes of SMDBE identification, the factors for proving social or economic disadvantage include at least one objective distinguishing factor such as race, ethnic origin, gender or gender identification, physical handicap, service in the military, long-term residence in an environment isolated from the mainstream of society, or other similar causes not common to individuals who are not socially disadvantaged.

**Subcontractor:** Any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor's obligation for the performance of work generated by the expenditure of Section 3 covered assistance, or arising in connection with a Section 3 covered project.

**Targeted Section 3 Worker:** For public housing assistance, a Section 3 worker who is:

- (1) A worker employed by a Section 3 Business Concern; or
- (2) A worker who currently fit, or when hired within the past five (5) years fit, at least one of the following categories:
  - (i) A resident of public housing or Section 8-assisted housing; or
  - (ii) A resident of other public housing projects or Section 8-assisted housing managed by HANO; or
  - (iii) A YouthBuild participant.

**YouthBuild programs:** YouthBuild programs receiving assistance under the Workforce Innovation and Opportunity Act (WIOA).

U.S.C. 1701u).

**Section 3 Final Rule:** Section 3 Final Rule makes changes to the Section 3 regulations, now codified in 24 CFR Part 75 and is effective on November 30, 2020, designed to focus on economic opportunity outcomes while simultaneously reducing regulatory burden. These changes improve the effectiveness of Section 3, streamline some process that have not yielded significant benefits, and encourage HUD grantees to focus on sustained employment for low-and very low income individuals.

## C. HANO Section 3 & DBE/WBE Policy Statements

### **Section 3 Policy Statement**

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701, et seq.) (the “Act”) requires the Housing Authority of New Orleans to ensure that employment and other economic and business opportunities generated by financial assistance from the Department of Housing and Urban Development (“HUD”), are directed to public housing residents and other low income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low and very low income persons.

With the Housing Authority of New Orleans’ (HANO) Board Resolution Number 2021-18, HANO hereby reaffirms its commitment of ensuring that all contractors and any tier subcontractors that are awarded a contract of \$100,000 or greater by HANO for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide meaningful, full-time, permanent employment and training to Section 3 residents. It is further reaffirmed that all vendor/contractors and any tier subcontractors that are awarded a contract for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide contracting opportunities to Section 3 business concerns.

To comply with the Act and Board Resolution Number 2021-18, the requirements of this policy is to obtain a reasonable level of success in the recruitment, employment, and utilization of HANO residents and other eligible persons and/or businesses by contractors working on contracts partially or wholly funded with HUD monies. HANO shall examine and consider a contractor’s potential for success in providing employment and business opportunities to those covered under Section 3 prior to acting on any proposed contract award.

In response to any Request for Proposals (RFP), Request for Qualifications (RFQ) or Invitation for Bids (IFB), HANO will require submission of the Section 3 Opportunities Plan, roster of Core Employees, and certification that the respondent will comply with the requirements of Section 3 and this policy.

HANO, in accordance with applicable laws and regulations including those published at 24 CFR Part 75 and effective on November 30, 2020, has established employment and training requirements that contractors and subcontractors are expected to meet in order to comply with Section 3 requirements.

HANO’s Section 3 requirement is that Section 3 Workers must perform 20% of all labor hours on a covered contract, and that Targeted Section 3 Workers must perform 5% of all labor hours on a covered contract.

It is the contractor’s responsibility to implement progressive efforts to attain Section 3 compliance. Failure to attain Section 3 compliance in accordance with their contract will subject contractors to penalties including, but not limited to, the withholding of payments.

Small, Minority, and Disadvantaged Business Policy Statement Consistent with Presidential Executive Orders 11625, 12138, and 12432, and as promulgated in 2 CFR Part 200 and in the Housing Authority of New Orleans’ (HANO) Board Resolution Number 2021-18, HANO hereby

modifies the numerical requirements relative to contracting with Small, Minority, and Disadvantaged Business Enterprises (SMBDE). HANO also reaffirms its commitment of ensuring that all contractors and any tier subcontractors that are awarded a contract for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide SMDBEs with the maximum opportunity to participate in the performance of contracts awarded by HANO.

**HANO's SMDBE requirement is 30% of the value of the contract will be awarded to qualified SMDBEs. Small, Minority and Disadvantaged Business Enterprise requirements will be 25% of the value of the contract and Women Owned Business Enterprise requirements will be 5% of the value of the contract.**

To comply with this requirement and Board Resolution Number 2021-18, the requirements of this policy is to obtain a reasonable level of success in the utilization of eligible businesses by contractors working on contracts partially or wholly funded with HUD monies. HANO shall examine and consider a contractor's potential for success in meeting these requirements prior to acting on any proposed contract award.

In response to any Request for Proposals (RFP), Request for Qualifications (RFQ) or Invitation for Bids (IFB), HANO will require submission of evidence and certification that the bidder will comply with the requirements of this policy.

#### **D. Section 3 New Hire & Contracting Requirements**

##### **Section 3 Numerical Requirements and Order of Preference:**

In accordance with Section 3, HANO requires that all contractors and any tier subcontractors shall provide training and employment opportunities to Section 3 residents to meet or exceed a numerical requirement of 25% of hours worked requirement. Which is 5% of hours worked for Targeted Section 3 Workers and 20% for Section 3 Workers. The priority list is:

- Priority 1: A resident of HANO housing site where the work is being done
- Priority 2: A resident of any HANO housing site
- Priority 3: A participant in HUD Youthbuild program in Orleans Parish
- Priority 4: A Section 8 assisted resident of Orleans Parish
- Priority 5: 5% Labor Hours Benchmark included within the 25% requirement

##### **Contracting Requirements**

In accordance with Section 3, HANO requires that all contractors and any tier subcontractors shall direct 10% of the contract value to Section 3 business concerns for construction contracts in the following order of priority:

- Priority 1: Business concerns that are 51% or more owned by residents of the HANO housing development or developments for which the Section 3 covered assistance is expended, or whose full-time, permanent workforce includes 30% of these persons as employees; or
- Priority 2: Business concerns that are 51% or more owned by residents of other HANO housing developments that is expending the Section 3 covered assistance, or

whose full-time, permanent workforce includes 30% of these persons as employees; or

Priority 3: HUD Youthbuild programs in Orleans Parish; or

Priority 4: Business concerns that are 51% or more owned by low or very-low income Section 3 residents, or whose permanent, full-time workforce includes no less than 30% Section 3 residents, or that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in paragraphs (1) and (2) of this section.

Section 3 businesses seeking a contract or subcontract shall be responsible for submitting evidence, if requested, to demonstrate to the satisfaction of the contracting party that the business concern is responsible and has the ability to perform successfully under the terms and conditions of the proposed contract.

Contractors must incorporate and enforce the provisions of the Section 3 policy and numerical requirements in any and all tier subcontracts. Requirements relative to employment and contracting with Section 3 residents and business concerns shall not apply to contracts less than \$100,000 and shall not apply to contracts for the purchase of supplies and materials unless the contract for materials includes installation.

In some instances, the requirements relative to contracting with Section 3 business concerns and DBEs/WBEs may overlap; however, **participation can only count toward one requirement**. For example, if a subcontract is let to a Section 3 business concern that also qualifies as a DBE, then the contractor may count the subcontract either towards its Section 3 contracting requirements or towards its DBE contracting requirements; the contractor shall not be allowed to count the participation towards both requirements.

## **E. DBE/WBE Contract Requirements**

### **Numerical Requirements**

HANO requires that all contractors and any tier subcontractors shall direct their subcontracting opportunities to DBEs/WBEs as follows:

- Disadvantaged Business Enterprises - 20% of the total value of contract
- Woman Business Enterprises - 5% of the total value of contract

DBE and WBE businesses seeking a contract or subcontract shall be responsible for submitting evidence, if requested, to demonstrate to the satisfaction of the contracting party that the business concern is responsible and has the ability to perform successfully under the terms and conditions of the proposed contract.

Contractors must incorporate and enforce the provisions of this policy and numerical requirements in any and all tier subcontracts. HANO must receive a copy of all tier subcontracts.

In some instances, the requirements relative to contracting with Section 3 business concerns and DBEs/WBEs may overlap; however, an individual company's participation can only count toward one requirement on a contract. For example, if a subcontract is let to a WBE concern that also qualifies as a DBE, then the contractor may count the subcontract either towards its WBE contracting requirements or towards its DBE contracting requirements; the contractor shall not be allowed to count the participation towards both requirements.

Requirements relative to contracting with DBEs/WBEs shall not apply to contracts less than \$100,000 and shall not apply to contracts where the contractor is not subcontracting for any work, materials, supplies, services, etc, or when the sole source or specified items are not available from DBEs/WBEs.

100% of the participation of DBE/WBE suppliers shall count towards the requirements as long as the supplier maintains an inventory and/or significantly alters the product for distribution. In cases where the DBE/WBE supplier does not maintain an inventory and/or does not significantly alter products for distribution, only 25% of the DBE/WBE supplier's participation shall count toward the requirements.

## **Part II- Procurement & Contractor Requirements and Procedures**

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### **A. Section 3 Contracting Requirements & Procedures**

The procedures outlined herein shall apply to all contractors seeking contracting opportunities with the Housing Authority of New Orleans.

As part of the response to an IFB, RFP, RFQ, or other solicitation, respondents (prime) are required to submit a Section 3 Employment and Training Action Plan (SETAP) to identify overall projected employment by type and phase, Section 3 hiring, training and contracting requirements, objectives, and actions that will be implemented to ensure compliance with the requirements of Section 3. (See Section III for Section 3 Employment & Training Action Plan format).

The **HANO Section 3 Coordinator** will be responsible for coordinating with the Department of Procurement and Contracts to review the Section 3 Employment and Training Action Plan prior to the award of the contract. Upon selection, HANO will work with the selected firm to finalize the Section 3 Plan, including identification of HANO assistance to be provided (if any), timelines for action, and review of reporting and compliance requirements. The Section 3 Employment and Training plan is separate and apart from the Disadvantaged/Women Business Enterprise Plan and must be completed in addition to the DBE/WBE Plan.

**I. Prior to Bid/Pre Certification Process:** HANO Resident-Owned Businesses can Visit [www.hano.org](http://www.hano.org), to complete and submit a Section 3 Business Concerns Application.

**II. Bid/Proposal Phase:** Contractors submitting bids and/or proposals to HANO shall be required to complete and submit the following forms (Appendix):

- Section 3 Employment Action Plan
- Section 3 Training Action Plan
- Section 3 Contracting Action Plan
- Section 3 Employment and Training Schedule
- List of Core Employees (including date of hire for each core employee and address)
- Contracting Schedule
- Letter of Intent
- Statement of Understanding

**III. Pre-Award Phase:** Subsequent to the submission of bids/proposals, but prior to contract award, contractors may be requested to provide additional information regarding the submissions required in the Bid/Proposal Phase. Such requests may be made in instances where the contractor does not show sufficient detail in their required Action Plans, where the contractor's required Schedules do not reflect achievement of the minimum stated requirements, where the contractor has not identified the name of the Section 3 subcontractor(s) in the required Schedules and does not have signed Letters of Intent, or where it is deemed necessary by HANO's Section 3 Coordinator.

#### **IV. Contract Performance Phase:**

##### **Section 3 Contract Performance Monitoring**

HANO shall monitor and evaluate the contractor's Section 3 compliance towards achieving the numerical requirements relative to Section 3 employment, training, and contracting throughout the contract period. The contractor shall be responsible for providing the following reports to HANO, which shall be submitted no later than 5:00 p.m., on the fifth business day of each month throughout the contract period (Appendix):

- Core Employee List Subcontractors / New Contracts
- Section 3 Employment and Training Compliance Reports
- Section 3 Labor/Manhour Report
- Contracting Compliance Report
- Section 3 Individual Income Verification Form
- Employer Paid Training Report

Upon HANO's request, the contractor and all tier level sub-contractors are required to provide supporting documentation and proof of previous employment of any and all core employees prior to working on a HANO project.

The contractor shall also ensure that for each Section 3 resident hired, a Section 3 Individual Income Verification Form is completed. The Section 3 Individual Income Verification Form shall be completed by the resident, and submitted to the contractor. This documentation should be included with the monthly reports submitted to HANO.

The contractor shall be responsible for monitoring the compliance of any tier subcontractors. In doing so, the contractor shall require monthly reports, in the formats provided, from its lower tier subcontractors.

##### **Determination of Compliance**

Contractors and their subcontractors are required to demonstrate compliance with the Section 3 employment and contracting requirements by meeting the numerical requirements set forth above. Contractors who do not meet the contracting numerical requirements must thoroughly document its inability to comply. In addition, HANO requires contractors that fail to meet the contracting requirements set forth in this policy use the alternative measures listed on page 15 to comply. Contractor's efforts shall be directed towards identifying methods to achieve success under this program through the following requirements:

##### **Hiring:**

- Target recruitment of Section 3 residents for training and employment by taking steps such as:
  - Prominently place a notice of commitments under Section 3 at the project site or other places where applications for training and employment are taken, advertise in the local media;

- Contact HANO, HANO resident councils, HANO resident management corporations, and HANO residents;
  - Consider contracting with HANO Resident Councils and/or Resident Management Corporations;
  - Contact HANO for a list of agencies which may be able to provide assistance regarding opportunities for training which can be utilized on this contract;
  - Contact local job training centers, employment service agencies, and community organizations;
  - Develop on-the-job training opportunities or participate in job training programs;
  - Develop or participate in certified Pre-Apprenticeship/Apprenticeship Trainings Programs for construction trades on Construction Contracts and Paid Internship/Summer Employment Opportunities for Non-Construction Contracts.
- Keep a list of Section 3 area residents who apply on their own or by referral for available positions.
  - Send to labor organizations or representatives of workers with whom the recipient, contractor, or subcontractor has a collective bargaining agreement or other understanding, a notice about contractual commitments under Section 3.
  - Select Section 3 area residents, particularly HANO residents, for training and employment positions.
  - Provide ongoing monitoring of the program by the contractor and its subcontractors to ensure compliance and to identify problems or difficulties in meeting the requirements, and implement strategies to overcome the problems. Where problems or difficulties in meeting the requirements are encountered, take aggressive efforts to rectify the matter. Such action shall include, but not be limited to, convening a meeting with HANO to advise it of the problems and proposed solutions. HANO will offer its assistance whenever possible.

Where feasible, adjust the initial Section 3 and DBE/WBE Action Plan to increase the use of Section 3 residents in categories where the Plan has been successful to compensate for those categories of lower success.

## **B. DBE/WBE Certification**

Businesses wishing to participate in HANO contracts as DBEs/WBEs must be certified by HANO's Section 3/DBE/WBE Coordinator, in the Development and Modernization Department. Businesses claiming DBE/WBE status must be certified in order to have their participation counted toward the contracting requirements stated herein. Interested businesses must initiate the certification process by submitting an application for certification to the Housing Authority. Applications for certification may be obtained by visiting HANO's website at [www.hano.org](http://www.hano.org).

**Contracting Procedures:**

The procedures outlined herein shall apply to all contractors seeking contracting opportunities with the Housing Authority of New Orleans.

**I. Prior to Bid/Pre Certification Process:** If qualified, contractors can visit [www.hano.org](http://www.hano.org), to complete and submit a Disadvantaged Business Enterprise Program Certification Application.

**II. Bid/Proposal Phase:** Contractors submitting bids and/or proposals to HANO shall be required to complete and submit the following forms (Appendix):

- A. DBE/WBE Contracting Action Plan
- B. Contracting Schedule
- C. Letter of Intent
- D. Statement of Understanding

**III. Pre-Award Phase:** Subsequent to the submission of bids/proposals, but prior to contract award, contractors may be requested to provide additional information regarding the submissions required in the Bid/Proposal Phase. Such requests may be made in instances where the contractor does not show sufficient detail in their required Action Plans, where the contractor's required Schedules do not reflect achievement of the minimum stated requirements, where the contractor has not identified the name of the DBE/WBE subcontractor(s) in the required Schedules and does not have signed Letters of Intent, or where it is deemed necessary by HANO's Compliance Officer.

**IV. Contract Performance Phase:** HANO shall monitor and evaluate the contractor's compliance towards achieving the numerical requirements relative to DBE/WBE contracting throughout the contract period. The contractor shall be responsible for providing the following reports to HANO, which shall be submitted no later than 5:00 p.m., on the fifth business day of each month throughout the contract period:

- Contracting Compliance Report

The contractor shall be responsible for monitoring the compliance of any tier subcontractors. In doing so, the contractor shall require monthly reports, in the formats provided, from its lower tier subcontractors.

**Contracting:**

- Target recruitment of DBEs/WBEs by taking such steps as:
  - Contact DBEs/WBEs in the HANO's directory;
  - Prominently place a notice of commitment relative to DBE/WBE contracting at the project site and other appropriate places;
  - Contact HANO for a list of certified firms;
  - Contact other organizations which might be helpful in identifying DBEs/WBEs and advertise in local media.

- Make every effort to use DBEs/WBEs included in HANO's directory of certified firms. Such efforts may include, but are not limited to:
  - Dividing total work into smaller sub-tasks (i.e. by floor);
  - Using multiple firms for the same type of work (i.e. two drywall subcontractors or several plumbing suppliers);
  - Exercise flexibility in utilizing DBEs/WBEs in other or additional areas than initially proposed if necessary to meet the program objectives.
- Provide ongoing monitoring of the program by the contractor and its subcontractors to ensure compliance and to identify problems or difficulties in meeting the requirements, and implement strategies to overcome the problems. Where problems or difficulties in meeting the requirements are encountered, take aggressive efforts to rectify the matter. Such action shall include, but not be limited to convening a meeting with HANO to advise it of the problems and proposed solutions. HANO will offer its assistance whenever possible.
- Where feasible, adjust the initial DBE/WBE Contracting Action Plan to increase the use of Section 3 business concerns in categories where the Plan has been successful, to compensate for those categories of lower success.

### C. Reporting Open Positions

All HANO contractors and subcontractors are required to report all job openings in connection with a contract resulting from any solicitation on HANO's social media sites, by sending the job flyer to the Section 3 Coordinator, HANO's website and to the onsite/project Section 3 Coordinator as soon as the job becomes available. This will aid in fulfilling the dual requirements of the shared job database by connecting low-income residents in need of employment with contractors seeking to hire Section 3 employees. Noncompliance with HANO's requirement may result in sanctions, termination of the contract for default, and debarment or suspension from future HANO contracts.

\* For Construction Projects – All new hires must go through the on-site hiring process with the Section 3 Coordinator

## Part III- Compliance Requirements

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### Compliance Requirements for Section 3/DBE/WBE Contracting

If a contractor or subcontractor cannot meet the Section 3, DBE, WBE contracting requirements it must thoroughly document its inability to comply. In addition, HANO requires contractors that fail to meet the contracting requirements set forth in this policy use the following alternative measures to comply:

- Contractors must contribute to HANO's Section 3 Employment, Training and Contracting Fund (ETCF), which provides training and other economic opportunities for HANO residents:
  - **Trade, Construction and Rehab Contractors must contribute 2% of the total contract amount.**

HANO will primarily use the Section 3 Employment, Training and Contracting Fund to pay for resident self-sufficiency programming through HANO's partnerships with Local Colleges, State Approved Trade Programs, paid Work Experience/Internship Programs, Youth Summer Employment Programs and various other employment and training programs for residents. The site in which the construction or project is occurring will receive a portion of funds generated from that respective site for programs and equipment related to resident training.

### Compliance Requirement for Project Labor Agreements or Community Workforce Agreements

HANO shall require that a Project Labor Agreement or Community Workforce Agreement be entered into between the trade unions and the developer, contractor, and subcontractors for all projects whose collective value under HANO contracts is \$25 million or more. The Project Labor Agreement or Community Workforce Agreement shall comply with all requirements of the HANO Section 3 and DBE/WBE Employment, Training, and Contracting Policy dated July 27, 2021. The unions, developers, contractors, and subcontractors shall consult with HANO, resident leaders, and community stakeholders on the terms of the agreement prior to its execution.

## Part IV –Training Requirements

### Training Requirements for Construction Contracts

- HANO requires all construction contracts that are greater than (\$100,000.00) one hundred thousand dollars in total construction cost and is anticipated to exceed 6 months of construction; to include a detailed and well defined plan on how they will provide a certified pre-apprenticeship or apprenticeship training programs to at least (1) one Section 3 Resident in its priority order. (1) One additional Section 3 Resident in its priority order will be provided training for every additional (\$500,000) five hundred thousand to (\$1,000,000.00) one million dollars of the total contract value. The training plan and trainings must be aligned with the scope of work in the contract and approved by HANO. A training program participant can only count for (1) one training slot per total contract amount. Those who do not offer a certified pre-apprenticeship or apprenticeship training program will contribute into the HANO Section 3 Training Fund as prescribed in the chart listed below.

### Training Requirements for Non-Construction Contracts

- HANO requires that all non-Construction contracts that meet or exceed (\$100,00.00) one hundred thousand dollars in total contract value include a detailed and well defined plan to provide paid internship or summer employment opportunities to Section 3 Residents in its priority order. An internship/summer employment program participant can only count for (1) one internship/summer employment slot per total contract amount. Those who do not offer a HANO approved paid internship or summer employment opportunity will contribute into the HANO Section 3 Training Fund as prescribed in the chart listed below.

\* A Portion of All Funds Generated at A HANO Housing Site Will Remain At That Site for Resident Training Programs and Equipment

Total Contract Amount	Number of Section 3 Training / Internship Slots	Contribution to HANO Training Fund if Training or Internship Slots Are not Available
At least \$100,000, but less than \$500,000	1	6% of the Total Contract Value up to \$25,000
At least \$500,000, but less than \$1,000,000	2	5% of the Total Contract Value up to \$40,000
At least \$1,000,000, but less than \$2,000,000	3	4% of the Total Contract Value up to \$60,000
At least \$2,000,000, but less than \$4,000,000	4	3% of the Total Contract Value up to \$80,000
At least \$4,000,000, but less than \$7,000,000	10	2% of the Total Contract Value up to \$105,000
\$7,000,000 or more	1 additional training slot for every additional \$500,000.00	1.5% of that Total Contract Value, with no dollar limit

## **Part V – Contracting and Compliance Forms**

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## Housing Authority of New Orleans (HANO) Section-3 Targeted Worker Individual Income Verification Form

**The following information will be used to verify your individual eligibility under the Section 3 Final Rule regulations as set forth in 24 CFR Part 75.**

A Section 3 resident seeking the preference in training and employment provided by this part shall certify or submit evidence to HANO and/or recipient contractor/subcontractor, if requested, that the person is a Section 3 resident.

I, \_\_\_\_\_, residing at \_\_\_\_\_  
(print name) (address)  
\_\_\_\_\_ have a family size of \_\_\_\_\_ and my total  
(city, state, zip code)

annual income for the prior calendar year (20\_\_ ) was \$ \_\_\_\_\_ as is evidenced by the attached documentation.

***Proof of income and residency is a requirement for an individual to become Section-3 certified.***

For proof of residency I have provided at least one of the following:

- ☐ Copy of lease
- ☐ 2-months of Utility Bills
- ☐ Notarized statement from an individual with at least one of the above documents in their name attesting that the person seeking Sec-3 Certification is living at their residence
- ☐ One of the acceptable proofs of income listed below that clearly indicates the applicant is a Orleans Parish resident
- ☐ Valid State ID

For proof of income I have provided at least one of the following:

- ☐ Copy of receipt of public assistance
- ☐ Copy of Evidence of participation in a public assistance program
- ☐ Proof of income (Check stub, W-2, Tax forms, 1099, employer letter on letterhead, etc.)
- ☐ Proof of Unemployed Status

I have voluntarily provided the above information in conjunction with employment on a HUD related project. I attest to the truthfulness of my statements fully understanding that this information is subject to verification by the appropriate federal agencies.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Contact Phone: \_\_\_\_\_

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.

Willful falsification of any of the above statements may subject the contractor or subcontractor to civil or criminal prosecution. See Section 1001 of Title 18 and Section 231 of Title 31 of the U.S. Code.



## **Housing Authority of New Orleans (HANO) SECTION 3 REQUIREMENTS**

Consistent with the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and with the Housing Authority of New Orleans' (HANO) Board Resolution Number 93-05, HANO hereby reaffirms its commitment of ensuring that all contractors and any tier subcontractors that are awarded a contract in excess of \$100,000.00 by HANO for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide meaningful, full-time, permanent employment and training to Section 3 residents. It is further reaffirmed that all contractors and any tier subcontractors that are awarded a contract in excess of \$100,000.00 by HANO for work generated through the expenditure of HUD funding shall take all necessary and reasonable steps to provide business opportunities to Section 3 business concerns.

### **Definitions:**

#### **Low-Income Person:**

An individual whose income does not exceed 80% of the median income for the area, as determined by the Secretary of the U.S. Housing and Urban Development.

#### **Hours Worked Requirement:**

- 1) 25% Section 3 Worker. Is a worker whose individual income is below the low-income limit of 80% AMI, or employed by a low income business concern or a worker who currently fits or when hired fit at least one of the Section 3 Worker and/or Resident categories.
- 2) 5% Targeted Section 3 Worker. Is a worker employed by a Section 3 business concern or a worker who currently fits or when hired fit at least one of the Section 3 Worker and/or Resident categories, as documented within the past 5 years

#### **Section 3 Worker and/or Resident:**

- 3) A resident of HANO housing site where the work is being done; or
- 4) A resident of any HANO housing site; or
- 5) A participant in HUD Youthbuild program in Orleans Parish; or
- 6) An income-eligible resident of public housing or Section 8 assisted housing managed by HANO and providing assistance to resident of Orleans Parish; or
- 7) 5% Labor Hours Benchmark included within the 25% requirement.

### **Statement of Numerical Goals and Order of Preference:**

In accordance with Section 3, HANO requires that all contractors and any tier subcontractors shall, to the greatest extent feasible, provide training and employment opportunities to Section 3 residents to meet or exceed a numerical goal of 25% of all Section 3 Workers and 5% of Targeted Section 3 Workers for Hours Worked Requirement new hires in the following order of priority:

- |             |  |
|-------------|--|
| Priority 1: | A resident of HANO housing site where the work is being done |
| Priority 2: | A resident of any HANO housing site                          |
| Priority 3: | A participant in HUD Youthbuild program in Orleans Parish    |
| Priority 4: | A Section 8 assisted resident of Orleans Parish              |
| Priority 5: | 5% Labor Hours Benchmark included within the 25% requirement |



## ORLEANS PARISH, LOUISIANA

### SECTION 3 ANNUAL INDIVIDUAL INCOME LIMITS 2021

Limits DO NOT apply to residents of HANO development sites

Orleans Parish Median Income: \$70, 100

FY 2021 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b><u>Low (80%) Income Limits</u></b>	\$39,300	\$44,900	\$50,500	<b>\$56,100</b>	\$60,600	\$65,100	\$69,600	\$74,100

#### Definition of Section 3 Resident:

- 1) A resident of HANO housing site where the work is being done; or
- 2) A resident of any HANO housing site; or
- 3) A participant in HUD Youthbuild program in Orleans Parish; or
- 4) An income-eligible resident of public housing or Section 8 assisted housing managed by HANO and providing assistance to low or very low-income resident of Orleans Parish; or.
- 5) 5% Labor Hours Benchmark included within the 25% requirement.

\*Source – HUD FY 2020 Income Limits Documentations System, [FY 2021 Income Limits Documentation System -- Summary for Orleans Parish, Louisiana \(huduser.gov\)](#)









**HOUSING AUTHORITY OF NEW ORLEANS**

**LIST OF CORE EMPLOYEES**

**CONTRACT EXECUTION DATE:** \_\_\_\_\_

**List all regular, permanent employees who are currently performing work, or who normally perform work for your company when work is available. Duplicate form if additional space is needed.**

<b>EMPLOYEE NAME/ADDRESS</b>	<b>DATE OF HIRE</b>	<b>JOB CLASSIFICATION</b>
Example: John Doe 1515 Mockingbird Lane City, State	10/10/00	Plumber

**Core Employee:** Contractor's regular, permanent employee who normally performs work for the contractor when work is available.

**Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## HOUSING AUTHORITY OF NEW ORLEANS

### CONTRACTING SCHEDULE

Contracting Schedules that do not reflect a level of participation that meets or exceeds the stated requirements may cause the bid to be deemed non-responsive. Section 3, DBE, and WBE firms not certified by HANO shall not be included on this schedule and shall not be counted towards the participation requirements. Duplicate form if additional space is needed.

ITEM #	DESCRIPTION OF WORK TO BE PERFORMED	NAME AND ADDRESS OF COMPANY TO BE USED TO PERFORM THE WORK	TYPE OF WORK TO BE PERFORMED			TOTAL ESTIMATED AMOUNT OF WORK TO BE PERFORMED		
			LABOR	MATERIALS	BOTH	SECTION 3	DBE	WBE
EXAMPLE	PAINTING	John Doe Resident Owned Painter, Inc. New Orleans, LA			X	\$50,000		
1.								
2.								
3.								
4.								
5.								
6.								
7.								

**Summary:**

- 1) Total Amount to be Awarded to Section 3 Business Concern: \$ \_\_\_\_\_ Percentage of Total Contract Amount \_\_\_\_\_ %
- 2) Total Amount to be Awarded to DBE: \$ \_\_\_\_\_ Percentage of Total Contract Amount \_\_\_\_\_ %
- 2) Total Amount to be Awarded to WBE: \$ \_\_\_\_\_ Percentage of Total Contract Amount \_\_\_\_\_ %

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_





HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT – Subcontractor Commitment Form

To: \_\_\_\_\_ IFB# \_\_\_\_\_  
Name of Prime Contractor

**The undersigned will enter into a signed agreement with the Prime Contractor listed above. Copies of agreements including, but not limited to joint ventures, subcontracts, supplier agreements or purchase orders referencing the IFB, RFP, RFQ, or Purchase Order Number shall be forwarded to HANO at:**

Housing Authority of New Orleans  
4100 Touro Street  
New Orleans, Louisiana 70122  
Attn: Section 3/DBE/WBE Coordinator

Name of Subcontractor \_\_\_\_\_

Description of Work to Be Performed by Subcontractor \_\_\_\_\_

Contract Value (inclusive of change orders) \$ \_\_\_\_\_

Term of Contract (include start and end dates) \_\_\_\_\_

Subcontractor Status (Section 3, DBE, WBE) \_\_\_\_\_

By: \_\_\_\_\_  
Prime Contract Signature

\_\_\_\_\_  
Printed or Typed Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to \_\_\_\_\_ (Notary Public)  
(Seal)  
before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

My Commission expires: \_\_\_\_\_

Date Executed: \_\_\_\_\_



**HOUSING AUTHORITY OF NEW ORLEANS**

**STATEMENT OF UNDERSTANDING**

**IFB NO.** \_\_\_\_\_

Under penalties of perjury, as prescribed in 18 U.S.C. 1001, the undersigned certifies that it:

- Has prepared and submitted its bid/proposal to HANO with a full understanding of HANO's requirements with respect to employment, training, and contracting with Section 3 residents, Section 3 business concerns, Disadvantaged Business Enterprises (DBEs), and Women Business Enterprises (WBEs); and
- Agrees to act in good faith to ensure that the specified requirements relative to employment, training, and contracting are met; and
- The representations contained in the Section 3 Employment and Training Action Plan submitted with the bid/proposal are true and correct as of this date; and
- Proposes to use the services of the Section 3 business concerns, DBEs, and WBEs listed in the Contracting Action Plan; and
- Will not alter the level of employment, training, and contracting with Section 3 residents, Section 3 business concerns, DBEs, and WBEs identified in the Section 3 Employment and Training Schedule and in the Contracting Schedule without prior written notice to HANO; and
- Agrees to provide regular compliance reports to HANO, at the intervals specified by HANO and in the format specified by HANO; and
- Will monitor, ensure, and report subcontractor compliance with respect to HANO's employment and contracting requirements;
- Will provide HANO with documentation in the format and timeframe requested by HANO, such as subcontractor certifications, employee income verifications, etc. to confirm eligibility of those employees, trainees, subcontractors claiming Section 3, DBE, and/or WBE status.

\_\_\_\_\_  
Bidder's/Offeror's Name

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed or Typed Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_

If a corporate seal is not affixed, this document must be notarized.

Subscribed and sworn to \_\_\_\_\_ (Notary Public)  
(Seal)  
before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

My Commission expires: \_\_\_\_\_

Date Executed: \_\_\_\_\_



# HOUSING AUTHORITY OF NEW ORLEANS

## Contractors Section 3 Employment and Training Compliance Report

Reporting Period: \_\_\_\_\_

To be submitted before 5:00 p.m. on the fifth business day of the month

Prime Contractor: \_\_\_\_\_ Contract No.: \_\_\_\_\_

Contract Start Date: \_\_\_\_\_ Contract Completion Date: \_\_\_\_\_

Craft/Trade	Total Number of New Hires	Tier 1 Residents Hired	Tier 2 Residents Hired	Tier 3 Residents Hired	Tier 4 Residents Hired	Tier 5 (a) Residents Hired	Tier 5 (b) Residents Hired	Total Number of Section 3 Residents Hired*	Percentage of Section 3	Total Number of Section 3 Residents in Apprenticeship Programs
Example: Laborer	6	2	1	0	0	3	0	6	100%	2

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_



## HOUSING AUTHORITY OF NEW ORLEANS

### Employer Paid Training Report

To be submitted before 5:00 p.m. on the fifth business day of the month

Company Name: \_\_\_\_\_

Type of Training: \_\_\_\_\_

SECTION 3 RESIDENTS ATTENDED	TRAINING PROVIDER	TRAINING DATES	# OF TRAINING HOURS	TOTAL COST OF TRAINING & TRAINING MATERIALS
1)				
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				

Employer Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

\*\* You must attach Training agenda as well as proof that your organization paid for the training such as Receipt, Copy of Check, Purchase Order, etc.\*\*



## HOUSING AUTHORITY OF NEW ORLEANS

### Section 3 Labor/Manhour Report

To be submitted before 5:00 p.m. on the fifth business day of the month

Contractor: \_\_\_\_\_ Contract No.: \_\_\_\_\_

Contract Start Date: \_\_\_\_\_ Contract Completion Date: \_\_\_\_\_

Report for month of: \_\_\_\_\_ 20\_\_\_\_

Identify all Section 3 residents who have performed work in connection with this project to date. All Section 3 employees must appear on the Certified Payroll Form. List all employees who work on this Project.

Name Address, City/State Last 4 of Social Security#	Referral Source	Section 3 Category Preference	Number of Labor/Manhours Worked This Period	Hire Date	Termination Date	Total Number Labor/Man- hours

For the period of this report, indicate:

Total Number of Manhours Worked by all Employees: \_\_\_\_\_

Total Number of Manhours Worked by Section 3 Employees: \_\_\_\_\_

Total Percentage of Manhours Worked by Section 3 Employees: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**\*\* Attach Section 3 Resident Certification Forms for each new hire reported.**



## HOUSING AUTHORITY OF NEW ORLEANS

### Contracting Compliance Report

To be submitted before 5:00 p.m. on the fifth business day of the month

Contractor: \_\_\_\_\_ Contract No.: \_\_\_\_\_

Contract Start Date: \_\_\_\_\_ Contract Completion Date: \_\_\_\_\_

Original Contract Amount: \$ \_\_\_\_\_

Current Contract Amount (Including Change Orders): \$ \_\_\_\_\_

Report for month of: \_\_\_\_\_ 20\_\_\_\_\_

List all Section 3/DBE/WBE Subcontractors and Suppliers utilized on this contract to date. Copies of all subcontract/supplier agreements executed during this reporting period must be submitted with report. Make copies of form if additional space is needed.

Name of Subcontractor/Supplier	Indicate HANO Certification (DBE/WBE/ Section 3)	Scope of Work Performed	Total Subcontract Amount Including Change Orders	Amount Paid this Period	Amount Paid To Date	Balance Due

Total Amount Paid to Contractor by HANO:

This Period: \$ \_\_\_\_\_ To Date: \$ \_\_\_\_\_

Total Amount Paid by Contractor to Section 3 Business Concerns:

This Period: \$ \_\_\_\_\_ To Date: \$ \_\_\_\_\_

Total Amount Paid by Contractor to DBEs:

This Period: \$ \_\_\_\_\_ To Date: \$ \_\_\_\_\_

Total Amount Paid by Contractor to WBEs:

This Period: \$ \_\_\_\_\_ To Date: \$ \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## Section 3

# Employment and Training Assessment

This Assessment is designed to capture potential Section 3 Certified candidates' employment interest, work experience and training information. Information will be forwarded to employers based upon the skills required for the open positions. Applicants will be considered for positions without regard to race, color, religion, sex national origin, age or marital status.

### Personal Information

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

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

Home Telephone \_\_\_\_\_ Alt. Telephone \_\_\_\_\_

Current Age \_\_\_\_\_ Date of Birth \_\_\_\_\_

Do you reside at a HANO affordable housing site? ( ) YES ( ) NO

If Yes, Which Site: \_\_\_\_\_ Name of Individual \_\_\_\_\_ Are you a HANO

Housing Choice Voucher Participant ( ) YES ( ) NO

If Yes, Name of Individual \_\_\_\_\_

Do you reside at a federally supported housing unit? ( ) YES ( ) NO

Are you a HUD Youth Build Participant? ( ) YES ( ) NO

### Education

Highest Level of Education (Grade Completed) \_\_\_\_\_

High School Diploma \_\_\_\_\_ GED \_\_\_\_\_ Some College \_\_\_\_\_

College \_\_\_\_\_ List Degree \_\_\_\_\_ Year Completed \_\_\_\_\_

Name of last School Attend \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Last Year Attended \_\_\_\_\_

### Employment

1. Have you ever worked before? Yes \_\_\_\_\_ No \_\_\_\_\_

2. Are you currently working? Yes \_\_\_\_\_ No \_\_\_\_\_ Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

3. Current Job Title \_\_\_\_\_ Hourly Rate \_\_\_\_\_

4. Have you ever completed an occupational skills training? If so, what, when and where.

\_\_\_\_\_

5. Do you have an occupational skills credential/license? If so, what and expiration date.

\_\_\_\_\_

6. Have you ever participated or completed work readiness training? If so, when.

\_\_\_\_\_

7. Are there any problems or issues that may prevent you from working consistently? If so, explain.

\_\_\_\_\_

8. What type of environment would you like to work in? \_\_\_\_Indoors \_\_\_\_Outdoors

9. What types of machinery/office equipment to you know how to operate?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Employment History

Name of Employer Address/ City/State	Dates of Employment Start/End	Job Title	Beginning Hourly Rate Ending Hourly Rate	Reason For Leaving

### Transportation

1. Do you have a valid driver's license? Yes\_\_\_\_\_ No\_\_\_\_\_ State\_\_\_\_\_

2. Do you own a car or have access to reliable transportation to get to and from work?

Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, make /model/year of car.

\_\_\_\_\_

If no vehicle or license, what is your primary means of transportation? \_\_\_\_\_

---

**References: DO NOT INCLUDE RELATIVES.**

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Position/Relationship \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Position/Relationship \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Position/Relationship \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

## **SKILLS ASSESSMENT**

- I. Place an (X) on the area(s) in which you have skills and list the number of years of experience.

Trade	# Of Years Experience	Trade	# Of Years Experience
<b><i>Carpentry</i></b>		<b><i>Drywall</i></b>	
Form Carpentry		Painting	
Cement Forms Finisher		Drywall Hanger	
Rough Frame Carpentry		Drywall Finisher	
Finish Carpentry			
Finish Interior Carpenter		<b><i>Flooring</i></b>	
Finish Exterior		Carpet Installation	
Door Installation		Tile Setting	
Window Installation		Wood Flooring Installation	
<b><i>Machine Operation</i></b>		<b><i>Misc. Items</i></b>	
Forklift		Appliance Installation	
Boom/lift		Fencing	
Bob Cat		Landscaping	
Back Hoe		Plumbing	
Excavator		Plumbing Fixture Install	
Sweeper		Janitorial	
		HVAC	
<b><i>Electrical</i></b>		Security	
Electrical (wiring)		General Labor	
Electrical (Connection)		Other 1	
Electrical (Fixture Install)		Other 2	
		Other 3	
<b><i>Concrete / Masonry</i></b>		Other 4	
Cement			
Steel Setter			
Business	# Of Years Experience	List any Other Field	# Of Years Experience
Administrative Assistant			
Accountant			
Architect			
Engineer			
Social Service			
File Clerk			
Legal Aid Assistant			
Receptionist			
Mail Clerks			
Clerical Assistant			
Customer Service Rep			
Project Assistant			

I. Please place an (X) by the area(s) in which you are interested in training.

<input type="checkbox"/>	Carpentry	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	Painting
<input type="checkbox"/>	Carpet Installation	<input type="checkbox"/>	Cement / Masonry	<input type="checkbox"/>	Fencing
<input type="checkbox"/>	Drywall	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Plumbing
<input type="checkbox"/>	Tile Setting	<input type="checkbox"/>	Wood Flooring installation	<input type="checkbox"/>	Iron Work
<input type="checkbox"/>	Machine Operation	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	Appliance Installation
<input type="checkbox"/>	Bricklaying	<input type="checkbox"/>	Janitorial	<input type="checkbox"/>	General labor
<input type="checkbox"/>	Security	<input type="checkbox"/>	Window Installation	<input type="checkbox"/>	Door Installation
<input type="checkbox"/>	Fixtures Installation	<input type="checkbox"/>	Other	<input type="checkbox"/>	

<input type="checkbox"/>	HAZMAT	<input type="checkbox"/>	LIST OTHERS	<input type="checkbox"/>	
<input type="checkbox"/>	HAZWOPER	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Truck Driving	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	OSHA	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Pipe laying	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Green Construction	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

II. Comments


# Attachment Q

## Statement of Bidder's Qualifications



**HOUSING AUTHORITY OF NEW ORLEANS  
PROCUREMENT AND CONTRACTS DEPARTMENT**

**Guste III Community Interior and Exterior Work Items**

**RFQ #25-911-35**

**STATEMENT OF BIDDER'S QUALIFICATIONS**

This form must be submitted with each bid or proposal. Each business of a joint venture must submit this form. Complete all blanks by entering the requested information or "NA" if it is not applicable to your business.

<b>BUSINESS NAME:</b>		
<b>AVG. ANNUAL SALES (LAST 3 YEARS):</b>	<b>CURRENT NET WORTH:</b>	<b>DATE BUSINESS STARTED:</b>
<b>PARENT COMPANY (IF AFFILIATE):</b>		<b>PREVIOUS BUSINESS NAME:</b>

**OFFICERS, OWNERS, OR PARTNERS**

<b>NAME</b>	<b>OFFICIAL CAPACITY</b>

**PERSONS AUTHORIZED TO SIGN OFFERS AND CONTRACTS IN COMPANY NAME**

<b>NAME</b>	<b>OFFICIAL CAPACITY</b>

**BANK REFERENCE**

<b>BANK NAME:</b>	<b>ADDRESS:</b>
<b>CONTACT PERSON:</b>	<b>TELEPHONE NO.:</b>

**STATEMENT OF BIDDER'S QUALIFICATIONS (CONT.)****QUALITY ASSURANCE**

	YES	NO
A. Has the Bidder has successfully completed three similar projects within the past five years?		
B. Over the past five years, has the Bidder completed all of their projects within the contract time frame and budget?		
C. Over the past five years, has the Bidder ever been Terminated for Default by any public entity?		
D. Over the past five years, has the Bidder ever been issued a finding of non-compliance by HANO relative to DBE, WBE and Section 3 Employment and Contracting?		
E. Over the past five years, has the Bidder ever been issued a finding of non-compliance relative to Davis Bacon Wage Requirements?		

**BUSINESS REFERENCES (Provide three existing or completed work activities by your business which are similar to or support your ability to successfully complete the scope of work.) Please attach additional pages if additional space is needed.**

AGENCY/COMPANY NAME:	ACTIVITY:	DOLLAR AMOUNT:
DATE COMPLETED:	CONTACT PERSON:	TELEPHONE NO.:
AGENCY/COMPANY NAME:	ACTIVITY:	DOLLAR AMOUNT:
DATE COMPLETED:	CONTACT PERSON:	TELEPHONE NO.:
AGENCY/COMPANY NAME:	ACTIVITY:	DOLLAR AMOUNT:
DATE COMPLETED:	CONTACT PERSON:	TELEPHONE NO.:

The undersigned covenants and agrees to provide the Housing Authority of New Orleans current, complete, and accurate information regarding their business' status. The undersigned further agrees to permit examination of books, records, and files by authorized representatives of the Housing Authority of New Orleans or the U.S. Department of Housing and Urban Development. Any material misrepresentation may be grounds for terminating any contract which may be awarded and for initiating action under federal or state laws concerning false statements.

SIGNATURE OF PRINCIPAL:	PRINTED NAME OF PRINCIPAL:	DATE SIGNED:
-------------------------	----------------------------	--------------

# Attachment R

# Corporate Resolution

(Bidder may use this form or their own corporate resolution)

This is a requirement document



## CORPORATE RESOLUTION

I, \_\_\_\_\_, the undersigned Secretary of \_\_\_\_\_ (The "Corporation") hereby certifies that: The Corporation is duly organized and existing under the laws of the State of \_\_\_\_\_ and the following is true, accurate and complete transcript of a resolution contained in the minute book of the Board of Directors of said Corporation duly held on the \_\_\_\_\_ day of \_\_\_\_\_, \_ at which meeting there was present and acting throughout a quorum authorized to transact business hereinafter described, and that the proceedings of said meeting were in accordance with the charter and by-laws of said Corporation and that said resolutions have not been amended or revoked and are in full force and effect:

Resolved, that \_\_\_\_\_ (name), \_\_\_\_\_ (title) of the Corporation, be and is hereby authorized and empowered to sign any and all documents on behalf of said Corporation, and to take such steps, and do such other acts and things, as in his or her judgment may be necessary, appropriate or desirable in connection with any proposal submitted to, or any contract entered into with the Housing Authority of New Orleans: and,

Resolved, that any and all transactions by and of the officers or representatives of the Corporation, in its name and for its account, with the Housing Authority of New Orleans prior to the adoption of these resolutions be, and they are hereby, ratified and approved for all purposes.

Witness my hand and seal of the Corporation this \_\_\_\_ day of \_\_\_\_\_, 202\_.

(Corporate Seal)

\_\_\_\_\_  
Secretary-Treasurer

# Appendix A



***PROJECT MANUAL***  
***FOR***  
***DOJ REPAIRS AND UPGRADES***  
***AT***  
***GUSTE III COMMUNITY INTERIOR AND***  
***EXTERIOR WORK ITEMS***  
***New Orleans, Louisiana 70113***

***HANO***  
***Housing Authority of New Orleans***  
***1555 Poydras Street***  
***New Orleans, Louisiana 70112***

***Marjorianna Willman - Executive Director***

***IFB # 25-911-35***  
***ECM Project No. 22462.14***



*Prepared by:*

***ECM Consultants, Inc.***

***Engineers • Architects • Construction Managers***

***1301 Clearview Pkwy, Suite 200, Metairie, Louisiana 70001***

***Telephone (504) 885-4080 Email: [mail@ecmconsultants.com](mailto:mail@ecmconsultants.com) Fax (504) 885-1439***

***Nov. 21, 2025***



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME,  
OR UNDER MY CLOSE PERSONAL SUPERVISION, AND TO THE BEST  
OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY  
AND STATE REQUIREMENTS. I WILL OBSERVE THE WORK.

BY:

*Christopher E. Johnson*

REGISTRATION No: LA No. 7325

SET NO. \_\_\_\_\_

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## **BALCONY WORK SPECIFICATIONS (FROM ORIGINAL CONSTRUCTION)**

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## **SUPPLEMENTAL INFORMATION – APPENDIXES**

**APPENDIX A – Guste III Retrofit Plan (Case 2 :22-cv-03568-LMA-DPC ,  
Revised; 5-18-2023)**

# DIVISION

# 1

## **GENERAL REQUIREMENTS**

## **SECTION 01010 - SUMMARY OF WORK**

### **PART 1 – GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions and Divisions 1 Specifications Section, apply to the work of this Section.

#### **1.2 PROJECT INFORMATION**

Guste III Community Interior & Exterior Repairs  
New Orleans, LA 70113

#### **1.3 SCOPE OF WORK**

The primary purpose of this scope of work is to remediate deficiencies cited in the consent decree(s) prepared and issued by the Department of Justice.

#### **THE BASE BID**

- A. Destructive and selective demolition to designate parts of the building to repair and upgrade code issues throughout the building.
- B. Contractor to make the repairs and upgrades stated in the contract documents.
- C. Work to be performed in a fully occupied building. Work shall be sequenced to accommodate the tenants. Contractor shall work with the building's management on the scheduling of the work.
- D. Retrofits listed in Appendix A (Guste III Retrofit Plan by DOJ, Revised :05-18-2023), including stated methods for performing work, are included in this work and must be fully addressed as part of this project. Final inspection will be based on this work list. If an alternate retrofit is proposed, the change to the retrofit plan must be submitted to DOJ for review prior to performing the work.

#### **1.4 GENERAL**

- A. The Contractor shall furnish all labor, materials, equipment tools, service, and incidentals to complete all work required by these specifications and as shown on the drawings and as directed by the engineer/architect. The Contractor shall perform the work and make ready for use of the building. If any damages to existing equipment or the building are made during construction, contractor will rectify at his own cost.

- B. Furnish and install all materials, equipment, and labor which is reasonably and properly inferable and necessary for the proper completion of the work, whether specially indicated in the Contract documents or not.
- C. Protect all existing building components and contents from damage. It is intended that any existing building components and contents in place shall be repaired to original condition if damaged by work of this Contract.
- D. Contractor shall verify all field and project conditions prior to preparing his bid. Any conditions not described in these drawings and specifications shall be brought to the attention of the A/E ten (10) days prior to bid date. Failure to do so shall render the contractor responsible for correction of this condition should he be awarded the contract.
- E. The work “provide” as used in these specifications and on the drawings will be termed to mean “furnish and install”.
- F. Visit and examine the project site with all authorities concerned in order to become familiar with all existing conditions pertinent to the work to be performed thereon. No additional compensation will be allowed for failure to be so informed. Pay all costs and fees for utility connections as applicable.
- G. All work shall be performed in a neat and workmanlike manner and in accordance with all codes, standards, and requirements of the industry.
- H. Check all specifications and all drawings and bring to the attention of the A/E any conflicts or variations as shown or noted.
- I. Specifications and accompanying drawings apply to all material and / or labor for construction of work specified herein and shown on drawings.
- J. ECM, as the Architect of Record [AOR] shall file all building permit(s) required for execution of the work. The Contractor shall provide the AOR with all relevant information required for the building permit review process.
- K. The Contractor shall file all sub-permit(s) and secure all license(s) required for execution of the work.
- L. The Contractor shall pay for all taxes, license, permits and sub-permits required for execution of the work. Note: This is a sales tax-exempt project. Refer to the Front-End documents in Bid Package.
- M. Unless stated otherwise in the special provisions, the Contractor shall include within the lump sum contract, an amount sufficient to cover all testing and inspection required by these specifications and any additional testing required by governmental agencies having jurisdiction over the work.
- N. For any points which are not clear, or from items and/or details which the Contractor feels are in need of clarification, provide request of clarifications in

writing to HANO's Procurement Department. Refer to Front-End Documents in Bid Package.

- O. The drawings and the specifications are complementary and what is shown and/or called for shall be furnished and installed the same as if shown and/or called for in the other.
- P. In case of discrepancies and/or ambiguities in the drawings and/or in the specifications, submit requests for clarifications in writing to HANO's Procurement Department. Refer to the Front-End Documents in the Bid Package. Failure to do so on the part of the successful bidder shall be construed as explicit agreement on his part to abide by the A/E's decision in such matters.

## **1.5 WORK SEQUENCE**

- A. Contractor is responsible for work sequence.
- B. CONTRACTOR USE OF Premises Confine operations at site to areas permitted by law, ordinances, permits, Contract documents, and the Owner.
  - A. Do not unreasonably encounter the site with materials or equipment. Assume full responsibility for protection and safekeeping of products stored on premises. Move stored products which interfere with operation of Owner.
  - B. Do not load structures with weight that will endanger structure.
  - C. Use of site – Limit use of site for work and storage. Coordinate parking areas, materials delivery, and storage areas at site with Architect, HANO and Property Manager.
  - D. In no case shall the work interfere with existing streets, drives, walks, passageways, pedestrian traffic, and the like. Comply with provisions of the contract and regulatory of the contract and regulatory ordinances.
  - E. Contractor shall at all times conduct his operations to ensure the least inconvenience to the general public.
  - F. Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the work is indicated. The Owner shall designate areas used for storage of materials, trailers and/or any other equipment that the contractor needs on site for each phase of work.
  - G. Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of material. Schedule deliveries to minimize use of driveways and entrances by construction operations. Schedule deliveries to minimize space and time requirements for storage and equipment on-site.
  - H. The work in this scope will be executed in phases. The Owner will provide a list of phases that will include the buildings and units within each phase. The

Contractor will have access to only those areas of the site approved by the Owner for each phase of work.

- I. Each phase of the work will be filed as a separate building permit. All sub-permits and inspections are to be recorded under the building permit related to that work.
- J. Each phase of the work shall be complete, and all required inspections shall have passed before Certificate of Occupancy is granted by the Authority Having Jurisdiction. If needed due to phasing constraints, a Temporary Certificate of Occupancy may be issued by the AHJ. The Contractor is responsible for securing all required Certificates of Occupancy in this scope of work.

## **1.6 CONSTRUCTION AREAS**

- A. Contractor shall limit his use of the construction areas for work and for storage to allow for work by other contractors, Owner's use, and public use as applicable.
- B. Assume full responsibility for the protection and safekeeping of products under this contract stored on site.
- C. Move any stored products under Contractor's control which interfere with operations of the Owner or separate contractor.
- D. Obtain and pay for the use of additional storage or work areas needed for operation.
- E. It is assumed there will be no need for street closures on this project. Should the need arise, the Contractor shall submit for and obtain the permits required for any street closures

## **1.7 WORK RESTRICTIONS**

- A. Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the work is indicated. The Owner shall designate areas used for storage of materials, trailers and/or any other equipment that the contractor needs on site for each phase of work.
- B. Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of material. Schedule deliveries to minimize use of driveways and entrances by construction operations. Schedule deliveries to minimize space and time requirements for storage and equipment on-site.
- C. On-Site Work Hours: Limit work to working hours of 8:00 am to 6:30 pm Monday – Friday, except as otherwise indicated.
  - i. Early Morning Hours: As approved by Owner.
  - ii. Evening Hours: As approved by Owner.
  - iii. Late Evening Hours: As approved by Owner.

- iv. Holiday Hours: As approved by Owner. Owner will provide a list of observed holidays

## **1.8 GENERAL CONTRACTOR LICENSING REQUIREMENTS**

- A. The Project shall be awarded only to general contractors holding a commercial contractor license certificate, or subcontractors holding the appropriate license for their work, who are licensed under contractor's licensing law LA R.S. 37: 2150, etc., as adopted and enforced by the State of Louisiana.

## **1.9 ALLOWANCES**

- A. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor.
- B. Allowances to be accounted for in this project include all those referenced in the construction documents and the following:
  - 1. Resident Monitor = \$35,000 lump sum
  - 2. Contingency = 10% of bid
- C. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work
- D. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- E. Purchase products and systems selected by Architect from the designated supplier.
- F. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- G. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.

3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
  4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- H. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
  2. No change to Contractor's indirect expense is permitted for selection of higher- or lower priced materials or systems of the same scope and nature as originally indicated.

#### **1.10 SUBSTITUTION PROCEDURES**

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
- B. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
- C. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.
- D. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
1. Substitution Request Form
    - a. Use CSI Form 1.5C (During Bidding/Negotiating Stage).
    - b. Use CSI Form 13.1A. (After Bidding/Negotiating Stage) see sample provided.
- E. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
1. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.

2. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
- a. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable specification section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
  - b. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
  - c. Samples, where applicable or requested.
  - d. Certificates and qualification data, where applicable or requested.
  - e. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
  - f. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
  - g. Research reports evidencing compliance with building code in effect for Project.
  - h. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
  - i. Cost information, including a proposal of change, if any, in the Contract Sum.
  - j. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
  - k. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

1. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
    - i. Forms of Acceptance: Change Order, or Architect's Supplemental Instructions for minor changes in the Work.
    - ii. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.
- F. Substitutions for Cause: Submit requests for substitution immediately upon discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - b. Substitution request is fully documented and properly submitted.
    - c. Requested substitution will not adversely affect Contractor's construction schedule.
    - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
    - e. Requested substitution is compatible with other portions of the Work.
    - f. Requested substitution has been coordinated with other portions of the Work.
    - g. Requested substitution provides specified warranty.
    - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- G. Substitutions for Convenience: Substitutions for Convenience are allowed only where indicated in the specifications and only during the Bidding process. Substitutions for Convenience must be made a minimum of seven (7) working days before the bid date to allow time for proper consideration and review by the

Architect. Requests received after that time may be considered or rejected at discretion of Architect.

- a. Substitutions for Convenience may be made where substitutions with prior approval are indicated in the Basis-of-Design product reference in the Specification Section.
- b. Request for Prior approval substitution requests will only be considered when submitted by a Contractor who is a qualified bidder in accordance with the project specification requirements.
  - i. Request for prior approvals will not be considered from vendors and subcontractors unless submitted through or by a qualified bidder.
  - ii. If proof of qualification is not submitted with requests for prior approval, the Architect may not review the submittal.
  - iii. Substitutions from qualified bidders must be submitted directly from the qualified bidding Contractor in accordance with this section.
  - iv. After the Bidding process, substitutions for Convenience will not be allowed.
- c. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
  - i. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
  - ii. Requested substitution does not require extensive revisions to the Contract Documents.
  - iii. Requested substitution is consistent with the Contract Documents and will produce indicated results.
  - iv. Substitution request is fully documented and properly submitted.
  - v. Requested substitution will not adversely affect Contractor's construction schedule.
  - vi. Requested substitution has received necessary approvals from authorities having jurisdiction.

- vii. Requested substitution is compatible with other portions of the Work.
- viii. Requested substitution has been coordinated with other portions of the Work.
- ix. Requested substitution provides specified warranty.
- x. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

#### H. Submitting product information for substitution request

- a. During bidding process, all substitution submittals are to be directed to HANO and approved by Architect of Record [AOR].

### 1.11 **CONTRACT MODIFICATION PROCEDURES**

#### A. Minor Changes In The Work

- 1. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time.

#### B. Proposal Requests

- 1. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
  - a. Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
  - b. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
  - c. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
  - d. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
  - e. Include costs of labor and supervision directly attributable to the change.

f. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

2. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.

a. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.

b. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.

c. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.

d. Include costs of labor and supervision directly attributable to the change.

e. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

f. Comply with requirements in Division 01 Section "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.

### 3. CHANGE ORDER PROCEDURES

a. On Owner's approval of a Proposal Request, Owner will issue a Change Order for signatures of Owner and Contractor.

#### **1.12 PAYMENT PROCEDURES**

A. Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule. Correlate line items in the schedule of values with other required administrative forms and schedules, including the following:

i. Application for Payment forms with continuation sheets.

ii. Submittal schedule.

iii. Items required to be indicated as separate activities in Contractor's construction schedule.

B. Submit the schedule of values to Architect for approval at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment and no later than fourteen days after Notice to Proceed.

- a. Schedule of Values to be provided for the entire project scope and also separated by Building which must include each Trade, as well as Overhead and Profit.
- b. No initial payment will be made until the Schedule of Values has been approved by the Owner and the Architect.

C. Applications for Payment

- a. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
  - i. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- b. Payment Application Times: Progress Applications for Payment shall be submitted to Architect and the Owner by the First Day of the month. The period covered by each Application for Payment is one month, ending on the last day of the month.
  - i. Submit draft copy of Application for Payment seven days prior to due date for review by Architect.
- c. Application for Payment Forms:
  - i. Use approved HUD forms
  - ii. AIA Form G702 and AIA G703 Application and Certification for Payment
  - iii. Contractor's Waiver of Lien
  - iv. Compliance Reports required by HUD
- d. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.

- i. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
  - ii. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
  - iii. Include amounts of Change Orders issued before last day of construction period covered by application.
- e. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
  - i. Submit partial waivers on each item for amount requested in previous application, after
  - ii. When an application shows completion of an item, submit conditional final or full waivers.
  - iii. Owner reserves the right to designate which entities involved in the Work must submit waivers.
  - iv. Waiver Forms: Submit waivers of lien on forms, executed in a manner acceptable to Owner.
- f. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment including the following:
  - i. List of subcontractors
  - ii. Schedule of values
  - iii. Contractor's construction schedule
    - 1. HANO will not process the first payment unless the construction schedule has been submitted to and approved by the Contracting Officer.
    - 2. Submittal schedule
    - 3. List of Contractor's staff assignments
    - 4. Copies of building permits and permits for site work
    - 5. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work

6. Initial progress report
  7. Daily reports for the period covered by the pay application, including photographs taken during the period covered by the pay application.
  8. HANO's compliance documents
  9. Certified Payrolls
  10. Contractors Payment Certifications required by General Conditions
- g. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
- i. Include documentation supporting claim that the Work is complete and a statement showing an accounting of changes to the Contract Sum.
  - ii. Evidence of completion of Project closeout requirements.
  - iii. Two (2) copies of closeout binders as described in Division 01 "Closeout Procedures."
  - iv. Specific contract closeout documentations as described in the Division 00 "General Conditions" document.
  - v. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
  - vi. Updated final statement, accounting for final changes to the Contract Sum.
  - vii. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
  - viii. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
  - ix. Release of Liens document from the Orleans Parish Office of Recorder of Mortgages.
  - x. AIA Document G707, "Consent of Surety to Final Payment."
  - xi. Evidence that claims have been settled.
  - xii. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Final Completion or when

Owner took possession of and assumed responsibility for corresponding elements of the Work.

- xiii. Final liquidated damages settlement statement.
- xiv. HANO's compliance documents.
- xv. Certified Payrolls.
- xvi. Record Documentation.
- xvii. Contractor's Payment Certifications required by General Conditions.

### **1.13 PROJECT MANAGEMENT AND COORDINATION.**

#### **A. Coordination:**

1. Coordinate construction operations included in different Sections of the Specifications and instructions on the drawings to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, and instructions that depend on each other for proper installation, connection, and operation.
2. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
3. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
4. Make adequate provisions to accommodate items scheduled for later installation.
5. Key Personnel Names: At the Preconstruction Meeting, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individual and their duties and responsibilities, list addresses and telephone numbers including office and cellular telephone numbers and email addresses. Provide names, addresses, and telephone numbers of individuals assigned as standbys in the absence of individuals assigned to Project.
  - a. Post copies of list in project meeting room, in temporary field office, each temporary telephone. Keep list current at all times.
  - b. Key personnel may not be changed without proper notification to the Owner and the Architect.

- c. Resumes of key personnel to be vided to the Architect and the Owner.

## B. Requests For Information (RFIs)

1. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified
  - a. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
  - b. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
2. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
  - a. Project name.
  - b. Project number.
  - c. Date.
  - d. Name of Contractor.
  - e. Name of Architect.
  - f. RFI number, numbered sequentially.
  - g. RFI subject.
  - h. Specification Section or drawing note number and title and related paragraphs, as appropriate.
  - i. Drawing number and detail references, as appropriate.
  - j. Field dimensions and conditions, as appropriate.
  - k. Contractor's suggested resolution. If Contractor's solution(s) impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
  - l. Contractor's signature.
  - m. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.

- i. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
- 3. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect. RFI's received by Architect after 1:00pm will be considered as received the following working day.
  - a. The following RFIs will be returned without action:
    - i. Requests for approval of submittals.
    - ii. Requests for approval of substitutions.
    - iii. Requests for coordination information already indicated in the Contract Documents.
    - iv. Requests for adjustments in the Contract Time or the Contract Sum.
    - v. Requests for interpretation of Architect's actions on submittals.
    - vi. Incomplete RFIs or inaccurately prepared RFIs
      - a. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
      - b. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal.
      - c. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 10 days of receipt of the RFI response.
- 4. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven days if Contractor disagrees with response.
- 5. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly at the Construction Progress Meeting.

E. Project Coordination Meetings:

1. General: Architect to conduct progress meetings at weekly intervals at Owner's discretion at Project site, unless otherwise indicated below and in other specification sections.
2. Agenda: Submit suggestions to the Architect for the preparation the meeting agenda and attendees who should be invited to the meeting at least three (3) working days in advance of the meeting. Architect to distribute the agenda to all invited attendees one (1) working day before the meeting.
3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. This Entity will distribute the meeting minutes to everyone concerned, including Contractor, Owner and Architect, within three (3) working days of the meeting.
4. Architect is responsible for producing meeting minutes for the weekly Progress meeting and Closeout meeting

F. Preconstruction Conference: Architect will schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 7 Days before date of Notice to Proceed.

G. Project Closeout Conference: Architect to schedule and conduct a Project closeout conference, at a time convenient to Owner an Architect and requested by the Contractor, but no later than 60 days prior to the scheduled date of Completion.

1. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
  - a. Preparation of record documents.
  - b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
  - c. Submittal of written warranties.
  - d. Requirements for preparing operations and maintenance data.
  - e. Requirements for demonstration and training.
  - f. Preparation of Contractor's punch list.
  - g. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
  - h. Submittal procedures.
  - i. Coordination of separate contracts.
  - j. Owner's partial occupancy requirements.

k. Installation of Owner's furniture, fixtures, and equipment.

l. Responsibility for removing temporary facilities and controls.

## **1.14 QUALITY REQUIREMENTS**

A. Contractor Responsibilities: Tests and inspections are the Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.

1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
2. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
3. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspecting will be performed.
4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
5. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
7. the Owner (HANO) and the Architect will not be responsible for and will not directly pay for any testing and inspection.

B. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Division 01 Section "Submittal Procedures."

1. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in pre-installation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.
- 2.. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.

3. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
  - a. Notify Architect and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
  - b. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
  - c. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
  - d. Submit a certified written report, in duplicate, of each test, inspection, and similar quality control service through Contractor.
  - e. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
  - f. Do not perform any duties of Contractor.
4. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
  - a. Access to the Work.
  - b. Incidental labor and facilities necessary to facilitate tests and inspections.
  - c. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
  - d. Facilities for storage and field curing of test samples.
  - e. Delivery of samples to testing agencies.
  - f. Preliminary design mix proposed for use for material mixes that require control by testing agency.
  - g. Security and protection for samples and for testing and inspecting equipment at Project site.
5. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents as a component of the Contractor's quality-control plan. Coordinate and submit concurrently with Contractor's construction schedule. Update as the Work progresses

a. Distribution: Distribute schedule to Owner, Architect, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

6. Prepare a record of tests and inspections. Include the following:

- a. Date test or inspection was conducted.
- b. Description of the Work tested or inspected.
- c. Date test or inspection results were transmitted to Architect.
- d. Identification of testing agency or special inspector conducting test or inspection.
- e. Maintain log at Project site. Post changes and modifications as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

#### 1.15 TESTING LABORATORY SERVICES

A. Work Included: Provide testing and inspecting, complete, as described in this Section and elsewhere in the Contract Documents. The Contractor shall select a testing laboratory and include cost of all testing in his proposal.

B. Portland Cement Concrete

a. Mix Design

- i. The laboratory shall be responsible for the design of each specified mix.
- ii. The design shall be based on the desired strength and a statistical analysis provided by a qualified testing laboratory or by trial batches which will be performed by the designated laboratory. Both methods shall be in accordance with and limited to the requirements set forth by the American Concrete Institute (A.C.I.) 318-02.
- iii. If trial batches are required, sufficient time must be given to the laboratory to perform all tests that are required.
- iv. Regardless of what method is employed, the following tests are required prior to use on a given project:
- v. A.S.T.M. C-136 - Sieve Analysis for Fine and Coarse Aggregates.
- vi. A.S.T.M. C-127 - Test Method for Specific Gravity & Absorption of Coarse Aggregate.

- vii. Certificates of Delivery which include test results shall be submitted by the concrete producer for cement and additives to the testing laboratory for review. These certificates must certify that the material conforms to the specifications.

#### 1.16 TEMPORARY FACILITIES AND CONTROLS

- A. General: Cost or use charges for temporary facilities are not chargeable to Owner or Architect and shall be included in the Contract Sum. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Owner's construction forces, Architect, testing and inspecting agencies and personnel of authorities having jurisdiction.
  - 1. Sewer Service: Pay sewer-service use charges for sewer usage by all entities for construction operations.
  - 2. Water Service: Pay water-service use charges for water used by all entities for construction operations.
  - 3. Electric Power Service: Pay electric-power-service use charges for electricity used by all entities for construction operations.
    - a. Contractor to provide and pay for temporary generators as required
  - 4. Contractor to pay for or provide temporary or permanent utilities, included but not limited to those listed above, until final acceptance of the project by Owner.
- B. Provide office space for Owner's construction manager with appropriate furnishings, power, plan desk, 8 chairs, and use of a conference area.
- C. Field Offices: Prefabricated with lockable entrances, operable windows, and serviceable finishes; heated and air conditioned; and with telephone services; on foundations adequate for normal loading and equipped with toilet and lavatory.
- D. Self-Contained Toilet Units: Single-occupant units of chemical, aerated recirculation, or combustion type; vented; fully enclosed with a glass-fiber-reinforced polyester shell or similar non-absorbent material.

#### 1.17 EXECUTION

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:
  - 1. Installation of the Work.
  - 2. Cutting and patching.
  - 3. Coordination of Owner-installed products

4. Progress Cleaning
5. Starting and adjusting
6. Protection of installed construction

#### B. Definitions

1. Cutting: Removal of in-place construction necessary to permit installation or performance of other work.
2. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.

#### C. Installation of the Work

1. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
2. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
3. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
4. Conduct construction operations so no part of the Work is subjected to damaging operation or loading in excess of that expected during normal conditions of occupancy.
5. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
6. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
7. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
8. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
9. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.

10. Allow for building movement, including thermal expansion and contraction.
11. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
12. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
13. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

D. Cutting and Patching [See section 01045]

D. Progress Cleaning

1. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
2. Site: Maintain Project site free of waste materials and debris.
3. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

E. Protection of installed construction

1. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
2. Comply with manufacturer's written instructions for temperature and relative humidity.

**END OF SECTION**

## **SECTION 01045**

### **CUTTING AND PATCHING**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

Drawings and general provisions of contract, including General and Supplementary Conditions and Division-1 Specification Sections apply to work of this Section.

##### **1.2 SCOPE OF WORK**

The work done under this section includes the furnishing of all labor, materials, equipment, and services necessary to complete the cutting, fitting, and patching required in the execution of this Project.

##### **1.3 DESCRIPTION**

Contractor shall be responsible for all cutting, fitting, and patching, required to complete the work and/or to:

- A. Make its several parts fit together properly.
- B. Uncover portions of the work to provide for installation of ill-timed work.
- C. Remove and replace defective work.
- D. Remove and replace work not conforming to requirements of the Contract documents.
- E. Provide repairs to match the finishes of the adjacent construction. Any area receiving corrective work relating in painting, the entire wall surface where the patch is made shall be painted.
- F. Existing materials and equipment to be relocated within this scope of work that are assumed to be functional and code compliant. Whenever such material or equipment are found to be not functional and/or code compliant, Contractor shall submit a written request to A/E as described herein.
- G. Whenever work in this scope requires modification to an existing fire-rated wall assembly or fire-rated ceiling assembly, the replacement materials shall match the required material properties and assembly method of the assembly as specified by the Underwriters Laboratory for that assembly type.
- H. When a fire-rated wall assembly or fire-rated ceiling assembly is modified in this scope of work, the Contractor is to photograph and document the existing conditions and provide these to the Owner for their records.
- I. Blocking is allowed to be installed and/or modified within a fire-rated assembly provided the material of the blocking conforms with the construction type of the building and the fire-rated assembly.

## **1.4 SUBMITTALS**

- A. For cutting not indicated to be performed in the documents, submit a written request to A/E three (3) working days in advance of executing any cutting or alteration which affects:
  - 1. The structural value or integrity of any element of the Project.
  - 2. The integrity or effectiveness of weather-exposed or moisture-resistant elements or systems.
  - 3. The efficiency, operational life, maintenance, or safety of operational elements.
  - 4. The visual quality of sight-exposed elements.
- B. The request shall include:
  - 1. Identification of the Project.
  - 2. Description of the affected work.
  - 3. The necessity for cutting, alteration, or excavation.
  - 4. The effect on the structural or weatherproof integrity of the Project.
  - 5. Description of the proposed work:
    - a. The scope of cutting, patching, alteration, or excavation.
    - b. The trades who will execute the work.
    - c. Products proposed to be used.
    - d. The extent of refinishing to be done.
  - 6. Alternatives to cutting and patching.
  - 7. Cost proposal, when applicable.
  - 8. Written permission of any separate contractor whose work will be affected.
- C. Should conditions of the work or the schedule indicate a change of products from the original installation, Contractor shall submit a request for substitution.
- D. Submit a written notice to A/E designating the date and the time the work will be uncovered.

## **PART 2 - PRODUCTS**

### **2.1 MATERIALS**

Comply with specifications and standards for each specific product involved.

## **PART 3 - EXECUTION**

### **3.1 INSPECTION**

- A. Inspect existing conditions of the Project, including elements subject to damage or to movement during cutting and patching.
- B. After uncovering work, inspect the conditions affecting the installation of products or performance of the work.
- C. Report unsatisfactory or questionable conditions to the A/E in writing; do not proceed with the work until the A/E has provided further instructions.

### **3.2 PREPARATION**

- A. Provide adequate temporary support as necessary to assure the structural value or integrity of the affected portion of the work.
- B. Provide devices and methods to protect other portions of the Project from damage.
- C. Provide protection from the elements for that portion of the Project which may be exposed by cutting and patching work.
- D. The Contractor shall be responsible for and shall properly protect all conduit, wires, equipment, drains, pipes, and other property of the Owner's or public service corporations which are not noted to be demolished or removed.

### **3.3 PERFORMANCE**

- A. Execute cutting and patching by methods which will prevent damage to existing building components and contents and will provide proper surfaces to receive installation of repairs.
- B. Execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances, and finishes.
- C. Restore work which has been cut or removed; install new products to provide completed work in accordance with requirements of Contract documents.
- D. Fit work airtight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- E. Refinish entire surfaces as necessary to provide an even finish to match adjacent finishes.
  - 1. For continuous surfaces, refinish to nearest expansion joint.
  - 2. For an assembly, refinish the entire unit.

**END OF SECTION**

## **SECTION 01300**

### **SUBMITTALS**

#### **PART 1 – GENERAL**

##### **1.1 GENERAL:**

- A. This specification Section is intended to augment the provisions of Division 0 documents. The specific requirements of those documents shall supersede in the event of direct conflict with any provision of this specification Section as stated herein.

##### **1.2 DESCRIPTION OF WORK:**

- A. This Section specifies administrative and procedural requirements for submittals required for performance of the Work, including:

- 1. Submittal Schedule
- 2. Shop Drawings
- 3. Product Data
- 4. Samples

- B. Administrative Submittals:

- 1. Refer to Division-1 and other Contract Documents for requirements for administrative
  - a. submittals. Such submittals include, but are not limited to: Permits
  - b. Applications for payment
  - c. Performance and payment bonds
  - d. Insurance Certificates

##### **1.3 SUBMITTAL PROCEDURES:**

- A. Submittal Preparation:

- 1. Place a permanent label, title block, or submittal data sheet (sample at end of this Section) attached to each individual submittal for identification.
- 2. Include the following information on the label for processing and recording action taken:
  - a. Project name

- b. Date
- c. Name and address of Architect
- d. Name and address of General Contractor
- e. Name and address of Owner
- f. Name, phone number and address of subcontractor
- g. Name, phone number and address of supplier
- h. Name and phone number of manufacturer and his representative
- i. Number and title of appropriate Specification Section and Article/ Paragraph, as appropriate
- j. Drawing number and detail references, as appropriate
- k. General Contractor's review stamp
- l. Area for Architect's review comments

#### **1.4 SUBMITTAL SCHEDULE:**

- A. The General Contractor shall prepare and submit to the Architect prior to the Date of Commencement a schedule of Shop Drawings and Submittals as required in the Contract Documents. Schedule shall fix dates for submission, and the lead time for each submittal as related to requirements for return receipt for submittal to expedite delivery of material to maintain Progress Schedule. It is to be understood that this Schedule will be subject to change from time to time in accordance with the progress of the work.
- B. Coordinate submittal schedule with the list of subcontracts, schedule of values and the list of products as well as the General Contractor's construction schedule.
- C. Submittal log shall be updated by the General Contractor monthly until all submittals are approved by the Architect and related Consultants.
- D. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
  - 1. Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
  - 2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
  - 3. Resubmittal Review: Allow 15 days for review of each resubmittal.
  - 4. Sequential Review: Where sequential review of submittals by Architect's consultants, Owner, or other parties is needed, allow 21 days for initial review of

each submittal.

5. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow 15 days for review of each submittal. Submittal will be returned to Architect before being returned to Contractor.

6.

## **1.5 SUBMITTAL PROCEDURES**

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.\
- B. Test and Inspection Reports Submittals: Comply with requirements specified in Division 01 Section "Quality Requirements."
- C. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
- D. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.
- E. Mark each copy of each submittal to show which products and options are applicable.
- F. Manufacturer's catalog cuts.
- G. Manufacturer's product specifications.
- H. Standard color charts.
- I. Statement of compliance with specified referenced standards.
- J. Testing by recognized testing agency.
- K. Application of testing agency labels and seals.
- L. Notation of coordination requirements.
- M. Availability and delivery time information.
- N. For equipment, include the following in addition to the above, as applicable:
  1. Wiring diagrams showing factory-installed wiring.
  2. Printed performance curves.
  3. Operational range diagrams.
  4. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
- O. Submit Product Data before or concurrent with Samples.
- P. Submit Product Data in the following format:

1. PDF electronic file.
- Q. Contractor's Construction Schedule: Comply with requirements specified in Division 01 Section "Construction Progress Documentation"
- R. Application for Payment: Comply with requirements specified in Division 01 Section "Payment Procedures."
- S. Schedule of Values: Comply with requirements specified in Division 01 Section "Payment Procedures."
- T. Product Data Submittals: Submit (1) electronic in PDF format or four (4) copies of product data submittals where required by Construction Documents for approval. One set will be returned.
- U. Material Test Reports: Submit reports written by a qualified testing agency on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- V. Schedule of Tests and Inspections: Comply with requirements specified in Division 01 Section "Quality Requirements."

**1.6 STAFF NAMES:**

- A. Within ten (10) days after the Notice to Proceed, submit a list of the General Contractor's principal staff assignments, including the Project Manager, Superintendent and other personnel in attendance at the site; identify individuals, their duties and responsibilities; list their addresses and telephone numbers (including emergency telephone numbers).

**1.7 LIST OF SUBCONTRACTORS:**

- A. The list of subcontractors required shall be submitted to the Architect no later than ten (10) days from the Date of Commencement. This list shall include the names of manufacturers, material suppliers, and installers proposed for each of the products, equipment, and materials to be incorporated into this project.
- B. The General Contractor shall furnish upon request adequate data on any named entity on the list in order to permit the Architect and Owner to conduct a proper evaluation. Failure to object to a manufacturer shall not constitute a waiver of any of the requirements of the Contract Documents, and all products furnished by the listed manufacturer must conform to such requirements.

**1.8 SHOP DRAWINGS:**

- A. General:
  1. Each submittal shall be complete with a "Submittal Data" sheet completely filled out with all requested information including the General Contractor's stamp. A sample "Submittal Data" sheet is included at the end of this section.
  2. All submittals shall be dated and shall contain the project name; description or names of equipment; materials or equipment which are to be installed, reference to the Section of Specifications where it is specified and Drawing number where shown.

B. Shop Drawings:

1. Submit legible, reproducible prints of each drawing. Each drawing shall have a clear space for stamps. When phrase "by others" appears on Shop Drawings, General Contractor shall indicate on drawing who is to furnish material or operations so marked before submittal. When Shop Drawings are checked "resubmit", or words of like meaning, General Contractor shall correct and submit new reproducible prints for approval to the Architect. After completion of checking of each submission of Shop Drawings, the Architect will return prints to General Contractor. For use of all trades, the General Contractor shall provide such numbers of prints as are required for field distribution.
2. General Contractor shall review and approve submittals prior to submission to Architect. Failure to do so may result in return of submittal to General Contractor without Architect's review.
3. By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, General Contractor represents that he has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and the Contract Documents.
4. The responsibility for coordinating the Shop Drawings including technical data, capability (warranted and implied), sizing, color, texture, etc. shall be the sole responsibility of the General Contractor. The coordination between subcontractor and/ or material supplier shall be the responsibility of the General Contractor. The Project Coordinator shall be responsible to supervise this activity.
5. The Architect will review each of the General Contractor's submittals one initial time and, should resubmittal be required, one additional time to verify that the reasons for resubmittal have been addressed by the General Contractor and corrections made. Should additional resubmittals be required, the General Contractor shall reimburse the Owner for all costs incurred including the cost of the Architect's services made necessary to review such additional resubmittals.
6. Prepare Project-specific information, drawn accurately to scale. Do not base on reproductions of the Contract Documents or standard printed data.
7. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
  - a. Identification of products.
  - b. Schedules.
  - c. Compliance with specified standards.
  - d. Notation of coordination requirements.
  - e. Notation of dimensions established by field measurement.
  - f. Relationship and attachment to adjoining construction clearly indicated.
  - g. Seal and signature of professional engineer if specified.

C. Sheet Size:

1. Submit Shop Drawings in PDF format formatted to print legibly on a sheet 30" x 42", 24" x 36", 11" x 17" or 8 ½" x 11".
2. HANO copy of approved shop drawings shall be on 11"x17" and in PDF on (X#) flash drives(s). Flash drive(s) shall be labeled GUSTE III UPGRADES - SHOP DRAWINGS.

**1.9 SAMPLES:**

- A. Unless otherwise specifically directed by the Architect, all Samples shall be of the precise article proposed to be furnished.
- B. Where variation in color, pattern, texture or other characteristics are inherent in the material or product represented, submit multiple units (not less than 3), that show approximate limits of the variations.
- C. Refer to Specifications for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation and similar construction characteristics.
- D. Submit all Samples in the quantity which is required to be returned plus one which will be retained by the Architect.
- E. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between and actual component as delivered and installed.
  1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
  2. Identification: Attach label on unexposed side of Samples that includes the following:
  3. Generic description of Sample.
  4. Product name and name of manufacturer.
  5. Sample source.
  6. Number and title of applicable Specification Section.

**1.10 DELIVERABLES OF SUBMITTALS:**

- A. Submit to HANO shall receive one (1) hard copy and one (1) electronic copy in PDF on flash drive(s) of all "Approved" submittals. Flash drive(s) shall be labeled: GUSTE III UPGRADES - SHOP DRAWINGS..

**PART 2 – PRODUCTS**

Not applicable

**PART 3 – EXECUTION**

Not applicable

SEE SAMPLE SUBMITTAL DATA SHEET NEXT PAGE

**END OF SECTION\_\_\_\_\_**

## **SUBMITTAL DATA**

SUBMITTAL DATE:

NAME OF PROJECT:

OWNER:

ARCHITECT:

CONTRACTOR:

SUBCONTRACTOR:

SUPPLIER/ MANUFACTURER:

SPECIFICATION DIVISION NO.:

SPECIFICATION PARAGRAPH NO.:

DRAWING REFERENCE: CONTRACTOR'S

APPROVAL STAMP:

## **SECTION 01315**

### **PROGRESS SCHEDULES**

#### **PART 1 – GENERAL**

##### **1.1 GENERAL:**

- A. This specification Section is intended to augment the provisions of Division 0 documents. The specific requirements of those documents shall supersede in the event of direct conflict with any provision of this specification Section as stated herein.

##### **1.2 DESCRIPTION OF WORK:**

- A. Work Specified In This Section:
  - 1. This Section specifies administrative and procedural requirements for the progress schedules and reporting progress of the Work.
- B. Refer to General Conditions and the Agreement, for definitions and specific dates of Contract Time.

##### **1.3 RELATED WORK:**

- A. Division 0 – General Conditions of the Contract
- B. Division 0 – Supplementary General Conditions

##### **1.4 QUALITY ASSURANCE:**

- A. The General Contractor as “Project Coordinator” shall provide the progress scheduling services, including planning evaluating and reporting.
- B. General Contractor shall deliver the schedules to the Architect within 48 hours of request.

##### **1.5 PROGRESS SCHEDULE:**

- A. Schedule Format:
  - 1. Network Analysis Schedule (NAS):
    - a. Schedule method requested for use with Large/ Complex projects.
    - b. Construction Progress Schedule, utilizing a Critical Path Method (CPM) of scheduling, shall be detailed to a degree which will permit proper and complete coordination of all trades in each portion of the work. Therefore, the schedule shall specifically indicate dates in accordance with General Conditions, which shall include, but is not limited to the following:
      - 1) Date of Notice To Proceed
      - 2) Dates of major activities critical for other work
      - 3) Dates scheduled for delivery of major items of equipment
      - 4) Dates scheduled for completion of installation of major items of equipment
      - 5) The anticipated date of Substantial Completion
      - 6) The date of Substantial Completion of the project, as established by the Contract
      - 7) The date of Final Completion of the project, as established by the Contract

2. Bar Chart Schedule:

- a. Schedule method requested for use with Small projects or as approved by Architect.
- b. Construction project schedule, utilizing a Bar Chart method of scheduling, shall be detailed to a degree which will permit proper and complete coordination of all trades in each portion of the work. Therefore, the schedule shall specifically indicate dates in accordance with General Conditions, which shall include, but is not limited to the following:
  - 1) Date of Notice To Proceed
  - 2) Dates of major activities critical for other work
  - 3) Dates scheduled for delivery of major items of equipment
  - 4) Dates scheduled for completion of installation of major items of equipment
  - 5) The anticipated date of Substantial Completion
  - 6) The date of Substantial Completion of the project, as established by the Contract
  - 7) The date of Final Completion of the project, as established by the Contract

A. Phasing:

1. Provide notations on the schedule to show how the sequence of the Work is affected by requirements for phased completion to permit Work by separate Contractors and partial occupancy by the Owner prior to Substantial Completion.

C. Format:

1. Display the full network or bar chart on opaque prints of sufficient width to show data clearly for the entire construction period. Prints shall be a maximum of 11" x 17" for reproducibility.
2. Mark the critical path. Locate the critical path near the center of the network/ chart; locate paths with the most float near the edges.
3. Sub networks on separate sheets are permissible for activities clearly off the critical path.

D. Schedule Updating:

1. Revise the schedule immediately after each meeting or other activity, where revisions have been recognized or made including all approved CPR's.

**PART 2 – PRODUCTS**

Not Applicable

**PART 3 – EXECUTION**

Not Applicable

**END OF SECTION**

## **SECTION 01700 - PROJECT CLOSEOUT**

### **PROJECT CLOSEOUT**

#### **PART 1 – GENERAL**

##### **1.1 DESCRIPTION OF WORK:**

###### **A. Work Included in This Section:**

1. This Section specifies administrative and procedural requirements for project closeout, including, but not limited to, the following:
  - a. Inspection procedures
  - b. Project record document submittal
  - c. Operating and maintenance manual submittal
  - d. Submittal of warranties
2. Closeout requirements for specific construction activities are included in the appropriate Sections.

##### **1.2 RELATED WORK:**

- A. Division 0 – General Conditions of the Contract
- B. Division 0 – HUD General Conditions (Form 5370) and Supplemental Conditions
- C. Division 0 – Special Conditions
- D. Division 0 – Summary of Work
- E. Section 01300 - Submittals

##### **1.3 SUBSTANTIAL COMPLETION:**

###### **A. General:**

- <sup>1</sup> 1. Each phase of the project will have (1) Preliminary Final Completion inspection by AOR, followed by (1) inspection by 3rd party Accessibility Consultant, followed by (1) State Fire Marshal inspection, then City of New Orleans.
2. When all phases of work are complete, a final inspection will be conducted by the Department of Justice.
3. No portion of the retainage shall be paid until all inspections are completed and approved, including the Department of Justice.
4. The Work will only be considered suitable for Substantial Completion when all work indicated in the bid documents is complete. The project shall be complete in its entirety.
5. Upon Substantial Completion of the Work and upon application by the General Contractor and recommendation by the Architect, the Owner shall make payment, reflecting adjustment in retainage, if any, for such Work or portion thereof as provided in the Contract Documents.

B. Forms:

1. All forms to be used shall be American Institute of Architect (AIA) forms, unless noted otherwise.

C. Preliminary Procedures: Before requesting inspection for certification of Substantial Completion, complete the following. List exceptions in the request.

1. Each phase of the project will have (1) Preliminary Final Completion inspection by AOR, followed by (1) inspection by 3rd party Accessibility Consultant, and then followed by (1) State Fire Marshal inspection.
2. Contractor is to notify AOR when the work is ready for AOR to conduct their Preliminary Final Completion inspection. AOR will then determine if the work is ready for the following inspections or will list corrections to the work which must be completed prior to scheduling any of the following inspections.
3. Owner will pay for all fees related to the first Preliminary Final Completion Inspection provided by AOR, but Accessibility Consultant and by State Fire Marshal. If re-inspection is required, all fees for re-inspection are to be paid by the Contractor.
4. The General Contractor considers the Work, or a portion thereof which the Owner agrees to with no separation, is substantially complete, the General Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the General Contractor to complete all Work in accordance with the Bidding and Contract Documents.
5. Advise Owner of pending insurance change-over requirements and submit consent of surety.
6. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications and similar documents.
7. Obtain and submit releases enabling the Owner unrestricted use of the Work and access to services and utilities; include occupancy permits, operating certificates and similar releases.
8. Deliver tools, spare parts, extra stock, and similar items.
9. Complete start-up testing of systems, and instruction of the Owner's operating and maintenance personnel. Discontinue or change over and remove temporary facilities from the site, along with construction tools, mock-ups, and similar elements.
10. Remove temporary facilities, construction equipment and temporary services. Restore disturbed items to original condition or better.
11. Complete final cleanup requirements, including touch-up painting. Touch-up and otherwise repair and restore marred exposed finishes.
12. Submit an acceptable copy of the HVAC Test and Balance Reports (if applicable).
13. Submit all Final Inspections Certificates along with a Use and Occupancy Certificate.

D. Inspection Procedures: Due to portions of the Work being performed within occupied residential units, inspections for partial substantial completion will be performed at the completion of Work in each unit.

1. The work in this scope will be executed in phases. The Owner will provide a list of phases that will include the buildings and units within each phase. The Contractor will have access to only those areas of the site approved by the Owner for each phase of work. H. Each phase of the work will be filed as a separate building permit. All sub-permits and inspections are to be recorded under the building permit related to that work.
2. Each phase of the work shall be complete and all required inspections shall have passed before Certificate of Occupancy is granted by the Authority Having Jurisdiction. If needed, a Temporary Certificate of Occupancy may be issued at the discretion of the AHJ. The Contractor is responsible for securing all required Certificates of Occupancy in this scope of

- work before the final Certificate of Completion will be issued by the AOROn receipt of a request for inspection for Substantial Completion, the Architect will either proceed with inspection or advise the General Contractor of unfilled requirements. The Architect will prepare the Certificate of Substantial Completion following inspection or advise the General Contractor of construction that must be completed or corrected before the certificate will be issued.
3. The Architect will repeat inspection when requested in writing by the General Contractor and assured that the Work has been substantially completed and all items that were incomplete have been corrected.
  4. Results of the completed inspection will form the basis of requirements for final acceptance.

E. Re-inspection Procedure:

1. In the event that more than the two inspections by the Architect described above are made necessary by the failure of the General Contractor to complete the Work, or to complete or correct items identified on the list of such items, the General Contractor shall reimburse the Owner for all costs incurred including the cost of the Architect's services made necessary thereby.
2. Upon completion of re-inspection, the Architect will prepare a Partial Certificate of Substantial Completion and a final Certificate of Substantial Completion at the end of the Work, or advise the General Contractor of Work that is incomplete or of obligations that have not been fulfilled but are required for Substantial Completion.

**1.4 FINAL ACCEPTANCE:**

- A. At the completion of the Project prior to receiving final payment, the General Contractor shall furnish the Owner, through the Architect, properly signed and notarized waivers of lien from all subcontractors employed and material suppliers furnishing materials for the Project. Such waivers shall be submitted before final payment will be certified by the Architect to the Owner (AIA G706A). Also, at the completion of the contract, the General Contractor shall provide documentation for the signature of the Owner and General Contractor signifying the completion of the contractual obligation and the cancellation of the contract. This documentation shall be filed by the Contractor with the Recorder of Mortgages and proof of contract cancellation provided to the Owner. Upon completion of these items, final payment shall be due to the General Contractor.
- B. Preliminary Procedures:
1. Before requesting final inspection for final payment, complete the following (list exceptions in the request):
    - a. Submit a copy of the Architect's final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance (by initialing each individual item), and the list has been endorsed and dated by the Architect
    - b. Submit record drawings, maintenance manuals, final project photographs, and similar final record information
    - c. Submit Consent of Surety to Final Payment (AIA G707)
    - d. Submit evidence of final, continuing insurance coverage complying with insurance requirements
    - e. Guarantees, Warranties and Bonds

- f. Spare parts and Maintenance Materials
- g. Certificate of Insurance for Products and Completed Operations
- h. Certificate of Occupancy, if required
- i. All remnants required by the Contract Documents
- j. Any other items as required by the Architect and/ or Owner

## **1.5 RECORD DOCUMENT SUBMITTALS:**

### **A. General:**

1. The General Contractor shall record on the Record Drawings maintained at the site all changes and selections made during construction and shall locate by dimensions showing actual field measurements of all major items which will be concealed in the completed work. These items shall include location of piping repaired or replaced and items above hard ceilings such as repairs of ducts, piping, etc.
2. Dimensions are to be taken from face of building lines to centerline of piping or conduit.
3. Do not use record documents for construction purposes; protect from deterioration and loss in a secure, fire-resistive location; provide access to record documents for the Architect's reference during normal working hours.

### **B. Record Drawings:**

1. Provide one (1) print copy of record drawings.
2. Record drawings shall be provided in the form of reproducible drawing sheets (reproducible bond) and reflect changes in the work and locations of concealed items for all trades including plumbing, mechanical, electrical and general construction. Bond prints of the original contract documents may be purchased from the Architect at the Architect's standard printing rate.
3. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown.
4. Mark whichever drawing is most capable of showing conditions fully and accurately; where Shop Drawings are used, record a cross-reference at the corresponding location on the Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date.
5. Mark new information that is important to the Owner, but was not shown on Contract Drawings or Shop Drawings.
6. Note related Change Order numbers where applicable.

### **C. Record Specifications:**

1. Maintain one (1) complete copy of the Project Manual, including addenda, and one (1) copy of other written construction documents such as Change Orders and modifications issued in printed form during construction. Mark these documents to show variations in actual Work performed in comparison with the text of the Specifications and modifications.
2. Give particular attention to substitutions, selection of options and similar information on elements that are concealed or cannot otherwise be readily discerned later by direct observation. Note related record drawing information and Product Data.
3. Upon completion of the Work, submit record Specifications to the Architect for the Owner's records.

### **D. Shop Drawings:**

1. Provide one (1) print copy of reviewed shop drawings (include all review comments from

- Architect and Consultants).
2. Deliver General Contractor's approved copy of all shop drawings submitted during the course of the project.

E. Miscellaneous Record Submittals:

1. Refer to other Specification Sections for requirements of miscellaneous record-keeping and submittals in connection with actual performance of the Work. Immediately prior to the date or dates of Substantial Completion, complete miscellaneous records and place in good order, properly identified and bound or filed, ready for continued use and reference. Submit to the Architect for the Owner's records.

F. Electronic Record Documents:

1. Provide three (3) copies of electronic version on flash or thumb drive of sufficient capacity including record drawings, record specifications, shop drawings, miscellaneous record submittals, maintenance manuals, instructions, and warranties.

**1.6 MAINTENANCE MANUAL AND INSTRUCTIONS:**

- A. General Contractor shall, prior to completion of Contract, deliver to the Architect three (3) copies of a manual, assembled, indexed, and bound; presenting for the Owner's guidance, full details for care and maintenance of mechanical, electrical, and other equipment included in Contract. Manuals shall include parts lists for each item of equipment furnished under the Contract.

- B. General Contractor shall, for this manual, obtain from Subcontractors, literature of manufacturers relating to equipment, including motors; also furnish cuts, wiring diagrams, instruction sheets, and other information pertaining to same that will be useful to Owner in overall operation and maintenance. Include also, the name, address, and phone number of the nearest sales and service organization for each item.

C. General:

1. Organize each manual into separate Sections for each piece of related equipment.
2. Index all data as per the Table of Contents.
3. As a minimum each manual shall contain a title page, a table of contents, copies of Product Data, supplemented by drawings and written text, and copies of each warranty, bond and service Contract issued.

D. Binders:

1. Identify each binder on the front and spine, with the typed or printed title "OPERATION AND MAINTENANCE MANUAL", Project title or name, and subject matter covered. Indicate the volume number for multiple volume sets of manuals.
2. The binders shall be hard-cover, three-ring notebook, embossed with the name of the project, spring-lock metal label holders, and piano hinge edges, (2" capacity) 11" x 8-1/2" with heavy duty rings. Provide the number of binders required to properly contain all information required.

E. Drawings:

1. Where drawings or diagrams are required as part of the manual, provide reinforced punched binder tabs on the drawings and bind in with the text.
2. Where oversize drawings are necessary, fold the drawings to the same size as the text pages and use as a fold-out.
3. If drawings are too large to be used practically as a fold-out, place the drawing, neatly folded,

in the front or rear pocket of the binder. Insert a typewritten page indicating the drawing title, description of contents and drawing location at the appropriate location in the manual.

F. Protective Plastic Jackets:

1. Provide protective transparent plastic jackets designed to enclose diagnostic software for computerized electronic equipment if required.

G. Text Material:

1. Where written material is required as part of the manual use the manufacturer's standard printed material, or if it is not available, specially prepared data, neatly typewritten, on 8-1/2" by 11", 20 pound white bond paper.
2. Such data called for under separate Sections of the Specifications, shall be included in the manual described in this Section.

H. Title Page:

1. Provide a title page in a transparent plastic envelope as the first sheet of each manual. Provide the following information:
  - a. Subject matter covered by the manual
  - b. Name and address of the Project
  - c. Date of submittal
  - d. Name, address, and telephone number of the Contractor
  - e. Name and address of the Architect
  - f. Cross reference to related systems in other operating and maintenance manuals

I. Table of Contents:

1. After the Title Page, include a typewritten table of contents for each volume, arranged systematically according to the Project Manual format. Include a list of each product included, identified by product name or other appropriate identifying symbol and indexed to the content of the volume.
2. Where more than one volume is required to accommodate data for a particular system, provide a comprehensive table of contents for all volumes in each volume of the set.

J. General Information:

1. Provide a general information Section immediately following the Table of Contents, listing each product included in the manual, identified by product name. Under each product, list the name, address, and telephone number of the Subcontractor or installer, and the maintenance contractor. Clearly delineate the extent of responsibility of each of these entities. In addition, list a local source for replacement parts and equipment.

K. Product Data:

1. Where manufacturer's standard printed data is included in the manuals, include only sheets that are pertinent to the part or product installed. Mark each sheet to identify each part or product included in the installation. Where more than one item in a tabular format is included, identify each item, using appropriate references from the Contract Documents. Identify data that is applicable to the installation and delete references to information that is

not applicable.

L. Written Text:

1. Where manufacturer's standard printed data is not available, and information is necessary for proper operation and maintenance of equipment or systems, or it is necessary to provide additional information to supplement data included in the manual, prepare written text to provide necessary information. Organize the text in a consistent format under separate headings for different procedures. Where necessary, provide a logical sequence of instruction for each operating or maintenance procedure.

M. Warranties, Bonds and Service Contracts:

1. Provide a copy of each warranty, bond or service contract in the appropriate manual for the information of the Owner's operating personnel. Provide written data outlining procedures to be followed in the event of product failure. List circumstances and conditions that would affect validity of the warranty or bond.

**1.7 INSTRUCTIONS:**

- A. The Owner's delegated representative shall be given personal instructions by trained personnel, in the care, use, maintenance, and operation procedures for each item. This shall be done in accordance with, and in addition to, the above required manual.
- B. Operating and Maintenance Instructions:

1. Arrange for each installer of equipment that requires regular maintenance to meet with the Owner's personnel to provide instruction in proper operation and maintenance. If installers are not experienced in procedures, provide instruction by manufacturer's representatives. Include a detailed review of the following items:
  - a. Maintenance manuals
  - b. Record documents
  - c. Spare parts and materials
  - d. Tools
  - e. Identification systems
  - f. Control sequences
2. As part of instruction for operating equipment, demonstrate the following procedures:
  - a. Start-up
  - b. Shutdown
  - c. Emergency operations
  - d. Noise and vibration adjustments
  - e. Safety procedures
  - f. Economy and efficiency adjustments
  - g. Effective energy utilization

C. Maintenance Procedures:

1. Provide information detailing essential maintenance procedures, including the following:
  - a. Routine operations
  - b. Trouble-shooting guide
  - c. Disassembly, repair and reassembly
  - d. Alignment, adjusting and checking

D. Operating Procedures:

1. Provide information on equipment and system operating procedures, including the following:
  - a. Start-up procedures
  - b. Equipment or system break-in
  - c. Routine and normal operating instructions
  - d. Regulation and control procedures
  - e. Instructions on stopping
  - f. Shut-down and emergency instructions
  - g. Summer and winter operating instructions
  - h. Required sequences for electric or electronic systems
  - i. Special operating instructions

E. Servicing Schedule:

1. Provide a schedule of routine servicing and lubrication requirements, including a list of repaired lubricants for equipment with moving parts.

F. Controls:

1. Provide a description of the sequence of operation and as-installed control diagrams by the control manufacturer for systems requiring controls.

G. Coordination Drawings:

1. Provide each Contractor's Coordination Drawings.
2. Provide as-installed color-coded piping diagrams, where required for identification.

H. Valve Tags:

1. Provide charts of valve tag numbers, with the location and function of each valve.

**PART 2 – PRODUCTS**

Not Applicable

**PART 3 – EXECUTION**

Not Applicable

**END OF SECTION**

# **TECHNICAL SPECIFICATIONS**

## **SECTION 00202**

### **REMOVAL OF STRUCTURES AND OBSTRUCTIONS**

#### **1 DESCRIPTION:**

This work consists of removal and satisfactory disposal of concrete walks, drives, ramps, structures, handrails, concrete curbs, tree stumps and/or roots, and other structures and obstructions not designated or permitted to remain. It shall also include salvaging of designated materials.

Concrete pavement, and concrete curb and/or curb and gutter required to be removed for installation of new handicap ramp shall be removed by saw cutting full depth at no direct pay. Saw cutting at concrete retaining wall near new ramps as specified in the drawings shall be performed at no direct pay. It shall be the responsibility of the Contractor to maintain the integrity of the existing pavement/curb and gutter such that a clean, straight edge is maintained that is free of spalls and other non-uniformities. If spalls, cracks, or other damage occurs during saw cutting the Contractor shall saw cut full depth one foot minimum beyond three feet minimum past the damaged concrete pavement or to the nearest joint if less than three feet from the joint, remove and replace the damaged area, in accordance with these Contract Documents, at the Contractor's expense.

All work shall be performed in accordance with the provisions of Section 202 of the Louisiana Standard Specifications for Roads and Bridges, 2016 Edition (Purple Book), and latest revisions, except as otherwise noted in these specifications.

#### **2 MEASUREMENT AND PAYMENT:**

Measurement for the removal of structures and obstructions shall be on a lump sum basis except as otherwise noted.

Payment for removal of structures and obstructions shall be made by lump sum, except as otherwise noted in these specifications, which price and payment shall be full compensation for furnishing all plant, labor, material, equipment, and all other incidentals as specified herein and as shown on the drawings.

No separate measurement will be made for saw cutting the retaining walls at the locations of new ramps as shown on the drawings. Payment shall be made by Lump sum.

### **END OF SECTION**

## **SECTION 00602**

### **DIAMOND GRINDING CONCRETE PAVEMENT**

#### **1 DESCRIPTION:**

The section consists of Grinding the concrete surface as shown on the plans. Contractor to maintain dust control measures and haul the debris daily to the designated dumpsters.

#### **2 EQUIPMENTS:**

Equipment and workmanship shall conform to LA DOTD standards for Diamond Grinding of Concrete surface.

Grind by sawing with an industrial diamond abrasive impregnated in the saw blades. Assemble the saw blades in a cutting head mounted on a self-propelled machine designed specifically for diamond grinding that will produce the required texture and smoothness level without damage to the concrete pavement or joint faces. Ensure that grinding equipment does not cause ravels, aggregate fractures, spalls, or disturbance to the joints.

Each self-propelled machine shall be capable of cutting a minimum path 3 feet wide and within 12 inches of the face of a concrete curb. Furnish sufficient equipment to complete the project in the working time specified.

Provide vacuuming and sweeping equipment for the removal of the slurry, residue, and excess water.

#### **3 MEASUREMENT:**

Measurement shall be on a lump sum basis except as otherwise noted.

#### **4 PAYMENT:**

Payment shall be made by lump sum, except as otherwise noted in these specifications, which price and payment shall be full compensation for furnishing all plant, labor, material, equipment, and all other incidentals as specified herein and as shown on the drawings.

**END OF SECTION**

## **SECTION 00743 TESTING LABORATORY SERVICES**

### **01.GENERAL:**

**(a)** An independent accredited testing laboratory shall be retained by the Contractor for the purpose of sampling and testing materials or performing inspections on a given project.

**(b)** Cooperation of the Contractor: The Contractor shall cooperate with the designated testing laboratory and shall:

**(1)** Make available without cost, samples of all materials to be tested in accordance with applicable standard specifications.

**(2)** Furnish such nominal labor and sheltered working space as is necessary for designated testing laboratory to obtain samples at the project site.

**(3)** Advise the designated testing laboratory of the identity of material sources and instruct the suppliers to allow tests or inspections by the designated testing laboratory.

**(4)** Notify the designated testing laboratory sufficiently in advance of operations to allow for completion of initial tests and assignment of inspection personnel.

**(5)** Notify the designated testing laboratory sufficiently in advance of cancellation of required testing operations. The Contractor shall be responsible to the Director for charges due to failure to notify, if requirements for testing are cancelled. The Contractor shall also be responsible to the Director for charges due to failed tests. The Director can withhold payment to cover the cost of these charges.

**(6)** Provide curing facilities for initial curing of concrete cylinders at the job site in accordance with the requirements ASTM C-94.

**(c)** Test Methods: Tests and inspections shall be conducted in accordance with the latest applicable A.S.T.M., A.C.I., A.A.S.H.T.O., or La. D.O.T.D. requirements, or the requirements of other recognized authorities.

**(d)** Authority and Responsibility of the Testing Laboratory: The designated testing laboratory does not have the authority to accept or reject work for the Director. It is their duty to inform the Contractor and the Consulting Engineer's representative (CER) at the job site of any tests or conditions that do not meet the project specification requirements. The CER has the authority and duty to reject materials and/or workmanship that do not comply and to so notify the Director.

**(e)** Test Reports: The designated testing laboratory shall promptly submit written reports of each test and inspection made to the Director, Contractor and to such other parties that the Director may specify.

## **02.PORTLAND CEMENT CONCRETE:**

### **Tests and Inspections:**

#### **(a) Mix Design:**

**(1)** The designated testing laboratory shall review the contract mix design submitted for compliance within the General Specification requests and ACI 318-94, Chapter 5 or latest revision.

**(2)** Regardless of what method is employed, the following tests are required prior to use on a given project:

A.S.T.M. Sieve Analysis for Fine & Coarse Aggregates

**(3)** Certificates of Delivery which include test results shall be submitted by the concrete producer for cement, fly ash and additives to the designated testing laboratory for review. These certificates must certify that the material conforms to the specifications.

#### **(b) Batch Plant:**

**(1)** Prior to initial start-up of pavement operations for the project, the designated testing laboratory shall make themselves familiar with the concrete suppliers batch plant to determine if the operation substantially conforms to the requirements of A.S.T.M. C94. Any substandard conditions observed shall be immediately reported to the Director and the Contractor.

**(2)** Plant inspector is not required to be present at the plant during production. However, the Director may require an inspector be provided periodically at his discretion.

**(3)** The plant must be approved prior to beginning production for a given project. This approval will be given by the Director and/or his representative. The testing laboratory shall be responsible to inform the Director of any reasons or conditions that would adversely affect the plant's approval. Conditions for approval shall include but not be limited to the following:

**(i)** Ability to comply with A.S.T.M. C-94 (latest revision) Standard Specifications for Ready Mixed Concrete.

**(ii)** Whenever fly ash is used, the plant shall have a separate silo or bin to store the fly ash.

**(iii)** Whenever ground granulated blast-furnace GGBF slags are used, the plant shall have a separate silo or bin to store the slag.

**(4)** Prior to and periodically during construction, the designated testing laboratory shall sample and test aggregates proposed for use in concrete to determine their compliance with these specifications.

**(c) Roadway Inspection:**

**(1)** The designated testing laboratory shall provide a roadway technician at the job site during all times concrete is being placed. This roadway technician shall be responsible to perform the required field tests and promptly notify the Contractor and the CER of any sub-standard materials, workmanship or code violations being incorporated in the work.

**(2)** Samples of fresh concrete shall be gathered in accordance with A.S.T.M. C-172 (latest revision).

**(3)** Tests for slump - A.S.T.M. C-143 (latest revision) and air content - A.S.T.M. C-173 or C-231 (latest revisions) if applicable, must be performed whenever test cylinders are taken, and more frequently, when deemed necessary.

**(4)** The concrete temperature shall be measured and recorded when each set of cylinders are molded.

**(5)** Test cylinders shall be cast in accordance with A.S.T.M. C-31 (latest revision) as follows:

**(i)** Pavements: One set consisting of four (4) cylinders shall be cast for each one hundred (100) cubic yards or fraction thereof. An additional two (2) cylinders per set shall be cast for early strength determination.

**(ii)** Curbs, Driveways, and Sidewalks: One set of four (4) cylinders shall be cast in the a.m. (morning) and one set shall be cast in the p.m. (afternoon). A minimum of four (4) cylinders shall be cast per visit.

**(iii)** Combination Curb & Gutters: One set of four (4) cylinders shall be cast for each fifty (50) cubic yards or any fraction thereof. A minimum of four (4) cylinders shall be cast per visit.

**(6)** Test cylinders are to be tested in accordance with A.S.T.M. C-39 (latest revision) as follows:

2 @ 7 days of age.

2 @ 28 days of age.

1 @ 3 days of age (for verification of High Early Strength concrete).

1 @ 5 days of age (for verification of High Early Strength concrete).

**(7)** During production, if any truck of ready-mixed concrete fails to conform to specifications, the designated testing laboratory will immediately notify the Director and the Contractor and this material shall not be incorporated in the work.

**(8)** Re-tempering of concrete is not permitted.

**(d) Cores for Thickness Verification:**

**(1)** Cores shall be taken by the designated testing laboratory in accordance with Subsections C501.10 and C601.12 no later than fourteen (14) days after the conclusion of paving operations.

**(2)** Final locations of the cores shall be reported in a manner that is acceptable to the Director or his representative.

**03.ASPHALTIC CONCRETE MIXTURES:**

**(a) Tests and Inspections:**

**(1)** The Contractor will be required to design the mixtures for optimum asphalt content and comply with all requirements of La. D.O.T.D. designation TR 303, Method A, however, Method B may be used when approved by the Director. Mixes which have been previously approved and are current within six (6) months may be submitted for approval subject to the same criteria as required by TR 303, Method A.

**(2)** The job mix formula shall be submitted for review by the designated testing laboratory and the Director supported by appropriate design data. No mixture shall be produced for the job until the Contractor's job mix formula has been approved by the Director. Approval or rejection of job mix formula shall be accomplished within seven (7) calendar days of submittal.

**(b) Preliminary Tests:** Prior to starting plant operations, the following materials will be sampled and/or tested by the designated testing laboratory:

**(1)** Obtain La. D.O.T.D. Certificates of Delivery covering asphalt cement in working tank. (Also to be obtained on a daily basis during production.)

**(2)** Obtain the refinery test report covering chemical and physical properties of the asphalt cement.

**(3)** Verify that the Anti-Stripping agent is included in the La. D.O.T.D. Qualified Products List.

**(4)** Other admixtures - La. D.O.T.D. Qualified Products List.

**(5)** Aggregates - Verify that the source of aggregates to be used are included in the La. D.O.T.D. Qualified Products List.

**(6)** Sample the Contractor's fine sand. Test in accordance with A.A.S.H.T.O. T-90 to determine if plasticity index is four (4) or less. Visually inspect Contractor's stockpile to verify absence of clay balls and excessive clay coating.

**(c) Tests Conducted at the Asphalt Plant:** Tests to be conducted on the hot mix material at the asphalt plant will be conducted by the designated testing laboratory's plant technician. All tests will be conducted in accordance with La. D.O.T.D. specifications. Test results shall conform to the properties in Section 42. A sampling plan will be utilized such that samples are taken and tested as follows:

**(1)** 0 to 200 tons - Full sample is taken upon which the following tests are to be conducted:

Temperature - read to the nearest 5 degrees.

Extraction	
Extracted Gradation	TR 309
Per cent Extracted Asphalt Cement	TR 308
Per cent Crushed	TR 306

Marshall Stability & Flow (2 briquettes are made.)	TR 305
Unit Weight, Voids & Per cent V.F.A.	TR 304
Record Anti-strip content from meters and scales	

**(2)** 201 to 400 tons - smaller sample is taken:

Temperature - read to the nearest 5 degrees.

Marshall Stability & Flow (1 briquette is made.)	TR 305
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**(3)** 401 to 600 tons - Full sample is taken. Conduct tests as described for 0 to 200 tons.

**(4)** In excess of 600 tons - Smaller sample is taken. Conduct tests as described for 201 to 400 tons.

Mix temperatures at the time of molding the briquettes shall be within 15°F of the mix temperature at the time of sampling.

In addition to the above, the temperature of the mix is to be taken at least once per hour, when the mix has been loaded into haul trucks and is ready to leave the plant.

If the test results during the production of a lot are outside the limits given in Table 1 of Section C501, the representative of the designated testing laboratory shall immediately notify the Contractor's qualified asphaltic concrete plant technician.

If the Contractor refuses to take appropriate corrective action, the designated testing laboratory representative shall recommend to the Director to discontinue the operation of the plant immediately and shall notify the Contractor of his action. The plant may resume production of mix

for the project only after the Contractor's qualified asphaltic concrete plant technician produces evidence to the designated testing laboratory representative that the problem has been corrected.

When an individual test or the average of tests representing the lot is outside acceptance limits shown in Table 1 of Section C501, an adjustment in unit price for the lot will be made in accordance with Table 2 of Section C501.

**(d) Pavement Samples:** The Contractor shall furnish samples at locations determined by the designated testing laboratory's roadway technician. These operations shall be witnessed by the designated testing laboratory's roadway technician.

**(e) Pavement Density:** Refer to subsection Table 2 of Section C501.

**(f) Roadway Inspection.**

**(g)** Inspection of roadway asphaltic concrete work at the job site shall be performed by the roadway technician furnished by the designated testing laboratory. His duties will include, but not be limited to, the following:

- (1)** Record locations, tonnage, type of mix, lot number, and other pertinent data in his daily report.
- (2)** Temperatures will be checked and recorded in accordance with these specifications during the production of each lot.
- (3)** Observe the general operations of the Contractor to assure compliance with all requirements.
- (4)** Observe and record the tack and prime coat operations. (Square yards covered number of gallons used.)
- (5)** Determine the location of cores to be taken by the Contractor for thickness and density.
- (6)** Witness the drilling or cutting of the roadway samples and deliver same to designated testing laboratory for further testing.
- (7)** Witness the surface finish testing performed by the Contractor and report the findings of such testing.
- (8)** Inspect all mix hauled to the roadway for any obvious deficiencies which may include uncoated aggregate, segregated mixtures, mixtures with lumps, mix which is not of the proper temperature, excessive moisture, color and general appearance of the mixtures. Any loads found deficient shall be brought to the attention of the Contractor and rejected by the Director. Also, no trucks will be accepted without a haul ticket.
- (9)** Observe weather conditions and advise the Contractor of weather limitations when they apply.

#### **04.ROADWAY BASE & SUB-BASE COURSES:**

(a) Soil materials, whether from required excavation or borrow excavation, which are to be incorporated in the project as fill or backfill, shall have been tested and classified by the Testing Laboratory prior to their use. Tests shall be conducted in accordance with the latest applicable standards of A.S.T.M., A.A.S.H.T.O., or La. D.O.T.D., and shall comply with the requirements of Section C302.

**(b) Tests.**

(1) Obtain a composite sample of base and sub-base material at source in accordance with A.S.T.M. D75 or A.A.S.H.T.O. T2.

(2) Perform Laboratory tests as follows:

A.S.T.M. C136 Sieve analysis of fine and coarse aggregates.

A.S.T.M. D4318 Test for liquid limit and plasticity index of soils.

A.S.T.M. D698, D1557, A.A.S.H.T.O. T99, T180, La. D.O.T.D. TR-418E, TR 418G Moisture-Density relations of soils and soil-aggregate mixtures (Proctor).

A.S.T.M. D2922, D1556, A.A.S.H.T.O. T191, T238 Density of soils and soil aggregate mixtures in place by nuclear or sand-cone methods.

(c) Field density tests shall be made on the completed base or sub-base courses and the depth of test recorded.

Frequency for Soil tests shall be as follows:

Trenches - 1 per 100 linear feet.

Backfill is to be placed and tested in 12" lifts when sand is compacted with a mechanical device, and in 3 foot lifts when flooding method is used.

Base Course - Six (6) tests per block.

Concrete roadway - 3 per side evenly spaced Asphalt/Conc. Curb - 4 under curb (2/side) and 2 in the roadway (1/side).

Depth - One (1) at each density test

#### **05.PAYMENT:**

No separate payment will be made to the Contractor for Testing requirements mentioned in this section. The cost for required testing shall be included within the lump sum prices for the their respective sections.

**END OF SECTION**

00743-6

## **SECTION 00805**

### **CLASS A1 CONCRETE**

#### **1. DESCRIPTION:**

The section consists of Concrete work needed to be performed at the ramp at the location as shown on the plans. Demolition work shall take care to not damage existing concrete. Contractor to have dust control measures and debris to be hauled off daily to designated dumping area or dumpsters.

#### **2. MATERIALS AND EQUIPMENTS:**

Concrete material and workmanship will be in accordance with LA DOTD Specifications for CLASS A1 concrete.

#### **3. MEASUREMENT:**

Measurement will be made by cubic yard of concrete.

#### **4. PAYMENT:**

No separate payment will be made for rebars and testing requirements as required by Section 00743.

Payment for Class A1 concrete shall be made by lump sum, except as otherwise noted in these specifications, which price and payment shall be full compensation for furnishing all plant, labor, material, equipment, and all other incidentals as specified herein and as shown on the drawings.

**END OF SECTION**

**SECTION 00810**  
**Guard Railings, Hand Railings and Mounting Brackets**

**(SUPPLEMENTAL)**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Related Documents:
  - 1. Drawings and General Conditions and Special Provisions apply to this Section.
- B. Section Includes:
  - 1. Steel pipe Guardrails and Handrails and mounting brackets.
- C. Handrails shall be designed to withstand a 200 pounds concentrated load applied in any direction at any point of the top rail or 50 pounds per lf whichever is greater.

**1.2 REFERENCES**

- A. ASTM International:
  - 1. ASTM A 53 Hot-Dipped, Zinc-coated Welded and Seamless Steel Pipe
  - 2. ASTM A 386 Zinc-Coating (Hot-Dip) on Assembled Steel Products
  - 3. ASTM A 500 Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Round and Shapes
  - 4. ASTM A 501 Hot-Formed Welded and Seamless Carbon Steel Structural Tubing
- B. Steel Structures Painting Council (SSPC)

**1.3 SUBMITTALS**

- A. Submit shop drawings including plan, elevations, sizes, connection attachments, anchorage, size and type of fasteners, and accessories.
- B. Design calculations and shop drawings to be submitted for approval by the Engineer of record.

**1.4 FIELD MEASUREMENTS**

- A. Verify that field measurements are as indicated on shop drawings.

## **PART 2 - PRODUCTS**

### **2.1 STEEL RAILING SYSTEM**

- A. Rails: Guardrail, Guardrail with handrail and handrail to match existing shape, size and finish.
- B. Spacing: Spacing of posts and Mounting brackets attached to it shall not exceed maximum of 48 inches and shall not be less than 36 inches

### **2.2 FABRICATION**

- A. Fit and shop assemble components in largest practical sizes, for delivery to site.
- B. Fabricate components with joints tightly fitted and secured.
- C. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

## **PART 3 - EXECUTION**

### **3.1 PREPARATION**

- A. Clean and strip primed steel items to bare metal where site welding is required.

### **3.2 INSTALLATION**

- A. Install components plumb and level, accurately fitted, free from distortion or defects.
- B. Anchor railing to structure.

## **PART 4 – Payment**

Payment for Handrails , Guardrails and mounting brackets shall be made by lump sum, except as otherwise noted in these specifications, which price and payment shall be full compensation for furnishing all plant, labor, material, equipment, and all other incidentals as specified herein and as shown on the drawings.

**END OF SECTION**

## **SECTION 02220**

### **SELECTIVE DEMOLITION**

#### **PART 1 – GENERAL**

##### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

##### **1.2 SUMMARY**

###### A. Selective Demolition

1. Remove gypsum board at of the ceilings and walls as indicated in the drawings as required for the work.
2. Remove area of the existing finishes as required to perform the work. Where possible reuse the existing pieces. Where not possible, provide replacement pieces matching the existing as close as possible.
3. Remove to reinstall plumbing fixtures where required.
4. Remove to reinstall toilet accessories where indicated.
5. Relocate existing outlets where required.
6. Remove cabinetry where indicated. Cabinetry to remain shall be protected from damage.

- B. Extent of demolition is indicated on drawings and specified herein.

##### **1.3 SUBMITTALS**

- A. Schedule: Submit for approval selective demolition schedule, including schedule and methods for maintaining facility security at all times.

##### **1.4 QUALITY ASSURANCE**

- A. Comply with governing codes and regulations. Use experienced workers.

##### **1.5 PROJECT CONDITIONS**

- A. In general, the residential units will remain occupied throughout the Work unless the selective demolition reveals extensive remedial work. Should that occur, HANO will provide for relocation of the tenants.
- B. Provide not less than 72 hours notice of activities that will be interrupted during the course of this work.

- C. Maintain access to existing corridors, drives, walkways, exits, etc.

## **PART 2 – PRODUCTS** – Not Applicable to This Section

## **PART 3 – EXECUTION**

### **3.1 PROTECTION**

- A. Protect all building components and contents from damage indicated to remain.
- B. General Contractor shall provide for the proper protection of all persons, property, landscaping, building elements, utilities, etc., both onsite and offsite, in accordance with requirements of these specifications and all prevailing codes and ordinances.
- C. Take all precautions to protect users of site from demolition procedures. Install barriers, fences, partitions, covered passageways, etc. as required to protect on and off-site occupants and to prevent entry of unauthorized persons into the work area.
- D. Provide adequate protection against trespassing. Secure project after work hours.

### **3.2 DEMOLITION**

- A. Do not damage materials indicated to remain.
- B. Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.

### **3.3 DUST CONTROL**

- A. Provide all measures as necessary to prevent movement of airborne dust into adjacent buildings, spaces, hvac systems, and nearby properties. Full clean-up of spaces affected by demolition shall be done by General Contractor's forces on a daily basis before start of business day.
- B. Building interiors and exterior concrete surfaces affected by dust generated by this project (sidewalks, drives parking areas, etc.) shall be maintained in a broom clean condition.

### **3.4 SHORING AND BRACING**

- A. When working in and around existing buildings, the design, installation, use and removal of temporary shoring and bracing for existing and new walls, floors, structure, etc. shall be the sole responsibility of the General Contractor, who is also responsible for project sequencing, construction methods and techniques, etc. Project sequencing shall be coordinated with the Owner.

**END OF SECTION**

## **SECTION 06100**

### **ROUGH CARPENTRY**

#### **PART 1 - GENERAL**

##### **1.01 RELATED DOCUMENTS**

- A. The general provisions of the Contract, including General and Supplementary Conditions of the Specification Sections, apply to the Work specified in this Section.

##### **1.02 SUMMARY**

- A. The work required under this Section consists of all carpentry work and related items necessary to complete the Work indicated on Drawings and/or described in Specifications.
- B. Without restricting the volume or generality of the above, the work to be performed under this Section shall include, but is not limited to the following:
  - 1. Compliance with standards and industry specifications.
  - 2. Wood blocking where indicated. Cut to fit.
  - 3. Miscellaneous other carpentry Work.

##### **1.03 REFERENCES**

- A. ALSC (American Lumber Standards Committee) - Softwood Lumber standards.
- B. AWWPA (American Wood Preservers Association) - C-1 - All timber products preservative treatment by pressure process.
- C. NFPA (National Forest Products Association).
- D. SFPA (Southern Forest Products Association)

##### **1.04 QUALITY ASSURANCE**

- A. Perform work in accordance with the following agencies.
  - 1. Lumber Grading Agency: Certified by ALSC.
- B. Wood preservative: Submit certificate stating chemical and process used, net amount of preservative retained and compliance with standard.

##### **1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING**

- A. Immediately upon delivery to job site, place materials in area protected from weather.
- B. Store materials a minimum of six inches above ground on framework or blocking and cover with tarpaulins and not plastic film covering, providing for adequate air

- circulation or ventilation.
- C. Protect products from damage.
- D. Damaged products shall not be used.

## **PART 2 - PRODUCTS**

### **2.01 GRADES AND SPECIES OF WOOD**

- A. Plates, ledgers, bucks, braces, blocking shall be No. 2 grade S.Y.P. or as required to comply with U.L. listing requirements for rated wall, floor and ceiling assemblies.
- B. All lumber in direct contact with concrete or masonry or roofing materials shall be pressure treated.
  - 1. All pressure treated lumber, blocking, and trim called for on the Drawings or specified, shall be treated against rot, termites, etc., by a pressure process complying with AWPB C28 (Celcured or Wolmanized).
  - 2. Also treat lumber with fire retardant.
- C. Replacement lumber used for repairs shall match size and profile of existing.
- D. Plywood Sheathing
  - 1. Meet Requirements of PS 1-83/ANSI A199.1 except where APA Performance Rated units are specified. Every sheet shall bear appropriate APA grade stamp identifying species of plywood or by Certificate of Inspection issued by approved lumber grading or inspection bureau or agency listed above.
  - 2. Plywood shall not exceed 18 percent moisture content when fabricated nor more than 19 percent when installed.
  - 3. This specification is written for APA Performance Rated Plywood. In all cases, thickness shown is minimum regardless of span rating. Material used for same purpose shall be of same thickness.
  - 4. Panels shall be stamped 'Sized for Spacing'.
- E. Nails
  - 1. Up to & including 3/8 inch panel – 8d common or box.
  - 2. 15/32 inch & thicker panel – 10d common or galvanized box.
- F. Pressure Treated Wood
  - 1. Treat plywood in contact with concrete or masonry in accordance with LP 2-80 and dried after treatment.
    - a. Lumber grade and species shall be as specified for the particular use.
    - b. Identify treated lumber as to name of treater, preservative used, and retention in lbs/cu. ft.
    - c. Season after treatment to moisture content required for non-treated

material.

## **2.02 MATERIALS**

- A. Lumber grading rules: NFPA, SPIB, WCLB, SFPA.
- B. Miscellaneous framing: No. 1 Southern Yellow Pine or Douglas fir species. Nineteen percent maximum moisture content, pressure preservative treated for all lumber that may be exposed to weather or moisture.

## **2.03 OTHER MATERIALS**

- A. Rough hardware, except as specified otherwise herein, shall be as required for the proper execution of the work of this Section.
- B. Non-corrosive nails shall be used for all exposed woodwork, and shall be aluminum, hot dipped galvanized steel, cadmium plated or stainless steel.

## **PART 3 - EXECUTION**

### **3.01 PROCEDURE**

- A. All blocking, etc., shall be securely nailed with nails sized not to split the material. The work shall be installed in accordance with the best carpentry practice.
- B. Provide all shoring, scaffolding, etc., necessary for the safe performance of the work.
- C. Discard units of material with defects which might impair quality of work, and units which are too small to use in fabricating work with minimum joints or optimum joint arrangement.
- D. Set carpentry work accurately to required levels and lines, with members plumb and true and accurately cut and fitted.
- E. Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish material. Make tight connections between members. Install fasteners without splitting of wood; predrill as required.
- F. Wood Grounds, Nailers, Blocking and Sleepers
  - 1. Provide wherever shown and where required for screeding or attachment of other work (cabinets, etc.). Form to shapes as shown, kerf and cut as required for true line and level of work to be attached. Coordinate location with other work involved.
  - 2. Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise show.
  - 3. Prime all faces of new blocking prior to installation.

**END OF SECTION**

## **SECTION 07920**

### **JOINT SEALANTS**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

##### **1.2 SECTION INCLUDES**

- A. Sealants and joint backing
- B. Precompressed foam sealers

##### **1.3 REFERENCES**

- A. ASTM C 1193 – Standard Guide for Use of Joint Sealants; 1991 (Reapproved 1995).
- B. ASTM D 1056 – Standard Specification for Flexible Cellular Materials – Sponge or Expanded Rubber; 1991.
- C. ASTM D 1667 – Standard Specification for Flexible Cellular Materials – Vinyl Chloride Polymers and Copolymers (Closed –Cell Foam); 1976 (Approved 1990).

##### **1.4 SUBMITTALS**

- A. See Section 01300 – for submittal procedures.
- B. Product Data: Provide data indicating sealant chemical characteristics.
- C. Samples: Submit samples, 3x3 inch in size illustrating sealant colors for selection.
- D. Manufacturer’s Installation Instructions: Indicate special procedures.

##### **1.5 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years experience.
- B. Applicator Qualifications: Company specializing in performing the work of this section with minimum 3 years experience.

##### **1.6 ENVIRONMENTAL REQUIREMENTS**

- A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

## **1.7 COORDINATION**

- A. Coordinate the work with all sections referencing this section.

## **PART 2 – PRODUCTS**

### **2.1 MANUFACTURERS**

- A. Silicone Sealants:
  - 1. Dow Corning Corp. #795.
  - 2. GE Silicones
- B. Polyurethane Sealants:
  - 1. Pecora Corp.
  - 2. Sikaflex – La, Sika Corp.
  - 3. Sonolastic NPI, Sonneborn-Contech, Inc.
- C. Acrylic Sealants:
  - 1. Tremco, Inc.
- D. Butyl Sealants:
  - 1. Bostik.
  - 2. TEC Incorporated.
  - 3. Tremco, Inc.
- E. Acrylic Emulsion Latex Sealants:
  - 1. Pecora Corp.
  - 2. Tremco, Inc.
- F. Performed Compressible Foam Sealers:
  - 1. Emseal Joint Systems, Ltd.

### **2.2 ACCESSORIES**

- A. Primer: Non –staining type, recommended by sealant manufacturer to suit application.
- B. Joint Backing: Round foam rod compatible with sealant; ASTM D 1667, closed cell PVC oversized 30 to 50 percent larger than joint width.
- C. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

## **PART 3 – EXECUTION**

### **3.1 EXAMINATION**

- A. Verify that substrate surfaces are ready to receive work.
- B. Verify that joint backing and release tapes are compatible with sealant.

### **3.2 PREPARATION**

- A. Remove loose materials and foreign matter which might impair adhesion of sealant.
- B. Clean and prime joints in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instruction and ASTM C 1193.
- D. Protect elements surrounding the work of this section from damage or disfigurement.

### **3.3 INSTALLATION**

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C 1193.
- C. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond and area as recommended by manufacturer, except where specific dimensions are indicated.
- D. Install bond breaker where joint backing is not used.
- E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
- F. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
- G. Tool Joints concave.

### **3.4 CLEANING**

- A. Clean adjacent soiled surfaces.

### **3.5 PROTECTION OF FINISHED WORK**

- A. Protect sealants until cured.

### **3.6 SCHEDULE**

- A. Provide caulking to appropriate materials as recommended by the manufacturer.

**END OF SECTION**

## **SECTION 09250**

### **GYPSUM BOARD**

#### **PART 1 - GENERAL**

##### **1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions of the Specification Sections apply to this section.

##### **1.02 SUMMARY**

- A. This Section includes the following:
  - 1. Gypsum board assemblies attached to wood framing.

##### **1.03 REFERENCES**

- A. GA 201- Gypsum Board for Walls and Ceilings.
- B. GA 216- Recommended Specifications for the Application and Finishing of Gypsum Board.
- C. ANSI/ASTM C36 - Gypsum Wallboard.
- D. ANSI/ASTM C442 - Gypsum Backing Board.
- E. ANSI/ASTM C475 - Joint Treatment Materials for Gypsum Board Wallboard Construction.
- F. ANSI/ASTM C646 - Steel Drill Screws for the application of Gypsum Sheet Material to Light Gage Steel Studs.
- G. ANSI/ASTM C754 - Installation of Framing Members to receive Screw Attached Gypsum Wallboard, Backing Board, or Water Resistant Backing Board.

##### **1.04 QUALITY ASSURANCE**

- A. Perform Gypsum board systems work in accordance with the recommendations of ASTM C754, GA216, and GA201 unless otherwise specified in this section.
- B. Keep copy of GA201 and in field office for the duration of the project.

## 1.05 SUBMITTALS

- A. Submit shop drawings, product data, and manufacturer's instructions under provisions of Paragraph 6.17 of the General Conditions.

## PART 2 – PRODUCTS

### 2.01 ACCEPTABLE MANUFACTURERS- METAL STUDS

- A. Clark Steel Framing Systems
  - B. Deitrich Industries, Inc.
  - C. Dale Industries, Inc.
- 
- 1. Gypsum Board and related Products:
    - a. Georgia-Pacific Corp.
    - b. National Gypsum Co.; Gold Bond Building Products Division
    - c. United States Gypsum Co.

### 2.02 ACCESSORIES

- A. Metal Trim for Gypsum Board:
  - 1. Conform to profile and dimensions indicated.
  - 2. Material for interior work: Galvanized steel, 26 gauge minimum.
  - 3. Corner beads: Equivalent to Dur-A-Bead No. 103 by USG.
  - 4. Casing beads (edge beads): Equivalent to 200A by USG.
  - 5. Control joints:
    - a. Roll-formed zinc with perforated flanges.
    - b. Size: 1-¾ inch wide, with ¼ inch wide center channel.
    - c. Provide with removable tape strip over channel.
    - d. Acceptable product: Equivalent to No. 093 by USG.
- B. Paper-Faced Metal Trim for Gypsum Board:
  - 1. Conform to profile and dimensions indicated.
  - 2. Material for interior work: Comply with ASTM C1047.
  - 3. Outside corners: Paper Faced Metal Bead and Trim B1W series by USG.
  - 4. Outside Bullnose corners: Paper Faced Metal Bead and Trim by USG.
  - 5. Inside corners: Paper Faced Metal Bead and Trim by USG.

- 6. Trims: L shape B4-SERIES by USG; J shape: B9 SERIES by USG.
- C. Trim for Exterior Soffits: Rolled zinc complying with ASTM C1047.
- D. Special Trim and Reveals: Extruded aluminum alloy 6063-T5, profiles as indicated.
- E. Adhesives and Joint Treatment Materials:
  - 1. Conform to requirements of ASTM C475.
  - 2. Joint compounds:
    - a. Drying-type (ready-mixed): Equivalent to SHEETROCK® brand taping joint compound and topping joint compound, or SHEETROCK® all-purpose joint compound.
    - b. SHEETROCK® brand TUFF-HIDE™ primer-surfacer: Finish Level 4 (GA-214/ASTM C-840) drywall surface with vinyl acrylic latex-based coating to achieve Level 5 gypsum board finish.
    - c. Laminating adhesive for multiple layers: Special adhesive or joint compound specifically recommended for laminating gypsum boards.
    - d. Laminating adhesive for direct application: Special adhesive or joint compound specifically recommended for laminating gypsum boards for adhering gypsum boards to solid substrates.
    - e. Reinforcing joint tape:
      - 1) ASTM C475, 2 inch nominal width.
      - 2) For backer board, provide fiberglass tape as recommended by board manufacturer and acceptable to manufacturer of ceramic tile setting materials.
    - f. Gypsum Board Screws: Self-drilling, self-tapping steel screws.
      - 1) For steel framing less than 0.03 inch thick: Comply with ASTM C1002.
      - 2) For steel framing from 0.033 inch thick to 0.112 inch thick: comply with ASTM C954.
      - 3) Provide Type S or Type S-12 screws.
    - g. Miscellaneous Accessories: Provide as required for complete installations.

## 2.03 GYPSUM BOARD PRODUCTS

- A. General: Provide gypsum board of types indicated in maximum lengths available that will minimize end- to-end butt joints in each are indicated to receive gypsum board application and in accordance with recommendations of GA216.

1. Widths: Provide gypsum board in widths of 48 inches.
- B. Gypsum Wallboard: ASTM C 36 and as follows:
1. Type: Regular for vertical surfaces, unless otherwise indicated.
  2. Edges: Tapered and featured (round or beveled) for pre filling.
  3. Thickness:  $\frac{5}{8}$  inch, moisture resistant type.

#### 2.04 GYPSUM BOARD ACCESSORIES

- A. Provide gypsum board accessories in accordance with GA216.
- B. Corner Beads: 11/4" X 1 1/4" wide X .013" Galvanized Type U.S.G. Dur-a-Bead or Gold Bond wallboard Corner Bead conforming to ASTM C1047.
- C. Edge Trim: No. 200-A metal trim by U.S.G. or No. 100 casing bead by Gold Bond.
- D. Reinforcing Tape, Joint Compound, Adhesive, Water, Fasteners: GA216.
- E. Control Joints: Zinc extrusion, Gold Bond or .093 zinc control joint of U.S.G. Sheet rock zinc control joint No. 093.

### PART 3- EXECUTION

#### 3.01 INSPECTION

- A. Verify that site conditions are ready to receive work and opening dimensions are as instructed by the manufacturer.
- B. Beginning of installation means acceptance of substrate.

#### 3.02 GYPSUM BOARD INSTALLATION

- A. Erect exterior gypsum sheathing horizontally, with edges butted tight and ends occurring over firm bearing.
- B. Use screws when fastening gypsum board to metal furring or framing.
- C. Treat cut edges and holes in moisture resistant gypsum board and sealant.
- D. Place control joints consistent with lines of building spaces as indicated.
- E. Place corner beads at all external corners. Use longest practical lengths. Place edge

trim where gypsum board abuts dissimilar materials and at control joints.

- F. Tape, fill, and sand exposed joints, edges, corners, openings and fixtures, to produce surface ready to receive finishes. Feather coats onto adjoining surfaces so that camber is maximum 1/32 inch.
- G. Remove and re-do defective work.

### 3.03 FINISHING

- A. Provide Level 5 finish at gypsum board surfaces throughout the project except otherwise noted.
- B. Provide Level 4 finish in all storage room areas.

#### 1. Interior Gypsum Board:

##### a. Prefill:

- 1) Use setting-type joint compound. Mix joint compound according to manufacturer's directions.
- 2) Fill joints between boards flush to top of eased or beveled edge.
- 3) Fill joints of gypsum board above suspended ceilings in fire-rated partitions.
- 4) Wipe off excess compound and allow compound to harden.

##### b. Taping (Level 1):

- 1) Use taping or all-purpose compound.
- 2) Butter taping compound into inside corners and joints.
- 3) Center tape over joints and press down into fresh compound.
- 4) Remove excess compound.
- 5) Tape joints of gypsum board above suspended ceilings.

##### c. First coat (Level 2):

- 1) Use taping or all-purpose drying-type compound, or setting-type joint compound.
- 2) Immediately after bedding tape, apply skim coat of compound over body of tape and allow to dry completely in accordance with manufacturer's instructions.
- 3) Apply first coat of compound over flanges of trim and accessories, and over exposed fastener heads and finish level with board surface.

##### d. Second coat (Level 3): Use all purpose or topping (conventional weight, lightweight or midweight) drying type joint compound. After first coat treatment is dried, apply second coat of compound over tape and trim, feathering compound 2 inches beyond edge of first coat.

- e. Third coat (Level 4):
    - 1) Use all purpose or topping [conventional weight, lightweight or midweight] drying type joint compound.
    - 2) After second coat has dried, sand surface lightly and apply thin finish coat to joints, fasteners and trim, feathering compound 2 inches beyond edge of second coat.
    - 3) Allow third coat to dry. Apply additional compound, and touch-up and sand, to provide surface free of visual defects, tool marks, and ready for application of finish.
  - f. Skim coat (Level 5):
    - 1) Apply skim coat of all-purpose (conventional weight) drying-type compound or spray-applied Primer-Surfacer, TUFF\_HIDE over exposed surfaces of gypsum board.
    - 2) After skim coat has dried, touch-up and sand to provide surface free of visual defects, tool marks, and ridges, and ready for application of finish.
2. Joint Compound:
- a. After skim coat sets, apply finish coat of compound feathering 3 to 4 inches beyond tape edges.
  - b. Feather coats onto adjoining surfaces so that camber is maximum 1/32 inch.
  - c. Allow joint compound to completely set before applying veneer plaster finish.
3. Trim:
- a. Use same fasteners to anchor trim accessory flanges as required to fasten gypsum board to supports, unless otherwise recommended by trim manufacturer.
  - b. Install metal corner beads at external corners.
  - c. Install metal casing bead trim whenever edge of gypsum base would otherwise be exposed or semi-exposed, and where gypsum base terminates against dissimilar material.
4. Special Trim and Reveal Joints: Install as indicated on drawings and in accordance with manufacturer's instructions.

### 3.04 TOLERANCES

- A. Maximum Variation from True Flatness: 1/8 inch in 10 feet in any direction.

### 3.05 CLEANING AND PROTECTION

- A. Promptly remove any residual joint compound from adjacent surfaces.
- B. Provide final protection and maintain conditions, in a manner acceptable to installer, that ensure gypsum board assemblies are without damage or deterioration at the time of Substantial Completion.

**END OF SECTION**

## **SECTION 09900**

### **PAINTING**

#### **PART 1 - GENERAL**

##### **1.1 SCOPE:**

- A. The scope of painting work in this project shall be as shown on drawings and specified herein. It shall include all labor, materials, and equipment necessary for a complete
- B. finished installation.

If the schedule herein requires two or more types of painting on the same substrate, the type will be distinguished by the term "paint" meaning an opaque finish (flat, satin, semi-gloss, gloss sheens) and "transparent" meaning a non-opaque, transparent finish (varnishes, stains).

##### **1.2 RELATED SECTIONS:**

- A. Section 07920 – Joint Sealants
- B. Section 09250 – Gypsum Board

##### **1.3 DEFINITIONS:**

- A. "Paint" as used herein means all coating systems materials, including primers, emulsions, enamels, coatings, stains, sealers and fillers.
- B. "Exposed surfaces" include portions of the completed construction which are visible when permanent and built-in fixtures and equipment are in place.
- C. "Exterior" includes portions of the completed construction which are subject to outdoor ambient temperature and humidity conditions, including covered but unenclosed areas.
- D. Surfaces to be Painted: Complete coverage of all exposed surfaces is intended, unless indicated "no paint" on drawings. Without restricting the extent of the work to be performed, the work shall include, but is not limited to, the following:
  - 1. Wood: Painting of all exposed woodwork and finish carpentry, interior and exterior, doors and of all architectural woodwork and finish carpentry, except that specified to be pre- finished.
  - 2. Structural Steel: Touch-up after erection (concealed work only), and complete painting for all exposed work.
  - 3. Ferrous Metal: All exposed surfaces of all ferrous metal work, including galvanized, both exterior and interior of building which is not finished painted under other sections, to include steel frames, steel doors, access panels, guards, lintels, gutters, gravel guards, metal flashings, railings (unless otherwise indicated), roof accessories, steel supports, sprinkler riser, roof hatch and grates, bollards, etc.
  - 4. Gypsum Drywall: All exposed surfaces.
  - 5. All Previously Painted Surfaces.

- E. Surfaces Not to be Painted: The following areas or items will not require painting under this Section, unless otherwise noted:

1. Concealed duct shafts, concealed spaces, concealed pipes and ducts.
2. Acoustical tile and suspension system.
3. Pre-finished panels.
4. Structural steel work concealed by interior building finish.
5. Gypsum drywall surfaces to receive other finish materials.

#### **1.4 QUALITY ASSURANCE:**

- A. Single Source Responsibility: Provide primers and other undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.
- B. Compatibility: Review other Sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings system for various substrates. Upon request from other trades, furnish information on finish materials to be used, to enable use of compatible prime coats. Notify the Architect of anticipated problems using the specified materials.
- C. Industry Standards: Comply with the recommendations of the Painting and Decorating Contractors of America, as contained in "PDCA Architectural Specification Manual", except where conflicting and more stringent requirements are specified in this Section.
- D. Applicator Qualifications: Engage an experienced applicator who has completed painting system applications similar in material and extent to those indicated for the Project that have resulted in a construction record of successful in-service performance.
- E. Cooperation with Other Trades: This work shall be scheduled and coordinated with other trades and shall not proceed until other work and/ or project conditions are as required to achieve satisfactory results. General Contractor shall examine the Specifications for the various other trades and materials and shall thoroughly familiarize himself with all their provisions regarding painting.

#### **1.5 SUBMITTALS:**

- A. Product Data: Submit manufacturer's technical information including paint label analysis with handling, storage and application instructions for each material proposed for use. Identify purpose (primer, intermediate or finish coat) and substrate for each paint material.
- B. Samples: Prior to beginning work submit samples for review of color and texture only. Provide a listing of material for each coat of each finish sample.
1. On 12" x 12" gypsum board and CMU, provide one sample of each color and material. Resubmit samples as requested by Architect until acceptable sheen, color, and texture is achieved.
  2. On 12" x 12" section of plaster, provide one sample of each color and material. Resubmit samples as requested by Architect until acceptable sheen, color, and texture is achieved.

- C. Provide one sample of natural and stained wood finish. Use wood samples approved for Sections 06100, 06200, and 08210 (where applicable). Label and identify each as to location and application.
- D. On completed wall surfaces and other building components, where directed by the Architect, duplicate painted finishes of approved samples. Provide full-coat finish samples on at least 100 sq. ft. of surface, until required sheen, color and texture is obtained; simulate finished lighting conditions for review of in-place work.
  - 1. Final acceptance of colors will be from samples applied on the job.
  - 2. Approved on-site samples will be the standard for acceptance of the permanent work, which shall match approved samples in color, sheen, texture, hiding powers, application workmanship, and other appearance characteristics. Identify, preserve and protect on-site samples.

#### **1.6 DELIVERY, STORAGE, AND HANDLING:**

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent based materials, and materials used with solvent based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Storage of Materials:
  - 1. Store all materials in a single place designated by the General Contractor. The storage place shall be kept neat and clean and all damage shall be made good. Remove soiled or used rags, waste and trash from the building every night and take every precaution to avoid the danger of fire.
  - 2. Emulsion paints shall be protected from exposure to cold weather by storing in shelters so as to prevent freezing of the paint.
- D. Disposal:
  - 1. Never pour leftover coatings down any sink or drain. Use up material on the job or seal can and store safely for future use.
  - 2. Do not incinerate closed containers.
  - 3. For specific disposal contact the local waste management agency.

#### **1.7 ENVIRONMENTAL CONDITIONS:**

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limitations recommended by manufacturer for optimum results.
- B. Maintain temperature in building at a constant 65 °F or above during drying of plaster and masonry and provide adequate ventilation for escape of moisture from building in order to prevent mildew, damage to other work and improper drying of paint. Once painting has commenced, provide a constant temperature of 65 °F or above and prevent wide variations in temperature which might result in condensation on freshly painted surfaces.
- C. Exterior painting shall not be performed when the temperature is below 50 °F, while the surface is damp, during cold, rain or frosty weather, or when temperature is likely to drop to freezing within 24 hours. Avoid painting surfaces while they are exposed to hot sun.

- D. Cleaning Area: Before painting is started in any area, it shall be broom-cleaned and dust shall be removed from all areas to be painted. After painting operations begin in a given area, broom cleaning will not be allowed. Cleaning shall then be done only with commercial vacuum cleaning equipment.

## **1.8 PROTECTION:**

- A. Drop Cloths: Protect adjacent areas and installation by the use of drop cloths or other approved precautionary measures.
- B. Hardware and Fixtures: Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items. This work shall be done only by skilled mechanics, using adequate tools commensurate with the work to be done.

## **1.9 WARRANTY:**

- A. Inspection of all surfaces to be coated must be done by the manufacturer's representative to insure proper preparation prior to application (General Contractor to coordinate). All thinners, fillers, primers, and finish coatings shall be from the same manufacturer to support a product warranty. Products other than those submitted shall be accompanied by a letter stating its fitness for use and compatibility.
- B. At project closeout, provide to the Owner executed copies of the Manufacturer's standard form outlining the terms and conditions of any exclusions to their Limited Warranty against Manufacturing Defect.

## **1.10 EXTRA MATERIALS:**

- A. Deliver extra materials to Owner. Furnish extra materials that match products installed as described below, packaged with protective covering for storage and identified with labels clearly describing contents.
- B. Paint, Primers, Accessories, Etc.: Provide minimum of 1 gallon of each paint type and color used for touch-up purposes. Cans shall be clearly marked with color name, number, and type of paint.
- C. At project closeout, provide the color mixture name and code to the Owner for accurate future color matching.

## **PART 2 - PRODUCTS**

### **2.1 MANUFACTURERS:**

- A. Basis Of Design: For purposes of designating type and quality for the work under this Section, drawings and specifications are based on products manufactured or furnished by Benjamin Moore & Company (BMC), except as noted specifically otherwise.
- B. Acceptable Manufacturers: The following manufacturers may have products meeting the herein specified quality that will be acceptable as approved, upon specific product review by the Architect:

1. PPG Industries, Pittsburgh Paints
2. Sherwin Williams
3. Prior Approved Equal

## **2.2     PAINT MATERIALS:**

- A. Except where specifically noted in this section, all paint shall arrive on job ready mixed and pre- tinted. Agitate all paint prior to and during application to ensure uniform color, gloss, and consistency.
- B. Thinner addition shall not exceed manufacturer's printed recommendations. Do not use kerosene or other organic solvents to thin water-based paints.
- C. Where paint is to be sprayed, thin according to manufacturer's current written guidelines.
- D. Compatibility: Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

## **2.3     APPLICATION EQUIPMENT:**

- A. Equipment shall be adequate and commensurate for the work and workmanship required herein.

## **2.4     ACCESSORY MATERIALS:**

- A. This shall include all required ladders, scaffolding, drop cloths, masking, scrapers, tools, sandpaper, dusters, cleaning solvents and other items required to perform the work and achieve the results herein specified.

# **PART 3 - EXECUTION**

## **3.1     EXAMINATION:**

- A. The General Contractor and Installer shall review the product manufacturer's special instructions for surface preparation, application, temperature, re-coat times, and product limitations.
- B. The General Contractor and Installer shall review product health and safety precautions listed by the manufacturer.
- C. The General Contractor and Installer shall be responsible for enforcing on site health and safety requirements associated with the Work.
- D. Do not begin installation until substrates have been properly prepared.
- E. Ensure that surfaces to receive paint are dry immediately prior to application.
- F. Ensure that moisture retaining substrates to receive paint have moisture content within tolerances allowed by coating manufacturer. Where exceeding the following values, promptly notify Architect and obtain direction before beginning work.
  1. Concrete and Masonry: 3-5 percent. Allow new concrete to cure a minimum of 28 days.
  2. Exterior Wood: 17 percent.
  3. Interior Wood: 15 percent.
  4. Interior Finish Detail Woodwork, Including Trim, and Casework: 10 percent.

5. Plaster and Gypsum: 15 percent.
  6. Concrete Slab-On-Grade: Perform calcium chloride test over 24 hour period or other acceptable test to manufacturer. Verify acceptable moisture transmission and pH levels.
- G. Examine surfaces to receive coatings for surface imperfections and contaminants that could impair performance or appearance of coatings, including but not limited to, loose primer, rust, scale, oil, grease, mildew, algae, or fungus, stains or marks, cracks, indentations, or abrasions.
  - H. Correct conditions that could impair performance or appearance of coatings in accordance with specified surface preparation procedures before proceeding with coating application.

### 3.2 **PREPARATION – GENERAL:**

- A. Clean surfaces thoroughly prior to coating application.
- B. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- C. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
- D. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturer.
- E. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.
- F. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items not indicated to receive coatings.
- G. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
- H. Protect adjacent surfaces not indicated to receive coatings.
- I. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

### 3.3 **SURFACE PREPARATION:**

#### A. Existing Coatings:

1. Remove surface irregularities by scraping or sanding to produce uniform substrate for coating application.

Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil,

1. grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Surfaces of old paint films must be clean and dull before repainting (dull surface by sanding). After preparation, coat entire surface with primer (including well adhered previous coatings). **Check for compatibility by applying a test patch of the recommended coating system, covering at least 2 to 3 squares feet. Allow to dry one week before testing adhesion per ASTM D3359. If the coating system is incompatible, complete removal is required. Provide test results for Architect's review showing compliance prior to ordering materials.**
- B. Gypsum Board: Repair cracks, holes and other surface defects with joint compound to produce surface flush with adjacent surfaces.
- C. Metals - Aluminum, Mill-Finish: Clean and etch surfaces with a phosphoric acid-water solution or water based industrial cleaner. Flush with clean water and allow to dry, before applying primer coat.
- D. Metals - Ferrous, Unprimed: Remove rust or scale, if present, by wire brush cleaning, power tool cleaning, or sandblast cleaning; remove grease, oil, and other contaminants which could impair coating performance or appearance by solvent cleaning, with phosphoric-acid solution cleaning of welds, bolts and nuts; spot-prime repaired welds with specified primer.
- E. Metals - Ferrous, Shop-Primed: Remove loose primer and rust, if present, by scraping and sanding, feathering edges of cleaned areas to produce uniform flat surface; solvent-clean surfaces and spot-prime bare metal with specified primer, feathering edges to produce uniform flat surface.
- F. Plaster: Repair cracks, holes and other surface defects as required to maintain proper surface  
adhesion. Apply patching plaster or Joint compound and sand to produce surface flush with adjacent undamaged surface. Allow a full cure prior to coating application as recommended by the patching compound manufacturer's recommendations.
- G. Wood:
  1. Seal knots, pitch streaks, and sap areas with sealer recommended by coating manufacturer; fill nail recesses and cracks with filler recommended by coating manufacturer; sand surfaces smooth.
  2. Remove mill marks and ink stamped grade marks.
  3. Apply primer coat to back of wood trim and paneling.

### 3.2 **MIXING:**

- A. Quality: At time of application, paint shall show no signs of hard settling, excessive skinning, livering or other deterioration.
- B. Consistency: Paint shall be thoroughly stirred, strained and kept at a uniform consistency during application.
- C. Prohibited Mixing: Paint of different manufacturers shall not be mixed together.

Thinning: Where necessary to suit conditions of surface, temperature, weather and method of application, packaged paint may be thinned immediately prior to application

- A. in accordance with the manufacturer's directions. The use of thinner for any reasons shall not relieve the Installer from obtaining complete hiding coverage.
- B. Colorant: Primer may be tinted with a colorant recommended by the manufacturer.

### 3.2 **APPLICATION – GENERAL:**

- A. Application of primers, paints, stains or coatings, by the Installer, will serve as acceptance that surfaces were properly prepared in accordance with the manufacturer's recommendation.
  - B. Method of Application: Paint shall be applied in accordance with manufacturer's recommendations. On masonry surfaces, filler coat and other first coats shall be applied by brush. Subsequent coats shall be applied by brush (or roller, on smooth faced units). On all other surfaces, prime and finish coats may be applied by brush or roller.
  - C. General Requirements for Workmanship:
    - 1. Coverage and hide shall be complete. When color, stain, dirt or undercoats show through final coat of paint, the surface shall be covered by additional coats until the paint film is of uniform finish, color, appearance, thickness and coverage, at no additional cost to the Owner.
    - 2. Rate of application shall not exceed average rate of coverage recommended by manufacturer for the type of surface involved less ten percent (10%) allowance for losses, unless manufacturer's printed recommended specifications state that the recommended rate included normal expected losses.
    - 3. Minimum dry film thickness per coat shall not be less than thickness recommended by the manufacturer, and in NO case less than as specified herein.
    - 4. The finished surfaces shall be free from runs, drops, ridges, waves, laps, brush marks and free of variations in color, texture and finish.
    - 5. All interior wood trim shall be back-primed before installation with enamel undercoat or penetrating sealer, as required.
    - 6. Sand enamel or varnish finish applied to wood or metal with fine sandpaper and then clean between coats to produce an even, smooth finish.
    - 7. Remove electrical panel box covers and doors before painting wall. Paint separately and reinstall after all paint is dry.
  - D. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
  - E. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying next coat.
  - F. Sequence of Coats: Sufficient time shall elapse between successive coats to permit proper drying. This period shall be modified as necessary to suit adverse weather conditions.
  - G. Inspect each coat before applying next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet.
- Remove dust and other foreign materials from substrate immediately prior to applying each

- H. coat.
- I. Where paint application abuts other materials or other coating color, terminate coating with a clean sharp termination line without coating overlap.
- J. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside stop corner nearest to face of closed door.
- K. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.

### **3.3 CLEANING:**

- A. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow to dry.
- B. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.
- C. Reconnect equipment adjacent to surfaces indicated to receive coatings.
- D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
- E. Remove protective materials.

### **3.4 PROTECTION AND REPAIR:**

- A. Protect completed coating applications from damage by subsequent construction activities.
- B. Repair to Architect's acceptance coatings damaged by subsequent construction activities. Where repairs cannot be made to Architect's acceptance, re-apply finish coating to nearest adjacent change of surface plane, in both horizontal and vertical directions.
- C. A minimal amount of touch-up work to newly painted surfaces will be allowed (one touch-up per every 10 square feet of wall area), but only if the repair is not visible upon close inspection. Contractor must refinish a whole wall rather than spot-finish where there are numerous repairs to be made, or where remedial work is unsatisfactory.

### **3.5 PAINTING SCHEDULE - EXPLANATION:**

- A. Except as specified under the "Surfaces Not to be Painted" paragraph, the surfaces listed in the painting schedule shall receive the surface treatment, paints and number of coats indicated. Piping and ductwork shall not be painted until the piping and ductwork have been tested and approved.

**3.6     PAINING SCHEDULE:** Note: All colors to match existing.

A. Interior Gypsum Board (Walls):

1. First Coat: Regal Select Waterborne Interior Paint Pearl Finish 550 Series, Pearl Sheen at 1.5 mils dry per coat.
2. Second and Third Coats: Regal Select Waterborne Interior Paint Pearl Finish 550 Series, Pearl Sheen at 1.5 mils dry per coat.

B. Interior Wood (Painted):

1. First Coat: Advance waterborne Interior Alkyd Primer 790 Series, Flat Sheen at 1.5 mils dry per coat.
2. Second and Third Coats: Advance Waterborne Interior Alkyd Satin 792 Series, Satin Sheen at 1.35 mils dry per coat.

**END OF  
SECTION**

## **SECTION 10420**

### **INTERIOR SIGNAGE**

#### **PART 1 - GENERAL**

##### **1.01 SUMMARY**

- A. Related Documents: Provisions established within the General and Supplementary Conditions of the Contract and the Drawings are collectively applicable to this Section.
- B. Section Includes: Contractor to match existing signage as close as possible. If new signage is required, provide the following:
  - 1. Interior sign of aluminum, ASInTouch Series ADA Inserts, acrylic, and ABS plastic construction with arched face.

##### **1.02 QUALITY ASSURANCE**

- A. Supplier: Obtain products in ALL Signage Sections from a single supplier.
- B. Regulatory Requirements: Products shall meet requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and local amendments and modifications.
- C. Installer: Installation shall be performed by installer specialized and experienced in work similar to that required for this project.
- D. Sign manufacturer to supply an Online Reorder Website for future orders by Parish. Online Website to show each sign type with sign type drawings and prices. Website must have sign parts and complete sign descriptions. Website to have password access by multiple users.

##### **1.03 SUBMITTALS**

- A. Submit in accordance with requirements of the General Conditions and Division 1.
- B. Product Data: Submit product data for specified products. Include material details for each sign specified.
- C. Shop Drawings: Submit shop drawings showing layout, profiles, and product components, including dimensions, anchorage, and accessories.
- D. Samples: Submit supplier's standard color chart for selection purposes and selected colors for verification purposes.

- E. Installation: Submit supplier's installation instructions.
- F. Closeout Submittals:
  - 1. Submit operation and maintenance data for installed products, including precautions against harmful cleaning materials and methods.
  - 2. Submit warranty documents specified herein.

#### **1.04 DELIVERY, STORAGE, AND HANDLING**

- A. Comply with requirements of the General Conditions.
  - 1. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
  - 2. Deliver products in manufacturer's original, unopened, undamaged containers with identification labels intact.
  - 3. Store products protected from weather, temperature, and other harmful conditions as recommended by supplier.
  - 4. Handle products in accordance with manufacturer's instructions.

#### **1.05 WARRANTY**

- A. Project Warranty: Comply with requirements of the General Conditions.
- B. Manufacturer's Warranty: Submit manufacturer's standard warranty document executed by authorized company official.
  - 1. Warranty Period: One year from product ship date.

### **PART 2 - PRODUCTS**

#### **2.01 SIGNAGE SYSTEMS**

- A. Acceptable Manufacturers:
  - 1. ASI Signage Innovations, 1101 24<sup>th</sup> Street Kenner LA 70062  
PH: (504) 704-1000; FAX: (504) 704-1006  
Contact: Kevin Leumont (504) 616-8636.
- B. Acceptable Product: ASINTOUCH III Unframed Plaques.

1. Additional manufacturers shall submit equal product prior to biddings. The architect has sole discretion to accept or deny substitutes.

## 2.02 SIGNAGE MATERIALS / COMPONENTS

A. Sign Face: High Impact Cost matte acrylic 3D printed text and braille. Utilize direct to substrate UV-LED flat bed.

1. Printer and silicon based print head, UV-LED curable inks with full CMYK & White ink instantly cured for precise ADA compliance.

B Tactile Graphics and Text provide tactile copy and grade 2 braille raised 1/ 32" from plaque surface using manufacturers #D printed process.

1. Provide letters and graphics precisely formed uniformly opaque to comply with relevant ADA regulations and requirements indicated for size, style, spacing, content, position and colors. Texts should have matte gloss level and square shoulders.
2. Colors : Background color is second surface painted. Text color is integrally colored and printed first surface with logo, silk screened text is not allowed.
3. Cast acrylic sheet to be laser cut to shape after painted to allow for clear polished edges.

C Sign Type Description:

- 1 Face Depth 1/ 8" clear acrylic thickness clear acrylic with flat polished edges.
2. Surface Texture: Smooth texture with non- glare finish.
3. Raised text is integrally colored and 3D printed into face background
4. 1/ 8" thick painted matte clear acrylic panel.
5. Corner shape : square.
6. Sign Typ 1-8" H x 6" W restroom entrances as required.

## D Installation Method

1. Tape mount or screw mount with counter sink holes and silicone. Sign on glass to have vinyl backer. All others to be screw mounted. Backer to have counter sink holes with face piece mounted over backer to conceal mount.

## 2.03 FABRICATION - GENERAL

- A. General: Comply with requirements indicated for materials, thicknesses, finishes, colors, designs, shapes, sizes, and details of construction.
- B. Preassemble signs in the shop to the greatest extent possible to minimize field assembly. Disassemble signs only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation, in a location not exposed to view after final assembly.
- C. Conceal fasteners if possible; otherwise, locate fasteners to appear inconspicuous.
- D. Form panels to required size and shape. Comply with requirements indicated for design, dimensions, finish, color, and details of construction.
- E. Coordinate dimensions and attachment methods to produce message panels with closely fitting joints. Align edges and surfaces with one another in the relationship indicated.

## PART 3 - EXECUTION

### 3.01 EXAMINATION

- A. Site Verification of Conditions: Verify installation conditions previously established under other sections are acceptable for product installation in accordance with manufacturer's instructions.
- B. Scheduling of installation by Owner or its representative implies that substrate and conditions are prepared and ready for product installation. Proceeding with installation implies installer's acceptance of substrate and conditions.

### 3.02 INSTALLATION

- A. Install product in accordance with supplier's instructions.

- B. Install product in locations indicated using mounting methods recommended by sign manufacturer and free from distortion, warp, or defect adversely affecting appearance.
- C. Install product level, plumb, and at heights indicated.
- D. Install product at heights to conform to Americans with Disabilities Act Accessibility Guidelines (ADAAG) and applicable local amendments and regulations.
- E. Install signs within the following tolerances and in accordance with manufacturer's recommendations:
  - 1. Interior Signs: Within 1/4 inch vertically and horizontally of intended location.

### **3.03 CLEANING, PROTECTION, AND REPAIR**

- A. Repair all scratches and other damage which occurred during installation. Replace components where repairs were made but are still visible to the unaided eye from a distance of 5 feet.
- B. Remove temporary coverings and protection to adjacent work areas. Clean installed products in accordance with manufacturer's instructions prior to Owner's acceptance. Remove construction debris from project in accordance with provisions in the General Conditions.

### **3.04 SIGN SCHEDULE**

- A. Schedule: Refer to signage schedule and Drawings for sizes, locations, and layout of signage types, sign text copy, and graphics.

**END OF SECTION**

# **BALCONY WORK SPECIFICATIONS**

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SPECIFICATION SECTION 055000 WAS PROVIDED  
BY HANO AND PREPARED BY OTHERS

**SECTION 05 50 00 - METAL FABRICATIONS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings, General Conditions of the Contract for Construction, Supplementary Conditions of the Contract for Construction including Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This section includes the following:
  - 1. Shop fabricated ferrous metal items with prime painted finish.
  - 2. Refer to Schedule at end of this Section.

**1.3 REFERENCES**

- A. ASTM A36 - Carbon Steel.
- B. ASTM A307 - Low-Carbon Steel Externally and Internally Threaded Fasteners.
- C. ASTM A325 - High Strength Bolts for Structural Steel Joints.
- D. AWS D1.1 - Structural Welding Code.
- E. FSTT-P-636 – Primer Coating, Alkyd, Wood, and Ferrous Metal.

**1.4 SUBMITTALS**

- A. Submit shop drawings under provisions of Section 01330.
- B. Indicate profiles, sizes, spacing, and locations of structural members, connections, attachments, fasteners, and cambers.
- C. Indicate welded connections using standard AWS welding symbols.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Steel Plates, Shapes, and Sections: ASTM A36.
- B. Bolts, Nuts, and Washers: ASTM A307 and A325.
- C. Welding Materials: AWS D1.1; type required E70XX or better for materials being welded.

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- D. Hot-Dip Galvanizing of Steel: ASTM A653.
- E. Shop Coat Paint: Red Oxide Alkyd.

**2.2 PRIMER**

- A. Primer: Fabricator's standard lead and chromate-free, non- asphaltic, rust-inhibiting primer.

**2.3 FABRICATION**

- A. Verify dimensions on site prior to shop fabrication.
- B. Fabricate items with joints tightly fitted and secured.
- C. Fit and shop assemble in largest practical sections, for delivery to site.
- D. Grind exposed welds flush and smooth with adjacent finished surface.
- E. Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of structure, except where specifically noted otherwise.
- F. Make exposed joints butt tight, flush, and hairline.
- G. Supply components required for anchorage of metal fabrications. Fabricate anchorage and related components of same material and finish as metal fabrication, except where specifically noted otherwise.

**2.4 FINISH**

- A. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.
- B. Do not shop prime surfaces in direct contact with concrete or where field welding is required.
- C. Shop prime surfaces. Paint with lead bearing compounds are prohibited.

**PART 3 - EXECUTION**

**3.1 PREPARATION**

- A. Obtain Architect approval prior to site cutting or making adjustments not scheduled.
- B. Clean and strip site primed steel items to bare metal where site welding is scheduled.

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- C. Make provision for erection loads with temporary bracing. Keep work in alignment.

**3.2 INSTALLATION**

- A. Install items plumb and level, accurately fitted, free from distortion or defects.
- B. Perform field welding in accordance with AWS D1.1.
- C. After installation, touch-up field welds, scratched or damaged surfaces with red oxide alkyd primer.

**END OF SECTION 05 50 00**



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**SECTION 06 05 74 – PRESERVATIVE TREATED WOOD**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings, General Conditions of the Contract for Construction, Supplementary Conditions of the Contract for Construction, including Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section includes the following:
  - 1. Preservative treated wood dimension lumber for use as sleepers to support new decking.
  - 2. Fasteners, hot-dipped galvanized finish.

**1.3 REFERENCES**

- A. ASTM A307 -- Low carbon steel externally and internally threaded fasteners.
- B. ASTM A653 -- Hot-dip galvanizing of steel.

**1.4 SUBMITTALS**

- A. Submit product data under the provisions of Section 01330.
- B. Wood treatment data as follows, including chemical treatment manufacturer's instructions for handling, storing, installing, and finishing treated materials:
  - 1. For each type of preservative-treated wood product, include certification by treating plant stating type of preservative solution and pressure process used, net amount of preservative retained, and compliance with applicable standards.
- C. Material test reports from a qualified independent testing agency indicating and interpreting test results relative to compliance of fire-retardant-treated wood products with performance requirements indicated.
- D. Warranty of chemical treatment manufacturer for each type of treatment.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Keep materials under cover and dry. Protect from weather and contact with damp or wet surfaces. Stack lumber and provide for air circulation within and around stacks and under temporary coverings.

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1. For lumber and plywood preservative pressure treated with waterborne chemicals, place spacers between each bundle to provide air circulation.

**PART 2 - PRODUCTS**

**2.1 LUMBER, GENERAL**

- A. Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.
- B. Inspection Agencies: Inspection agencies, and the abbreviations used to reference them, include the following:
- C. Grade Stamps: Provide lumber with each piece factory marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.
  1. For exposed lumber, furnish pieces with grade stamps applied to ends or back of each piece.
- D. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
  1. Provide Structural No. 1 grade lumber, free of knots.
  2. Provide dressed lumber, S4S, unless otherwise indicated.
  3. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 4-inch nominal thickness or less, unless otherwise indicated.

**2.2 PRESERVATIVE TREATED WOOD MATERIALS**

- A. General: Where lumber is indicated as preservative treated or is specified to be treated, comply with applicable requirements of AWPAC2 (lumber). Mark each treated item with the Quality Mark Requirements of an inspection agency approved by ALSC's Board of Review.
  1. Do not use chemicals containing chromium or arsenic.
  2. For exposed items indicated to receive stained finish, use chemical formulations that do not bleed through, contain colorants, or otherwise adversely affect finishes.
  3. Waterborne Preservative Chemicals: Acceptable to authorities having jurisdiction and the following:
    - a) Alkaline Copper Quat-Type C (ACQ-C).

**PRESERVATIVE TREATED WOOD**

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- b) Copper Azole – Type A (CBA-A).
- c) Amine Copper Quat – Type D (ACQ-D).

- B. Pressure treat above ground items with preservatives to a minimum retention of 0.25 lb/cu. ft. After treatment, kiln-dry lumber to a maximum moisture content of 19 percent.

**2.3 DIMENSION LUMBER**

- A. General: Provide dimension lumber of grades indicated according to the ALSC National Grading Rule (NGR) provisions of the inspection agency indicated. Provide treated dimension lumber with 19 percent maximum moisture content and the following species and grade:

- 1. Grade: No. 1, Structural, free of knots.
- 2. Species: Southern Yellow Pine (SYP).

**2.4 FASTENERS**

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
- B. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers, hot-dip galvanized finish per ASTM A653. Hot-dip galvanize items to a minimum 1.25 oz./sq. ft. zinc coating.

**PART 3 - EXECUTION**

**3.1 INSTALLATION, GENERAL**

- A. Discard units of material with defects that impair quality of carpentry and that are too small to use with minimum number of joints or optimum joint arrangement.
- B. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted.
- C. Fit carpentry to other construction; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other construction.
- D. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.

**3.2 WOOD SLEEPERS (SUPPORT FRAMING)**

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- A. Install where shown and where required for attaching other work. Cut, shape, and fit to required size and porch flooring slope. Coordinate locations with other work involved.
- B. Attach to substrates to support applied loading. Space sleepers a maximum of sixteen inches on-center.

**END OF SECTION 06 05 74**

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**SECTION 06 53 00 – PLASTIC FABRICATIONS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings, General Conditions of the Contract for Construction, Supplementary Conditions of the Contract for Construction, including Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section includes the following:
  - 1. Balcony tongue and groove strip flooring with integral color (not painted or surface-colored). Sectional size of boards shall be a true 3 1/8 inches wide by 7/8 inch deep.

**1.3 REFERENCES**

- A. ASTM D792: Standard Test Methods for Density and Specific Gravity (Relative Density) of Plastics by Displacement.
- B. ASTM D1761: Standard Test Methods for Mechanical Fasteners in Wood.
- C. ASTM D2565: Standard Practice for Xenon-Arc Exposure of Plastics Intended for Outdoor Applications.
- D. ASTM D6109: Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastic Lumber and Related Products.
- E. ASTM D6341: Standard Test Method for Determination of the Linear Coefficient of Thermal Expansion of Plastic Lumber and Plastic Lumber Shapes Between -30 and 1400F.
- F. ASTM D7031: Standard Guide for Evaluating Mechanical and Physical Properties of Wood-Plastic Composite Products.
- G. ASTM E84: Standard Test Method for Surface Burning Characteristics of Building Materials.

**1.4 SUBMITTALS**

- A. Submit under provisions of Section 01 30 00.

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- B. Product Data: Submit Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
  - 4. Warranty.
- C. Verification Samples: For each product specified, two samples, minimum size six inches long, of actual product. Provide such samples (two each) for each standard color option offered by the Manufacturer.

**1.5 QUALITY ASSURANCE**

- A. Regulatory Requirements: Comply with requirements of authorities having jurisdiction and applicable codes at the location of the project.
- B. Manufacturer Qualifications: Minimum 10 years of experience manufacturing similar products.
- C. Installer Qualifications: Minimum 2 years of experience installing similar products.
- D. Mock-Ups: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
- E. Construct area designated by Architect.
- F. Do not proceed with remaining work until workmanship is accepted by Architect.
- G. Remodel mock-up area as required to produce acceptable work.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver and store products in manufacturer's unopened packaging bearing the brand name and manufacturer's identification until ready for installation.
- B. Comply with manufacturer's recommendations. Handle materials to avoid damage.

**1.7 PROJECT CONDITIONS**

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum

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results. Do not install products under environmental conditions outside manufacturer's recommended limits.

**1.8 WARRANTY**

- A. Provide manufacturer's standard limited warranty for products, stating that components will be free from defects in material that occur as a direct result of the manufacturing process, occur under normal use and service, occur during the warranty period and result in blistering, peeling, flaking, cracking, splitting, cupping, rotting or structural defects from termites or fungal decay.
- B. Aeratis Porch Heritage Warranty:
  - 1. Limited Lifetime.

**PART 2 - PRODUCTS MANUFACTURERS**

- A. Acceptable Manufacturer: Aeratis International, PO BOX 11087; Chandler, AZ 85248; Toll Free Tel: 888-676-2683; Fax: 480-907-1124; Email: [tidwell@aeratis.com](mailto:tidwell@aeratis.com); Web: <https://www.aeratis.com>
- B. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

**2.2 PORCH FLOORING CHARACTERISTICS**

- A. Thermal Characteristics: Provide products complying with the following:
- B. Flame Spread Index: Less than 76, ASTM E 84.
- C. Product Aeratis Heritage, T&G - 3-1/8" X 7/8" in sectional size:
- D. Surface Texture: Embossed Smooth both sides. (No grooves in bottom side.)
- E. Edge Profile: Tongue and groove.
- F. Color: As selected by Architect from Manufacturer's standard colors (three or more options).
- G. Trim: None.
- H. Stair and Picture Frame: Not Applicable
- I. Porch Ceiling: Not Applicable

**2.3 ACCESSORIES**

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- A. Fasteners: Stainless steel, 2" ½" crown 15 gauge staple, installed with pneumatic tool and rubber hammer as per Manufacturer's instructions and recommendations.
- B. Adhesives: Construction adhesive as indicated in Section 06 10 00 – Rough Carpentry .

**PART 3 - EXECUTION**

**3.1 EXECUTION EXAMINATION**

- A. Verification of Conditions:
  - 1. Examine areas and conditions under which work is to be performed and identify conditions that may be detrimental to proper or timely completion.
  - 2. Confirm that new sleepers are spaced at 16 inches on center maximum and that the tops of all sleepers at a particular balcony form a plane that is sloped 1/4 inch per foot away from the building. Adjust sleepers to correct slope if required. Do NOT install shims, strips, or any other type of spacer between sleepers and decking that are greater than one-eighth (1/8) of one inch thick. Plane or otherwise field-modify sleepers as required to achieve requirement for maximum shim thickness.

**3.2 INSTALLATION**

- A. General: Install products in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.
- B. Install new balcony floor boards in one piece in the direction of slope, without joints parallel to the building face. **There shall be NO end-to-end joints between new balcony floor boards. Butt joints are NOT acceptable.**
- C. Do NOT install balcony floor boards parallel to the building face. New balcony floor boards shall be installed parallel to the existing ferrous metal balcony joists and perpendicular to the new wood sleepers.
- D. Provide Manufacturer-recommended fasteners, not more than two (2) inches from board ends with pneumatic flooring installation tool.
- E. Use urethane-based construction adhesive on the top of the sleepers. Do not allow adhesive to be visible from below or from any other viewpoint. Promptly remove any adhesive squeeze-out before adhesive dries/cures.



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- F. Porch Flooring Installation (Joist span 16"OC max:
- G. Install with either side up for the walking surface. The specified Aeratis product is double-sided.
- H. Fasten tight to new sleepers. Provide solid PVC shims or if there are variations in framing. The maximum shim thickness shall be one-eighth (1/8) of one inch. See Paragraph 3.1, A. 2 above.
- I. Countersink fasteners slightly to provide necessary clearance when installing the next board.
- J. Square boards prior to installation on the end facing the structure.
- K. Provide clearance from existing exterior wall facing material as required to provide a continuous sealant joint between the new balcony floor boards and the existing wall.
- L. Cut final boards as required for proper appearance and proper overhang as indicated on the Drawings.

**3.3 PROTECTION**

- A. Protect from damage during construction operations. Promptly repair any damaged surfaces. Remove and replace work which cannot be satisfactorily repaired.
- B. Clean products, prior to Substantial Completion, using materials recommended by the manufacturer to remove stains, dirt and debris prior to final acceptance.

**END OF SECTION 06 53 00**

## SECTION 081613 – FIBERGLASS DOORS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes fiberglass entrance doors and glazed fiberglass doors used as full length windows.
- B. Related Requirements:
  - 1. Division 08 Section "Stile and Rail Wood Doors for paneled interior wood doors.
  - 2. Division 08 Section "Hollow Metal Doors and Frames" for packaged, hollow metal door and frame assemblies.
  - 3. Division 08 Section "**Door Hardware**" for door hardware for doors not supplied by the door manufacturer.

#### 1.3 REFERENCES

- A. American Architectural Manufacturer Association (AAMA)
  - 1. AAMA 1304; Voluntary Specification for Forced Entry Resistance of Side-Hinged Door Systems.
- B. ASTM International
  - 1. ASTM E283; Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
  - 2. ASTM E330; Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Pressure Difference
  - 3. ASTM E331; Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
  - 4. ASTM E547; Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference
  - 5. ASTM E 1886; Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
  - 6. ASTM E 1996; Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Impact Protective Systems Impacted by Windborne Debris in Hurricanes
- C. National Fenestration Rating Council (NFRC)

1. NFRC 100; Procedure for Determining Fenestration Thermal Properties
2. NFRC 200; Solar Heat Gain Coefficient and Visible Transmittance

D. Florida Building Code

1. FBC Section 1626: High Velocity Hurricane Zones – Impact Tests for Windborne Debris

1.4 DESIGN REQUIREMENTS

- A. Structural Performance, Exterior Doors: Exterior doors shall withstand the wind loads, the effects of gravity loads, and loads and stresses within limits and under conditions indicated according to **SEI/ASCE 7**.

1. Wind Loads: **As indicated on structural Drawings.**

- a. Basic Wind Speed: As indicated in Structural Drawings with a minimum 130 mph (57 m/s).
- b. Importance Factor: As indicated in Structural Drawings.
- c. Exposure Category: As indicated in Structural Drawings.

2. Deflection Limits: Design doors to withstand design wind load without evidencing permanent deformation or disengagement of door components.

- B. Windborne-Debris-Impact-Resistance Performance: Provide **impact-protective** overhead coiling doors that pass missile-impact and cyclic-pressure tests when tested according to **ASTM E 1886 and ASTM E 1996**.

1. Large Missile Test: For doors located within 30 feet (9.144 m) of grade.

- C. NFRC Requirements – Provide doors capable of complying with the following total door ratings:

1. U-Factor: 0.32 in accordance with NFRC 100.
2. Solar Heat Gain Coefficient (SHGC): 0.29 in accordance with NFRC 200.

1.5 COORDINATION

- A. Coordinate anchorage installation for hollow-metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

1.6 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.7 ACTION SUBMITTALS

- A. Product Data: Manufacturer's current data for each type of product.

1. Include construction details, material descriptions, core descriptions, door frame construction, installation details, and finishes.

**B. Shop Drawings:** Include the following:

1. Elevations of each door type.
2. Details of doors, including vertical- and horizontal-edge details and fiberglass thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
4. Locations of reinforcement and preparations for hardware.
5. Details of each different wall opening condition.
6. Details of anchorages, joints, field splices, and connections.
7. Details of accessories.
8. Details of moldings, removable stops, and glazing.
9. Details of conduit and preparations for power, signal, and control systems.

**C. Samples for Initial Selection:** For units with factory-applied color finishes.

**D. Samples for Verification:**

1. For each type of exposed finish required, prepared on Samples of not less than 3 by 5 inches (75 by 127 mm).

**E. Schedule:** Provide a schedule of fiberglass door work prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings. Coordinate with final Door Hardware Schedule.

**1.8 INFORMATIONAL SUBMITTALS**

**A. Product Test Reports:** For each type of hollow-metal door and frame assembly, for tests performed by a qualified testing agency.

**B. Manufacturer's Instructions:** Provide manufacturer's written installation instructions.

**1.9 DELIVERY, STORAGE, AND HANDLING**

**A. Deliver doors, materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Do not use nonvented plastic.**

1. Provide additional protection to prevent damage to factory-finished units.

**B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.**

**C. Store doors vertically under cover at Project site with head up as recommended by the Manufacturer.**

**1.10 WARRANTY**

**A. Manufacturer standard warranty indicating that doors will be free from material and workmanship defects from the date of substantial completion for the time periods indicated below:**

1. Door System: 25 Years.

2. Metal clad pressure-treated wood door frames: Lifetime.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Source Limitations: Obtain hollow-metal work from single source from single manufacturer.

### 2.2 REGULATORY REQUIREMENTS

#### A. Exterior Fiberglass Doors:

1. Basis-of-Design Product: Subject to compliance with requirements, provide JeldWen Architectural Fiberglass Doors or comparable product by one of the following:
  - a. Therma-Tru.
  - b. Stanley
  - c. Beveled Glass Designs
  - d. Hayfield Windows and Doors.
  - e. Jeld Wen
  - f. Kaylien Doors
  - g. Kolbe & Kolbe Millwork
  - h. Masonite Intl. Corp
  - i. Peachtree Doors and Windows
  - j. Pella Corporation
  - k. Plastpro
  - l. Target Windows & Doors
  - m. Taylor Building Products
  - n. Trinity Glass International
2. Provide door types matching those indicated in the drawings.

### 2.3 MATERIALS

- A. Fiberglass Skins: Long Fiber Injection (LFI) Technology, incorporating multiple layers of resins, tinted resins, base colors and reinforcing materials.
- B. Stiles and Rails: Engineered wood (laminated veneer lumber).
- C. Core: Polyurethane core.

### 2.4 FIBERGLASS ENTRANCE AND EXTERIOR DOORS

- A. Thickness: 1-3/4 inch.
- B. Door Style: Solid or Full-Light Glazed with Mullion Grids as indicated in Door Schedule and Drawings.
- C. Door Shape: Squared Top.
  1. Panels per Face on Entry Doors: Six..

2. Mullion Pattern: As indicated in Drawings with interior, exterior, and spacer grids as selected by Architect from manufacturer's full range of styles.

D. Finish

1. Paint Surface
  - a. Color: As selected by Architect from Manufacturer's full range.

E. Hardware

1. Entry Locksets: "Handed" as required per drawings.
  - a. Exterior escutcheon plate
  - b. Mortise lock
  - c. Interior escutcheon plate
  - d. Interior operator: Lever
2. Glazed Doors: Manufacturer's standard three-point locking system with lever handles.
3. Finish: Antique Nickel or Satin Nickel as selected by the Architect from Manufacturer's full range.

2.5 PREHUNG HARDWOOD SYSTEMS

- A. Profile: Single Doors.
- B. Jamb: Aluminum Clad solid pressure treated wood.
  1. Width: As indicated in Drawings.
  2. Profile: Rabbeted.
  3. Wood: "Auralast" or equivalent.
  4. Aluminum cladding finish to match door finish and to meet
- C. Casing: Brickmold unless indicated otherwise in Drawings.
- D. Hinges: Manufacturer's standard Solid brass concealed-bearing.
  1. Size: 4 by 4 square.
  2. Finish: Satin Nickel.
- E. Sills: Aluminum with Polished Aluminum Finish.

2.6 GLAZING

- A. Insulating-Glass Units: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190, and complying with other requirements specified.
  1. Sealing System: Dual seal, with **manufacturer's standard** primary and secondary.
  2. Spacer: **Manufacturer's standard spacer material and construction.**

B. Glass Type: Low-e-coated, clear insulating laminated glass.

1. Overall Unit Thickness: nominal **3/4 inch (19 mm)**.
2. Thickness of Outdoor Lite: **3.0 mm**.
3. Outdoor Lite: **Fully tempered float glass**.
4. Interspace Content: Manufacturer's standard.
5. Indoor Lite: Clear laminated glass with two plies of **heat-strengthened float glass** or **fully tempered float glass**.
  - a. Thickness of Each Glass Ply: **3.0 mm**.
  - b. Interlayer Thickness: Provide thickness not less than that tested in the manufacturer's assembly and as needed to comply with the requirements.
  - c. Provide safety glazing labeling.
  - d. Construction: Laminate glass with one of the following to comply with interlayer manufacturer's written recommendations:
    - 1) Polyvinyl butyral interlayer.
    - 2) Polyvinyl butyral interlayers reinforced with polyethylene terephthalate film.
    - 3) Cast-in-place and cured-transparent-resin interlayer.
    - 4) Cast-in-place and cured-transparent-resin interlayer reinforced with polyethylene terephthalate film.
6. Interlayer Color: Clear unless otherwise indicated.
7. Low E Treatment: manufacturer's standard.

2.7 CONSTRUCTION ACCESSORIES

A. Sealants:

1. Provide manufacturer recommended sealants maintain watertight conditions.
2. Glazed units to be factory installed and sealed per manufacturer's design as tested to meet the design requirements.

2.8 FABRICATION

- A. Skins are adhered to engineered wood frames with core materials and bonding agents that permanently lock skin to frame.
- B. Fabricate fiberglass work to be rigid and free of defects, warp, or buckle. Accurately form fiberglass and metal cladding to required sizes and profiles, with minimum radius for material thickness. Where practical, fit and assemble units in manufacturer's plant. To ensure proper assembly at Project site, clearly identify work that cannot be permanently factory assembled before shipment.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install doors in accordance with manufacturer's installation guidelines and recommendations.

**3.2 EXAMINATION**

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Inspect door prior to installation.
- C. Inspect rough opening for compliance with door manufacturer recommendations. Verify rough opening conditions are within recommended tolerances.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

**3.3 INSTALLATION**

- A. General: Install assemblies plumb, rigid, properly aligned, and securely fastened in place. Comply with Drawings and manufacturer's written instructions.
- B. Install jamb assembly.
  - 1. Caulk sill along outside edge and ½ inch in from edge of subfloor.
  - 2. Set door unit into center of opening and tack in place.
  - 3. Shim hinge then latch side jambs straight. Inspect jamb for square, level and plumb.
  - 4. Fasten hinge side jamb to studs.
  - 5. Verify door opens freely and weatherstrip meets door evenly.
  - 6. Verify door sweep contacts threshold evenly.
  - 7. Fasten latch side jamb to studs.
- C. Caulk outside perimeter of door unit between brickmold and wall face, along front side of threshold, and between jamb sides and threshold. -

**3.4 PROTECTION**

- A. Protect installed doors from damage.

**3.5 ADJUSTING AND CLEANING**

- A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow-metal work that is warped, bowed, or otherwise unacceptable.
- B. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.

**END OF SECTION 081613**

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BALCONY ALTERATIONS AT THE  
GUSTE III HOUSING COMMUNITY, BUILDING M**

**December 12, 2022  
Architect's Proj. #22-013**

**SECTION 09 91 13 – EXTERIOR PAINTING**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This section includes the following:
  - 1. This section includes the following:
    - a) Surface preparation and the application of paint systems on the following exterior substrates:
      - 1) Ferrous metal
      - 2) Wood
- B. Finish painted exterior surfaces as indicate in schedule at the end of this section.

**1.3 REFERENCES**

- A. ASTM 16D - Definition of Terms Relating to Paint, Varnish, Lacquer, and Related Products.

**1.4 DEFINITIONS**

- A. Conform to ASTM 16D - Definition of terms relating to Paint, Varnish, Lacquer and Related Products.

**1.5 SUBMITTALS**

- A. Submit product data on all finish products under provisions of Section 01 33 00.
- B. Submit manufacturer's application instructions under provisions of Section 01 33 00.
- C. Samples for verification:
  - 1. Submit samples on rigid backing 8" square.
  - 2. Step coats on samples to show each coat required for system.
  - 3. Label each coat on sample
  - 4. Label each sample for location and application area.

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**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver paint materials under provisions of Section 016600 in sealed original labeled containers, bearing manufacturer's name, type of paint, brand name, color designation, and instructions for mixing and/or reducing.
- B. Provide adequate storage facilities. Store paint materials at minimum ambient temperature of 50 degrees F and maximum of 95 degrees F in well ventilated area.
- C. Take precautionary measures to prevent fire hazards and spontaneous combustions.

**1.7 ENVIRONMENTAL REQUIREMENTS**

- A. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture contents of surfaces are below the following maximums:
  - 1. Wood: 10 percent.
- B. Ensure surface temperatures or the surrounding air temperature is above 40 degrees F before applying finishes. Minimum application temperatures for latex paints for interior work is between 50 degrees F and 95 degrees F for exterior work. Minimum application temperature for varnish and stain finishes is 65 degrees F.
- C. Provide adequate continuous ventilation and sufficient heating facilities to maintain temperatures above 50 degrees F for 24 hours before, during and 48 hours after application of finishes.
- D. Provide minimum 25 foot candles of lighting on surfaces to be finished.
- E. **THE USE OF SPRAY PAINTING EQUIPMENT AND PAINT ROLLERS FOR THE EXTERIOR WOOD SLEEPERS AND FERROUS METALS SHALL NOT BE PERMITTED. ALL PAINTING SHALL BE DONE BY THE USE OF BRUSHES EXCEPT AS NOTED. CIGAR ROLLERS ARE PERMITTED TO BE USED AT FERROUS METALS.**

**1.8 EXTRA MATERIALS**

- A. Provide not less than five (5) gallons of each color and material used.
- B. Containers shall be tightly sealed and clearly labeled for identification.

**EXTERIOR PAINTING**

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**1.9 SURFACES TO BE PAINTED**

- A. Ferrous Metals: All surfaces exposed to view and to the weather.
- B. New wood sleepers: All surfaces exposed to view and to the weather.

**1.10 SURFACES NOT TO BE PAINTED**

- A. Plastic Fabrications (balcony floor boards).

**PART 2 - PRODUCTS**

**2.1 PAINT, GENERAL**

- A. Painting Schedule: refer to end of Part 3 of this Section for listing of applications for each product.
- B. Products, General: Refer to Part 2 for specific products. Subject to compliance with requirements, provide the products indicated or comparable products from one of the listed manufacturers for each substrate.
- C. Colors: As selected by Architect from manufacturer's full range.
- D. Material Compatibility:
  - 1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
  - 2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

**2.2 MANUFACTURERS - PRIMER (EXTERIOR)**

- A. Subject to compliance with requirements, provide products produced by one of the following manufacturers:
  - 1. Ferrous Metal:
    - a) Sherwin Williams Co. – Kem Kromik® Universal Metal Primer, B50NZ6 Series.
    - b) Devguard-4360 Int-Ext Industrial Primer.
- B. Subject to compliance with requirements, provide products produced by one of the following manufacturers:

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1. Wood:
  - a) Sherwin-Williams Co. - A-100® Exterior Oil Stain Blocking.
  - b) PPG-Seal Grip Interior Exterior Alkyd Primer 17-941 NF.

**2.3 MANUFACTURERS - PAINT (EXTERIOR)**

- A. Subject to compliance with requirements, provide products produced by one of the following manufacturers:

1. Ferrous Metal:
  - a) Sherwin-Williams Co. - Industrial Urethane Alkyd Enamel B54 – 150 Series.
  - b) Devguard – 4308 Industrial Alkyd.

- B. Subject to compliance with requirements, provide products produced by one of the following manufacturers:

1. Wood:
  - a) Sherwin-Williams Co. – Super Paint® Exterior Gloss Latex A84 Series.
  - b) PPG-Perma Crete 90-1310 Gloss.

**2.4 MATERIALS**

- A. Coatings: Ready mixed, except field catalyzed coatings. Process pigments to a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating.
- B. Coatings: Good flow and brushing properties; capable of drying or curing free of streaks or sags.
- C. Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the finishes specified, of commercial quality.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Thoroughly examine surfaces scheduled to be painted prior to commencement of work. Report in writing to the Architect, any condition that may potentially affect proper application. Do not commence until such defects have been corrected.

**EXTERIOR PAINTING**

**09 91 13 - 4**

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- B. Correct defects and deficiencies in surfaces which may adversely affect work of this Section.

**3.2 PROTECTION**

- A. Adequately protect other surfaces from paint and damage. Repair damage as a result of inadequate or unsuitable protection.
- B. Furnish sufficient drop cloths, shields, and protective equipment to prevent paint droppings from fouling surfaces not being painted and in particular, surfaces which 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.

**3.3 PREPARATION**

- A. Comply with manufacturers written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- B. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
- C. Remove existing sealant where wood or metal surfaces meet masonry surfaces prior to scraping and sanding items to be painted.
- D. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulates.
- E. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- F. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- G. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.
- H. Fill holes, checks, and other imperfections in wood surfaces with resin bonding agent and exterior epoxy filler in accordance with the filler manufacturer's instructions. Smooth off and sand smooth to match adjacent surfaces.

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- I. Remove grease, rust, scale, dirt, and dust from steel and iron surfaces. Where heavy coatings of scale are evident, removed by wire brushing, grinding, or any other necessary method. Ensure steel surfaces are satisfactory before paint finishing.
- J. Clean unprimed steel surfaces by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts and nuts are similarly cleaned. Prime surfaces to indicate defects, if any. Paint after defects have been remedied.
- K. Sand and scrape existing steel surfaces to remove all existing paint and rust. Clean surfaces with solvent. Prime bare steel surfaces.

**3.4 APPLICATIONS**

- A. Apply each coat at proper consistency.
- B. Each coat of paint is to be slightly darker than preceding coat unless otherwise approved by the Architect.
- C. Sand lightly between coats to achieve required finish.
- D. Do not apply finishes on surfaces that are not sufficiently dry.
- E. Allow each coat of finish to dry before following coat is applied, unless directed otherwise by manufacturer.

**3.5 CLEANING**

- A. As work proceeds and upon completion, promptly remove paint where spilled, splashed, or spattered.
- B. During progress of work, keep premises free from any unnecessary accumulation of tools, equipment, surplus materials, and debris.
- C. Upon completion of work, leave premises neat and clean, to the satisfaction of Architect.

**3.6 PAINTING AND FINISHING SCHEDULE (EXTERIOR)**

- A. Ferrous Metal:
  - 1. Paint Finish - 1 coat alkyd primer.
  - 2. Paint Finish - 2 coats alkyd gloss finish.
- B. Wood:

**EXTERIOR PAINTING**

**09 91 13 - 6**

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1. Paint Finish - 1 coat alkyd exterior primer.
2. Paint Finish - 2 coats acrylic latex gloss finish.

**END OF SECTION 09 91 13**

# APPENDIX “A”

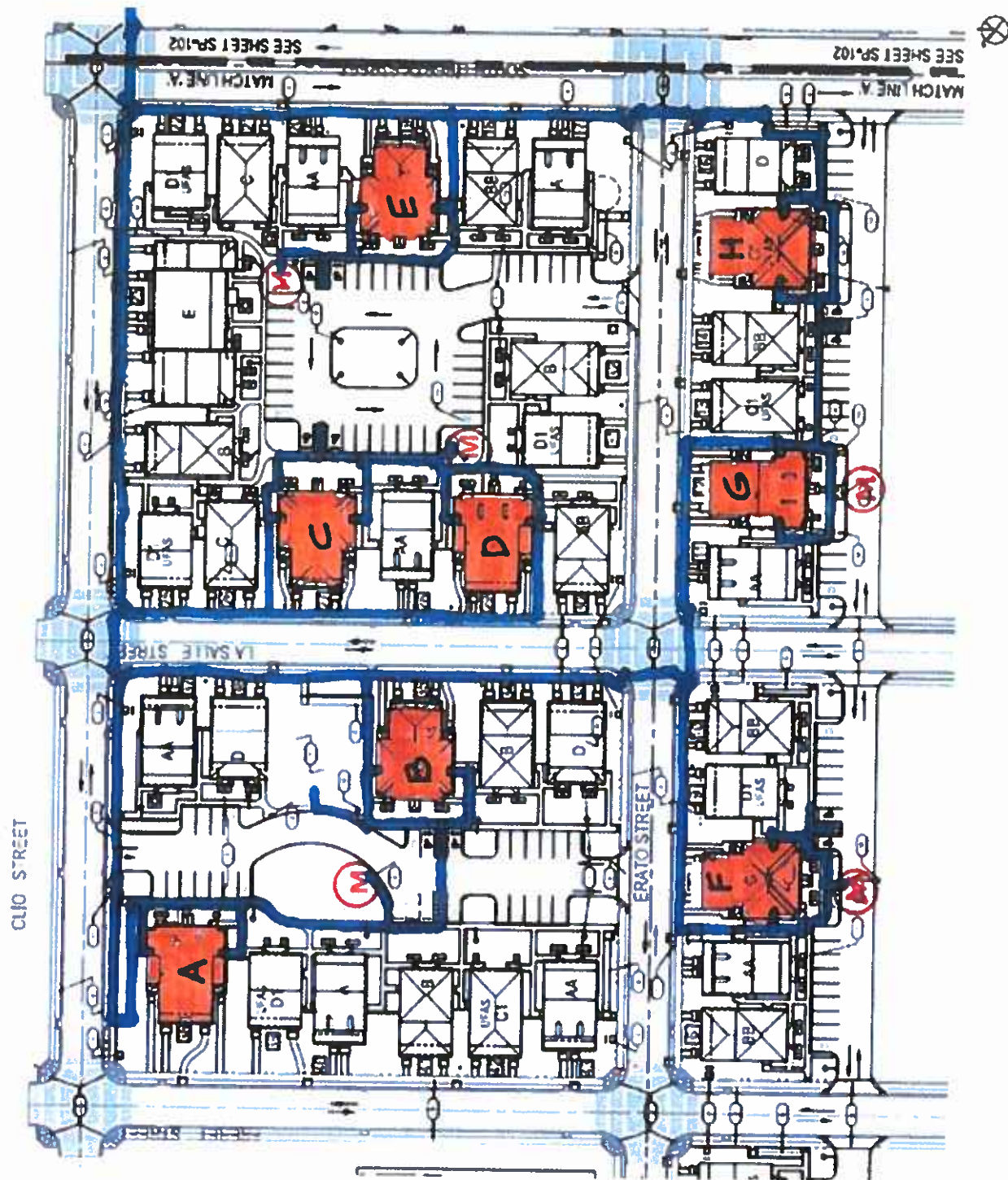
## **SUPPLEMENTAL INFORMATION**

GUSTE III RETROFIT PLAN

Revised 05 18 23

5-18-23

## GUSTE III - FINAL ACCESSIBLE ROUTES, PER DOJ



*Larry's notes*

- NOTES: Required accessible routes shown in Navy Blue.  
Note location of new ramps to be constructed at buildings A, C, D, E, F, & H.  
Repairs to existing ramps only required for those on the new Accessible Route.  
M = Mailboxes

2-16-52



## GUSTE III RETROFIT PLAN – Revised 05 18 23

Guste III Apartments  
2100 Clio Street  
New Orleans, LA 70113



### Global Notes and Requirements:

1. Safe Harbor used for evaluation and preparation of the retrofit list: the FH Act, the FH HUD Regulations, the FHAA Guidelines, and ANSI A.117.1 1986.
2. Safe Harbor to be used for retrofits: ADA 2010 Standards (at public areas only); IBC 2015 and ICC/A117.1 2009.
3. Provide chart or list of covered dwelling units by unit number, block number, and address. This will assist with tracking retrofit completion and confirm the unit counts. Chart must be submitted to DOJ before retrofit work begins.

**A. Routes and Entrances to Covered Dwelling Units and Common Areas**

1. Provide a route from each covered dwelling unit to site arrival points including the public right-of-way sidewalk. These paths must be as direct as possible. Preferred routes are indicated in green, alternate routes may be implemented only if preferred route is not feasible. Changes from preferred routes as shown on the diagram to alternate routes must be submitted to DOJ for review and approval prior to starting retrofits, with the exception that the route to Building F may be located on either side of the structure.

New routes will include walks and ramps. Ramps with a rise greater than 6 inches must have handrails and edge protection at each side and level landing at both top and bottom. If the rise is greater than 30 inches, an intermediate landing is required. Layouts and designs for new walks and ramps should be set to a maximum of 1.5% cross slope, 4.5% running slope for walks, and 7.5% running slope for ramps.

2. Provide a route from each covered dwelling unit to all common areas serving that unit. These include trash, parking, mail, a route to the main building at South Liberty Street and Clio Street, and a route to the playground on Rev. John Raphael Jr. Way.

3. Be designed in such a way as to allow the resident to use their trash bin on a regular basis and pull their trash bin out to the designated for service using as short a route as possible. Trash pads will be on the courtyard side of each building, located on an accessible route, and in a location where the cans will not obstruct the sidewalks and access aisles. Trash pads are new and are not shown on the accessible route diagram. Locations must adjacent to the route from the dwelling to the courtyard common area sidewalk.

4. Routes to existing parking spaces are included at all buildings except for Buildings A and B. At Building B, relocate parking as diagrammed. Include all required striping including striping the crosswalk.

5. Routes at all locations to be minimum 36" wide.

6. Where existing fencing is removed to allow for construction of a new route to the sidewalk in front of a building, installation of new fencing with or without a gate is permitted.

**Building Addresses:**

Building A (1202 and 1204 Freret Street)  
Building B (1215 and 1217 Rev. John Raphael Jr. Way)  
Building C (1210 and 1212 Rev. John Raphael Jr. Way Street)  
Building D (1222 and 1224 Rev. John Raphael Jr. Way)  
Building E (1215 and 1217 Liberty Street)  
Building F (2310 and 2312 Erato Street)  
Building G (2222 and 2224 Erato Street)

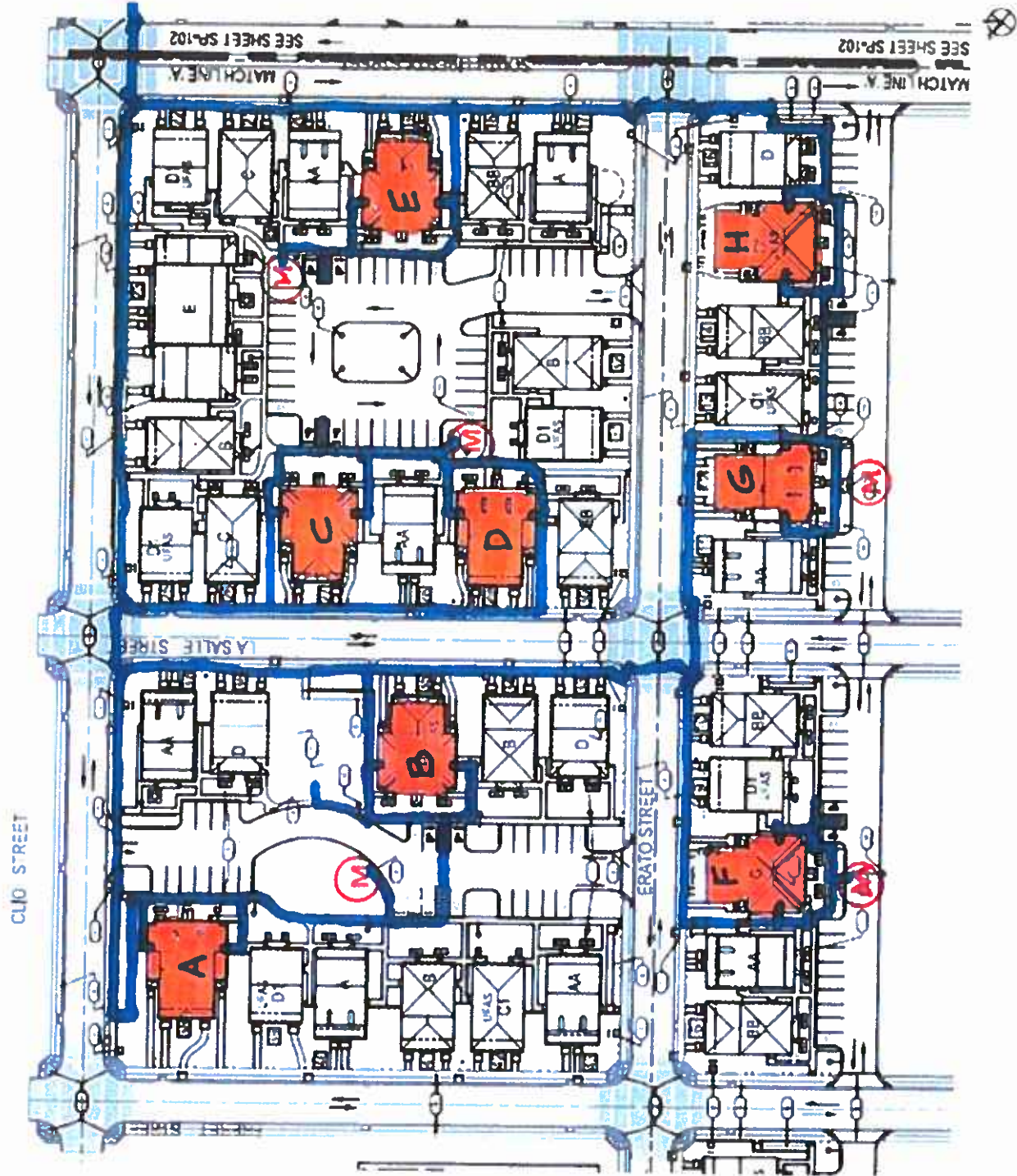


**Accessible Route Diagram (Revised 05 18 23, original map removed):**


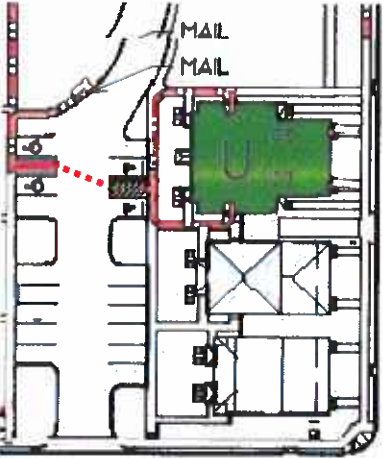

Buildings: orange highlighter

Accessible Route: navy blue

M = Mail



	<b>Lack of Accessible Route</b>	
1	 <p><i>View of trash cans and wall/fence between the trash cans and the accessible unit entry.</i></p>  <p><i>View of route to trash and of unit entry on the other side of wall and fence.</i></p>  <p><i>View of back sidewalk and trash cans at 2412 Erato.</i></p>	<p>Primary entry doors are not accessible at Building Types G and H. All primary entry units have changes in level (changes in level such as steps are not allowed).</p> <p>There is no direct accessible route between dwelling units and trash areas. Trash is picked up on a house-by-house basis and the cans are placed in an area between buildings accessible from the front only.</p> <p>At least one accessible route connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site is required. (Guidelines Requirement 2).</p> <p>Changes in level greater than 1/2 inch (stairs) are not allowed at an accessible route. (Guidelines Requirement 1(5), Guidelines Requirement 2, ANSI 1986 4.3.8; ANSI 1986 4.5.2).</p> <p>All premises with covered dwelling units must contain an accessible route into and through all portions of the unit. (Guidelines Requirement 4).</p> <p><b>Retrofit:</b></p> <p><i>Provide continuous accessible routes as diagrammed above. Retrofits include work to address gaps, level changes, excessive slopes and other issues as listed below and as required to complete the routes described. Trash pick-up will be provided at the courtyard side of the residences and retrofit includes installation of new pads for the cans at each building.</i></p>

	 <p><i>View of typical front entry at Building Types G and H, 1222 Rev. John Raphael Jr. Way</i></p>	
<p>2</p>	 <p><i>Correct H/C parking location &amp; new accessible route to mail</i></p>  <p><i>Path for accessible parking behind 1215-1217 RJR Way</i></p>	<p>The route to the mailboxes from 1215-17 Rev. John Raphael Jr. Way has inaccessible features (see diagram and items below) and requires significant detours from the path used by other residents. There is no direct accessible route between dwelling units and the mail boxes. Access to mail is not equivalent to the access provide to non-disabled residents.</p> <p>Common use areas must be readily accessible to and usable by people with disabilities. Surfaces must meet the requirements of ANSI 1986 4.3. (Guidelines Requirement 2; ANSI 1986 4.3; ANSI 1986 4.5.1).</p> <p>Exterior routes must be pedestrian routes that are separate from the road or driveway.</p> <p><b>Retrofit:</b></p> <p><i>Relocate 2 designated accessible parking spaces as indicated on the diagram (spaces may shift one space to the north or south as is necessary to adjust for existing slopes). Restripe the 2 existing spaces to be 3 standard parking. Confirm that the surfaces of the new designated accessible spaces and access aisle slope less than 2% in running and cross slope directions. Restripe, apply ISA to the spaces and post signage at the head of each space as required by the safe harbor and local authorities. Construct a new parallel curb ramp at the head of the access aisle. New curb ramp and landing at access aisle to comply with safe harbor. Cross slopes not to exceed 2%; running slopes at ramp sections not to exceed 8.3%.</i></p>

3



*Landing at mailboxes.*



*Width of landing.*

The route to the mailboxes serving 1202-04 Freret St. and 1215-17 Rev. John Raphael Jr. Way is a dead end walk and does not have space to turn around at the boxes. The landing is 48 inches wide (minimum 60 inches required).

Common use areas must be readily accessible to and usable by people with disabilities. Surfaces must meet the requirements of ANSI 1986 4.3. (Guidelines Requirement 2; ANSI 1986 4.3; ANSI 1986 4.5.1).

*Retrofit:*

*Install sufficient concrete alongside existing concrete in front of the mailboxes to create space (60" diameter) for a wheelchair to turnaround.*

4



*Typical building entry, 1215 S. Liberty.*





*Step at back entry to 1222 Rev. John Raphael Jr. Way.*


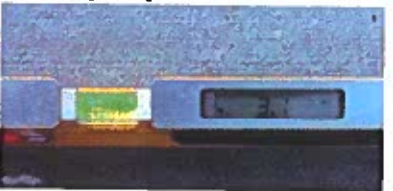
Routes serving the front doors (primary pedestrian entries) of all 16 four-plex dwelling units (Building Types G and H) do not connect to pedestrian site arrival points or to common use areas. Routes end at steps and curbs (not allowed). One unit has steps to both front and back door (1222 Rev. John Raphael Jr. Way).




<u>Unit</u>	<u>Photo</u>
1202 Freret Street, front door, 4 steps.	
1204 Freret Street, front door, 4 steps.	
2306 Erato, front door, 5 steps.	
2308 Erato, front door, 5 steps.	
2322 Erato, front door, 5 steps.	
2324 Erato, front door, 5 steps.	
2410 Erato, front door, 4 steps.	
2412 Erato, front door, 4 steps.	
1210 Rev. John Raphael Jr. Way, front door, 5 steps.	
1212 Rev. John Raphael Jr. Way, front door, 5 steps.	
1215 Rev. John Raphael Jr. Way, front door, 5 steps.	
1217 Rev. John Raphael Jr. Way, front door, 5 steps.	
1222 Rev. John Raphael Jr. Way, front door, 5 steps.	
1222 Rev. John Raphael Jr. Way, back door, 1 step.	
1224 Rev. John Raphael Jr. Way, front door, 5 steps.	
1215 S. Liberty St., front door, 6 steps.	
1217 S. Liberty St., front door, 6 steps.	




Common use areas must be readily accessible to and usable by people with disabilities. Surfaces must meet



		<p>the requirements of ANSI 1986 4.3. (Guidelines Requirement 2; ANSI 1986 4.3; ANSI 1986 4.5.1).</p> <p><i>Retrofit:</i></p> <p><i>Provide accessible routes as diagrammed above.</i></p> <p><i>Include an accessible route to the back door of 1222 Rev. John Raphael Jr. Way.</i></p>																																																				
	<b>Inaccessible Walking Surfaces</b>																																																					
5	 <p><i>Route NW of Bldg. M on Clio.</i></p>  <p><i>Cross slope.</i></p>	<p>Cross slopes at required accessible routes are greater than 2.0% (maximum 2% allowed).</p> <table> <tr> <th>Location</th> <th>Cross Slope</th> </tr> <tr><td>a) NW of Bldg. M on Clio</td><td>4.6%</td></tr> <tr><td>b) NW of Bldg. M on Clio</td><td>3.4%</td></tr> <tr><td>c) NW of Bldg. M on Clio</td><td>3.1%</td></tr> <tr><td>d) NW of Bldg. M on Clio</td><td>3.2%</td></tr> <tr><td>e) East of SE curb ramp at Clio and S. Liberty</td><td>3.6%</td></tr> <tr><td>f) West of Bldg. M on S. Liberty</td><td>3.7%</td></tr> <tr><td>g) West of Bldg. M on S. Liberty</td><td>3.1%</td></tr> <tr><td>h) West of Bldg. M on S. Liberty</td><td>3.7%</td></tr> <tr><td>i) West of Bldg. M on S. Liberty</td><td>3.8%</td></tr> <tr><td>j) SW corner of Bldg. M at turn to pedestrian gate</td><td>3.1%</td></tr> <tr><td>k) Not used.</td><td></td></tr> <tr><td>l) South of Bldg. M by parking</td><td>3.2%</td></tr> <tr><td>m) South of Bldg. M east of acc. parking spaces</td><td>3.6%</td></tr> <tr><td>n) SE end of Bldg. M, along pkg.</td><td>3.7%</td></tr> <tr><td>o) SE end of Bldg. M, along pkg.</td><td>3.9%</td></tr> <tr><td>p) SE end of Bldg. M, along pkg.</td><td>3.2%</td></tr> <tr><td>q) West of SW curb ramp at Clio and Simon Bolivar</td><td>4.2%</td></tr> <tr><td>r) West of SW curb ramp at Clio and Simon Bolivar</td><td>3.2%</td></tr> <tr><td>s) At walk bypassing curb ramp at Erato and Rev. John Raphael</td><td>3.4%</td></tr> <tr><td>t) Block 2400, south walk at turn to 2412 Erato</td><td>3.8%</td></tr> <tr><td>u) Not used.</td><td></td></tr> <tr><td>v) Not used.</td><td></td></tr> <tr><td>w) Not used.</td><td></td></tr> <tr><td>x) Not used.</td><td></td></tr> <tr><td>y) Block 2300, west walk to</td><td>3.7%</td></tr> </table>	Location	Cross Slope	a) NW of Bldg. M on Clio	4.6%	b) NW of Bldg. M on Clio	3.4%	c) NW of Bldg. M on Clio	3.1%	d) NW of Bldg. M on Clio	3.2%	e) East of SE curb ramp at Clio and S. Liberty	3.6%	f) West of Bldg. M on S. Liberty	3.7%	g) West of Bldg. M on S. Liberty	3.1%	h) West of Bldg. M on S. Liberty	3.7%	i) West of Bldg. M on S. Liberty	3.8%	j) SW corner of Bldg. M at turn to pedestrian gate	3.1%	k) Not used.		l) South of Bldg. M by parking	3.2%	m) South of Bldg. M east of acc. parking spaces	3.6%	n) SE end of Bldg. M, along pkg.	3.7%	o) SE end of Bldg. M, along pkg.	3.9%	p) SE end of Bldg. M, along pkg.	3.2%	q) West of SW curb ramp at Clio and Simon Bolivar	4.2%	r) West of SW curb ramp at Clio and Simon Bolivar	3.2%	s) At walk bypassing curb ramp at Erato and Rev. John Raphael	3.4%	t) Block 2400, south walk at turn to 2412 Erato	3.8%	u) Not used.		v) Not used.		w) Not used.		x) Not used.		y) Block 2300, west walk to	3.7%
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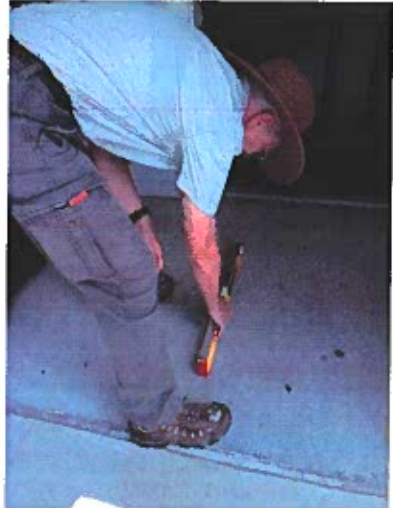
	mail	
	z) Block 2300, mail center	5.9%
	aa) Block 2300, S of 2308	4.1%
	at turn to the east	
	bb) Block 2300, S of 2306	3.9%
	at turn to the west	
	cc) West end of north driveway	3.8%
	by 1202 – 04 Freret St.	
	dd) West sidewalk, by 1202-04	4.8%
	Freret St.	
	ee) Not used.	
	ff) North side of Erato, west of	4.9%
	west of driveway between	
	Freret & Rev. John Raphael	
	Jr. Way	
	gg) Sidewalk crossing driveway	5.1%
	North side of Erato, between	
	Freret & Rev. John Raphael	
	Jr. Way	
	hh) Sidewalk crossing driveway	3.1%
	North side of Erato, between	
	Freret & Rev. John Raphael	
	Jr. Way, east end.	
	ii) North side of Erato, east of	3.9%
	driveway between	
	Freret & Rev. John Raphael	
	Jr. Way	
	jj) Not used.	
	kk) Not used.	
	ll) Not used.	
	mm) Not used.	
	nn) North side of Erato, sidewalk	3.1%
	crossing the driveway entry	
	oo) Walk to back door of 1217	3.7%
	S. Liberty St.	
	pp) Not used.	
	Additional inaccessible features affecting only UFAS	
	units:	
	qq) Front sidewalk, 2500 block of	3.3%
	Erato	
	rr) Block 2500, NW turn to mail	3.0%
	ss) Block 2500, SW turn to mail	3.2%
	tt) Block 2500, east end walk	3.5%
	uu) Block 2400, west sidewalk	4.1%
	at curb ramp to driveway	



		<p>vv) Block 2400, south walk west of mail center 3.4%</p> <p>A maximum 2% cross slope is allowed at an accessible route. (Guidelines Requirement 1, Guidelines Requirement 2, ANSI 1986 4.3.7).</p> <p><i>Retrofit:</i></p> <p><i>Remove and replace concrete as required to correct cross sloped sections and provide a continuous accessible route as indicated on the Accessible Route Diagram.</i></p>																				
6	 <p><i>Curb ramp at parking by mail, Block 2500 (measuring running slope).</i></p>  <p><i>Cross slope at curb ramp, Block 2500</i></p>	<p>Curb ramp cross slopes are greater than 2.0% (maximum 2.0% allowed).</p> <table> <tr> <th>Location</th> <th>Cross Slope</th> </tr> <tr> <td>a) Not used.</td> <td></td> </tr> <tr> <td>b) Not used.</td> <td></td> </tr> <tr> <td>c) Not used.</td> <td></td> </tr> <tr> <td>d) Not used.</td> <td></td> </tr> <tr> <td>e) West side of driveway behind 1202 Freret St. (<del>red</del>?)</td> <td>5.2%</td> </tr> <tr> <td>f) West side of driveway, north of Erato, east of Freret St. (<del>red</del>)</td> <td>4.6%</td> </tr> <tr> <td>g) West side of driveway, north of Erato, east of Freret St. (<del>red</del>)</td> <td>6.4%</td> </tr> <tr> <td>h) East side of driveway, north of Erato, east of Freret St. (<del>red</del>)</td> <td>6.7%</td> </tr> <tr> <td>i) East side of driveway, north of Erato, east of Freret St. (<del>red</del>)</td> <td>3.6%</td> </tr> </table> <p>A maximum 2% cross slope is allowed at an accessible route. (Guidelines Requirement 1, Guidelines Requirement 2, ANSI 1986 4.3.7).</p> <p><i>Retrofit:</i></p> <p><i>Remove and replace curb ramps and adjacent concrete as required to provide a continuous accessible route as indicated on the Accessible Route Diagram.</i></p>	Location	Cross Slope	a) Not used.		b) Not used.		c) Not used.		d) Not used.		e) West side of driveway behind 1202 Freret St. ( <del>red</del> ?)	5.2%	f) West side of driveway, north of Erato, east of Freret St. ( <del>red</del> )	4.6%	g) West side of driveway, north of Erato, east of Freret St. ( <del>red</del> )	6.4%	h) East side of driveway, north of Erato, east of Freret St. ( <del>red</del> )	6.7%	i) East side of driveway, north of Erato, east of Freret St. ( <del>red</del> )	3.6%
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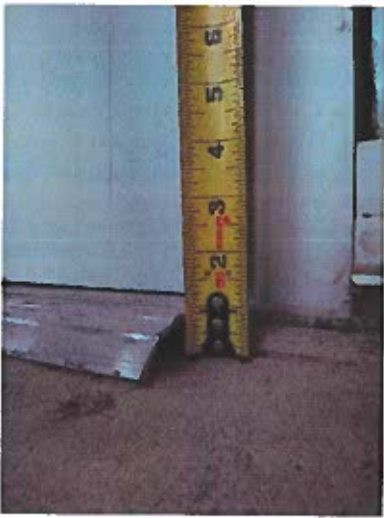

	Changes in Level																							
7	 <p><i>Steps at walk behind Bldg. M, SE corner.</i></p>  <p><i>Steps at west end Block 2500.</i></p>  <p><i>Steps at north end of walk to park south of Clio.</i></p>	<p>There are changes in level (steps) at sidewalks. The vertical changes in level are greater than 1/4 inch and the changes in level are not beveled or ramped (not allowed).</p> <table><tr><th>Location</th><th>Change</th></tr><tr><td>a) Not used.</td><td></td></tr><tr><td>b) Not used.</td><td></td></tr><tr><td>c) Not used.</td><td></td></tr><tr><td>d) Not used.</td><td></td></tr><tr><td>e) North of 1202 Freret</td><td>2 steps</td></tr><tr><td>f) Not used.</td><td></td></tr><tr><td>g) West side of Rev. John Raphael Jr. Way, south of 1217</td><td>1 inch</td></tr><tr><td>h) Not used.</td><td></td></tr><tr><td>i) Not used.</td><td></td></tr><tr><td>j) Not used.</td><td></td></tr></table> <p>Changes in level greater than 1/2 inch (stairs) are not allowed at an accessible route. (Guidelines Requirement 1(5), Guidelines Requirement 2, ANSI 1986 4.3.8; ANSI 1986 4.5.2).</p> <p><i>Retrofits:</i></p> <p><i>Install ramp or sidewalk free of changes in level connecting the courtyard sidewalk behind 1200-02 Freret and Clio. Existing steps may remain or may be removed.</i></p> <p><i>Replace concrete or grind to 1:12 slope at change in level on west side of Rev. John Raphael Jr. Way between Erato and Clio.</i></p>	Location	Change	a) Not used.		b) Not used.		c) Not used.		d) Not used.		e) North of 1202 Freret	2 steps	f) Not used.		g) West side of Rev. John Raphael Jr. Way, south of 1217	1 inch	h) Not used.		i) Not used.		j) Not used.	
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Inaccessible Ramp Features																
8	 <p>Top landing at Block 2500 ramp.</p>  <p>Length of landing at Block 2500.</p>	<p>Landings at ramps are not 60 inches long (minimum 60 inches required).</p> <table><thead><tr><th>Location</th><th>Length (inches)</th></tr></thead><tbody><tr><td>a. Not used.</td><td></td></tr><tr><td>b. Not used.</td><td></td></tr><tr><td>c. Ramp to 2324 Erato</td><td>48 (approx)</td></tr></tbody></table> <p>Ramp landing length shall be a minimum of 60 inches clear in the direction of travel. (Guidelines Requirement 1, Guidelines Requirement 2, ANSI 1986 4.8.4(2)).</p> <p><i>Retrofit:</i></p> <p><i>Extend the concrete walk to 60" so as to provide a full size landing at the top of the ramp.</i></p>	Location	Length (inches)	a. Not used.		b. Not used.		c. Ramp to 2324 Erato	48 (approx)						
Location	Length (inches)															
a. Not used.																
b. Not used.																
c. Ramp to 2324 Erato	48 (approx)															
9	 <p>Running slope at ramp to 2410 Erato.</p>	<p>Running slopes of ramps are more than 8.3% (maximum 8.3% allowed).</p> <table><thead><tr><th>Location</th><th>Running Slope</th></tr></thead><tbody><tr><td>a) Not used.</td><td></td></tr><tr><td>b) Ramp to 2324 Erato</td><td>15.0%</td></tr><tr><td>c) Ramp to 2306 Erato</td><td>9.5%</td></tr><tr><td>d) Ramp to 1204 Freret St.</td><td>11.5%</td></tr><tr><td>e) Ramp to 1202 Freret St.</td><td>13.9%</td></tr><tr><td>f) Ramp to 1214 Rev. John Raphael Jr. Way</td><td>10.4%</td></tr></tbody></table> <p>A maximum 8.3% (1:12) running slope is allowed. (Guidelines Requirement 1; Guidelines Requirement 2; ANSI 1986 4.8.2).</p>	Location	Running Slope	a) Not used.		b) Ramp to 2324 Erato	15.0%	c) Ramp to 2306 Erato	9.5%	d) Ramp to 1204 Freret St.	11.5%	e) Ramp to 1202 Freret St.	13.9%	f) Ramp to 1214 Rev. John Raphael Jr. Way	10.4%
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		<p><b>Retrofit:</b></p> <p>Where slopes in excess of 8.3% affect a small area (less than 12"x 12"), grinding the existing surface may be a useful retrofit method. If grinding is extensive or insufficient to bring the ramp slopes within the required maximum of 8.3%, remove and replace the ramp. New concrete ramp(s) to comply with 2% cross slope, 8.3% running slope, top and bottom landing requirements (both dimensional and in terms of slopes), handrails and edge protection.</p>						
10	 <p>Ramp to 1217 Rv. John Raphael Way (measuring running slope).</p>  <p>Slope at ramp to 1217 Rev. John Raphael Jr. Way.</p>	<p>Cross slopes of ramps are more than 2% (maximum 2% allowed).</p> <table> <tr> <th>Location</th> <th>Cross Slope</th> </tr> <tr> <td>a) Not used.</td> <td></td> </tr> <tr> <td>b) Ramp to 1217 Rev. John Raphael Jr. Way</td> <td>4.5%</td> </tr> </table> <p>A maximum 2% cross slope is allowed at an accessible route. (Guidelines Requirement 1, Guidelines Requirement 2, ANSI 1986 4.3.7).</p> <p><b>Retrofit:</b></p> <p>Where slopes in excess of 8.3% affect a small area, grinding the existing surface may be a useful retrofit method. If grinding is extensive or insufficient to bring the ramp slopes within the required maximum of 8.3%, remove and replace the ramp. New concrete ramp to comply with 2% cross slope, 8.3% running slope, top and bottom landing requirements (both dimensional and in terms of slopes), handrails and edge protection.</p>	Location	Cross Slope	a) Not used.		b) Ramp to 1217 Rev. John Raphael Jr. Way	4.5%
Location	Cross Slope							
a) Not used.								
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	Inaccessible Door and Gate Maneuvering Clearances									
11	 <p>Approach to gate to parking and back of Bldg. M.</p>	<p>Gate maneuvering clearance on the pull side is less than 18 inches (minimum 18 inches required).</p> <table><tr><th>Location</th><th>Width</th></tr><tr><td>Gate to Parking behind Bldg. M – off S. Liberty St. Surface ends 12 short of the gate and jamb.</td><td>12</td></tr></table> <p>A minimum 18 inches of clear floor space is required next to the latch on the pull side of the door or gate with a front approach. (Guidelines Requirement 1, Guidelines Requirement 2, ANSI 1986 4.13.6, ANSI 1986 Figure 25(a)).</p> <p><i>Retrofit:</i> <i>Install new concrete adjacent to existing to create an 18" wide maneuvering area 60" long so that a wheelchair user can center on the gate hardware to open and maneuver around the gate on the pull side.</i></p>	Location	Width	Gate to Parking behind Bldg. M – off S. Liberty St. Surface ends 12 short of the gate and jamb.	12				
Location	Width									
Gate to Parking behind Bldg. M – off S. Liberty St. Surface ends 12 short of the gate and jamb.	12									
12	 <p>1204 Freret back door/accessible entry from parking.</p>	<p>Door and gate maneuvering clearances have slopes as steep as 4.2% (maximum 2% allowed).</p> <table><tr><th>Location</th><th>Slope</th></tr><tr><td>a) Not used.</td><td></td></tr><tr><td>b) 1215 Rev. John Raphael Jr. Way</td><td>3.6%</td></tr><tr><td>c) 1224 Rev. John Raphael Jr. Way</td><td>4.2%</td></tr></table> <p>A level and clear floor area is required within maneuvering clearances at doors and gates. (Guidelines Requirement 1; Guidelines Requirement 2; ANSI 1986 4.13.6).</p> <p><i>Retrofit:</i> <i>Where slopes in excess of 2.0% affect a small area, grinding the existing surface may be a useful retrofit method. If grinding is extensive or insufficient to bring the ramp slopes within the required maximum of 2.0%, remove and replace the concrete at the door/gate maneuvering space. New concrete paving to comply with</i></p>	Location	Slope	a) Not used.		b) 1215 Rev. John Raphael Jr. Way	3.6%	c) 1224 Rev. John Raphael Jr. Way	4.2%
Location	Slope									
a) Not used.										
b) 1215 Rev. John Raphael Jr. Way	3.6%									
c) 1224 Rev. John Raphael Jr. Way	4.2%									

		<i>2% cross slope, 2.0% running slope and dimensional requirements.</i>
	<i>Slope at 1204 Freret back door.</i>	
	<b>Inaccessible Door Hardware at Common Area and Unit Entrances</b>	
13	<i>Not used.</i>	
14		<p>No clear space provided for approach and use of fob sensor at gate to parking area at Building M, SE corner (clear floor space for parallel approach is required, fob panel is 52-1/2 inches above the grass.)</p> <p>A level and clear 30 inch by 48 inch floor area is required at controls and operating mechanisms. (Guidelines Requirement 2, ANSI 1986 4.2.4.1, ANSI 1986 4.25.2).</p> <p><i>Retrofit:</i></p> <p><i>Install new concrete adjacent to existing to create a 30" x 48" minimum slab, with maximum 2% slope in any direction, to provide a side approach for a wheelchair user to be able to reach the fob sensor (48" side must be centered on fob sensor).</i></p>
	<i>Gate at Building M, SE corner.</i>	

Inaccessible Thresholds								
15	 <p>Exterior threshold at front door Bldg. M.</p>	<p>Building entry door exterior thresholds are more than 3/4 inches high.</p> <table><tr><th>Location</th><th>Total Height (inches)</th></tr><tr><td>Building M - front</td><td>7/8</td></tr><tr><td>Building M back (parking)</td><td>7/8</td></tr></table> <p>A maximum 3/4 inch beveled threshold is allowed. (Guidelines Requirement 2; Guidelines Requirement 4(4); ANSI 1986 4.13.8).</p> <p><i>Retrofit:</i></p> <p><i>Remove existing thresholds, and replace with a "low" ADA compliant threshold providing a maximum height of 3/4". (This may require making some adjustments to existing doors.)</i></p>	Location	Total Height (inches)	Building M - front	7/8	Building M back (parking)	7/8
Location	Total Height (inches)							
Building M - front	7/8							
Building M back (parking)	7/8							
16	 <p>Threshold and change in level at primary entrance threshold exterior side, 2410 Erato.</p>	<p>Building Types G and H entrance thresholds and changes in level are more than 3/4 inches high and are not beveled (maximum 3/4 inch allowed, maximum 1:2 bevel required).</p> <p>A maximum 3/4 inch high threshold with a maximum 1:2 bevel is allowed. (Guidelines Requirement 2; Guidelines Requirement 4(4); ANSI 1986 4.13.8). At primary entry doors with direct exterior access, outside landing surfaces may be 1/2 inch below the floor level of the unit. (Guidelines Requirement 4(6)).</p> <p><i>Retrofits:</i></p> <ul style="list-style-type: none"><li>a) <i>Replace the threshold with a compliant type,</i></li><li>b) <i>Install an aluminum 1:12 bevel for the existing threshold, or</i></li><li>c) <i>Remove and replace landing at door.</i></li></ul> <p><i>Maximum threshold height 3/4 inch. Maximum vertical change in level 1/2 inch.</i></p>						



*Threshold and change in level  
at primary entrance threshold  
exterior side, 1212 Rev. John  
Raphael Jr. Way.*



*Threshold and change in level  
at primary entrance threshold  
exterior side, 1210 Rev. John  
Raphael Jr. Way.*

**B. Public and Common Use Areas**

	<b>Inaccessible Features at Building M Common Areas</b>	
17		<p>Building M common area room doors require more than 5 pounds of force to open:</p> <p>Fourth floor community room: 13 pounds  Second floor vending room: 10 pounds  Third floor vending room: 12 pounds  Fourth floor vending room: 10 pounds  Second floor trash room: 10 pounds  Third floor trash room: 11 pounds  Fourth floor trash room: 13 pounds required to open.  Note: trash room doors may be rated.</p> <p>A maximum 5 pound force is allowed to fully open a door (other than a fire door). (Guidelines Requirement 2, ANSI 1986 4.13.11).</p>
18		<p>Building M common area room doors close in less than the minimum time required (minimum 3 seconds to an open position of approximately 12 degrees):</p> <p>Fourth floor community room: 2 seconds to fully closed.  Second floor vending room: 3 seconds to fully closed.  Third floor vending room: 2.5 seconds to fully closed.  Fourth floor vending room: 3 seconds to fully closed.  Second floor trash room: 3 seconds to fully closed.  Third floor trash room: 2 seconds to fully closed.  Fourth floor trash room: 2 seconds to fully closed.</p> <p>A minimum 3 second closing time is required when a door in an open position of 90 degrees closes to an open position of 12 degrees. (Guidelines Requirement 2, ANSI 1986 4.13.10).</p> <p><i>Retrofit:</i>  <i>Door closers will be adjusted to reduce closing speed.</i></p>

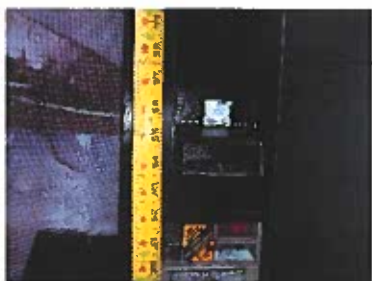
19



*Vending machine at fourth floor, Bldg. M.*



*Height of payment slot at second floor machine.*





*Height of payment slot at third floor machine*




The payment slot at the second, third and fourth floor vending machines by the windows are 54 to 54-3/4 inches above the floor (maximum 48 inches allowed for forward approach).

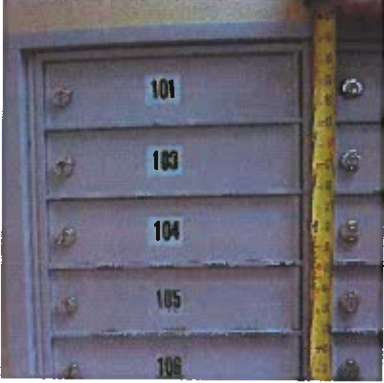
A maximum 48 inch height is allowed for the front reach range where the space below the control is unobstructed. (Guidelines Requirement 2, ANSI 1986 4.2.5).

*Retrofit:*

*Relocate vending machines to a minimum of 24" from the side wall so that a side approach is possible. It is possible that the 54-3/4" height is due to the "leveling guides" on the bottom of the vending machine being set too high. Verify that these "feet" are set to their lowest position before leveling the machine.*

Building M – Inaccessible Features at Fourth Floor Common Area Restrooms								
20	 <p><i>Distance from side wall to toilet centerline.</i></p>	<p>The east unisex toilet centerline is 19.5 inches from the side wall (maximum 18 inches allowed).</p> <p>A distance of 18 inches is required between the toilet centerline and the side wall. (Guidelines Requirement 2, ANSI 1986 4.22.3; ANSI 1986 4.16.2; ANSI 1986 Figure 28).</p> <p><b>Retrofit:</b></p> <p><i>Remove accessories and base from wall, install wood furring and drywall to bring surface of wall to 18" from the toilet centerline. Re-install side wall grab bar, toilet paper dispenser and base. (Coordinate work with item 21 below.)</i></p> <p><i>Note: location of rear grab bar may be affected by this work. Rear grab bar may need relocation.</i></p>						
21	 <p><i>East unisex restroom side grab bar.</i></p>	<p>Side grab bars at both the toilets extend 48-5/8 inches to 48-3/4 inches from the back wall (minimum 54 inches required).</p> <table><tr><th>Location</th><th>Dimension in Inches</th></tr><tr><td>East unisex restroom</td><td>48-3/4</td></tr><tr><td>West unisex restroom</td><td>48-5/8</td></tr></table> <p>Grab bars at toilet side walls are to extend a minimum of 12 inches plus 42 inches (54 inches) from the back wall. (Guidelines Requirement 2, ANSI 1986 4.16.4, ANSI 1986 Figure 29 (b)).</p> <p><b>Retrofit:</b></p> <p><i>Remove and re-install side grab bar, starting 12" from rear wall, so that the end of grab bar extends the required 54" from the rear wall. (42" grab bar + 12" = 54")</i></p>	Location	Dimension in Inches	East unisex restroom	48-3/4	West unisex restroom	48-5/8
Location	Dimension in Inches							
East unisex restroom	48-3/4							
West unisex restroom	48-5/8							

	<b>Inaccessible Features at Exterior Mail Boxes</b>	
22	 <p><i>Mail with box for Unit 2017 S. Liberty</i></p>  <p><i>Box serving Unit 2017 S. Liberty.</i></p>	<p>The mailbox serving Unit 1217 S. Liberty has a lock at 71-1/2 inches above the adjacent concrete (maximum 54 inches allowed).</p> <p>A maximum 54 inch height is allowed for the side reach range where the space below the element is unobstructed. (Guidelines Requirement 2, ANSI 1986 4.2.6).</p> <p><i>Retrofit:</i></p> <p><i>Permanently relocate 1217 S. Liberty's assigned mailbox to a box location at or lower than 54" above the adjacent slab.</i></p>
	<b>Building M - Inaccessible Mail Center Features</b>	
23	 <p><i>Mail Center at Building M</i></p>	<p>Of 49 mailboxes, 20 mailbox locations serve covered units and are above reach range (maximum 54 inches allowed). The top four rows of boxes are 66-1/2 inches, 63-1/4 inches, 59-3/4 inches and 56-1/4 inches above the floor. All four top rows are more than 54 inches above the floor.</p> <p>Units with mailboxes with locks more than 54 inches above the floor: 101, 103, 104, 105, 113, 201, 202, 203, 209, 210, 211, 212, 307, 308, 309, 310, 404, 406, 407 and 408.</p> <p>A maximum 54 inch height is allowed for the side reach range where the space below the element is unobstructed. (Guidelines Requirement 2, ANSI 1986 4.2.6).</p>

 <p><i>Height of top four rows of boxes.</i></p>	<p><i>A second bank of mailboxes will be added elsewhere in the mailroom to provide sufficient mailboxes within the 54" maximum side reach range for all FHA covered units. (Mailboxes above 54" will be left vacant and have a blank door, since all units in an elevator building are covered units.)</i></p> <p><i>UFAS (accessible) unit mailboxes are required to be no more than 48" above the floor to the lock.</i></p>
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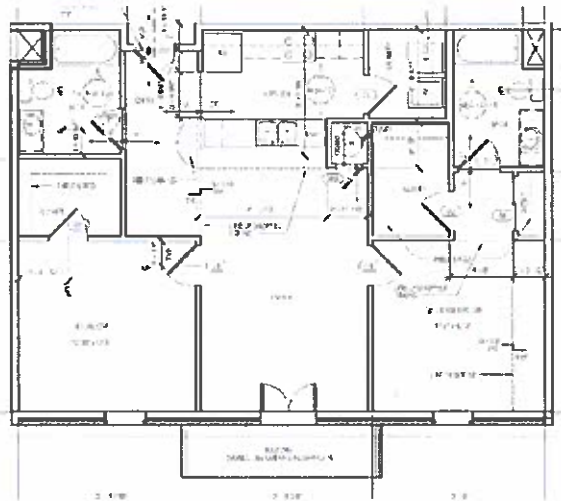
### C. Inaccessible Features at Covered Dwelling Units

Guste III has 44 buildings with 155 units, 65 of which are covered dwelling units required to comply with the FHAA.


There are 16 ground floor units in Building Types G, G1 and H are covered units required to comply with the FHAA. Building M has 49 units. The building has four stories and an elevator serving all levels. All 49 units in the building are covered and required to comply with the FHAA.





#### BUILDING M - UNIT TYPE A: 2 Bedroom, 2 Bathroom






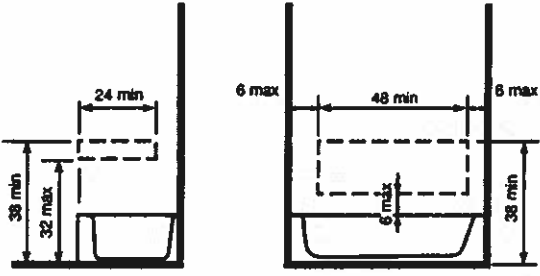
Typical for 31 units. *Note: in units where the nose of the toilet in the hall bath is clear of the control wall of the tub, the hall bath may be evaluated as a Specification B bathroom and retrofits inside the master bath can be omitted.*



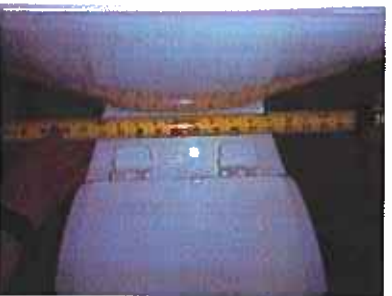



Plan for Building M, Unit Type A

	Inaccessible Unit Features	
24	 <p><i>Balcony door opening.</i></p>	<p>Balcony door clear opening widths are 21-1/4 inches wide for a one door leaf (minimum 31-5/8 inches required). The latching mechanism for the second door is 72 inches above the floor (maximum 54 inches required for operating parts).</p> <p>A minimum 32 inches nominal clear opening width (31-5/8 inches) is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Retrofit:</i>  <i>Remove the double door unit and replaced with a 36" swinging door (which will provide sufficient clear width), and an inoperable sidelight.</i></p>

	 <p><i>Clear width of door opening.</i></p>  <p><i>Height of upper latch at second door</i></p>	
<p>25</p>	 <p><i>Unit 110 thermostat</i></p>  <p><i>Unit 404 thermostat</i></p>	<p>Thermostat top controls are 49-7/8 inches above the floor (maximum 48 inches allowed).</p> <p>A minimum 15 inches is required and a maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i>  <i>Remove thermostats, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location. As an alternative, find a replacement thermostat that provides controls lower on the thermostat, so that existing location / wiring may be used.</i></p>

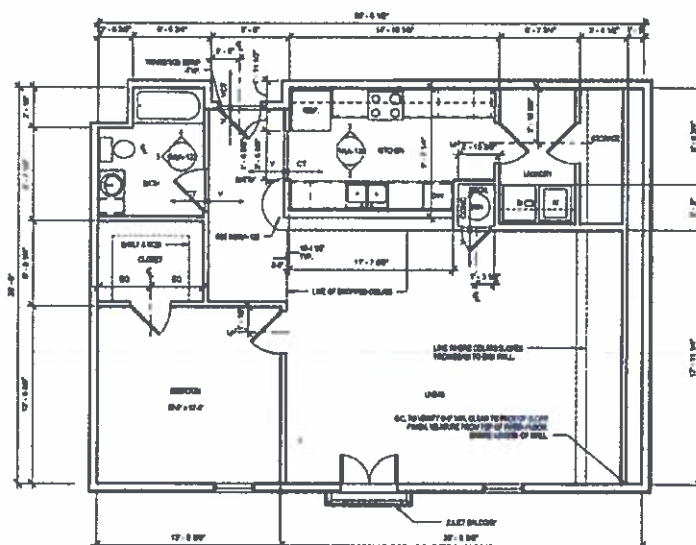
	 <p>Unit 409 thermostat</p>	
<p>26</p>	 <p>Unit 110 hall tub surround</p>  <p>Unit 110 master tub surround</p>  <p>Unit 404 hall tub surround</p>  <p>Unit 404 master tub surround</p>	<p>The shape of the tub and shower surrounds at both bathtubs preclude the installation of future grab bars with firm attachment to blocking on the long wall of the tubs (ability to install grab bars required).</p>  <p>Fig. 4 Location of Grab Bar Reinforcements for Adaptable Bathtubs</p> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines Requirement 6).</p> <p><b>Retrofits:</b></p> <p><b>At hall baths:</b></p> <p><i>Obtain a copy of tub surround manufacturer's product data and specifications including information concerning fiberglass wall thickness and any integral blocking provided during the fabrication of the surround. Investigate with manufacturer to determine if this issue has been solved previously and if so, how. Submit product data and any proposed retrofit to DOJ for review.</i></p> <p><i>If a compliant retrofit for the installed product is not possible, remove and replace tub surround with one that allows correct future installation of grab bars. In the process, verify blocking installation.</i></p> <p><b>At master baths:</b></p>

		<i>If hall bath toilet overlaps the required clear floor space for approach to the hall tub control wall (Specification B), retrofit master bath tub as described above.</i>
27	 <p><i>Unit 110 toilet and tub.</i></p>  <p><i>Hall bathroom toilet dimension from side wall to toilet centerline.</i></p>  <p><i>Master bathroom toilet dimension from side wall to toilet centerline.</i></p>	<p>Toilet centerlines are 16-3/8 to 16-1/2 inches to the side wall on the side opposite the direction of approach (minimum 18 inches required).</p> <p>A minimum 18 inches is required between the toilet centerline and the adjacent wall, bathtub or lavatory on the side opposite the direction of approach. (Guidelines Requirement 7 (2)(a)(ii)), Figure 7(a)).</p> <p><b>Retrofits:</b></p> <p><i>At hall baths:</i></p> <p><i>Remove toilet, correct plumbing, and re-install toilet 18" minimum from the tub / sidewall. (In some cases, an offset flange, or repositioning on the existing flange may be possible.)</i></p> <p><i>At master baths:</i></p> <p><i>If hall bath toilet overlaps the required clear floor space for approach to the hall tub control wall (Specification B), retrofit master bath toilet as described above as is required.</i></p>
28		<p><i>Lavatory centerline is 13 inches to the side wall in unit 409 hall bath (minimum 24 inches required).</i></p> <p><i>The 48 inches minimum parallel approach provided must be centered on the lavatory. (Guidelines Requirement 7 (2)(a)(ii)), Figure 7(c)).</i></p> <p><b>Retrofits:</b></p>

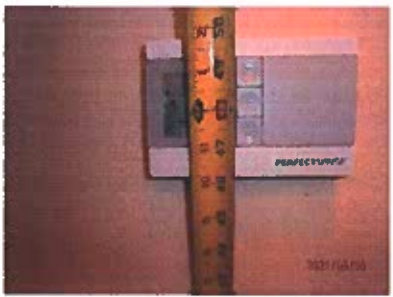
	Unit 409 hall lavatory	<p><i>At hall baths:</i></p> <p><i>Where lavatory centerline is less than 24 inches from the sidewall, remove lavatory and vanity and replace with a new or relocated vanity. Centerline of fixture to be at least 24 inches from the side wall.</i></p> <p><i>At master baths:</i></p> <p><i>If hall bath toilet overlaps the required clear floor space for approach to the hall tub control wall (Specification B), retrofit or retain master vanity as is necessary to comply with lavatory approach space requirements.</i></p>
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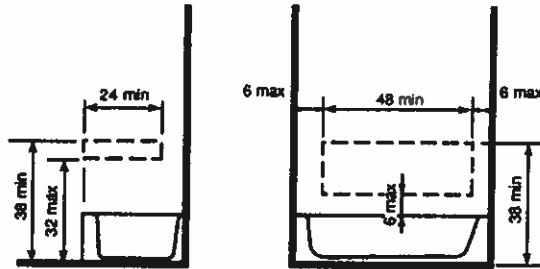
### BUILDING M - UNIT TYPE A2: 1 Bedroom, 1 Bathroom

Typical for one unit.



Plan for Building M, Unit Type A2

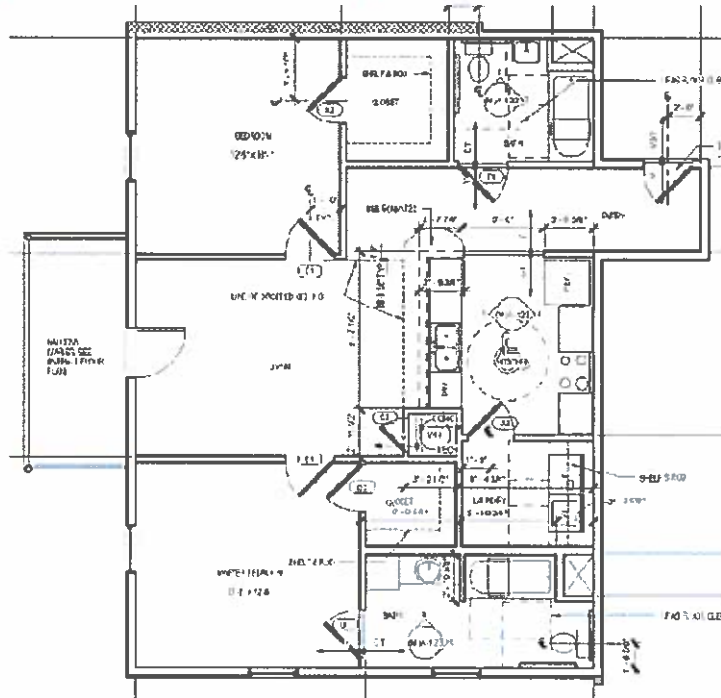
	<i>Inaccessible Unit Features</i>	
29	 <p><i>Unit 407 thermostat</i></p>	<p>Thermostat top controls are 49 inches above the floor (maximum 48 inches allowed) in #407.</p> <p>A minimum 15 inches is required and a maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i></p>

		<p><i>Remove thermostat, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location. As an alternative, find a replacement thermostat that provides controls lower on the thermostat, so that existing location / wiring may be used.</i></p>
30	 <p><i>Unit 407 tub surround</i></p>	<p>The shape of the tub and shower surrounds at the bathtub preclude the installation of future grab bars with firm attachment to blocking on the long wall of the tubs (ability to install grab bars required).</p>  <p><b>Fig. 4 Location of Grab Bar Reinforcements for Adaptable Bathtubs</b></p> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines Requirement 6).</p> <p><b>Retrofit:</b></p> <p><i>Obtain a copy of tub surround manufacturer's product data and specifications, including information concerning fiberglass wall thickness and any integral blocking provided during the fabrication of the surround. Investigate with manufacturer to determine if this issue has been solved previously and if so, how. Submit product data and any proposed retrofit to DOJ for review.</i></p> <p><i>If a compliant retrofit for the installed product is not possible, remove and replace tub surround with one that allows correct future installation of grab bars. In the process, verify blocking installation.</i></p>

## BUILDING M - UNIT TYPE B: 2 Bedroom, 2 Bathroom

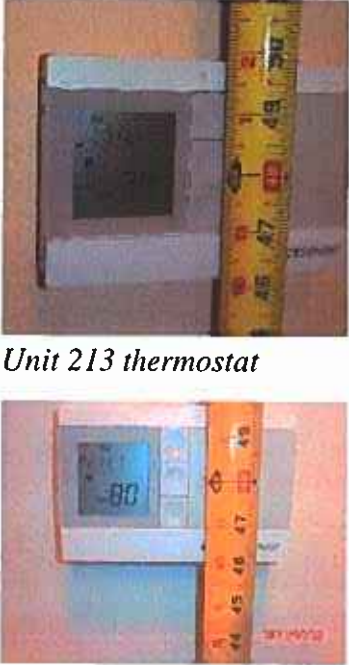


Typical for 4 units.

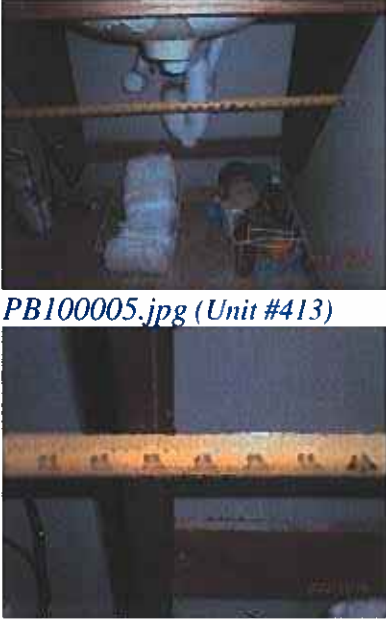


Unit Type B is designed to comply with UFAS accessibility requirements. ~~This evaluation addresses only FHAA requirements.~~ Items related to UFAS requirements are listed in this section and are identified as such.





Plan for Building M, Unit Type B

	Inaccessible Unit Features	
30a		<p>Unit entry door threshold is <math>\frac{3}{4}</math>" high, with a bevel (maximum <math>\frac{1}{2}</math>" allowed by UFAS).</p> <p><i>Retrofit:</i></p> <p><i>Adjust or replace as required to provide a maximum height of <math>\frac{1}{2}</math>".</i></p>

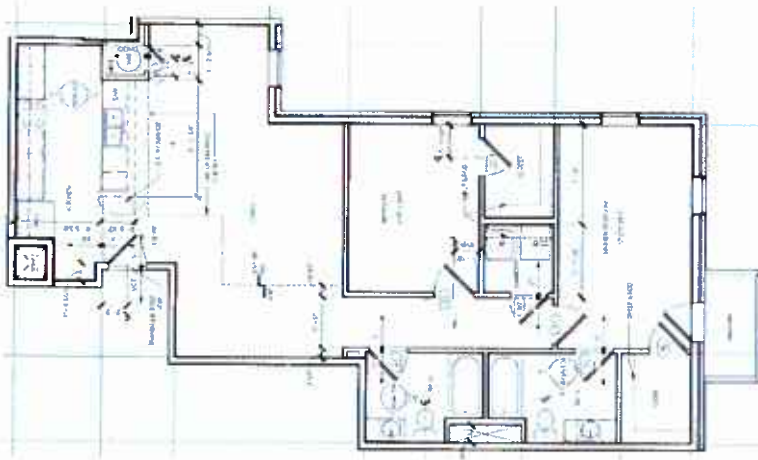
<p>31</p>	 <p>Unit 213 thermostat</p> <p>Unit 113 thermostat</p>	<p>Thermostat top controls are 49 inches above the floor (maximum 48 inches allowed).</p> <p>A minimum 15 inches is required and a maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i>  Remove thermostat, adjust wiring and re-install thermostats so that the highest operable part is no more than 48 inches above the floor. Patch prior location. As an alternative, find a replacement thermostat that provides controls lower on the thermostat, so that existing location / wiring may be used.</p>
<p>31a</p>	 <p>PB1000096.jpg (Unit #413)</p>	<p>Panelboard mounted with operable parts at 54-½ inches to 62 inches above floor (maximum 48 inches allowed by UFAS).</p> <p><i>Retrofit:</i>  If the primary electrical feed is below the box and the top most operable part is more than 55 inches above the floor, lower box such that the topmost operable part is 48 inches above the floor. If the electrical feed is above the box or positioned such that retrofit will require a new feed, no retrofit is required.</p>
<p>31b</p>	 <p>Guste_M113_365.jpg</p>	<p>In the knee space below sink, drain piping blocks access (knee space shall have a clear width of 30 inches and a clear depth of 19 inches; rear drain at sink required by UFAS).</p> <p><i>Retrofit:</i>  Install sink with drains located at the rear of the fixture. Install pipe protection and confirm that required knee and toe space is clear of obstructions.</p>

<p>31c</p>	 <p>PB100005.jpg (Unit #413)</p> <p>PB100005.jpg</p>	<p>Bracing for the lavatory limits the knee space below to a width of 28-½ inches (minimum 30 inch width required).</p> <p><i>Retrofit:</i>  Remove brace at open side of lavatory. Install new brace such that the 30 inch minimum between braces is provided. Alternatively, cut back the side brace to clear required knee and toe space clearances and reinstall at existing location. Knee and toe space may extend beyond the brace so long as the side brace (panel) does not obstruct the required clearances.</p>
<p>31d</p>	 <p>Guste_M113_329.jpg</p>	<p>Side wall grab bar less than 12 inches from the corner, and extends 43 inches to 44 inches from the rear wall (minimum 54 inch extension required by UFAS).</p> <p><i>Retrofit:</i>  Where a side grab bar is installed, relocate or replace as necessary to provide a side grab bar starting 12 inches from the rear wall and extending to a point 54 inches from the rear wall.</p>
<p>31e</p>	 <p>PB100018.jpg (Unit #413)</p>	<p>Toilet paper holder mounted 18 inches above the floor and 30 inches off the rear wall (minimum 19 inches above the floor and 7 inches to 9 inches in front of the nose of the toilet required by UFAS).</p> <p><i>Retrofit:</i>  Remove and reinstall toilet paper holder.</p>

<p>31f</p>	 <p>PB100018.jpg (Unit #413)</p>	<p>Toilet paper holder mounted 18 inches above the floor and 30 inches off the rear wall (minimum 19 inches above the floor and 7 inches to 9 inches in front of the nose of the toilet required by UFAS).</p> <p><i>Retrofit:</i></p> <p><i>Remove and reinstall toilet paper holder.</i></p>
<p>31g</p>	 <p>PB100036.jpg (Unit #413)</p>	<p>Tub controls are offset to inside of tub, not the outside (controls located offset to the open side of the tub are required by UFAS).</p> <p><i>Retrofit:</i></p> <p><i>Relocate controls to a position 8 inches to 10 inches from the face of the tub to the centerline of the controls. Retrofit is required only in the bathroom serving as the accessible space; retrofit at shower/tub in the second bathroom is not required.</i></p>


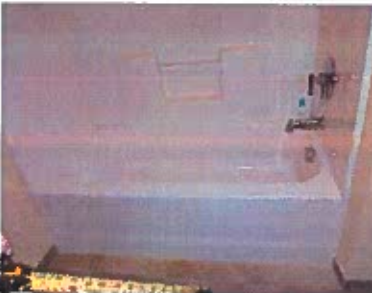

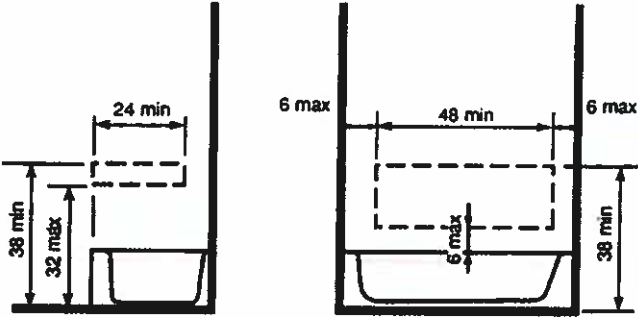
## BUILDING M - UNIT TYPE C: 2 Bedroom, 2 Bathroom



Typical for 4 units.



*Plan for Building M, Unit Type C*

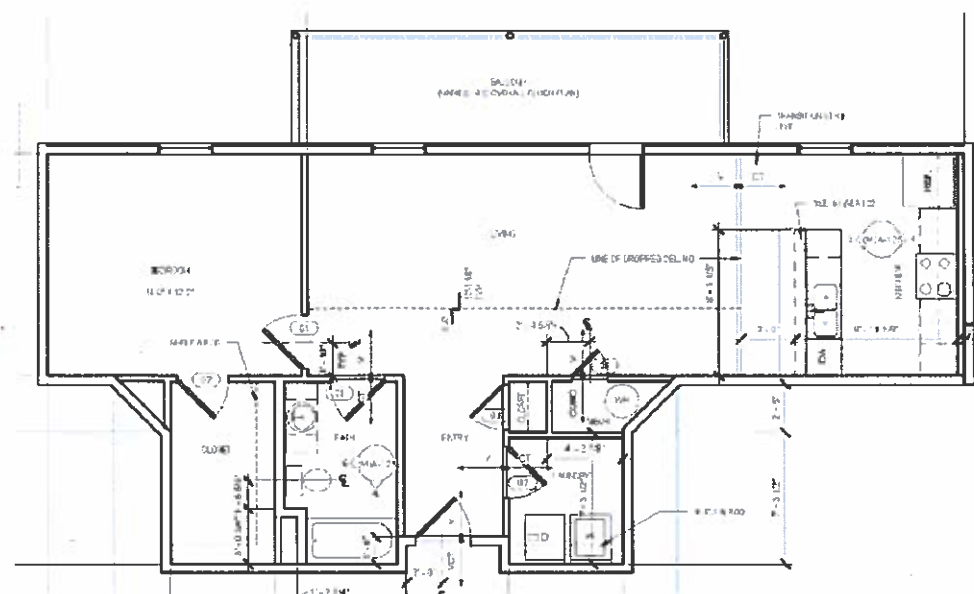
	Inaccessible Unit Features	
32	 <p data-bbox="272 695 662 768"><i>Balcony deck/door threshold and change in level.</i></p>	<p data-bbox="695 285 1430 348">The exterior deck is 3/4 inch below the interior floor level (maximum 1/2 inch with bevel allowed).</p> <p data-bbox="695 380 1430 485">Exterior deck or balcony surfaces may be no more than 1/2 inch below the floor level of the dwelling unit. (Guidelines Requirement 4 (5)).</p> <p data-bbox="695 516 1430 632"><i>Retrofit:</i> <i>Pull up deck boards, and "shim" underneath with minimum 1/4" material. Re-install deck boards.</i></p>
33	See above.	<p data-bbox="695 804 1430 909">The change in level at the exterior door to the deck is vertical and is not beveled at a slope no greater than 1:2 (maximum 1:2 bevel allowed).</p> <p data-bbox="695 940 1430 1045">Thresholds and changes in level at exterior doors must be beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p data-bbox="695 1077 1430 1339"><i>Retrofit:</i> <i>If the deck slope is less than 2%, investigate raising the deck boards near the threshold up, by as much as a 1/4 inch. Maintain a maximum 2% slope across the deck and add a bevel, maximum 1:2 slope, to the edge of the threshold. Note: a 1/4 inch vertical face is acceptable at the threshold.</i></p> <p data-bbox="695 1360 1430 1703"><i>If slope is already 2%, if raising the boards will result in a slope greater than 2%, or if raising the deck boards will not result in a threshold maximum height of 3/4 inches, then the deck boards must be removed and shimmed accordingly in front of this door, tapering out from door. The maximum threshold height is to be 3/4 inches, with a maximum 1/4 inch vertical face at threshold, and a 1:2 bevel at the remaining maximum 1/2 inch transition.</i></p>

34	 <p>Unit 412 thermostat</p>	<p>Thermostat top controls are 49 inches above the floor (maximum 48 inches allowed).</p> <p>A minimum 15 inches is required and a maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i></p> <p><i>Remove thermostat, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location. As an alternative, find a replacement thermostat that provides controls lower on the thermostat, so that existing location / wiring may be used.</i></p>
35	 <p>Unit 412 tub surround.</p>  <p>Height of ledges at back wall.</p>	 <p>Fig. 4 Location of Grab Bar Reinforcements for Adaptable Bathtubs</p> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines Requirement 6).</p> <p><i>Retrofit:</i></p> <p><i>Obtain a copy of tub surround manufacturer's product data and specifications, including information concerning fiberglass wall thickness and any integral blocking provided during the fabrication of the surround. Investigate with manufacturer to determine if this issue has been solved previously and if so, how. Submit product data and any proposed retrofit to DOJ for review.</i></p>

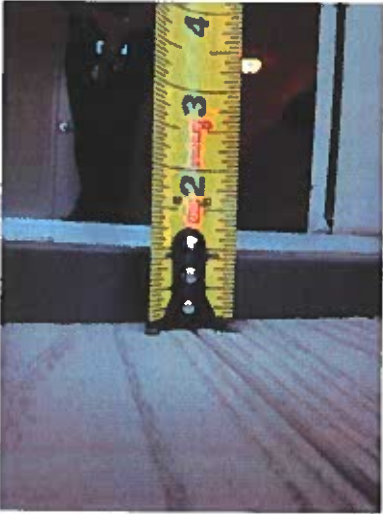
	 <p>Shape and length of side wall extrusions.</p>	<p><i>If a compliant retrofit for the installed product is not possible, remove and replace tub surround with one that allows correct future installation of grab bars. In the process, verify blocking installation.</i></p>
36	 <p>Hall toilet centerline from vanity in unit 412.</p>	<p>Toilet centerlines are 13-3/4 inches to the vanity cabinet in the direction of approach (minimum 15 inches required).</p> <p>A minimum 15 inch distance is required between the toilet centerline and the vanity in the direction of approach for use of the toilet. (Guidelines Requirement 7 (2)(a)(ii) and Figure 7(a)).</p> <p><b>Retrofit:</b></p> <p><i>Remove toilet, correct plumbing, and re-install toilet 18" from the tub / sidewall and minimum 15 inches from the vanity cabinet. (In some cases, an offset flange, or repositioning on the existing flange may be possible.)</i></p>

# **BUILDING M - UNIT TYPE D: 2 Bedroom, 1 Bathroom**

Typical for 3 units.



## Plan for Building M, Unit Type D

	Inaccessible Unit Features	
37	 <p data-bbox="289 835 669 907"><i>Balcony deck/door threshold and level change.</i></p>	<p data-bbox="706 331 1442 403">The exterior deck is 1 inch below the interior floor level (maximum 1/2 inch with bevel allowed).</p> <p data-bbox="706 430 1383 535">Exterior deck surfaces may be no more than 1/2 inch below the floor level of the interior. (Guidelines Requirement 4(5)).</p> <p data-bbox="706 562 815 592"><i>Retrofit:</i></p> <p data-bbox="706 613 1432 856"><i>Check the slope of the deck boards in this area. If the deck slope is less than 2%, investigate raising the deck boards near the threshold up, by as much as a 1/4 inch. Maintain a maximum 2% slope across the deck and add a bevel, maximum 1:2 slope, to the edge of the threshold. Note: a 1/4 inch vertical face is acceptable at the threshold.</i></p> <p data-bbox="706 877 1432 1192"><i>If slope is already 2%, if raising the boards will result in a slope greater than 2%, or if raising the deck boards will not result in a threshold maximum height of 3/4 inches, then the deck boards must be removed and shimmed accordingly in front of this door, tapering out from door. The maximum threshold height is to be 3/4 inches, with a maximum 1/4 inch vertical face at threshold, and a 1:2 bevel at the remaining maximum 1/2 inch transition.</i></p>
38	See above.	<p data-bbox="706 1228 1416 1333">The change in level at the exterior door to the deck is vertical and is not beveled at a slope no greater than 1:2 (maximum 1:2 bevel allowed). See photo above.</p> <p data-bbox="706 1360 1432 1465">Thresholds and changes in level at exterior doors must be beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p data-bbox="706 1493 815 1522"><i>Retrofit:</i></p> <p data-bbox="706 1543 1399 1606"><i>Install a bevel sloped 1:2 (twice as deep as it is tall) in front of threshold.</i></p>

39



Unit 305 tub surround



Unit 105 tub surround



Unit 205 tub surround

The shape of the tub and shower surrounds at both bathtubs preclude the installation of future grab bars with firm attachment to blocking on the long wall of the tubs (ability to install grab bars required).

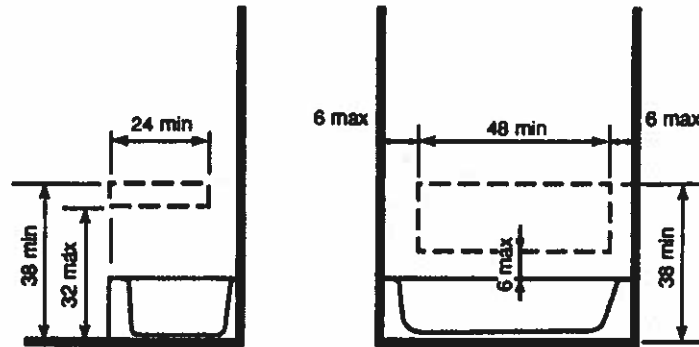


Fig. 4 Location of Grab Bar Reinforcements for Adaptable Bathtubs

Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines Requirement 6).

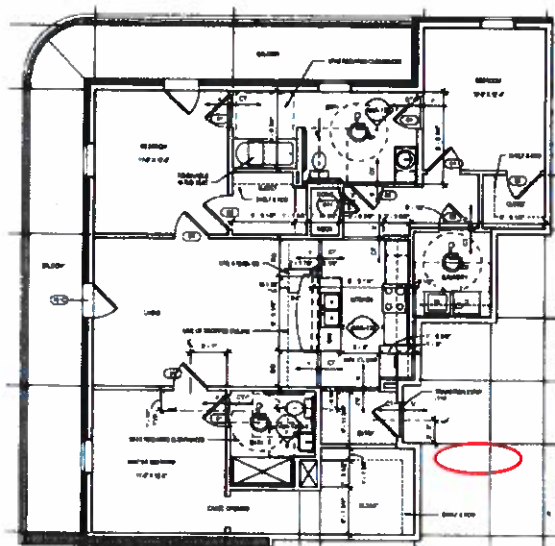
#### Retrofit:

*Obtain a copy of tub surround manufacturer's product data and specifications, including information concerning fiberglass wall thickness and any integral blocking provided during the fabrication of the surround. Investigate with manufacturer to determine if this issue has been solved previously and if so, how. Submit product data and any proposed retrofit to DOJ for review.*


*If a compliant retrofit for the installed product is not possible, remove and replace tub surround with one that allows correct future installation of grab bars. In the process, verify blocking installation.*

### BUILDING M - UNIT TYPE E: 3 Bedroom, 2 Bathroom

Typical for one unit. Unit Type E is designed to comply with UFAS accessibility requirements. This evaluation addresses only FHAA requirements.



Plan for Building M, Unit Type E


	Inaccessible Unit Features	
40	 <p><i>Kitchen clearance at refrigerator / cabinet</i></p>	<p>The clearance between refrigerator and island cabinet is 36", as shown in photo on left.</p> <p>Clearance between counters and all opposing base cabinets, countertops, appliances, or walls is at least 40 inches. (Guidelines Requirement 7(1)(b)).</p> <p><i>First try to reposition refrigerator fully against wall. If that is not the case, replace existing refrigerator with one that is "counter depth".</i></p>

### BUILDING M - UNIT TYPE F: 2 Bedroom, 2 Bathroom

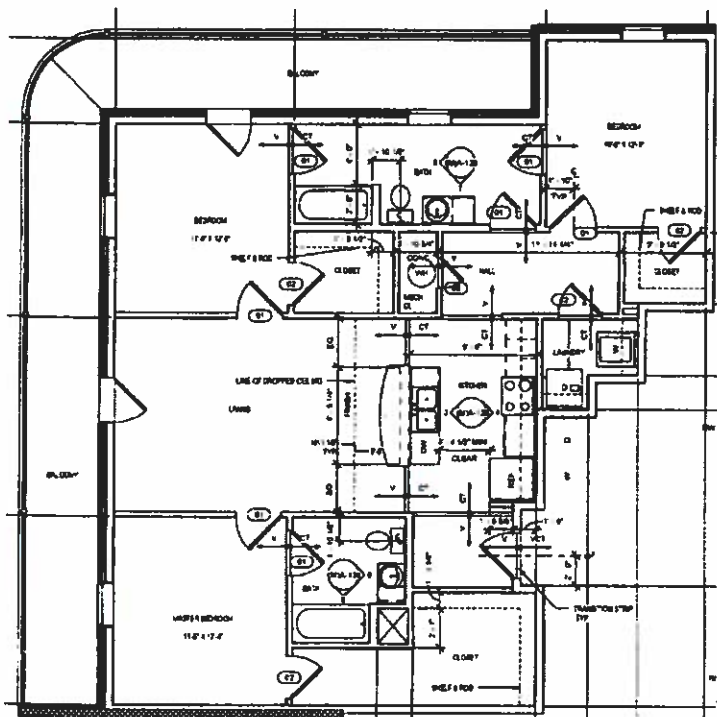
Typical for one unit. No inaccessible FHAA required features found.

### BUILDING M - UNIT TYPE G: 2 Bedroom, 2 Bathroom



Typical for one unit. Unit Type G is designed to comply with UFAS accessibility requirements. This evaluation addresses only FHAA requirements.

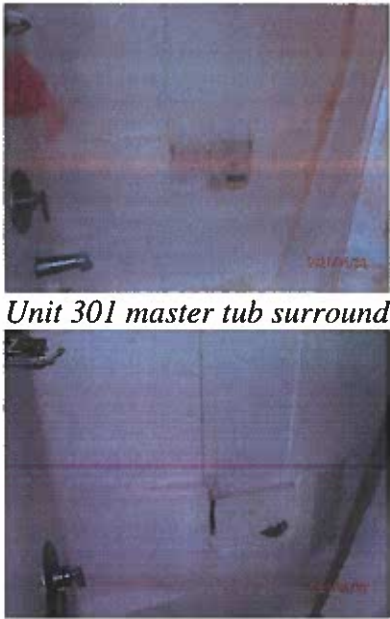
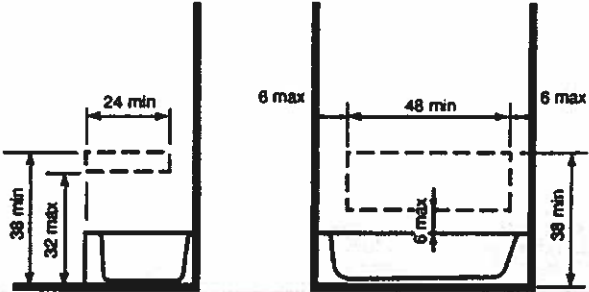
Inaccessible Unit Features	
<p data-bbox="186 1079 224 1104">41</p> <div data-bbox="276 1083 665 1377">  </div> <p data-bbox="276 1381 665 1409"><i>Unit 202 thermostat</i></p>	<p data-bbox="691 1089 1414 1159">Thermostat top controls are almost 49 inches above the floor (maximum 48 inches allowed).</p> <p data-bbox="691 1186 1414 1329">A minimum 15 inches is required and a maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines Requirement 5).</p> <p data-bbox="691 1356 1414 1619"> <i>Retrofit:</i>  <i>Remove thermostat, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location. As an alternative, find a replacement thermostat that provides controls lower on the thermostat, so that existing location / wiring may be used.</i> </p>

Typical for one unit. Note: Master bath does not meet clear floor space at toilet and lavatory, but unit has a Specification B bathroom, which exempts clear floor space in master bath.



Plan for Building M, Unit Type H

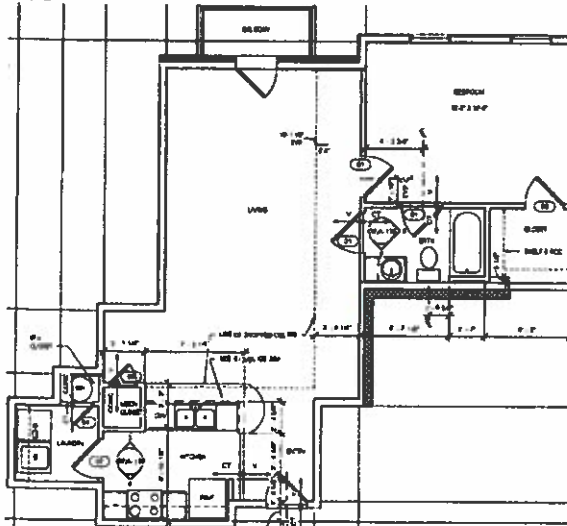
	<b>Inaccessible Unit Features</b>	
42	 <p><i>Balcony deck door threshold</i></p>	<p>The exterior threshold is 3/4 inch high going into bedroom 2 from balcony. (Maximum 1/4 inch allowed without bevel.)</p> <p>Thresholds at exterior doors are no higher than 3/4 inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p><i>Retrofit:</i> Add a bevel, maximum 1:2 slope.</p>
43	 <p><i>Balcony deck/door threshold</i></p>	<p>The exterior threshold 1 inch high going from living room onto balcony. (Maximum 1/4 inch allowed without bevel.)</p> <p>Thresholds at exterior doors are no higher than 3/4 inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p><i>Retrofit:</i> Check the slope of the deck boards in this area. If the deck slope is less than 2%, investigate raising the deck</p>

		<p>boards near the threshold up, by as much as a 1/4 inch. Maintain a maximum 2% slope across the deck and add a bevel, maximum 1:2 slope, to the edge of the threshold. Note: a 1/4 inch vertical face is acceptable at the threshold.</p> <p>If slope is already 2%, if raising the boards will result in a slope greater than 2%, or if raising the deck boards will not result in a threshold maximum height of 3/4 inches, then the deck boards must be removed and shimmed accordingly in front of this door, tapering out from door. The maximum threshold height is to be 3/4 inches, with a maximum 1/4 inch vertical face at threshold, and a 1:2 bevel at the remaining maximum 1/2 inch transition.</p>
44	 <p>Unit 301 master tub surround</p> <p>Unit 301 hall tub surround</p>	<p>The shape of the tub and shower surrounds at both bathtubs preclude the installation of future grab bars with firm attachment to blocking on the long wall of the tubs (ability to install grab bars required).</p>  <p>Fig. 4 Location of Grab Bar Reinforcements for Adaptable Bathtubs</p> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines Requirement 6).</p> <p><b>Retrofit:</b></p> <p>Obtain a copy of tub surround manufacturer's product data and specifications including information concerning fiberglass wall thickness and any integral blocking provided during the fabrication of the surround. Investigate with manufacturer to determine if this issue has been solved previously and if so, how. Submit product data and any proposed retrofit to DOJ for review.</p> <p>If a compliant retrofit for the installed product is not possible, remove and replace tub surround with one that</p>


		allows correct future installation of grab bars. In the process, verify blocking installation.
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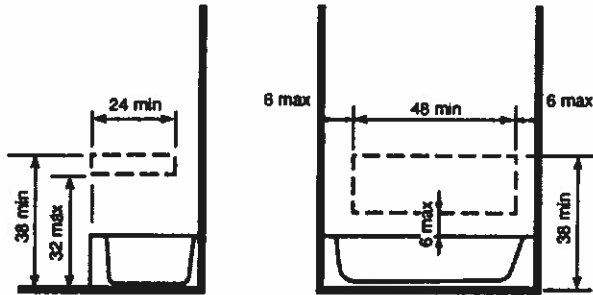
**BUILDING M - UNIT TYPE J: 1 Bedroom, 1 Bathroom**


Typical for one unit.



Plan for Building M, Unit Type J

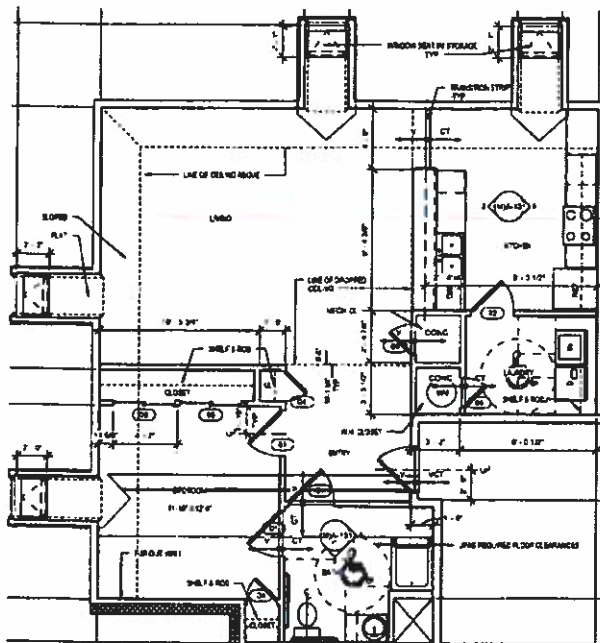
Inaccessible Unit Features	
45	 <p><i>Balcony deck/door threshold</i></p> <p>The exterior threshold 1 1/4 inch high going from living room onto balcony. (Maximum 1/4 inch allowed without bevel.)</p> <p>Thresholds at exterior doors are no higher than 3/4 inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p><i>Retrofit:</i></p> <p><i>Check the slope of the deck boards in this area. If the deck slope is less than 2%, investigate raising the deck boards near the threshold up, by as much as a 1/4 inch. Maintain a maximum 2% slope across the deck and add a bevel, maximum 1:2 slope, to the edge of the threshold. Note: a 1/4 inch vertical face is acceptable at the threshold.</i></p> <p><i>If slope is already 2%, if raising the boards will result in a slope greater than 2%, or if raising the deck boards will not result in a threshold maximum height of 3/4 inches, then the deck boards must be removed and</i></p>

		<p><i>shimmed accordingly in front of this door, tapering out from door. The maximum threshold height is to be 3/4 inches, with a maximum 1/4 inch vertical face at threshold, and a 1:2 bevel at the remaining maximum 1/2 inch transition.</i></p>
46	 <p><i>Unit 302 tub surround</i></p>	<p>The shape of the tub and shower surrounds in bathroom precludes the installation of future grab bars with firm attachment to blocking on the long wall of the tubs (ability to install grab bars required).</p>  <p><b>Fig. 4 Location of Grab Bar Reinforcements for Adaptable Bathtubs</b></p> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines Requirement 6).</p> <p><b>Retrofit:</b></p> <p><i>Obtain a copy of tub surround manufacturer's product data and specifications, including information concerning fiberglass wall thickness and any integral blocking provided during the fabrication of the surround. Investigate with manufacturer to determine if this issue has been solved previously and if so, how. Submit product data and any proposed retrofit to DOJ for review.</i></p> <p><i>If a compliant retrofit for the installed product is not possible, remove and replace tub surround with one that allows correct future installation of grab bars. In the process, verify blocking installation.</i></p>

<p>47</p>	 <p>Unit 302 bath lavatory</p>	<p>Lavatory centerline is 13 inches to the side wall in unit 302 hall bath (minimum 24 inches required). (Vanity used was reversed from plans, placing drawers on toilet side and lavatory on wall side. Likely another unit has the same issue, in reverse.) (The 48" parallel approach provided, but not centered.)</p> <p>The 48 inches minimum parallel approach provided must be centered on the lavatory. (Guidelines Requirement 7 (2)(a)(ii)), Figure 7(c)).</p> <p><b>Retrofit:</b></p> <p><i>Remove lavatory and vanity and replace with a new or relocated vanity. Centerline of fixture to be at least 24 inches from the side wall.</i></p>
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### BUILDING M - UNIT TYPE K: 1 Bedroom, 1 Bathroom

Typical for one unit. Unit Type K is designed to comply with UFAS accessibility requirements. This evaluation addresses only FHAA requirements.



Plan for Building M, Unit Type K

<p><b>Inaccessible Unit Features</b></p>	
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48



Entry coat closet depth



Door opening width

Entry coat closet (by bedroom door) is 33" deep, and the door provides only 22" clear opening width. Because of closet depth, this should be a passage door.

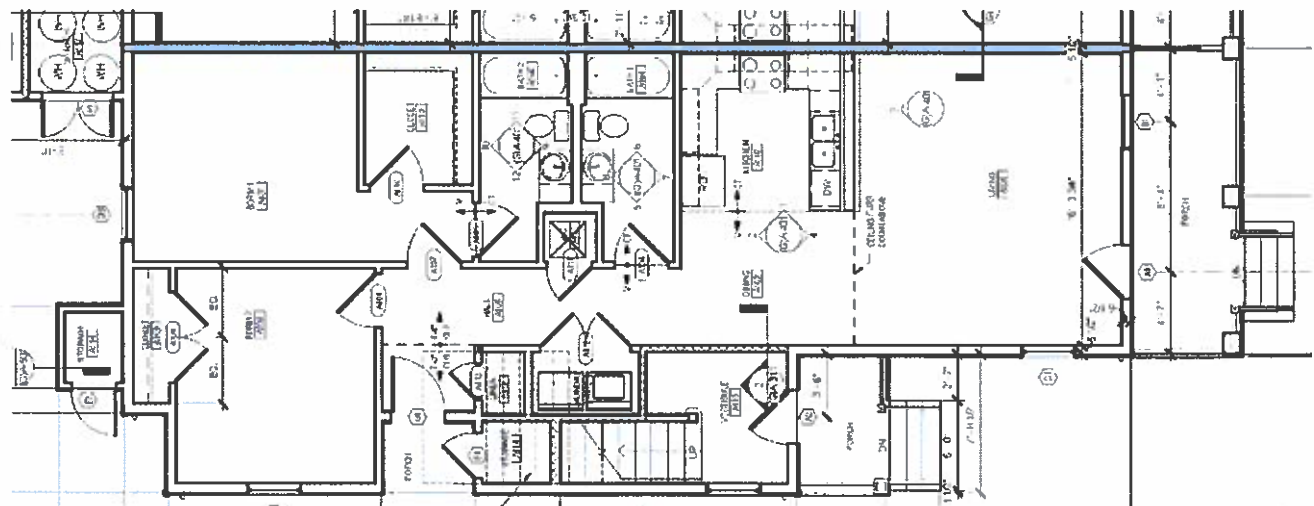
Within individual dwelling units, doors intended for user passage through the unit which have a clear opening width of at least 32 inches nominal width when the door is open 90 degrees, measured between the face of the door and the stop, would meet this requirement. (Guidelines Requirement 3(2)).

**Retrofit:**

*Closet it too narrow to widen door. Furr out rear wall of closet to reduce closet depth to 24" maximum.*




**"G" and "H" Four-plexes:**





**BUILDING TYPE G / H: 2 Bedroom Unit**  
Typical for 13 units.











Plan for Building Type G / H— first floor two bedroom unit.





Inaccessible Unit Features	
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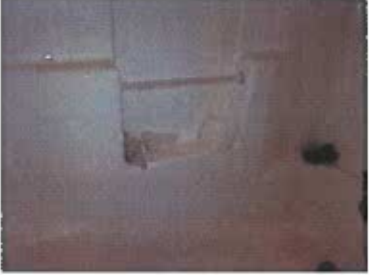




<p>49</p>	 <p><i>Primary entry to 2410 Erato. Note trash cans to the left of the door.</i></p>  <p><i>Primary entry to 2322 Erato. Note trash cans to the left of the door.</i></p>	<p>The routes to unit trash receptacles are not accessible. There are steps to the front door at every Building Type G and H unit (changes in level, including steps, are not allowed). See Section A of this report. Access to the trash requires either use of the front door or use of a circuitous route that is significantly longer than the routes used by people able to use steps.</p> <p><i>Retrofit:</i></p> <p><i>Trash pads and pick up to be relocated to courtyards. See Accessible Route Diagram.</i></p>
<p>50</p>	 <p><i>1222 - porch exterior door threshold</i></p>	<p>The exterior threshold is 1½ inch high going from living room onto porch at 1222 RJR Way &amp; 2306 Erato. (Maximum 1/4 inch vertical face allowed without bevel.)</p> <p>Thresholds at exterior doors are no higher than ¾ inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p><i>Retrofit:</i></p> <p><i>Install a bevel, maximum 1:2 slope to improve access into unit. Note: a ¼" vertical face is acceptable at the threshold. Threshold must be maximum ¾" high, with a maximum ¼" vertical face at threshold, and a 1:2 bevel at the balance.</i></p>


	 <p>2306 – porch exterior door threshold</p>	
51	 <p>1222 - porch interior door threshold</p>	<p>The interior threshold is 1 inch high going from living room onto porch at unit 1222 RJR Way. (Maximum 1/4 inch vertical face allowed without bevel.)</p> <p>Thresholds at exterior doors are no higher than 3/4 inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p><i>Retrofit:</i>  <i>Install a bevel, maximum 1:2 slope to improve access into unit. Note: a 1/4" vertical face is acceptable at the threshold. Threshold must be maximum 3/4" high, with a maximum 1/4" vertical face at threshold, and a 1:2 bevel at the balance.</i></p>
52	 <p>2410 - Width of closet door</p>  <p>2322 - Width of closet door</p>	<p>Exterior storage closet doors are 30 (G) or 27 (H) inches wide with clear opening widths of approximately 28 - 29 inches (minimum 31-5/8 inch required). Closet depth is approximately 40 – 44 inches (maximum 24 inches allowed where door opening is less than 31-5/8 inches).</p> <p>A minimum 32 inches nominal clear opening width (31-5/8 inches) is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Retrofit:</i>  <i>Exterior storage closets will be re-assigned for Fair Housing covered units. At present, the closets on the rear of the building are assigned to first floor units, and the closets at the entry door are assigned to the upstairs units. These will be reversed, so that the tenants in ground floor units will use storage closets adjacent to their entry doors, which is more convenient. These doors are too narrow as well. Furr out storage closets to limit exterior storage closet depth to 24" so passage door is not required.</i></p>

<p>53</p>	 <p>2410 - Closet door width</p>  <p>2410 - Closet depth</p>  <p>2322 - Closet door width</p>	<p>Interior closet door clear opening widths are 22-1/4 inches (minimum 31-5/8 inch required) for hall linen closet. Closet depth is 29 - 32 inches (maximum 24 inches allowed where door opening is less than 31-5/8 inches).</p> <p>A minimum 32 inches nominal clear opening width (31-5/8 inches) is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Retrofit:</i>  <i>Furr out back wall of closets to limit depth to 24".</i>  <i>Reinstall fittings.</i></p>
<p>54</p>	 <p>2410 - thermostat height</p>	<p>Thermostat top controls are more than 48-5/8 – 49 3/4 inches above the floor (maximum 48 inches allowed).</p> <p>A minimum 15 inches is required and a maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i>  <i>Remove thermostat, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location. As an alternative, find a replacement thermostat that provides controls lower on the thermostat, so that existing location / wiring may be used.</i></p>

	 <p>2322 - thermostat height</p>	
55	 <p>2410 - Kitchen counter area.</p>  <p>2410 - Distance from bar wall to outlet by coffee pot.</p>  <p>2410 - Distance from back wall to outlet on bar wall.</p>	<p>No outlets are provided within reach at one kitchen countertop area. Outlets must have a parallel or forward approach provided. For the area in the corner between the range and the sink, both outlets are obstructed by the cabinets and casework (access required).</p> <p>Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i>  <i>To be accessible a corner outlet must be 36" from the corner, so that a wheelchair user can reach the outlet. Either relocate an existing outlet, or install a new outlet in an accessible location. (If space permits, an outlet could be installed on the face of base cabinets.)</i></p>

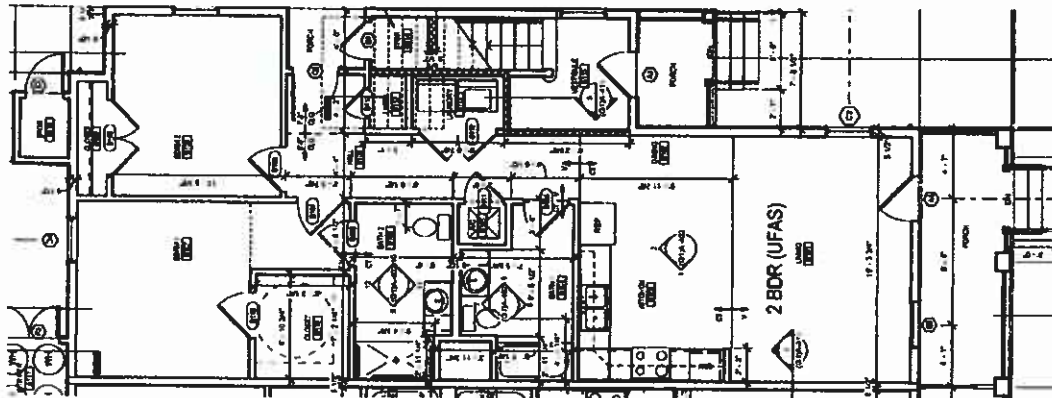
<p>56</p>	 <p><i>1222 - Kitchen overview</i></p>  <p><i>1222 – clearance refrigerator to countertop</i></p>  <p><i>2306 – clearance refrigerator to countertop</i></p>	<p>At refrigerator in 1222 RJR Way &amp; 2306 Erato, the clearance at kitchen cabinets is only 52" or 58" of the 60" required in a "U" shaped kitchen.</p> <p>In "U"-shaped kitchens with sink or range or cooktop at the base of the "U", a 60-inch turning radius is provided to allow parallel approach, or base cabinets are removable at that location to allow knee space for a forward approach. (Guidelines Requirement 7(1)(c)).</p> <p><i>Retrofit:</i>  <i>First try to reposition refrigerator fully against wall. If that is not sufficient, replace existing refrigerator with one that is "counter depth".</i></p>
<p>57</p>	 <p><i>2410 - Bathtub surround at hall bath.</i></p>	<p>The shape of the bathtub surround precludes the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines Requirement 6).</p> <p><i>Retrofit:</i>  <i>Obtain a copy of tub surround manufacturer's product data and specifications including information concerning fiberglass wall thickness and any integral blocking provided during the fabrication of the surround. Investigate with manufacturer to determine if this issue has been solved previously and if so, how. Submit</i></p>

	 <p>2410 - Bathtub surround at master bath.</p>  <p>2322 - Tub surround master</p>	<p><i>product data and any proposed retrofit to DOJ for review.</i></p> <p><i>If a compliant retrofit for the installed product is not possible, remove and replace tub surround with one that allows correct future installation of grab bars. In the process, verify blocking installation.</i></p>
<p>58</p>	 <p>2410 - Hall bath toilet 16 1/4"</p>  <p>2410 - master toilet 16-7/8"</p>  <p>2232 - Hall toilet 15-3/8"</p>	<p>Toilet centerlines are 15-3/8 (2322) to 16-7/8 (2410) inches to the side of the bathtub (minimum 18 inches required).</p> <p>A minimum 18 inches is required between the toilet centerline and the adjacent wall, bathtub or lavatory on the side opposite the direction of approach. (Guidelines Requirement 7 (2)(a)(ii)), Figure 7(a)).</p> <p><i>Retrofit:</i></p> <p><i>Remove toilet, correct plumbing, and re-install toilet 18" minimum from the tub / sidewall. (In some cases, an offset flange, or repositioning on the existing flange may be possible.)</i></p>



		
59	Not used.	



# **BUILDING TYPE G-1: 2 Bedroom Unit**






*Typical for 3 units.*







*Plan for Building Type G-1 (UFAS) – first floor two bedroom unit.*

Inaccessible Unit Features		
60	 <p><i>Steps to porch at 2308 Erato</i></p>  <p><i>Steps to porch at 1215 RJR</i></p>	<p>The routes to unit trash receptacles are not accessible. There are steps to the front door at every Building Type G-1 (changes in level, including steps, are not allowed). Access to the trash requires either use of the front door or use of a circuitous route that is significantly longer than the routes used by people able to use steps.</p> <p><i>Retrofit:</i></p> <p><i>Trash pads and pick up to be relocated to courtyards. See Accessible Route Diagram.</i></p>

<p>61</p>	 <p>2308 - porch exterior door threshold</p> <p>1215 - porch exterior door threshold</p>	<p>The exterior threshold is 1¼ inch high going from living room onto porch at 2308 Erato. (Maximum 1/4 inch vertical face allowed without bevel.)</p> <p>Thresholds at exterior doors are no higher than ¾ inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2. (Guidelines Requirement 4 (4)).</p> <p><i>Retrofit:</i></p> <p><i>Install a bevel, maximum 1:2 slope to improve access into unit. Note: a ¼" vertical face is acceptable at the threshold. Threshold must be maximum ¾" high, with a maximum ¼" vertical face at threshold, and a 1:2 bevel at the balance.)</i></p>
<p>62</p>	 <p>2308 - Exterior storage closet</p> <p>2308 - Width of closet door</p>	<p>Exterior storage closet has steps accessing it. Door clear opening width is 29" (minimum 31-5/8" required). Closet depth is approximately 44 inches (maximum 24 inches allowed where door opening is less than 31-5/8").</p> <p>A minimum 32 inches nominal clear opening width (31-5/8 inches) is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Retrofit:</i></p> <p><i>Exterior storage closets will be re-assigned for Fair Housing covered units. At present, the closets on the rear of the building are assigned to first floor units, and the closets at the entry door are assigned to the upstairs units. These will be reversed, so that the tenants in ground floor units will use storage closets adjacent to their entry doors, which is more convenient. These doors are too narrow as well. Furr out storage closets to limit exterior storage closet depth to 24".</i></p>

	 <p>1215 – Width of closet door</p>	
63	 <p>2308 - Closet depth</p>  <p>2308 - Closet door width</p>	<p>Interior closet door clear opening widths are 22" (minimum 31-5/8 inch required) for hall linen closet. Closet depth is 29" (maximum 24" allowed where door opening is less than 31-5/8").</p> <p>A minimum 32 inches nominal clear opening width (31-5/8 inches) is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Retrofit:</i>  <i>Furr out back wall of closets to limit depth to 24" so passage door is not required. Reinstall fittings.</i></p>
64	 <p>2308 – Outlet between range and corner</p> 	<p>No outlets are provided within reach at one kitchen countertop area in either 2308 or 1215. Outlets must have a parallel or forward approach provided. For the area in the corner between the range and the sink, both outlets are obstructed by the cabinets and casework (access required).</p> <p>Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i>  <i>To be accessible a corner outlet must be 36" from the corner, so that a wheelchair user can reach the outlet. Either relocate an existing outlet, or install a new outlet in an accessible location. (If space permits, an outlet could be installed on the face of base cabinets.)</i></p>

	<p>2308 – Outlet between sink and corner</p>  <p>1215 – Outlet between range and corner</p>  <p>1215 – Outlet between sink and corner</p>	
<p>65</p>	<p>2308 - thermostat height</p>  <p>1215 – thermostat height</p> 	<p>In 2308 Erato, thermostat top controls are more than 48½" above the floor (maximum 48 inches allowed). (Unit 1215 RJR compliant. See photo.)</p> <p>A minimum 15 inches is required and a maximum 48 inches is allowed for the reach range where the space below the control is unobstructed. (Guidelines Requirement 5).</p> <p><i>Retrofit:</i></p> <p><i>Remove thermostat, adjust wiring and re-install thermostats so that the highest operable part is no more than 48" above the floor. Patch prior location. As an alternative, find a replacement thermostat that provides controls lower on the thermostat, so that existing location / wiring may be used.</i></p>



## ABBREVIATIONS

AFF.	ABOVE FINISH FLOOR
BLDG	BUILDING
CNO	CITY OF NEW ORLEANS
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D/W	DRIVEWAY
DIM. PT.	DIMENSION POINT
EO	EDGE OF
E.F.	EXHAUST FAN
(E)	EXISTING
EX.	EXISTING
EXIST.	EXISTING
EXT.	EXTERIOR
F.F.	FINISH FLOOR
F.O.	FACE OF
FDN	FOUNDATION
GSM	GALVANIZED SHEET METAL
GB	GRAB BAR
HDG	HOT DIPPED GALVANIZED
LAV.	LAVATORY
MFG.	MANUFACTURER
MTL.	METAL
MIN	MINIMUM
(N)	NEW
N.I.C.	NOT IN CONTRACT
NTP	NOTICE TO PROCEED
O.C.	ON CENTER
O/	OVER
PTD	PAPER TOILET DISPENSER
PT	PRESSURE TREATED
R/R	REMOVE AND REPLACE
RA.	RETURN AIR
RAG	RETURN AIR GRILLE
REQ'D	REQUIRED
S.C.D.	SEE CIVIL DRAWINGS
S.A.M.	SELF ADHERING MEMBRANE
S/W	SIDEWALK
SIM	SIMILAR
STL	STEEL
STRL	STRUCTURAL
T.B.D.	TO BE DETERMINED
(TBR&R)	TO BE REMOVED AND REPLACED
TPD	TOILET PAPER DISPENSER
T&B	TOP AND BOTTOM
T.O.	TOP OF
(TYP)	TYPICAL
U	UNDERCUT
(UIP)	USE IN PLACE
W.C.S.T.	WOOD COMPOSITE SUBSTRATE TRIM

## ADDRESSES INCLUDED IN PROJECT LOCATION

- 2100 CLIO ST
- 1202,1204 FRERET ST
- 1215,1217,1210,121,1222,1224 REV. JOHN RAPHAEL WAY
- 1215,1217 S. LIBERTY
- 2410,2412,2322,2324,2306,2308 ERATO ST

THE INTERIOR AND EXTERIOR WORK INCLUDED IN THIS PROJECT WILL BE INSIDE AND AROUND THE VICINITY OF THESE ADDRESSES.

## CODE COMPLIANCE

ALL WORK IS TO BE COMPLAINT WITH FOLLOWING STANDARDS:

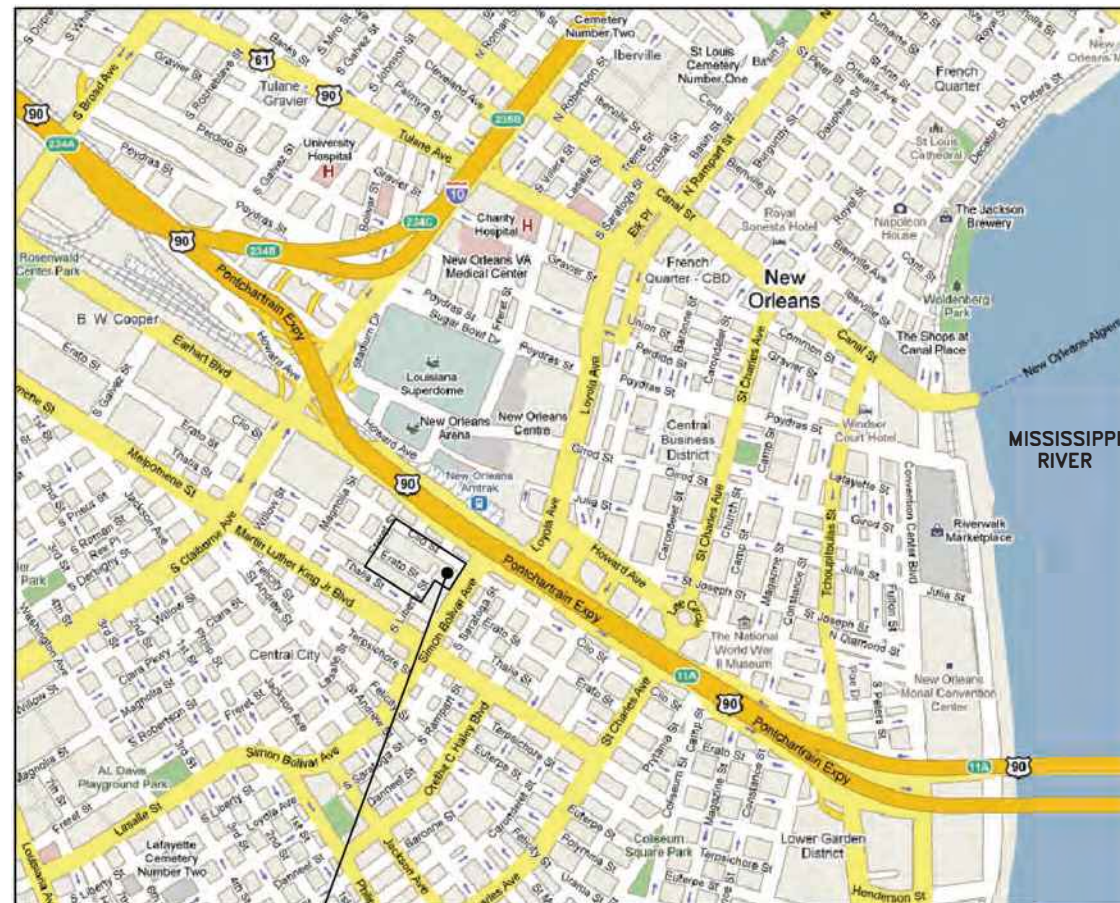
- IBC 2018 AND ICE A117.1 - 2009 (THROUGHOUT)
- ADA 2010 STANDARDS, ICC A117.1 2009, CURRENT LOCAL REQUIREMENTS FOR (ALL PUBLIC & COMMON AREAS) & (PUBLIC SIDEWALKS & CURB RAMPS) WHERE APPROPRIATE THE PROW STANDARDS PUBLISHED BY THE ACCESS BOARD MAY BE APPLIED.
- ADA 2010 STANDARDS AS REVISED BY THE HUD DEEMING NOTICE (ALL UFAS/ADA UNITS)

# GUSTE III COMMUNITY INTERIOR & EXTERIOR REPAIRS

OWNER: HOUSING AUTHORITY OF NEW ORLEANS (HANO)

NEW ORLEANS, LA 70113

IFB # 25-911-35



GUSTE III  
PROJECT LOCATION

## LOCATION MAP

STANDARD SPECIFICATIONS  
THE 2015 CITY OF NEW ORLEANS  
STANDARD SPECIFICATIONS AS AMENDED  
BY THE PROJECT SPECIFICATIONS, SHALL  
GOVERN.

ECM PROJECT No. 22462.14

NOV 21, 2025

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C-004	ACCESSIBLE ROUTES IMPROVEMENTS
C-004A	ACCESSIBLE ROUTES IMPROVEMENTS
C-005	ACCESSIBLE ROUTES IMPROVEMENTS
C-005A	ACCESSIBLE ROUTES IMPROVEMENTS
C-006	ACCESSIBLE ROUTES IMPROVEMENTS
C-006A	ACCESSIBLE ROUTES IMPROVEMENTS
C-007	ACCESSIBLE ROUTES IMPROVEMENTS
C-008	EXTERIOR IMPROVEMENTS
C-009	EXTERIOR IMPROVEMENTS
C-010	EXTERIOR IMPROVEMENTS
C-010A	EXTERIOR IMPROVEMENTS
C-011	EXTERIOR IMPROVEMENTS
C-012	NOT USED
C-013	NOT USED
C-014	EXTERIOR IMPROVEMENTS
C-015	EXTERIOR IMPROVEMENTS
C-016	EXTERIOR IMPROVEMENTS
C-017	EXTERIOR IMPROVEMENTS
C-018	ACCESSIBLE ROUTE IMPROVEMENTS
C-018A	ACCESSIBLE ROUTE IMPROVEMENTS
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PM1	TYPICAL APPLICATION OF PAVEMENT MARKINGS
RW1	TYPICAL RDWY. SECTION FOR STREET CONSTRUCTION
RW2	TYPICAL RDWY. SECTION FOR STREET CONSTRUCTION
RW3	TYPICAL RDWY. SECTION FOR STREET CONSTRUCTION
RW4	TYPICAL RDWY. SECTION FOR STREET CONSTRUCTION



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME,  
OR UNDER MY CLOSE PERSONAL SUPERVISION, AND TO THE BEST  
OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY  
AND STATE REQUIREMENTS. I WILL OBSERVE THE WORK.

BY: *Christopher E. Johnson*  
REGISTRATION No. LA No. 7325

REVISIONS	BY

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
TITLESHEET

DRAWN  
M.L.M.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

G-001

GENERAL NOTES:

1. CONTRACTOR TO VISIT SITE AND EXAMINE ALL EXIST. CONDITIONS, PRIOR TO SUBMITTING A PROPOSAL.
2. SCOPE OF WORK APPLIES ONLY TO THE GUSTE III COMMUNITY DEVELOPMENT LOCATED AT ADDRESSES LISTED ON THE TITLE SHEET IN NEW ORLEANS, LA 70113. CONTRACTOR SHALL ASSUME ALL UNITS IN THE BUILDING ARE OCCUPIED. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE EXISTING FINISHES AND CONTENTS OF THE UNITS AND COMMON AREAS (WORK AREAS) AND TO MITIGATE ANY INCONVENIENCE TO THE RESIDENTS.
3. CONTRACTOR SHALL COORDINATE ALL SELECTIVE DEMOLITION AND CONSTRUCTION ACTIVITIES WITH THE PROPERTY MANAGER AND HANO. PROPERTY MANAGER AND HANO SHALL BE NOTIFIED A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO BEGINNING ANY WORK IN ANY UNIT. PROPERTY MANAGEMENT CONTACT INFORMATION AND THE HANO REPRESENTATIVE'S CONTACT INFORMATION WILL BE PROVIDED AT THE PRECONSTRUCTION CONFERENCE.
4. CONTRACTOR PARKING SHALL BE LIMITED TO LEGAL STREET PARKING. CONTRACTOR VEHICLES THAT BLOCK DRIVES WILL BE SUBJECT TO BEING TOWED AT THE EXPENSE OF THE CONTRACTOR (VIA CHANGE ORDER CREDIT IF REQUIRED).
5. ALL MATERIALS SHALL BE NEW AND SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.
6. UPON ISSUANCE OF THE NOTICE TO PROCEED, CONTRACTOR SHALL SCHEDULE A VISITATION TO EACH RESIDENTIAL UNIT WITH PROPERTY MANAGEMENT AND HANO SO THAT ALL NECESSARY MEASUREMENTS FOR ORDERING AND/OR FABRICATING MATERIALS MAY BE DETERMINED. AS THE RESIDENTIAL UNITS ARE OCCUPIED, ONLY ONE VISITATION WILL BE ALLOWED PER UNIT FOR THIS PURPOSE. FAILURE TO TAKE PROPER MEASUREMENTS WILL NOT BE CAUSE FOR AN INCREASE TO CONTRACT PRICE AND/OR TIME.
7. NO WORK SHALL BEGIN UNTIL ALL MATERIALS ARE AVAILABLE AND READY FOR INSTALLATION IN ANY GIVEN WORK AREA IN THE BLDG.
8. DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE BUILDING THE SAME DAY THAT THEY ARE REMOVED. DEMOLISHED MATERIALS SHALL NOT BE LEFT IN THE UNITS NOR STORED ON SITE EXCEPT IN APPROVED DUMPSTERS.(NOTE:HANO HAS NO INTEREST IN RETAINING ANY SALVAGEABLE MATERIALS. SHOULD THE CONTRACTOR CHOOSE TO SALVAGE ANY MATERIALS, THEY MAY NOT BE SOLD ON-SITE.)
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF DUMPSTER(S) WITH PROPERTY MANAGEMENT AND HANO. CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS FOR DUMPSTER USE THAT MAY BE REQUIRED BY GOVERNING AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL POLICE ITS DUMPSTERS. NEITHER HANO NOR PROPERTY MANAGEMENT ASSUMES ANY RESPONSIBILITY FOR THE MISE OF THESE DUMPSTERS BY ANYONE. CONTRACTOR SHALL PROVIDE A STAGING PLAN FOR REVIEW AND APPROVAL BY PROPERTY MANAGEMENT AND HANO.
10. CONTRACTOR SHALL LEAVE THE WORK AREAS IN A BROOM-SWEPT CONDITION AT THE END OF EACH WORKDAY. CONTRACTOR SHALL PERFORM A THOROUGH "POWDER PUFF" CLEANING AT EACH WORK AREA UPON COMPLETION OF THE WORK. FINAL CLEANUP WORK SHALL BE PERFORMED BY A PROFESSIONAL CLEANING SERVICE.
11. SHOULD THE WORK WITHIN A UNIT EXTEND BEYOND ONE (1) DAY CONTRACTOR SHALL IMMEDIATELY NOTIFY PROPERTY MANAGEMENT AND HANO PRIOR TO 2:00 PM. CONTRACTOR SHALL TAKE ALL MEASURES TO REMEDY ANY POTENTIALLY DANGEROUS CONDITIONS & OTHER ELEMENTS THAT MIGHT CAUSE A MATERIAL INCONVENIENCE TO THE RESIDENTS. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS TO KEEP ALL RESIDENTS FROM ANY POTENTIALLY DANGEROUS AREAS. CONTRACTOR TO PROVIDE PLYWOOD COVER AT ANY UNSECURED OPENING TO THE EXTERIOR. ALL SUCH MEASURES SHALL BE INCLUDED THE CONTRACT LUMP SUM.
12. CONTRACTOR SHALL MAKE ITS BEST EFFORT TO AVOID DAMAGE TO THE EXISTING FINISHES. ANY REQUIRED REMEDIAL WORK RESULTING FROM CONTRACTOR ACTIVITIES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR. SHOULD THE CONTRACTOR FAIL TO PERFORM SUCH REMEDIAL WORK, HANO WILL COMPLETE THIS WORK AND BACK CHARGE THE COST TO THE CONTRACTOR PLUS TEN PERCENT (10%) FOR ADMINISTRATIVE COSTS.
13. SCHEDULE: CONTRACTOR SHALL PROVIDE AN INITIAL SCHEDULE FOR THE WORK AT THE PRE-CONSTRUCTION CONFERENCE. THE SCHEDULE SHALL INCLUDE THE FOLLOWING AT A MINIMUM:
  - CONTRACT START DATE AS DEFINED BY NOTICE TO PROCEED(NTP)
  - CONTRACT COMPLETION DATE AS DEFINED BY THE (NTP)
  - TIME FRAMES FOR NOTIFYING RESIDENTS OF A MINIMUM OF THREE (3) BUSINESS DAYS. (FAILURE TO PROPERLY NOTIFY RESIDENTS IN A TIMELY FASHION SHALL NOT BE CAUSE FOR AN INCREASE IN THE CONTRACT TIME. NOTIFICATION TO BE MADE BY FACILITY MANAGEMENT. CONTRACTOR TO ALLOW TIME IN THE SCHEDULE FOR THIS PRIOR NOTIFICATION.)

- REMEDIAL WORK ON A FLOOR-BY-FLOOR OR UNIT BASIS
  - CONTRACTOR PUNCH ON A FLOOR-BY-FLOOR OR UNIT BASIS
  - ARCHITECTURAL PUNCH ON A FLOOR-BY-FLOOR BASIS
  - AN UPDATED SCHEDULE SHALL BE SUBMITTED BY CONTRACTOR UPON COMPLETION OF ITS REVIEW OF THE WORK AREAS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES TO THE BUILDING. CONTRACTOR MAY USE EXISTING UTILITIES AS REQUIRED TO PERFORM THE REQUIRED WORK. ANY DISRUPTION TO THESE UTILITIES SHALL BE COORDINATED WITH PROPERTY MANAGEMENT AND HANO A MINIMUM OF THREE (3) BUSINESS DAYS IN ADVANCE. LENGTH OF SERVICE INTERRUPTION SHALL ALSO BE PRE-DETERMINED PRIOR TO INTERRUPTION.
15. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DEVELOPING & MAINTAINING ALL SAFETY MEASURES AND PROGRAMS ASSOCIATED WITH THE WORK AND HANO ASSUMES NONE OF THIS RESPONSIBILITY.
16. CONTRACTOR SHALL EXERCISE CARE WHEN WORKING AROUND THE LANDSCAPING. ANY PLANTS OR SOD THAT IS DAMAGED DURING THE COURSE OF PERFORMING THE WORK SHALL BE REPLACED BY THE CONTRACTOR WITH LIKE MATERIALS.
17. CONTRACTOR SHALL PROPERLY DEMARCAT E AND PROTECT ALL WORK AREAS AS NECESSARY TO PROTECT THE PUBLIC AND RESIDENTS. THE WORK AREAS SHALL BE PROPERLY PROTECTED AT THE END OF EACH WORKDAY.
18. CONTRACTOR SHALL COORDINATE THE USE OF ONE (1) ELEVATOR CAR WITH PROPERTY MANAGEMENT AND HANO AT THE 'M' BUILDING. THIS INCLUDES THE POSSIBILITY OF LOCKING OUT THE CAR FOR THE CONTRACTOR'S USE ONLY, WHICH IS NOT GUARANTEED. CONTRACTOR SHALL PROTECT THE INTERIOR OF THE ASSIGNED CAR WITH PADS ON THE WALLS AND WITH PLYWOOD 4' UP AT THE OUTSIDE OF THE PAD AND PLYWOOD ON THE FLOOR. CONTRACTOR SHALL INSTALL AND MAINTAIN SIGNS ON THE ELEVATOR DOORS AT EACH FLOOR WITH THE FOLLOWING VERBIAGE:
19. LETTERS SHALL BE PRINTED IN RED ON 8-1/2" X 11" PAPER AND LAMINATED. THE FONT SHALL BE ARIAL 100<sup>1</sup> AND 72<sup>2</sup> AS INDICATED ABOVE. INSTALL SIGNS WITH REMOVABLE ADHESIVE. DO NOT MECHANICALLY FASTEN THE SIGNS. ENSURE THAT SIGNS DO NOT INTERFERE WITH THE OPERATION OF THE ELEVATOR DOORS.
20. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE ORDERING OF MATERIALS AND THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION.
21. CONTRACTOR SHALL DOCUMENT ALL EXISTING CONDITIONS WHERE WORK MAY BE PERFORMED AS DESCRIBED IN A MANNER AS DESCRIBED IN THE SUPPLEMENTAL INFORMATION SECTION PROVIDED IN THE SPECIFICATIONS. PRE-CONSTRUCTION, CONSTRUCTION AND FINAL COMPLETION PHOTOS SHALL BE PROVIDED TO DOCUMENT THE EXISTING CONDITIONS AND THE WORK PERFORMED.
22. THE CONTRACTOR SHALL PROVIDE & PAY FOR ALL REQ'D PERMITS REQUIRED BY THE GOVERNMENTAL AGENCIES HAVING JURISDICTION.

STAGING NOTES:

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GUSTE PROPERTY MANAGEMENT DEPARTMENT AND HANO TO ENSURE MIN. DISRUPTION WITH THE OPERATIONS OF THE FACILITY. REFER TO GENERAL NOTES FOR THE PRIOR NOTICE REQUIREMENTS. AS THE WORK PROGRESSES, THE CONTRACTOR SHALL CONTINUE TO PROVIDE PRIOR NOTIFICATION IN ORDER TO COORDINATE THEIR MOVEMENT WITHIN THE FACILITY.
2. CONTRACTOR TO SUPPLY FOR REVIEW AND APPROVAL A SCHEDULE OF THE WORK INDICATING THE CONTRACTOR'S PLAN FOR THE PROGRESS OF THE CONSTRUCTION. THIS SCHEDULE SHALL INCLUDE THE ANTICIPATED DATES WHEN WORK IS TO BE PERFORMED AT THE BUILDING'S COMMON AREAS. WORK WITHIN THE UNITS SHALL BE GIVEN AN ANTICIPATED START TIME AND COMPLETION TIME FOR THAT UNIT'S WORK.
3. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIER(S) TO SEPARATE THE BUILDING TENANTS AND THE PUBLIC FROM ANY PORTION OF THE WORK BEING PERFORMED.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE UNOBSTRUCTIVE ACCESS TO ALL EXITS FROM BUILDING. AT NO POINT SHALL ACCESS TO EXITS BE BLOCKED.
5. CONTRACTOR SHALL PROVIDE A STAGING PLAN SHOWING THE LOCATION OF DUMPSTERS, STAGING OF MATERIALS, PORTABLE TOILETS, ETC. AT PRECONSTRUCTION CONFERENCE FOR REVIEW AND APPROVAL BY HANO.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE, AND SCOPE OF WORK DESCRIBED IN THE DOCUMENTS WITH THE EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVING, SUPERVISION, ETC. TO EXECUTE ALL PHASES OF THE WORK.
2. CONTRACTOR SHALL CONTINUOUSLY AND CONSISTENTLY MAINTAIN THE SAFETY OF THE STRUCTURE, WORKERS AND THE GENERAL PUBLIC. NO STRUCTURAL MEMBER SHALL BE CUT OR MANIPULATED IN ANYWAY WITHOUT PRIOR APPROVAL. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE. SHORING TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING SHALL BE USED AS REQUIRED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF THE WORK. THE EXISTING CONSTRUCTION MAY VARY AT DIFFERENT AREAS OF THE BUILDINGS. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO THE START OF THE WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES FOUND.
4. CONTRACTOR TO PROTECT EXISTING CONSTRUCTION TO REMAIN. ANY DAMAGE DUE TO CONTRACTOR ACTIVITY SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
5. CONTRACTOR TO PROVIDE COMPLETE DUST PROOF ENCLOSURE AT ALL AREAS WHERE DEMOLITION IS TO OCCUR.
6. CONTRACTOR TO COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE CODES AND REGULATIONS ADDRESSING THIS PROJECT.
7. ALL UTILITIES ARE TO BE IDENTIFIED BY THE CONTRACTOR.
8. REMOVE ALL DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF ALL WASTE MATERIALS ON A DAILY BASIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. REMOVE AND TRANSPORT DEBRIS IN A MANNER TO PREVENT SPILLAGE ONTO ADJACENT AREAS OR ROADWAYS.
- PRODUCT DATA NOTES:
1. FOR DOOR CLOSURES, PROVIDE NORTON RIXSON 2800ST SERIES CLOSER FROM ASSA ABLOY OR APPROVED EQUAL. FINISH TO MATCH EXISTING. SEE NFPA 101 REQUIREMENT BELOW.
2. FOR NEW THRESHOLDS TO REPLACE EXISTING,PROVIDE THRESHHOLD FROM ASSA ABLOY OR APPROVED EQUAL. THRESHOLDS MUST MEET ALL HANDICAP REQUIREMENTS & RESTRICTIONS. REFER TO DETAILS 1, 2, & 3 ON SHEET A-142 FOR TYPE OF THRESHOLDS TO PROVIDE.
3. PROVIDE BEVELED THRESHOLD AT THE INTERIOR SIDE OF THE DOORS INDICATED. FOR OFFSETS BETWEEN ¼" & ½" AT OFFSETS BETWEEN ½" AND ¾", PROVIDE THRESHOLD PER DETAIL #2 ON SHEET A-142. AT OFFSETS BETWEEN ¾" AND 1", PROVIDE THRESHOLD PER DETAIL #3 ON SHEET A-142. AT ENTRANCE DOORS TO LOBBY REFER TO DETAIL #1 ON SHEET A-142 FOR THRESHOLD TYPES.
4. ALL OUTLETS 6" FROM A WATER SOURCE MUST BE A GFI OUTLET. CONTRACTOR TO PROVIDE GFI OUTLETS AT THESE LOCATIONS.
5. PROVIDE NEW UNISEX TOILET SIGNAGE AT FOURTH FLOOR PUBLIC TOILET ROOMS IN COMMUNITY ROOM. SIGNAGE TO BE INSTALLED PER HANDICAP REQUIREMENTS. (2 TOTAL)
6. PROVIDE NEW VANITY LAVATORY AND BASE CABINET TO MATCH EXISTING. LAVATORY TO BE PER GERBER - MAXWELL DROP-IN SINK MODEL NO. G0012834CH OR APPROVED EQUAL. LAVATORY MUST COMPLY WITH ADA REQUIREMENTS FOR ACCESSIBILITY. FAUCET TO BE AMERICAN STANDARD 75-509 SOFT 2 HANDLE CENTERSET WITH LEVER HANDLES OR APPROVED EQUAL SINK BASE TO BE HASB24-BPD-STORE TO BE SHAKER II - PARTIAL OVERLAY FOR TIDWELL CABINETRY. COLOR OF VANITY TO BE BRIGHT 3"x30" FILLER AND TOE BOARD MOLDING.
7. PROVIDE NEW TUB SURROUND WHERE INDICATED. PROVIDE KOHLER-STERLING ENSEMBLE™ MEDLEY 60"x30" VIKCELL BATH/SHOWER (71370110) OR APPROVED EQUAL. CONTRACTOR TO MATCH THE TUB'S EXISTING CONDITIONS AT EACH TUB TO BE REPLACED. NEW TUB TO BE BOOTZ MAUI PORCELAIN ENAMELED STEEL OR APPROVED EQUAL.
8. PROVIDE LAVGUARD 2 E-Z SERIES WASTE AND SUPPLY PIPE COVERS COMPLYING WITH ADA REQUIREMENTS OR APPROVED EQUAL.
9. BALCONY WORK SPECIFICATIONS SECTION IN THE SPECIFICATION IS TO PROVIDE INFORMATION ON THE REQUIREMENTS FOR THE WORK TO BE PERFORMED AT THE BALCONY AND THE DOORS TO BE REPLACED.
10. PROVIDE MAILBOX SUITES PER VERSATILE 4C MODEL No.4C06D-10+ OR APPROVED EQUAL. MAILBOX SUITE , MUST BE USPS APPROVED AND MEET ADA INSTALLATIONS REQUIREMENTS SEE DETAIL #2 ON SHEET A-141 FOR LAYOUTS.
11. PROVIDE NEW KITCHEN SINK WHERE INDICATED. SINK TO BE ELKAY CROSSTOWN STAINLESS STEEL 31-1/2" X 18-1/2" X 9" EQUAL DOUBLE BOWL UNDER MOUNT SINK. MODEL ECTRU31179T OR APPROVED EQUAL.
12. PROVIDE AND INSTALL NEW TUB AND TUB SURROUND FAUCET FIXTURE WHERE INDICATED. DELTA MODEL 134900 OR APPROVED EQUAL

STRUCTURAL NOTES:

WELDING NOTES:

1. ALL WELDING SHALL BE ELECTRIC WELDING,WORKMANSHIP AND TECHNIQUE, WHERE APPLICABLE SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE AWS D1.1. ELECTRODE TO BE USED IN WELDING WILL BE E70XX.
2. FIELD VERIFY DIMENSIONS BEFORE ANY FABRICATION.
3. ALL SURFACES AT THE WELDING JOINTS TO BE GROUND SMOOTH AND PAINTED AFTER THE WELDING.

CONCRETE NOTES:

1. CONC. SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF (f'c) 4000 PSI AT 28 DAYS.
2. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH(Fy) OF 60000 PSI.
3. ARCYLIC LATEX BONDING AGENT OR EQUAL APPROVED BY THE ENGINEER TO BE USED WHEREVER OLD CONC. SURACE MEETS FRESHLY POURED CONCRETE. SRFACE PREPERATION AND BONDING AGENT APPLICATION AGENT,ACCORDING TO MANUFACTURERS RECOMMENDATION.

PAINTING NOTES:

1. ALL HANDRAILS TO BE PAINTED WITH HYDROGLOSS SINGLE COMPONENT WATER BASED URETHANE PAINT OR EQUAL APPROVED BY THE ENGINEER.COLOR TO MATCH EXISTING HANDRAILS.

GUARDRAIL NOTES:

1. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOR (PLF) (0.73 kN/m) IN ACCORDANCE WITH SECTION 4.5.1.1 OF ASCE-7.

BOLT NOTES:

1. ALL NEW BOLTS USED FOR ATTACHING NEW GUARDRAIL TO RETAINING WALL OR PAVEMENT SHALL MATCH THE SPECIFICATIONS OF A ⅜" HILTI KWIK BOLT AT MIN.

DIMENSIONS NOTES:

1. ALL DIMENSIONS ON PLANS AND DRAWINGS ARE (±).ALL DIMENSIONS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK AND NOTIFIED TO THE ENGINEER IN CASE OF ANY DISCREPANCIES . ALL MEASUREMENTS TO BE FIELD VERIFIED BEFORE ORDERING MATERIALS AND FABRICATION OF COMPONENTS .

SAW CUTTING NOTES:

- 1.CONCRETE SAW CUTTING WILL BE REQUIRED AT RAMP LOCATIONS. CONCRETE TO BE CHIPPED 3 INCHES AFTER SAW CUTTING BEFORE PLACING FRESH CONCRETE ALONG WITH BONDING AGENT TO FORM A GOOD BOND BETWEEN OLD AND NEW CONCRETE SURFACE.

SIDEWALK AND DRIVEWAY NOTES:

- 1.ALL SIDEWALKS TO BE A MINIMUM OF 5 INCHES THICK AND ALL DRIVEWAYS TO BE A MINIMUM OF 6 INCHES THICK.NEW CONCRETE WORK TO MATCH THE EXISTING GRADE WHEN JOINING WITH ADJACENT CONCRETE. CONTRACTOR TO COMPLY WITH CNO STANDARD SPECIFICATIONS FOR TEMPORARY EROSION CONTROL DURING THE CONSTRUCTION (INCLUDING WORK AT CONCRETE RAMPS).
- 2.ALL CONNECTION TO THE EXISTING PAVEMENTS WILL BE LESS THAN 2% CROSS SLOPE AND WILL BE FREE OF ANY GAPS AND LEVEL CHNAGES. CROSS SLOPE AND RUNNING SLOPE CANNOT EXCEED 2% AT LANDINGS , TURNS, DOORS AND DOOR MANEUVERING SPACES IN ANY DIRECTION.

TRASH PAD NOTES:

- 1.TRASH PAD IS A 3' X 3' CONCRETE SIDEWALK ADJACENT TO ADA ACCESSIBLE ROUTE. FOR PURPOSE OF MEASUREMENT AND PAYMENT IT SHALL BE PAID AS REGULAR CONCRETE SIDEWALK.

SLOPE NOTES:

- 1.ALL RAMP LENGTHS ARE BASED ON 7.5 % SLOPE. IF THE RAMP LENGTHS EXCEED 8.33% WHILE CONSTRUCTION THEN THEY SHALL BE REDONE TO MEET ADA REQUIREMENTS AT NO COST TO THE OWNER.

NFPA 101 - DOOR SWINGS AND FORCE TO OPEN

- 7.2.1.4.5 - THE FORCES REQUIRED TO FULLY OPEN ANY DOOR MANUALLY IN A MEANS OF EGRESS SHALL NOT EXCEED 15 LBF (67 N) TO RELEASE THE LATCH, 30 LBF (133 N) TO SET THE DOOR IN MOTION, AND 15 LBF (67 N) TO OPEN THE DOOR TO THE MIN. REQUIRED WIDTH, UNLESS OTHERWISE SPECIFIED IN 7.2.1.4.5.2 THROUGH 7.2.1.4.5.5.

- 7.2.1.4.5.2 - OPENING FORCES FOR INTERIOR SIDE-HINGED OR PIVOTED- SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 LBF (22 N).

NOTE:

CONTRACTOR TO INCLUDE IN HIS BID AN ALLOWANCE OF 10% OF HIS BID AMOUNT FOR USE AS THE OWNER SEES FIT FOR ITEMS THAT NEED TO BE ADDRESSED THAT ARE NOT IN THE PROJECT. AT THE END OF WORK, ANY MONEY REMAINING IN THE ALLOWANCE WILL BE ADDRESSED BY CHANGE ORDER TO ZERO OUT THE ALLOWANCE AMOUNT.

REVISIONS	BY

ARCHITECT/ENGINEER:

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PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
GENERAL NOTES

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO. 

SCOPE OF WORK SUMMARY - EXTERIOR

	1301 Clearview Pkwy, Metairie LA 70001				
	Scope of Work for	Guste III Housing Development			
	Work Type	Exterior			
Report No.	Work Item Description	Unit	Quantity	Reference Notes	Page #
1 & 4 (1226 RJR Way)	Removal of Concrete	SY	25.3	Refer to photos and drawings on Sheet- C002	# 4,#6
	Removal of Guardrails	LF	15	Refer to photos and drawings on Sheet- C002	# 4,#6
1 & 4 (1226 RJR Way)	Install new ramp as indicated on the drawings	SY	12.6	Refer to photos and drawings on Sheet- C002A	# 4,#6
	Install new concrete sidewalk as indicated on the drawings	SY	26.3	Refer to photos and drawings on Sheet- C002A	# 4,#6
	Install New Guardrail ,shape and size to match existing guardrails	LF	12	Refer to photos and drawings on Sheet- C002A	# 4,#6
	Install New Guardrail with handrail,shape and size to match existing guardrails	LF	50	Refer to photos and drawings on Sheet- C002A	# 4,#6
	Install new Concrete sidewalk (Trash pad)	SY	1	Refer to photos and drawings on Sheet- C002A	# 4,#6
	Sodding	SY	9.45	Refer to photos and drawings on Sheet- C002A	# 4,#6
	Required Regrading of ground as shown on plans	SY	8.95	Refer to photos and drawings on Sheet- C002A	# 4,#6
1 & 4 (1217 S LIBERTY ST)	Removal of concrete	SY	12.5	Refer to photos and drawings on Sheet- C003	# 4,#6
	Removal of Guardrails	LF	17	Refer to photos and drawings on Sheet- C003	# 4,#6
1 & 4 (1217 S LIBERTY ST)	Install new ramp as indicated on the drawings	SY	14.1	Refer to photos and drawings on Sheet- C003A	# 4,#6
	Install new concrete sidewalk as indicated on the drawings	SY	20.7	Refer to photos and drawings on Sheet- C003A	# 4,#6
	Install New Guardrail with Handrail ,shape and size to match existing guardrails	LF	67.5	Refer to photos and drawings on Sheet- C003A	# 4,#6
	Install New Guardrail ,shape and size to match existing guardrails	LF	13	Refer to photos and drawings on Sheet- C003A	# 4,#6
1 & 4 (2414 ERATO ST)	Removal of Concrete	SY	9	Refer to photos and drawings on Sheet- C004	# 4,#6
	Removal of Guardrails	LF	9.5	Refer to photos and drawings on Sheet- C004	# 4,#6
1 & 4 (2414 ERATO ST)	Install new ramp as indicated on the drawings	SY	13	Refer to photos and drawings on Sheet- C004A	# 4,#6
	Install sidewalk as indicated on the drawings	SY	15.1	Refer to photos and drawings on Sheet- C004A	# 4,#6
	Install New Guardrail with Handrail ,shape and size to match existing guardrails	LF	59	Refer to photos and drawings on Sheet- C004A	# 4,#6
	Install New Guardrail ,shape and size to match existing guardrails	LF	6	Refer to photos and drawings on Sheet- C004A	# 4,#6
1 & 4 (2320 ERATO)	Removal of Concrete	SY	12	Refer to photos and drawings on Sheet- C005	# 4,#6
	Removal of Guardrails	LF	11.5	Refer to photos and drawings on Sheet- C005	# 4,#6
1 & 4 (2320 ERATO)	Install new ramp as indicated on the drawings	SY	13	Refer to photos and drawings on Sheet- C005A	# 4,#6
	Instal sidewalk as indicated on the drawings	SY	28	Refer to photos and drawings on Sheet- C005A	# 4,#6
	Install New Guardrail with Handrails ,shape and size to match existing guardrails	LF	61.5	Refer to photos and drawings on Sheet- C005A	# 4,#6
	Install New Guardrail ,shape and size to match existing guardrails	LF	8	Refer to photos and drawings on Sheet- C005A	# 4,#6
	Install new Concrete trash pad	SY	1	Refer to photos and drawings on Sheet- C005A	
1 & 4 (1208 RJR Way)	Removal of Concrete	SY	2.7	Refer to photos and drawings on Sheet- C006	# 4,#6
	Removal of Guardrails	LF	14	Refer to photos and drawings on Sheet- C006	# 4,#6
1 & 4 (1208 RJR Way)	Install new ramp as indicated on the drawings	SY	13	Refer to photos and drawings on Sheet- C006A	# 4,#6
	Install sidewalk as indicated on the drawings	SY	20	Refer to photos and drawings on Sheet- C006A	# 4,#6
	Install New Guardrail with Handrail ,shape and size to match existing guardrails	LF	65.5	Refer to photos and drawings on Sheet- C006A	# 4,#6
	Install New Guardrail,shape and size to match existing guardrails	LF	10	Refer to photos and drawings on Sheet- C006A	# 4,#6
	Install new Concrete trash pad	SY	1	Refer to photos and drawings on Sheet- C006A	
2	Remove and replace concrete panels in parking area as shown on plans	SY	80	Refer to photos and drawings on Sheet- C007	# 4,#6
	Remove and install new accessible aisle striping as shown on plan.Also require yellow striping for reassigned Non-ADA parking spots.	LF	183	Refer to photos and drawings on Sheet- C007	# 4,#6
	Required Adjustment of Manhole	EA	1	Refer to photos and drawings on Sheet- C007	# 4,#6

3	New cocrrete sidewalk to be installed as described on plans	SY	1.5	Refer to drawings on Sheet- C007	# 4,#6
5 abcde	Remove and replace existing sidewalk as indicated on plans.	SY	12	Refer to drawings on Sheet- C008	#7
5 lmnop	Remove e existing sidewalk as indicated on the plans.	SY	29.7	Refer to drawings on Sheet- C008	#7
	New cocrrete sidewalk to be installed as described on plans	SY	27	Refer to drawings on Sheet- C008	#7
	Install new CNO curb ramp type 13	SY	2.7	Refer to drawings on Sheet- C008	#7
5 qqr	Remove and replace existing sidewalk as indicated on the plans	SY	4.5	Refer to drawings on Sheet- C008	#7
5 s	Remove and replace existing curb ramp with CNO Type 5 curb ramp	SY	13	Refer to drawings on Sheet- C009	#7
5 t	Remove existing sidewalk as indicated on the plans	SY	33.4	Refer to drawings on Sheet- C009	#7
	Install New Concrete sidewalk as indicated on plans	SY	33.4	Refer to drawings on Sheet- C009	#7
5 z	Remove concrete panels as indicated on the plans	SY	1	Refer to drawings on Sheet- C009	#8
	Install concrete panels as indicated on the plans	SY	3	Refer to drawings on Sheet- C009	#8
5 Y & AA	Remove concrete sidewalk as indicated on the plans	SY	54	Refer to drawings on Sheet- C010	#8
	Install concrete sidewalk as indicated on the plans	SY	51.3	Refer to drawings on Sheet- C010	#8
	Install CNO Type 13 curb ramp	SY	2.7	Refer to drawings on Sheet- C010	#8
2310 ERATO ST	Remove Conc sidewalk as indicated on plans	SY	20	Refer to photos and drawings on Sheet- C010	# 4,#6
2310 ERATO ST	Remove and Replace Conc sidewalk as indicated on plans	SY	20	Refer to photos and drawings on Sheet- C010A	# 4,#6
	Install Handrails as indicated on plans	LF	32	Refer to photos and drawings on Sheet- C010A	# 4,#6
	Install New Conc Trash Pad	SY	1	Refer to photos and drawings on Sheet- C010	
5 CC	Remove and replace concrete sidewalk as indicated on the plans.	SY	12	Refer to drawing and photo on Sheet- C014	#9
5 DD	Remove existing Curb ramp and replace with CNO Type 5 ramp.	SY	16.5	Refer to drawings on Sheet- C009	#8
5 OO	Remove and replace concrete sidewalk as indicated on the plans.New sidewalk running slope to be under 5 percent slope max and cross slope to be under 2 percent slope max.	SY	26.5	Refer to drawing and photo on Sheet- C011	#8
	Install new Concrete trash pad	SY	1	Refer to drawing and photo on Sheet- C011	
6 efghi	Remove and replace east and west sidewalk at as indicated on plans at driveway near 1202-1204 Freret St.Remove and replace driveway as indicated on the plans.Provide detectable warning surfaces at curb ramps	SY	12	Refer to drawing and photo on Sheet- C014	#9
	Remove and replace driveway as indicated on the plans	SY	47	Refer to drawing and photo on Sheet- C014	#9
7	Remove and replace existing concrete panel as indicated on the plans.	SY	5.5	Refer to drawing and photo on Sheet- C015	#11
9b	Remove existing structures and obstructions as indicated on the plans	LS	1	Refer to drawing and photo on Sheet- C016	#11
	Remove existing sidewalk as indicated on the plans	SY	18.6	Refer to drawing and photo on Sheet- C016	#11
	Install new Ramp as indicated on the plans	SY	7.5	Refer to drawing and photo on Sheet- C016	#11
	Install new concrete sidewalk as indicated on the plans	SY	16.5	Refer to drawing and photo on Sheet- C016	#11
	Required New handrails. Shape and size to match existing	LF	29	Refer to drawing and photo on Sheet- C016	#11
	Install New Concrete trash pad	SY	1	Refer to drawing and photo on Sheet- C016	
9c	Remove existing structures and obstruction as indicated on the plans	LS	1	Refer to drawings and photos on Sheet- C017	#11
	Remove existing concrete sidewalk as indicated on the plans	SY	1	Refer to drawings and photos on Sheet- C017	#11
	Install new ramp as indicated on the plans	SY	3	Refer to drawings and photos on Sheet- C017	#11
	Install New concrete sidewalk as indicated on the plans	SY	0.2	Refer to drawings and photos on Sheet- C017	#11
	Required New handrails as shown on plans. Shape and size to match existing.	LF	13.5	Refer to drawings and photos on Sheet- C017	#11
	Install New Concrete trash pad	SY	1	Refer to drawings and photos on Sheet- C017	
9d	Remove existing structures and obstructions as indicated on the plans	LS	1	Refer to drawings and photos on Sheet- C017	#11
	Remove existing concrete sidewalk as indicated on the plans	SY	4.6	Refer to drawings and photos on Sheet- C017	#11
	Install new ramp as indicated on the plans	SY	5	Refer to drawings and photos on Sheet- C017	#11
	Install New concrete sidewalk as indicated on the plans	SY	3	Refer to drawings and photos on Sheet- C017	#11

	Required New handrails. Shape and size to match existing	LF	24.1	Refer to drawings and photos on Sheet- C017	#11
	Install New Concrete trash pad	SY	1	Refer to drawings and photos on Sheet- C017	
9 e	Remove existing concrete ramp and sidewalk as indicated on the plans	SY	10	Refer to drawing and photo on Sheet- C018	#11
	Removal of Guardrails	LF	9	Refer to drawing and photo on Sheet- C018	#11
9 e	Remove existing concrete ramp and sidewalk as indicated on the plans	SY	10	Refer to drawing and photo on Sheet- C018	#11
	New handrail. Shape and size to match existing	LF	90	Refer to drawing and photo on Sheet- C018A	#11
	Handrail removal	LF	32	Refer to drawing and photo on Sheet- C018	#11
	Removal of existing Guardrail as shown on plans	LF	5	Refer to drawing and photo on Sheet- C018	#11
	Install new Conc Ramp	SY	12	Refer to drawing and photo on Sheet- C018A	#11
	Install new Concrete for sidewalk as indicated in plans	SY	6	Refer to drawing and photo on Sheet- C018A	#11
	Install New Concrete trash pad	SY	1	Refer to drawing and photo on Sheet- C018A	
9f	Remove and replace concrete sidewalk as indicated on the plans	SY	10	Refer to drawings on Sheet- C019	#11
	Install New Concrete trash pad	SY	1	Refer to drawings on Sheet- C019	
10 b	Grinding of existing concrete surface as indicated on plans	SY	13	Refer to drawings and photo on Sheet- C019	#12
	Install New Concrete trash pad	SY	1	Refer to drawings and photo on Sheet- C019	
14/11	Add additional concrete panel as indicated on the drawing	SY	2.5	Refer to drawings and photo on Sheet- C020	#13,#14
12 b	Install new hand rails	LF	12	Refer to drawings on Sheet- C020 and C-025	#13
	Install new ramp	SY	2.5	Refer to drawings on Sheet- C020 and C-025	#13
	Remove and replace existing concrete sidewalk and panel as indicated on the plans	SY	40.5	Refer to drawings on Sheet- C020 and C-025	#13
12 c	Remove and replace existing concrete sidewalk and panel as indicated on the plans	SY	4.5	Refer to drawing and photo on Sheet- C-021	#13
2408 ERATO	Remove existing structures and obstructions as indicated on the plans	LS	1	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Remove existing concrete ramp and sidewalk as indicated on the plans	SY	2.8	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Install New Concrete ramp	SY	6.4	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Install new concrete sidewalk as indicated in drawings.	SY	2.2	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Required New handrails. Shape and size to match existing	LF	32	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Install New Concrete trash pad	SY	1	Refer to drawings and photos on Sheet- C-022	
2414 ERATO	Remove existing structures and obstructions as indicated on the plans	LS	1	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Remove existing concrete sidewalk as indicated on the plans	SY	12	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Install new concrete ramp as indicated in drawings.	SY	12.3	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Install new concrete sidewalk	SY	9.5	Refer to drawings and photos on Sheet- C-022	# 4,#6
	Install New Concrete trash pad	SY	1	Refer to drawings and photos on Sheet- C-022	
	Required New handrails. Shape and size to match existing	LF	52	Refer to drawings and photos on Sheet- C-022	# 4,#6
16	Porch area in front of the main door of the units to be redone as shown on the plans.	SY	136	Refer to drawings on Sheet- C-023, For addresses of the units where this work needs to be performed see NOTE on Sheet-C023.	#15
1213 S LIBERTY ST	Remove and Replace Conc sidewalk as indicated on plans	SY	32.5	Refer to photos and drawings on Sheet- C026	# 4,#6
	Install new concrete sidewalk as indicated on plans	SY	32.5	Refer to photos and drawings on Sheet- C026	# 4,#6
	New Concrete trash pad as indicated on plans	SY	1	Refer to photos and drawings on Sheet- C026	# 4,#6
2400 MAIL CENTRE	Remove existing concrete sidewalk as indicated on the plans	SY	31.5	Refer to drawings on Sheet- C-026	
	Install new concrete ramp as indicated in drawings.	SY	33.5	Refer to drawings on Sheet- C-026	
2210 CLIO ST	Remove existing concrete sidewalk as indicated on the plans	SY	19.6	Refer to drawings on Sheet- C-027	
	Install new concrete ramp as indicated in drawings.	SY	19.6	Refer to drawings on Sheet- C-027	
1220 RJR WAY	Install new Concrete trash pad	SY	1	Refer to photos and drawings on Sheet- C027	

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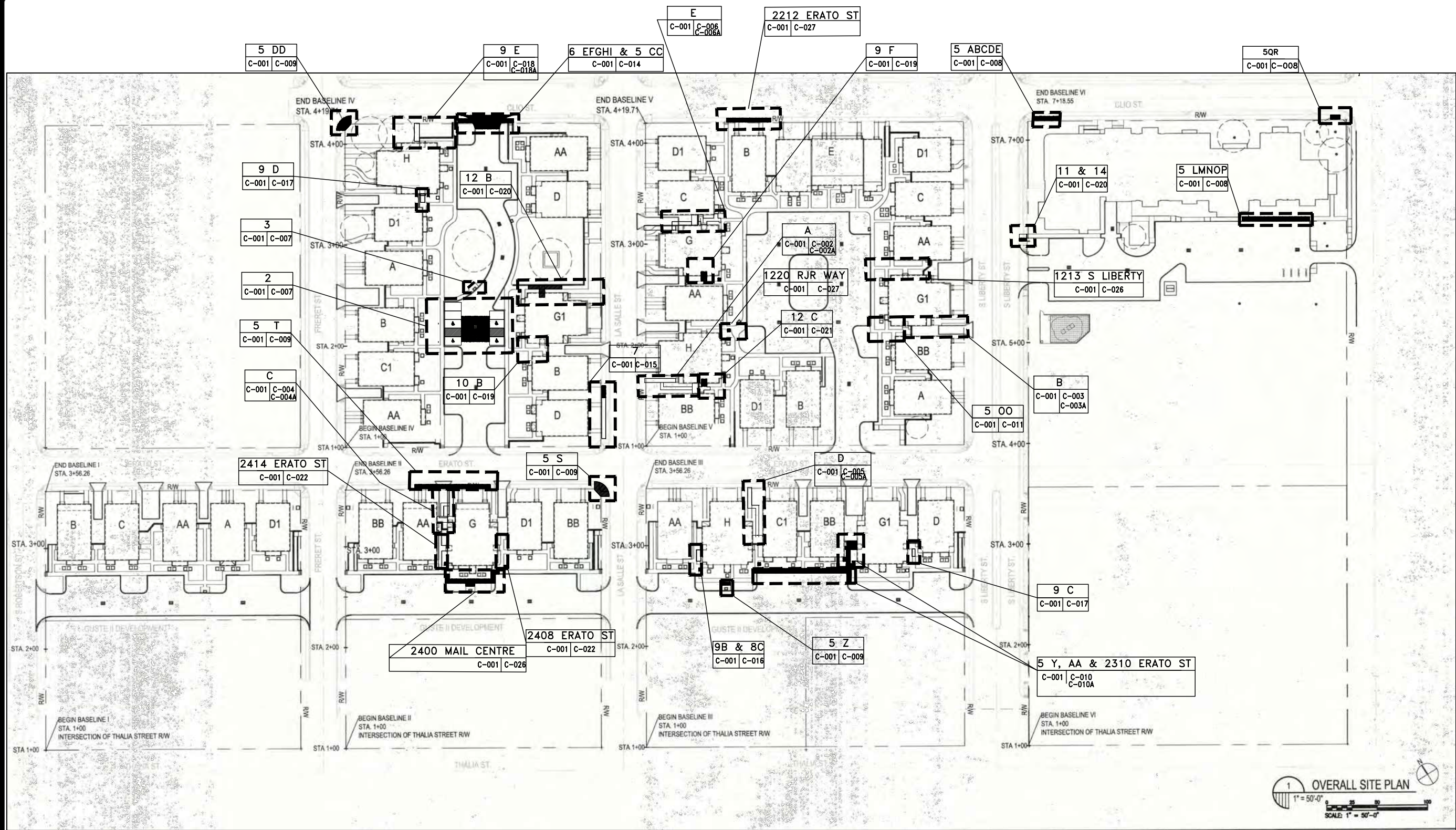
OWNER:

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NEW ORLEANS, LOUISIANA 70122

PROJECT:



GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SUMMARY

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.



NOTE:  
THIS IS TYPICAL LEGEND FOR ALL CIVIL SHEETS.

**LEGEND**

-  REMOVAL OF CONCRETE
-  NEW CONCRETE

REVISIONS	BY

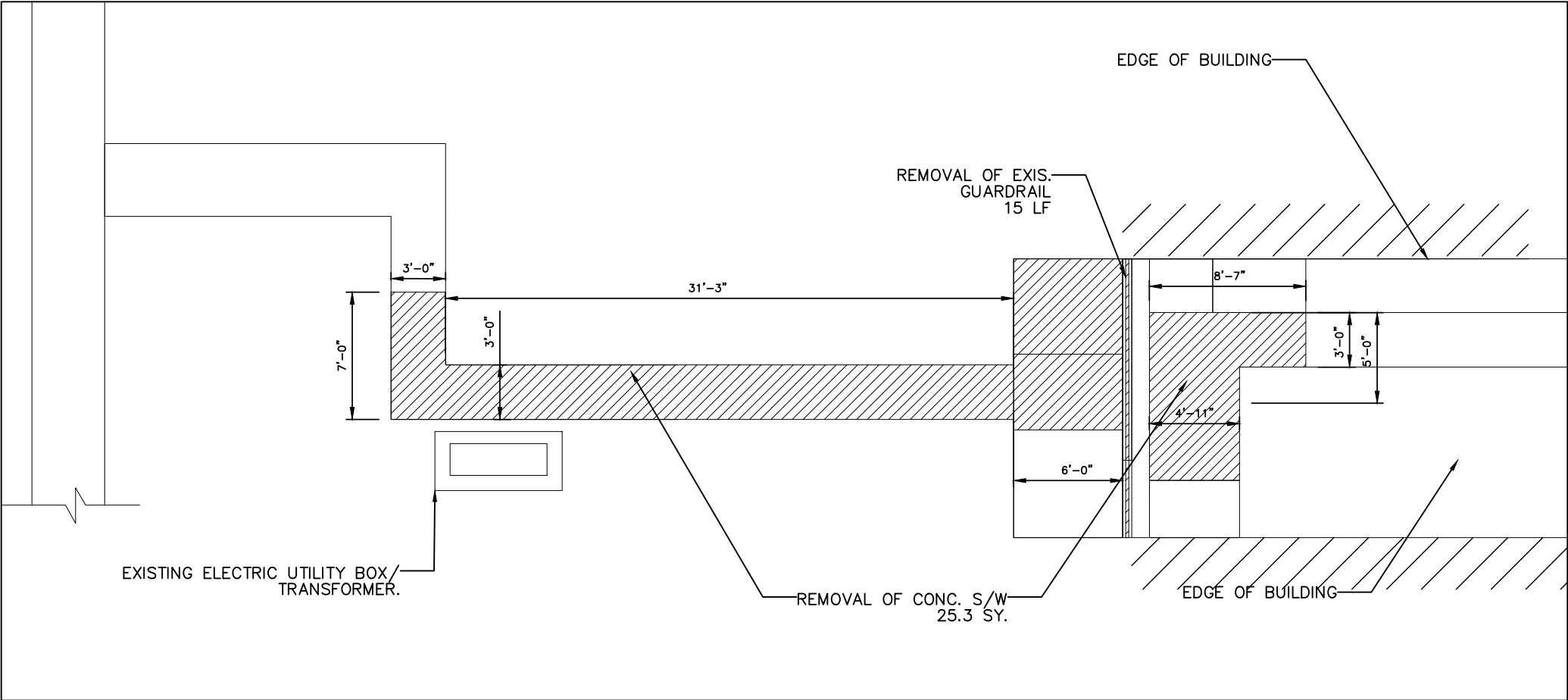
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**PROJECT:** GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
**SHEET TITLE:** OVERALL SITE PLAN

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-001



1 & 4 1226 RJR WAY  
SCALE: 1/4" = 1'-0" C-001 A C-002

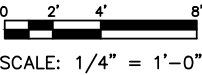


1 & 4 1224 RJR WAY  
SCALE: N.T.S



1 & 4 1224 RJR WAY  
SCALE: N.T.S

REMOVE EXISTING GUARDRAILS 15 LF.  
NEW GUARDRAILS TO BE INSTALLED TO  
MATCH THE SHAPE & SIZE OF EXISTING.  
SEE SHEET C-024 FOR DETAILS.



SCALE: 1/4" = 1'-0"

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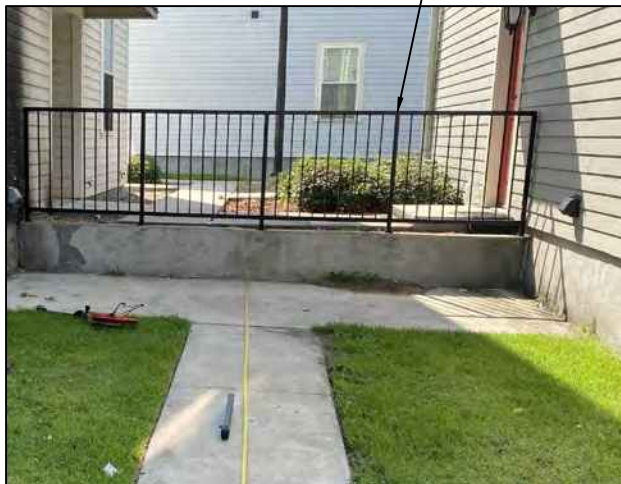
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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

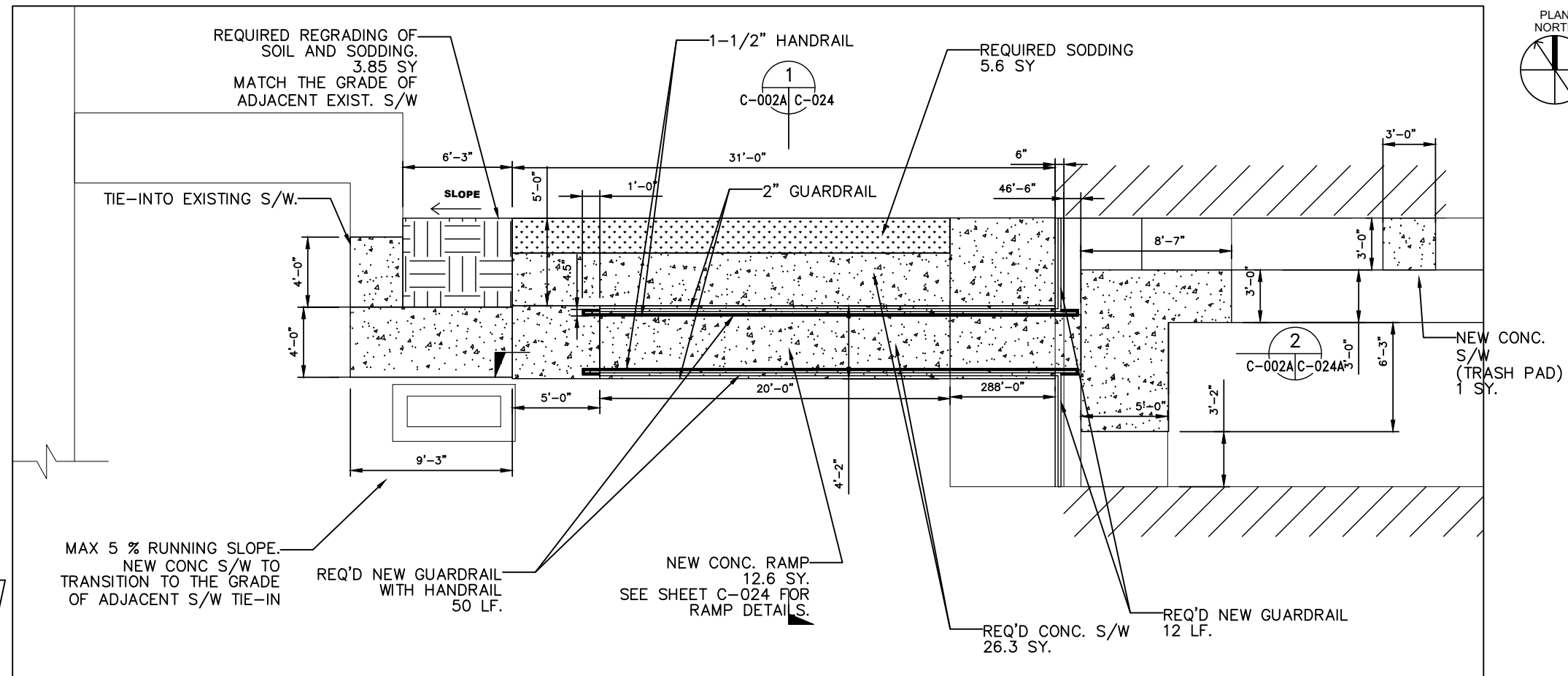
SHEET TITLE:  
ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN  
K.A.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

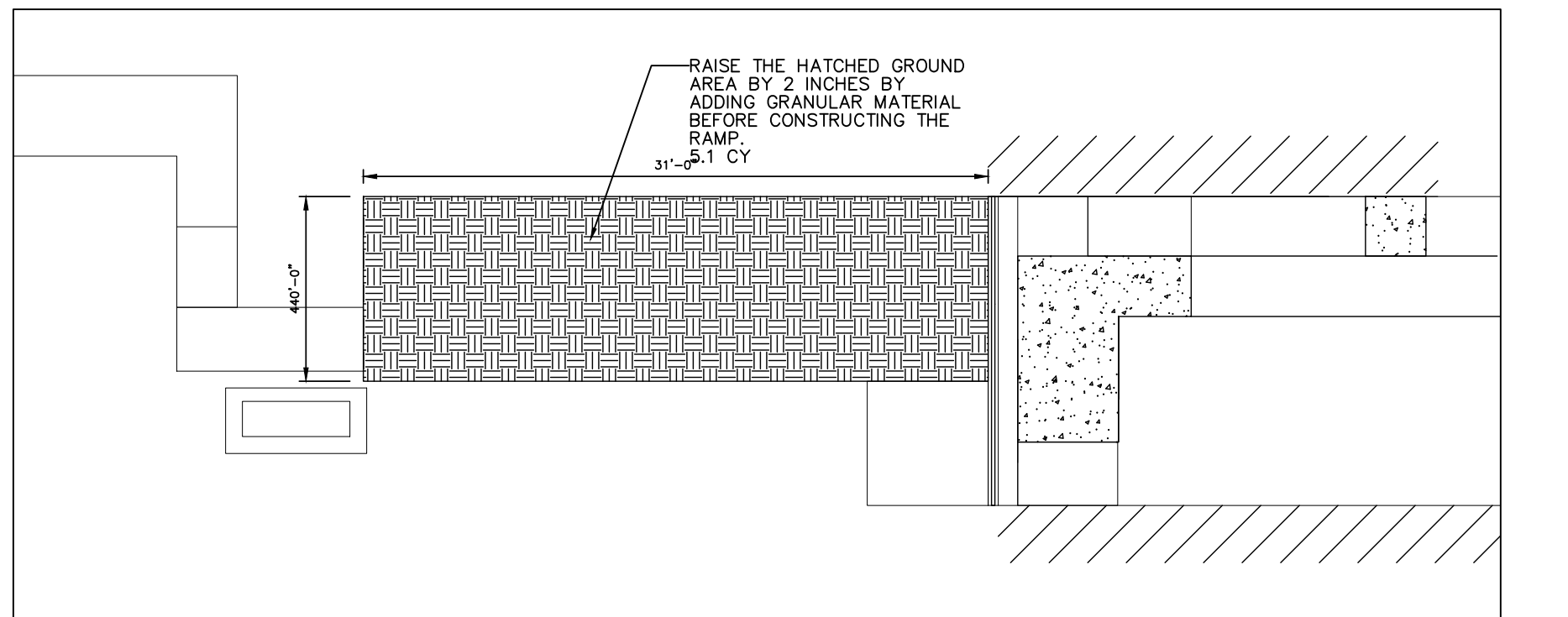
C-002



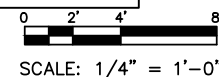
1 & 4 1224 RJR WAY  
SCALE: N.T.S



1 & 4 1226 RJR WAY A  
SCALE: 1/4" = 1'-0" C-001 C-002



1 & 4 1226 RJR WAY A  
SCALE: 1/4" = 1'-0" C-001 C-002



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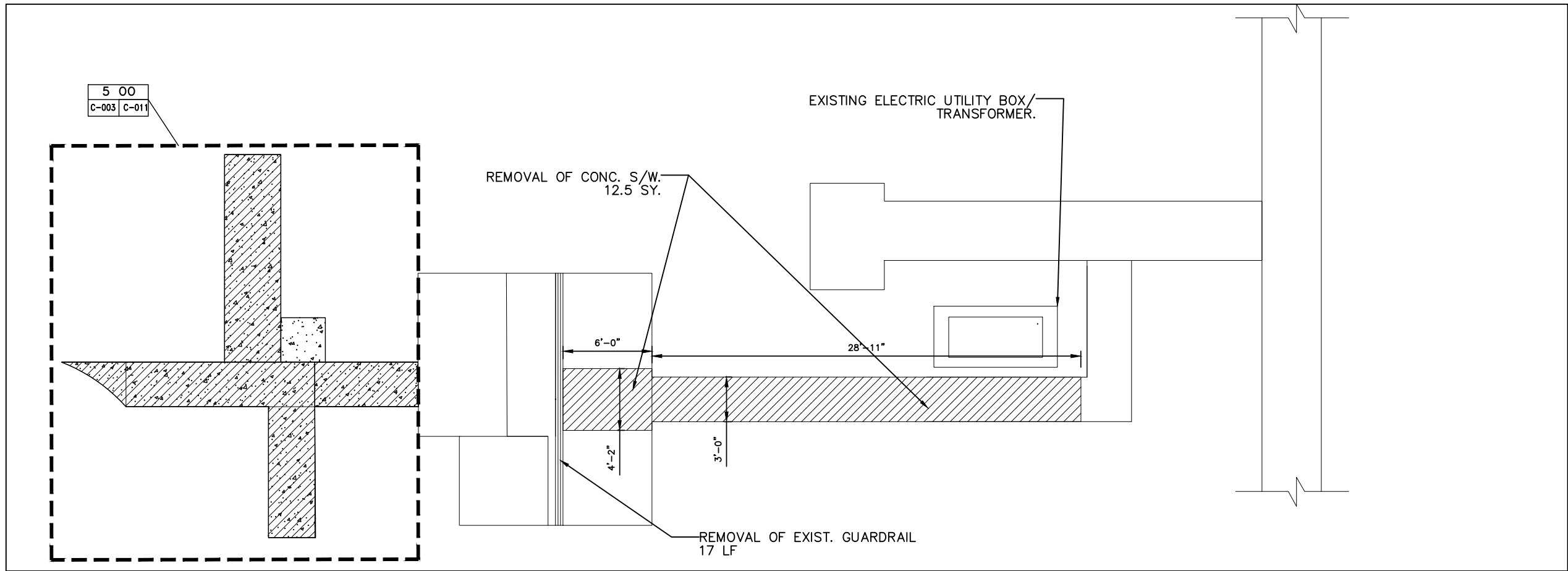
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INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN K.A.
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DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-002A



1 & 4 1219 S LIBERTY B  
 SCALE: 1/4" = 1'-0" C-001 C-003

REMOVE EXISTING GUARDRAILS 17 LF.  
 NEW GUARDRAILS TO BE INSTALLED TO  
 MATCH THE SHAPE & SIZE OF EXISTING.  
 SEE SHEET C-024 FOR DETAILS.



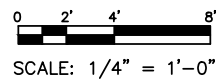
1 & 4 1217 S LIBERTY  
 SCALE: N.T.S



1 & 4 1217 S LIBERTY  
 SCALE: N.T.S



1 & 4 1217 S LIBERTY  
 SCALE: N.T.S



REVISIONS	BY

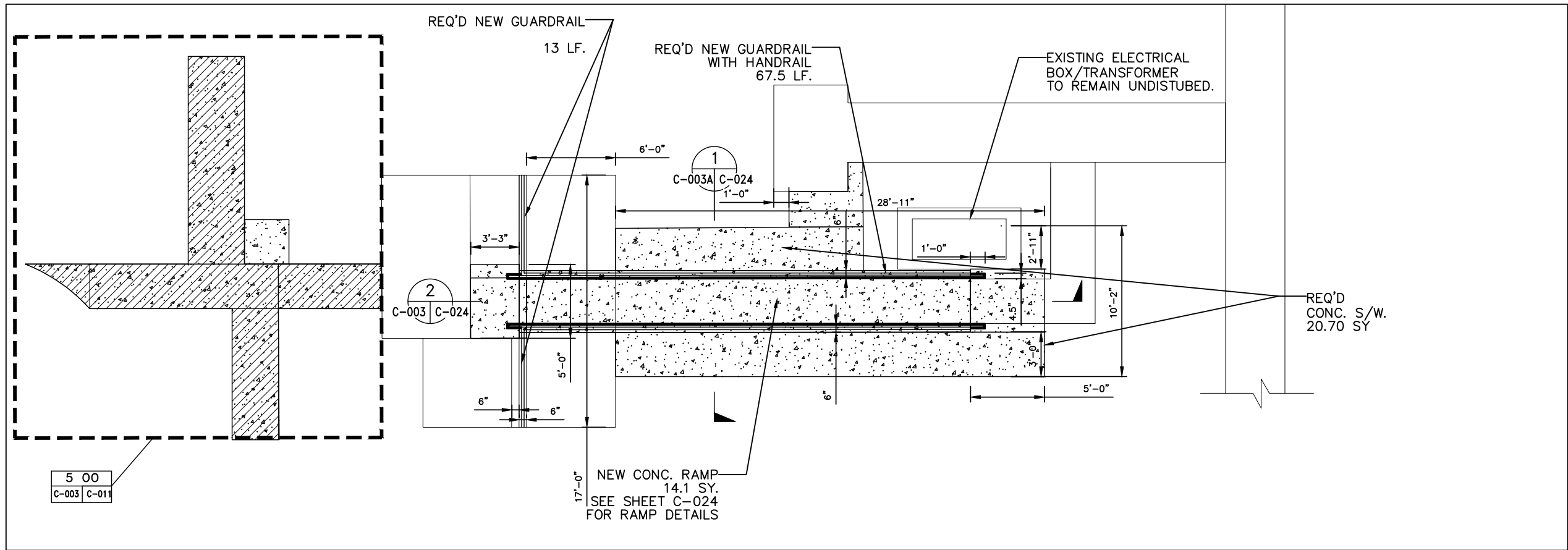
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PROJECT:  
 GUSTE III COMMUNITY  
 INTERIOR & EXTERIOR REPAIRS  
 SHEET TITLE:  
 ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN
K.A.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
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JOB NO.
22462.14
SHEET NO.

C-003



5 00  
C-003 C-011

1 & 4 1219 S LIBERTY B  
SCALE: 1/4" = 1'-0" C-001 C-003

REMOVE EXISTING GUARDRAILS 17 LF.  
NEW GUARDRAILS TO BE INSTALLED TO  
MATCH THE SHAPE & SIZE OF EXISTING.  
SEE SHEET C-024 FOR DETAILS.



1 & 4 1217 S LIBERTY  
SCALE: N.T.S



1 & 4 1217 S LIBERTY  
SCALE: N.T.S



1 & 4 1217 S LIBERTY  
SCALE: N.T.S

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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**PROJECT:** GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
**SHEET TITLE:** ACCESSIBLE ROUTES IMPROVEMENTS

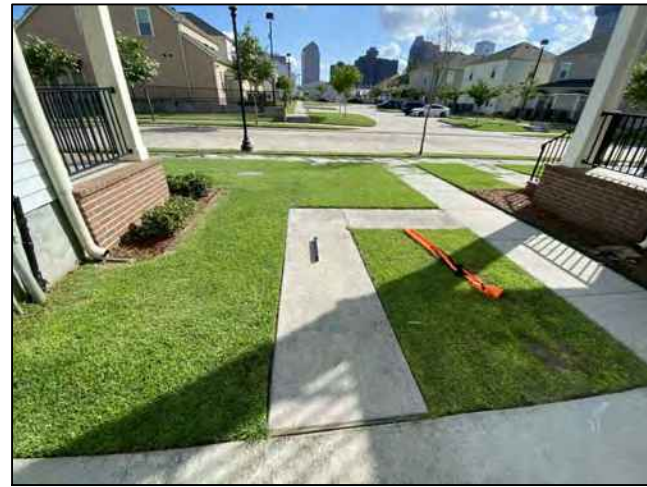
DRAWN  
K.A.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

C-003A



1 & 4 2414 ERATO ST

SCALE: N.T.S



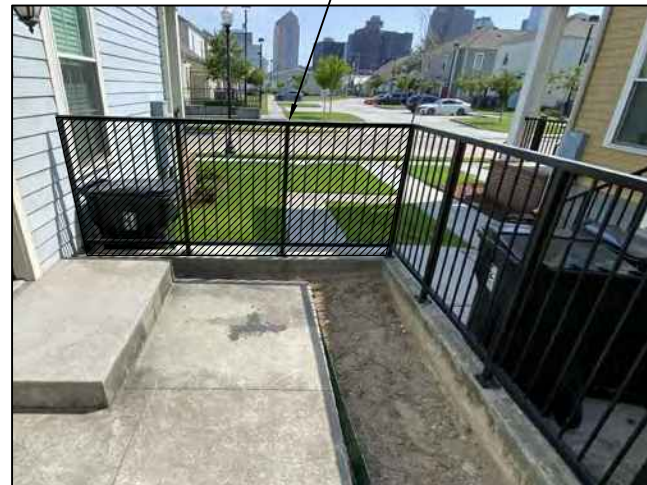
1 & 4 2414 ERATO ST

SCALE: N.T.S



1 & 4 2414 ERATO ST

SCALE: N.T.S

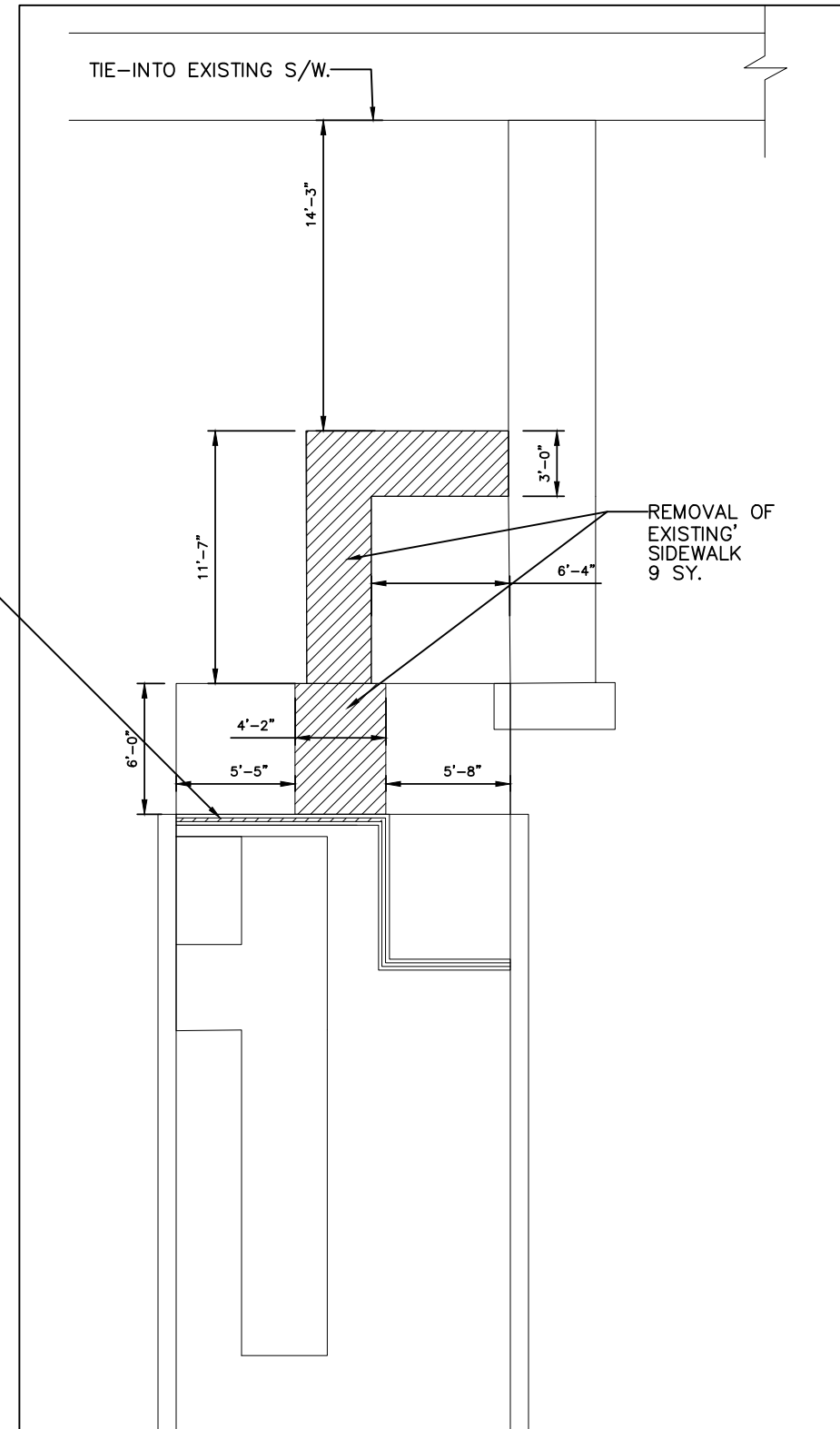


1 & 4 2414 ERATO ST

SCALE: N.T.S

CUT EXISTING GUARDRAIL HERE. HATCHED GUARDRAIL TO BE REMOVED AND REPLACED. SHAPE & SIZE TO MATCH EXISTING. SEE SHEET C-004 FOR DETAILS.

REMOVE EXISTING GUARDRAILS 9.5 LF. NEW GUARDRAILS TO BE INSTALLED TO MATCH THE SHAPE & SIZE OF EXISTING. SEE SHEET C-024 FOR DETAILS.



1 & 4 2414 ERATO ST C

SCALE: 1/4" = 1'-0"

C-001 | C-004

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"



REVISIONS	BY

**ECM Consultants, Inc.**  
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1301 CLEARVIEW PKWY. SUITE 200  
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EMAIL: mail@ecmconsultants.com

**HOUSING AUTHORITY  
OF NEW ORLEANS**  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

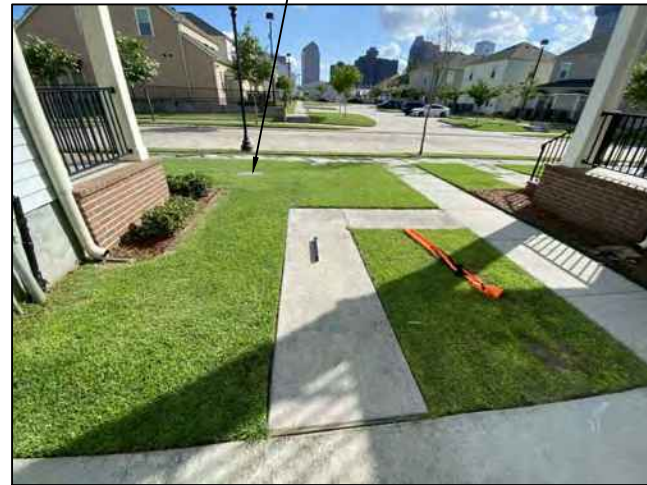
**GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS**  
**ACCESSIBLE ROUTES IMPROVEMENTS**

DRAWN  
K.A.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

C-004



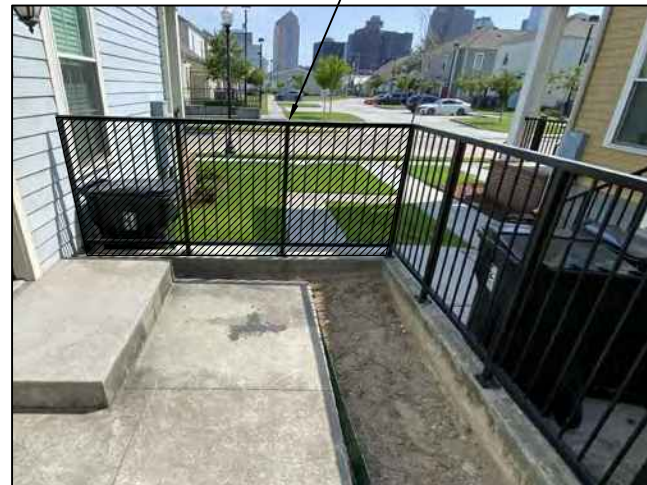
1 & 4 2414 ERATO ST  
SCALE: N.T.S



1 & 4 2414 ERATO ST  
SCALE: N.T.S



1 & 4 2414 ERATO ST  
SCALE: N.T.S



1 & 4 2414 ERATO ST  
SCALE: N.T.S

CUT EXISTING GUARDRAIL HERE. HATCHED GUARDRAIL TO BE REMOVED AND REPLACED. SHAPE & SIZE TO MATCH EXISTING. SEE SHEET C-004A FOR DETAILS.

UTILITY BOX TO BE ADJUSTED (BY OTHERS)

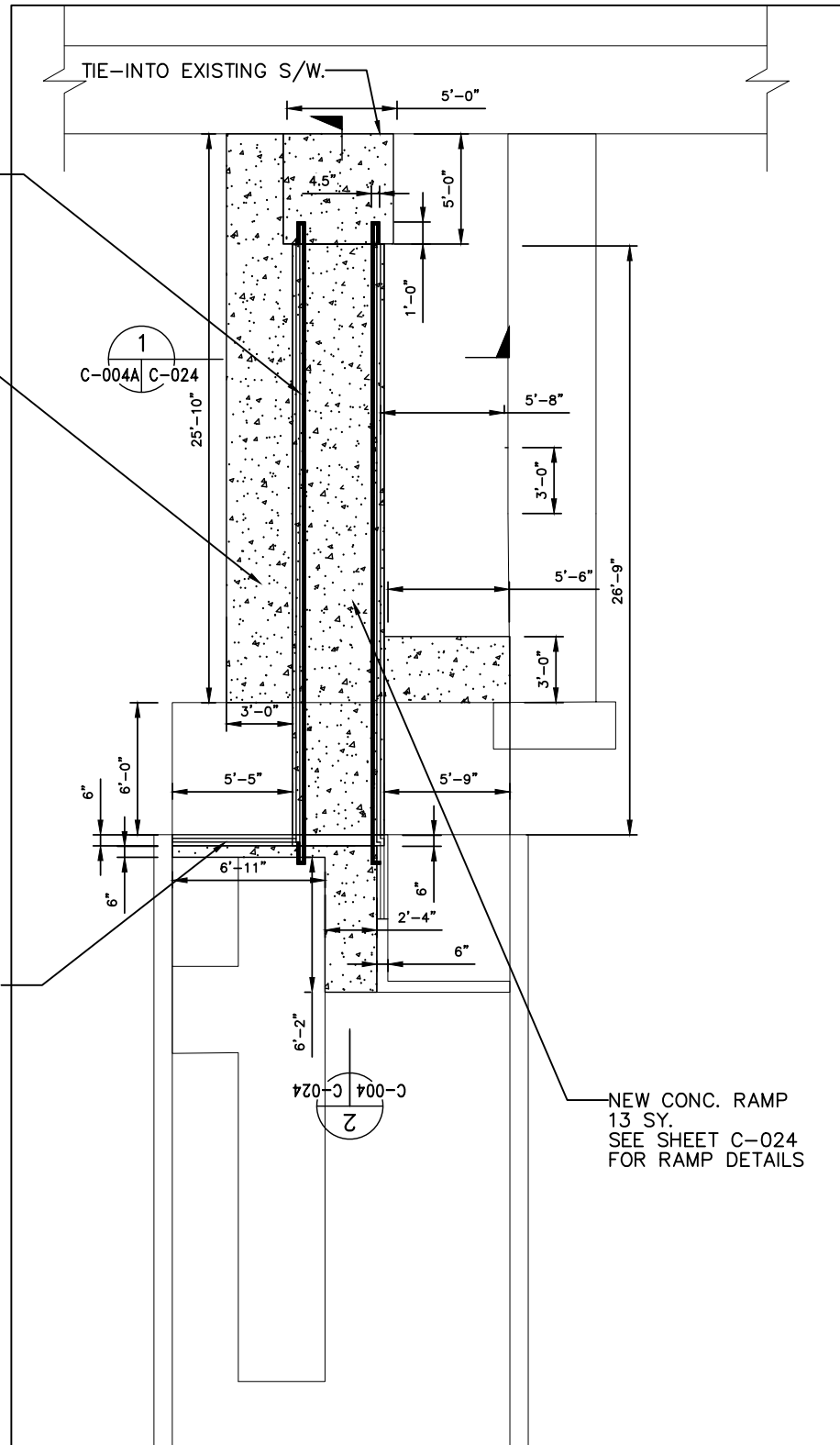
REMOVE EXISTING GUARDRAILS 9.5 LF. NEW GUARDRAILS TO BE INSTALLED TO MATCH THE SHAPE & SIZE OF EXISTING. SEE SHEET C-024 FOR DETAILS.

REQ'D NEW GUARDRAIL WITH HANDRAIL 59 LF.

REQ'D CONC. S/W 15.1 SY.

REQ'D NEW GUARDRAIL 6 LF.

NEW CONC. RAMP 13 SY. SEE SHEET C-024 FOR RAMP DETAILS



1 & 4 2414 ERATO ST C  
SCALE: 1/4" = 1'-0" C-001 C-004

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

ARCHITECT/ENGINEER:  
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OWNER:  
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2051 SENATE ST. BUILDING B, RM. 202  
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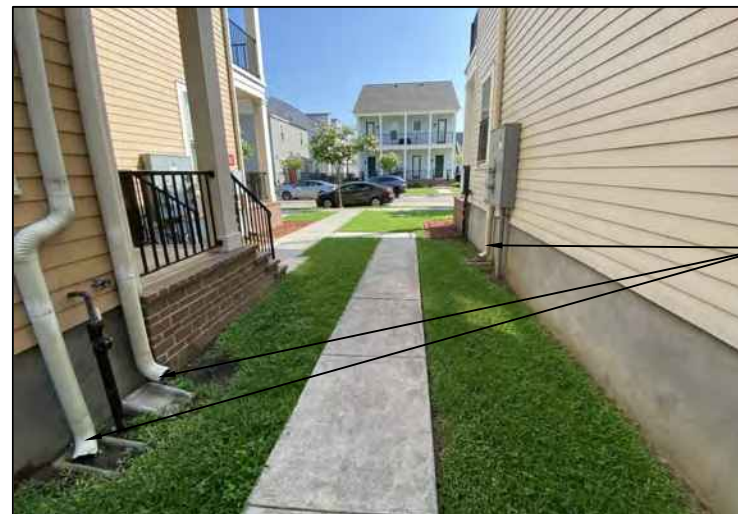
PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-004A



1 & 4 2320 ERATO ST  
SCALE: N.T.S



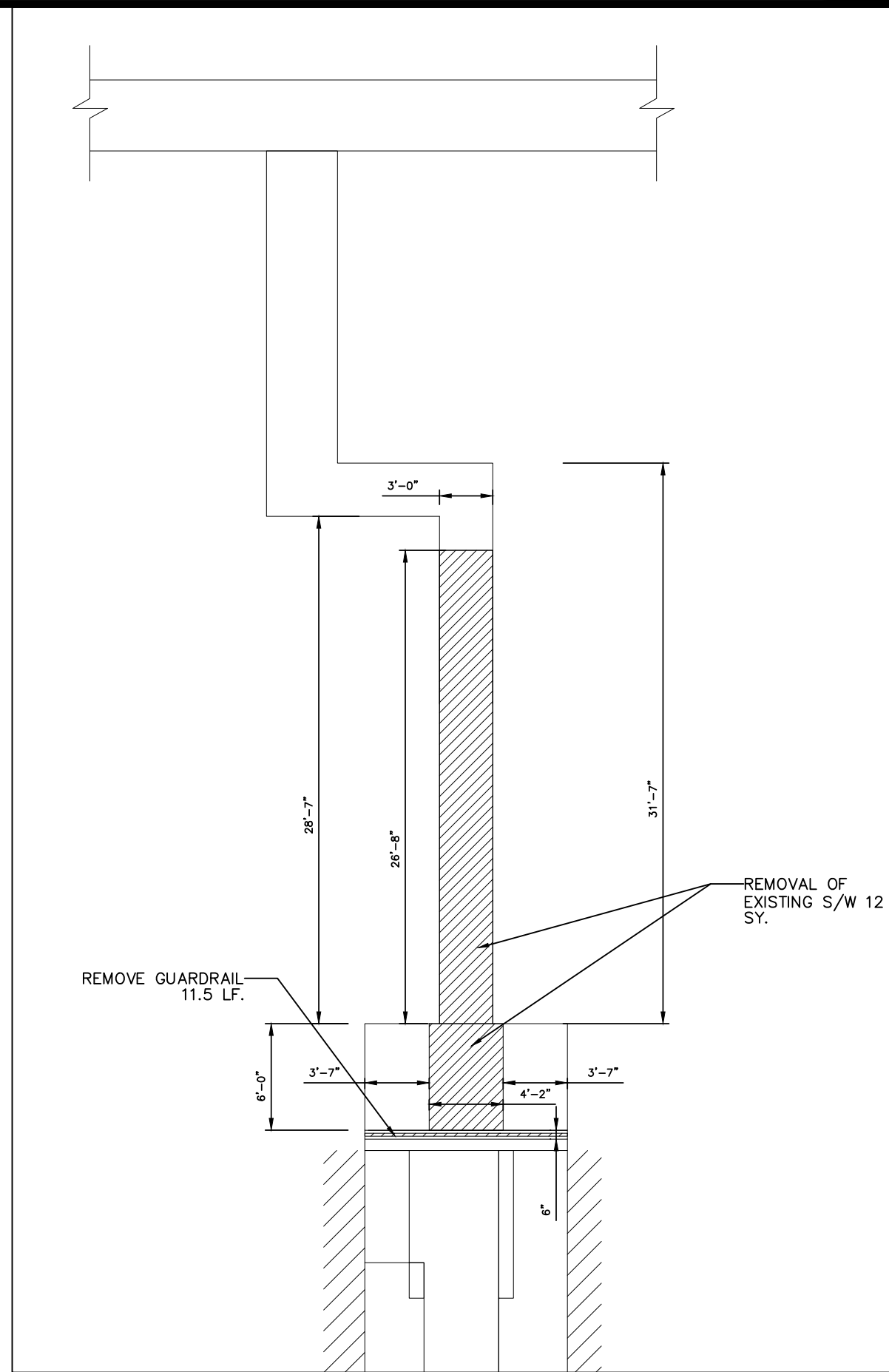
1 & 4 2320 ERATO ST  
SCALE: N.T.S

DRAINS TO BE ADJUSTED  
SO AS TO DRAIN THE  
WATER ON TO THE NEW  
S/W TO BE INSTALLED.



1 & 4 2320 ERATO ST  
SCALE: N.T.S

REMOVE EXISTING GUARDRAILS 11.5 LF.  
NEW GUARDRAILS TO BE INSTALLED TO  
MATCH THE SHAPE & SIZE OF EXISTING.  
SEE SHEET C-024 FOR DETAILS.



REMOVE GUARDRAIL  
11.5 LF.

REMOVAL OF  
EXISTING S/W 12  
SY.

1 & 4 2320 ERATO ST

SCALE: 1/4" = 1'-0"

D  
C-001 C-005

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"



REVISIONS	BY

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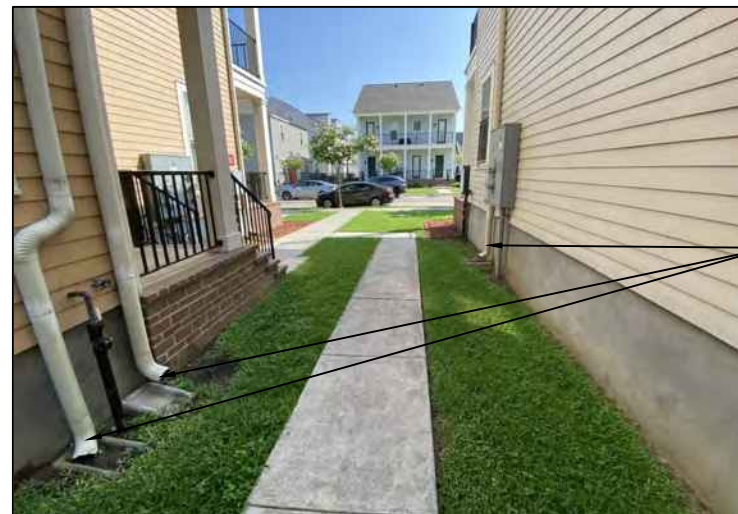
PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN  
K.A.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

C-005



1 & 4 2320 ERATO ST  
SCALE: N.T.S



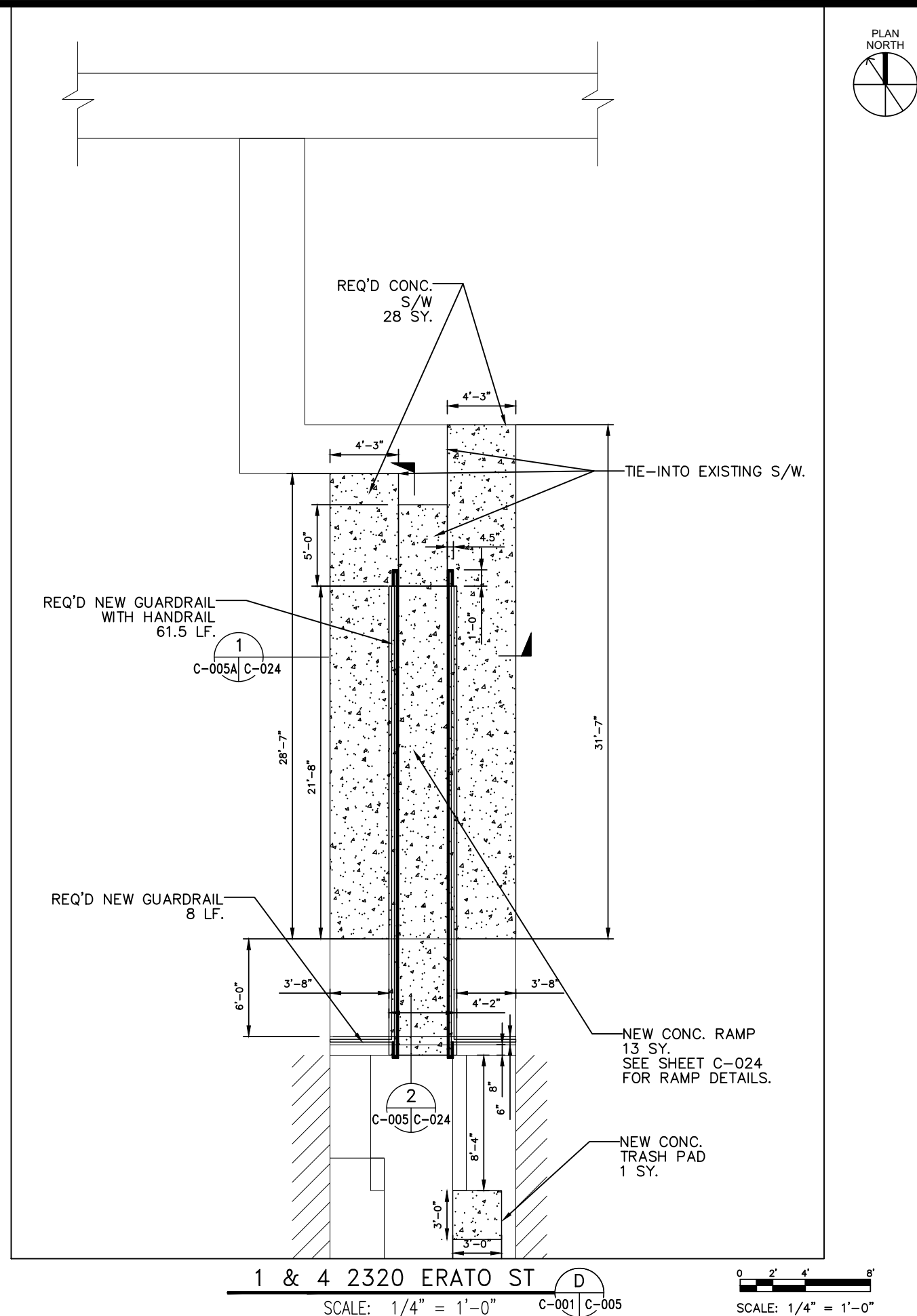
DRAINS TO BE ADJUSTED  
SO AS TO DRAIN THE  
WATER ON TO THE NEW  
S/W TO BE INSTALLED.

1 & 4 2320 ERATO ST  
SCALE: N.T.S



REMOVE EXISTING GUARDRAILS 11.5 LF.  
NEW GUARDRAILS TO BE INSTALLED TO  
MATCH THE SHAPE & SIZE OF EXISTING.  
SEE SHEET C-024 FOR DETAILS.

1 & 4 2320 ERATO ST  
SCALE: N.T.S



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NEW ORLEANS, LOUISIANA 70122

PROJECT:

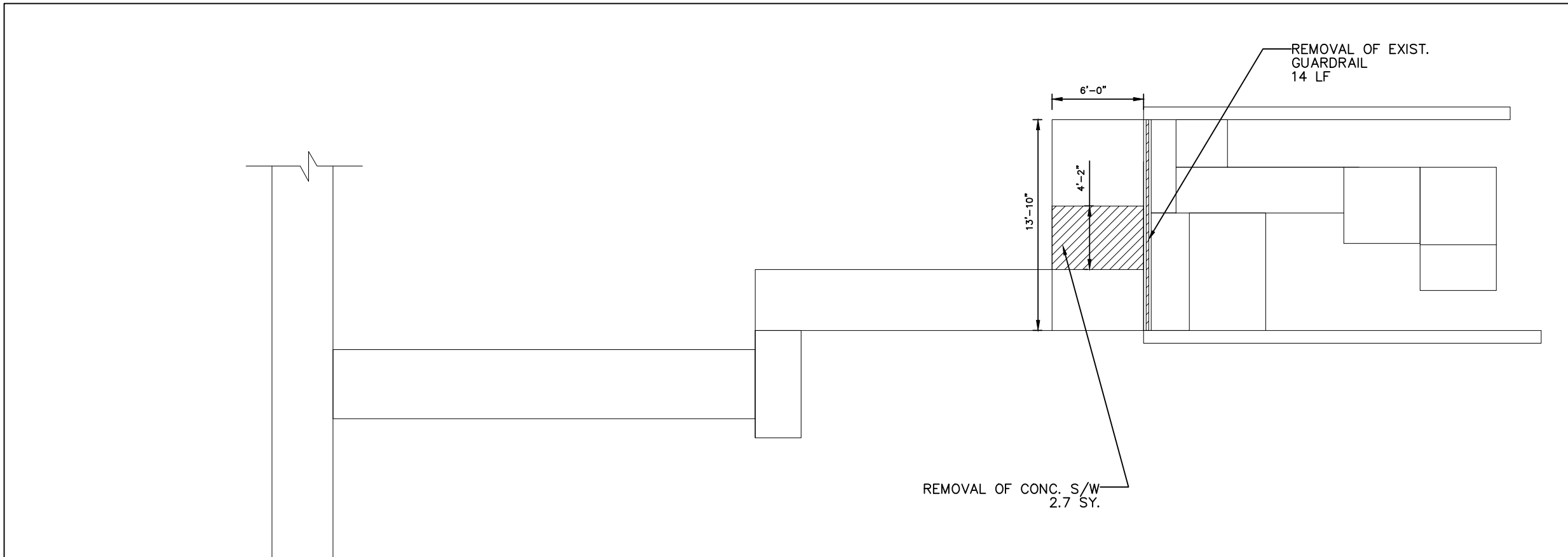
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-005A



1 & 4 1208 RJR WAY E  
SCALE: 1/4" = 1'-0" C-001 | C-006

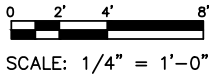
REMOVE EXISTING GUARDRAILS 14 LF.  
NEW GUARDRAILS TO BE INSTALLED TO  
MATCH THE SHAPE & SIZE OF EXISTING.  
SEE SHEET C-024 FOR DETAILS.



1 & 4 1208 RJR WAY  
SCALE: N.T.S



1 & 4 1208 RJR WAY  
SCALE: N.T.S



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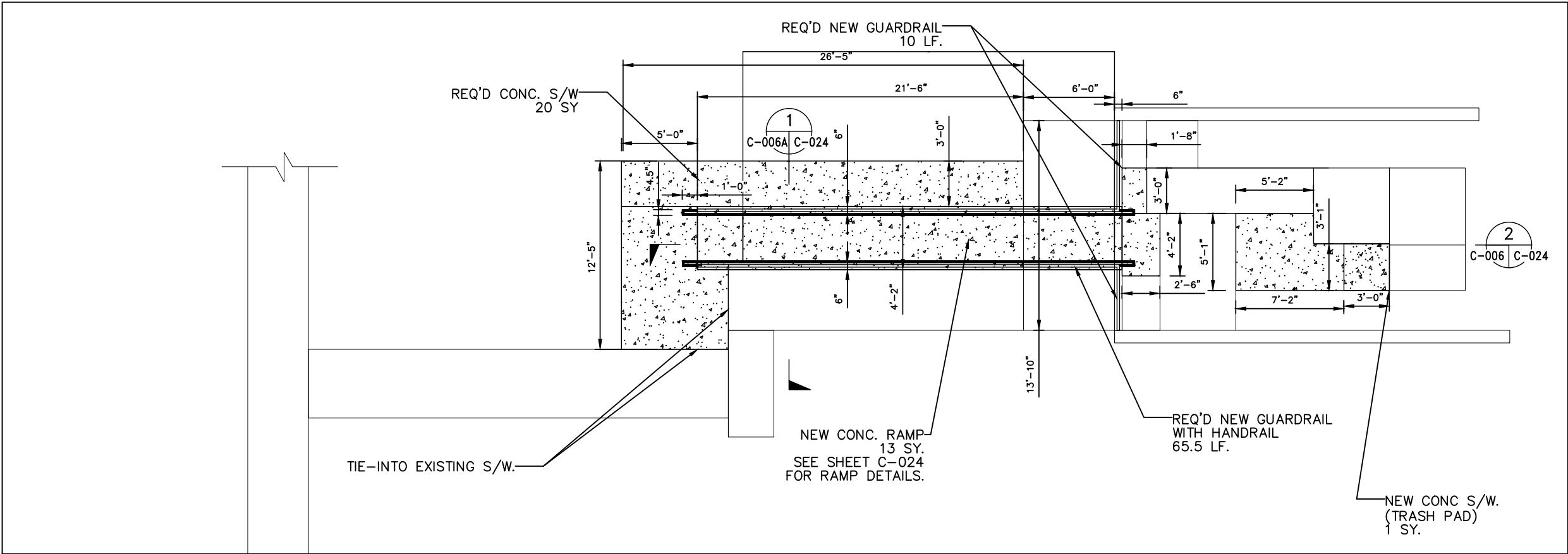
PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-006



1 & 4 1208 RJR WAY E

SCALE: 1/4" = 1'-0" C-001 | C-006



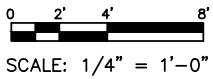
1 & 4 1208 RJR WAY

SCALE: N.T.S



1 & 4 1208 RJR WAY

SCALE: N.T.S



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OWNER:

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NEW ORLEANS, LOUISIANA 70122

PROJECT:

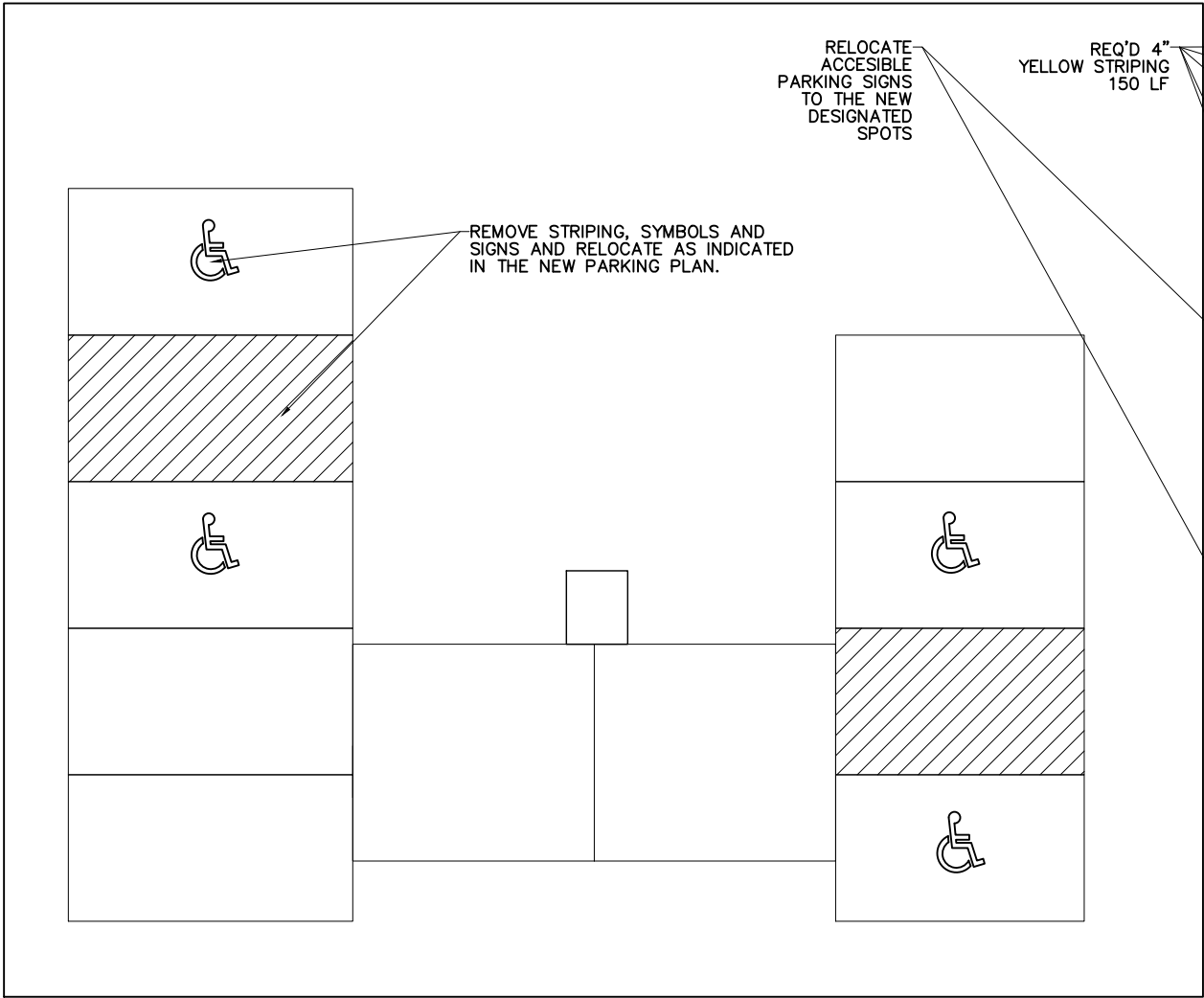
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

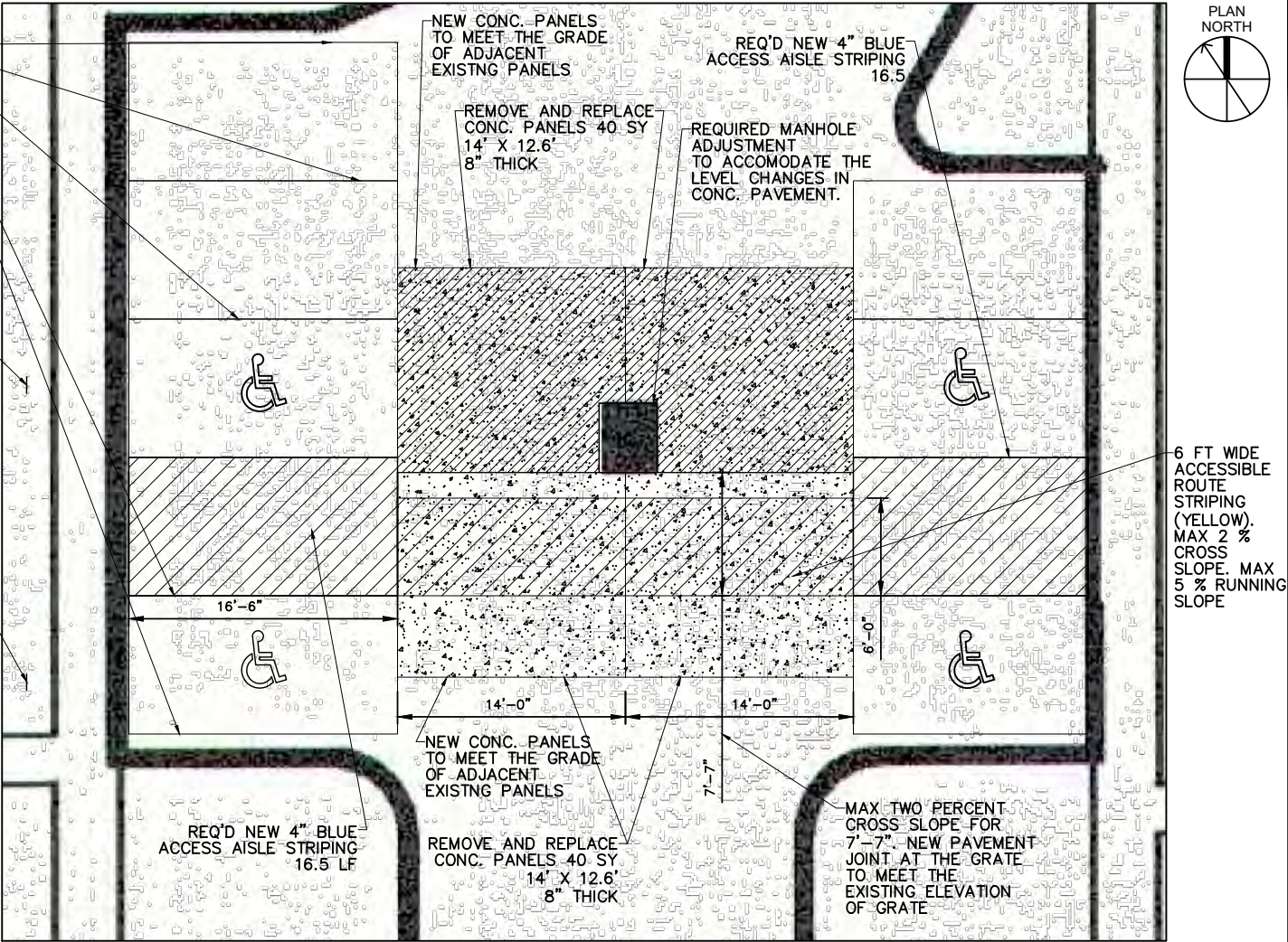
ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN
K.A.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.

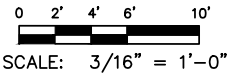
C-006A



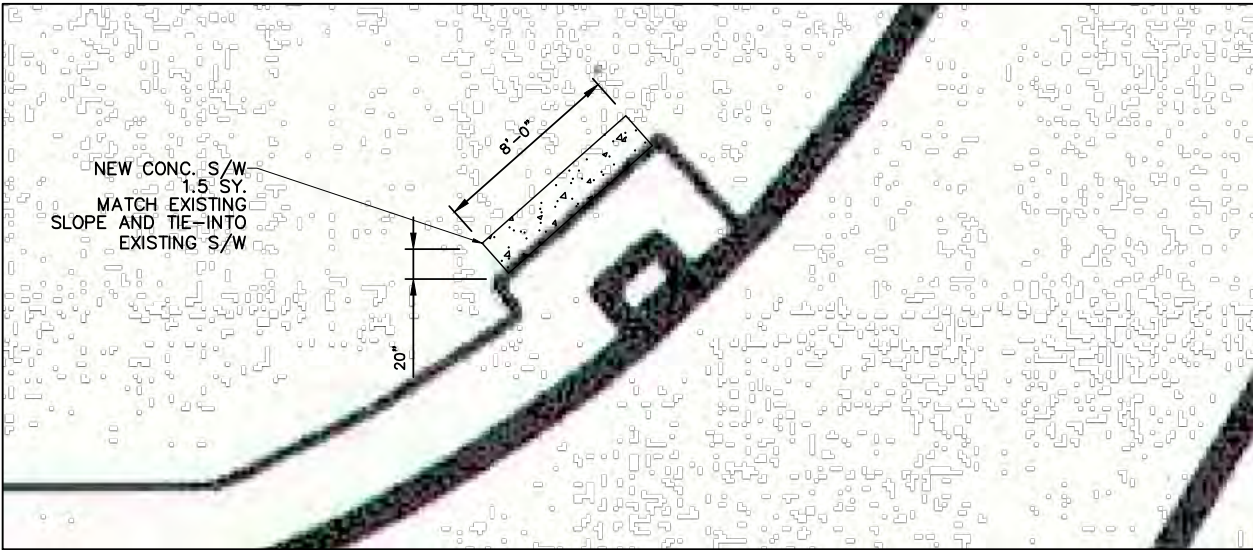
2 EXISTING PARKING  
SCALE: 3/16" = 1'-0" C-001 C-007



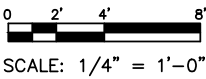
2 NEW PARKING STRIPING  
SCALE: 3/16" = 1'-0" C-001 C-007



2  
SCALE: N.T.S. C-001 C-007



3  
SCALE: 1/4" = 1'-0" C-001 C-007



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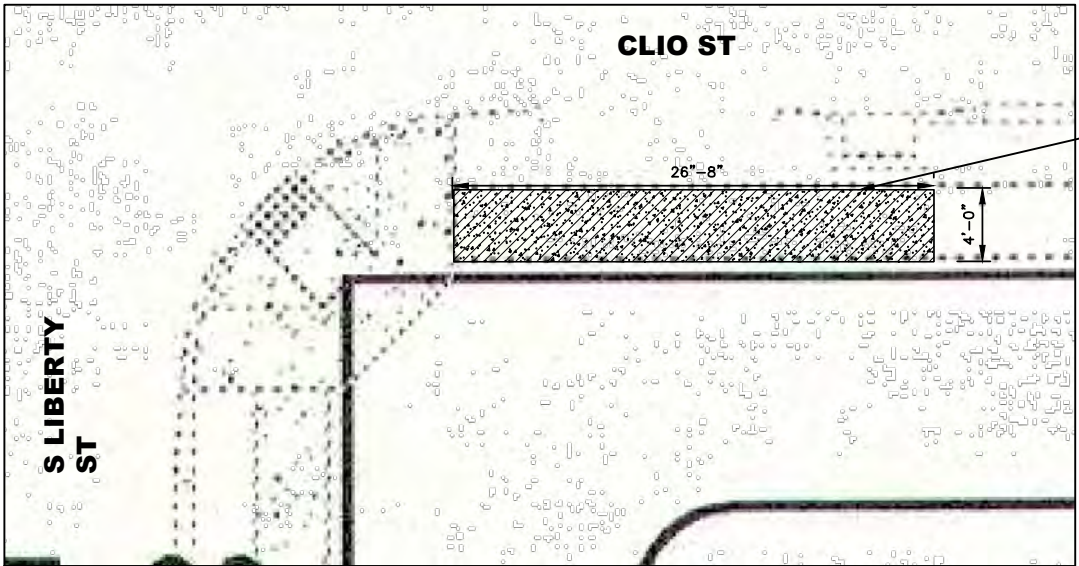
OWNER:  
HOUSING AUTHORITY  
OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

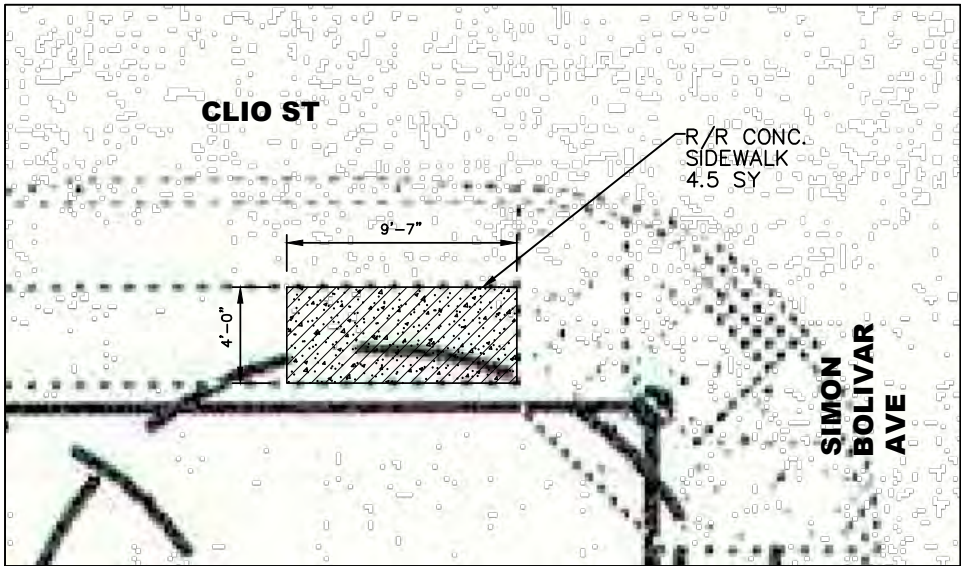
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ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

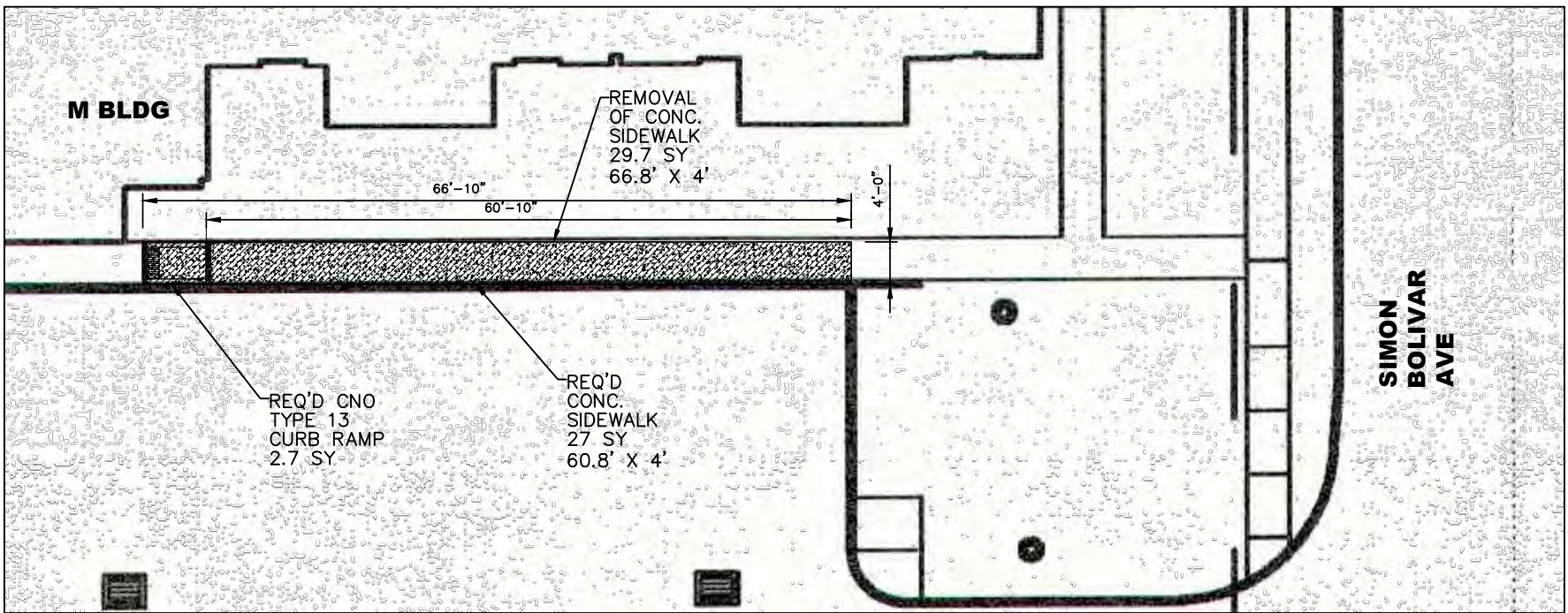
C-007



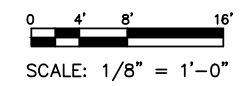
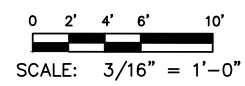
5 ABCDE  
SCALE: 3/16" = 1'-0" C-001 | C-008



5 QR  
SCALE: 3/16" = 1'-0" C-001 | C-008



5 LMNOP  
SCALE: 1/8" = 1'-0" C-001 | C-008



REVISIONS	BY

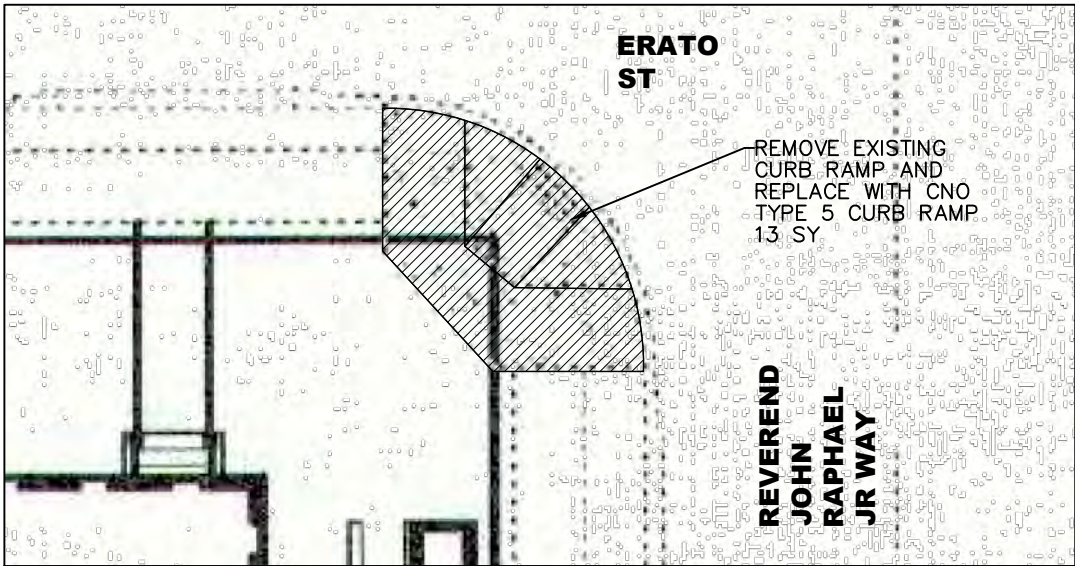
ARCHITECT/ENGINEER:  
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ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
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OWNER:  
**HOUSING AUTHORITY OF NEW ORLEANS**  
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NEW ORLEANS, LOUISIANA 70122

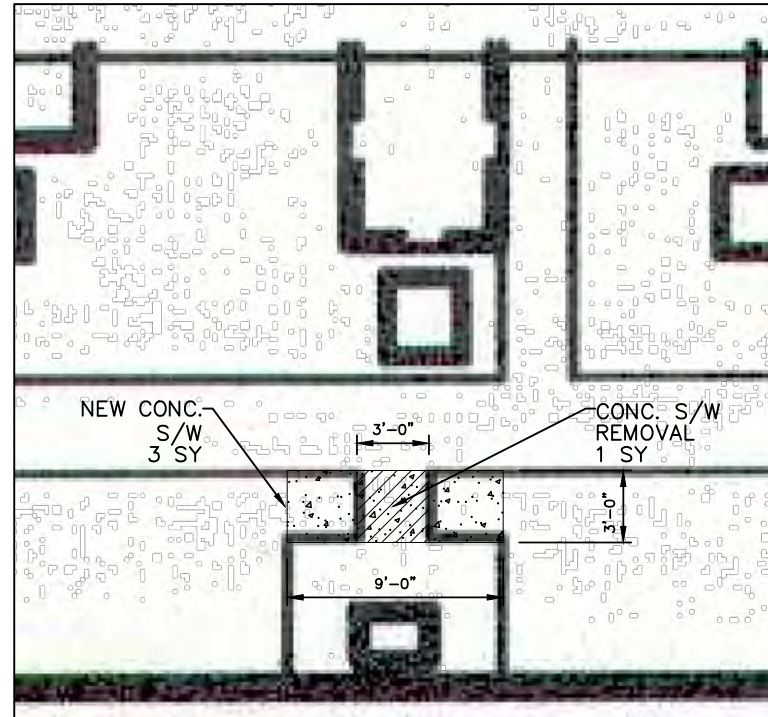
PROJECT:  
**GUSTE III COMMUNITY INTERIOR & EXTERIOR REPAIRS**  
SHEET TITLE:  
**EXTERIOR IMPROVEMENTS**

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CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

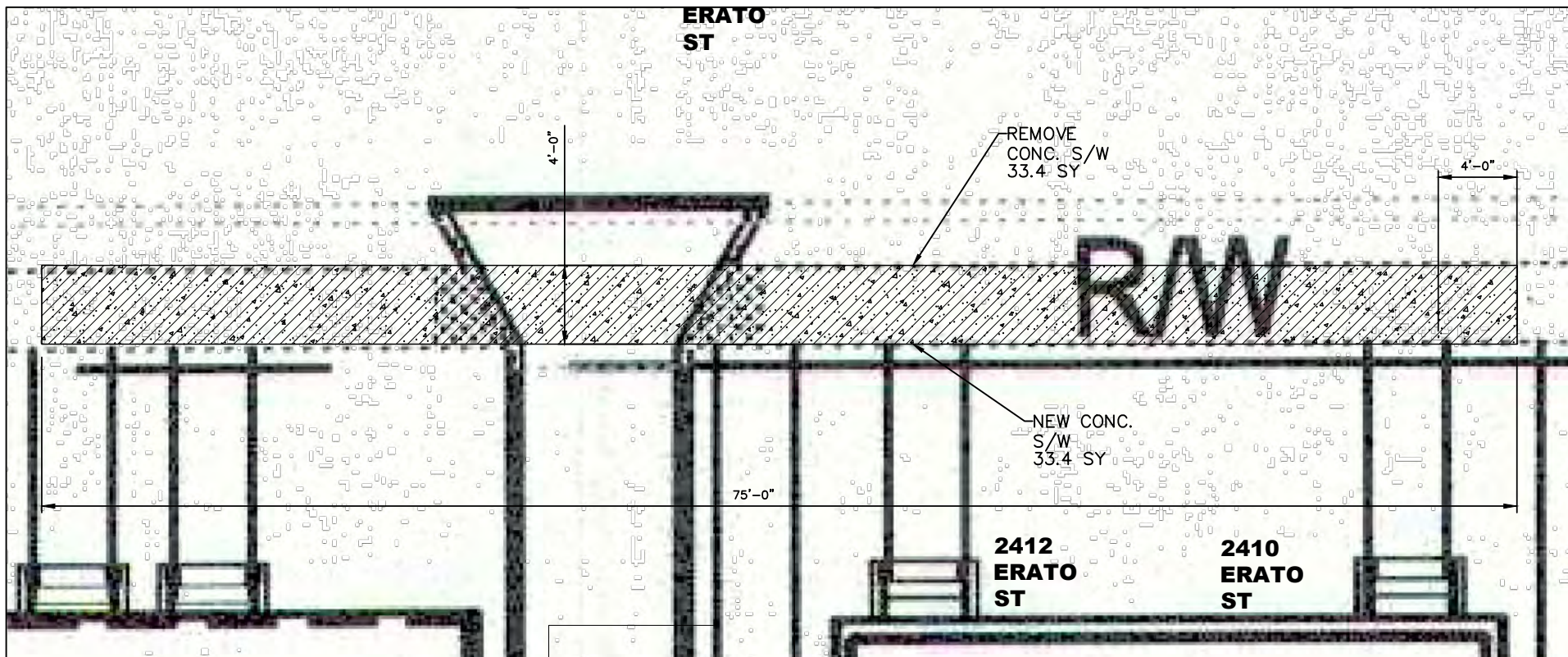
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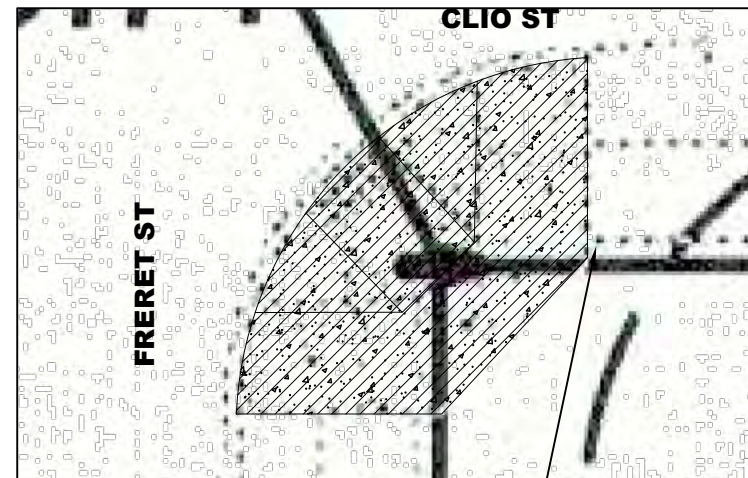
5 S  
SCALE: 3/16" = 1'-0" C-001 C-009



5 Z  
SCALE: 1/4" = 1'-0" C-001 C-009



5 T  
SCALE: 1/4" = 1'-0" C-001 C-009



5 DD  
SCALE: 1/4" = 1'-0" C-001 C-010

REMOVE EXISTING CURB RAMP AND REPLACE WITH CNO TYPE 5 CURB RAMP 16.5 SY

0 2' 4' 6' 10' SCALE: 3/16" = 1'-0"  
0 2' 4' 8' SCALE: 1/4" = 1'-0"



REVISIONS	BY

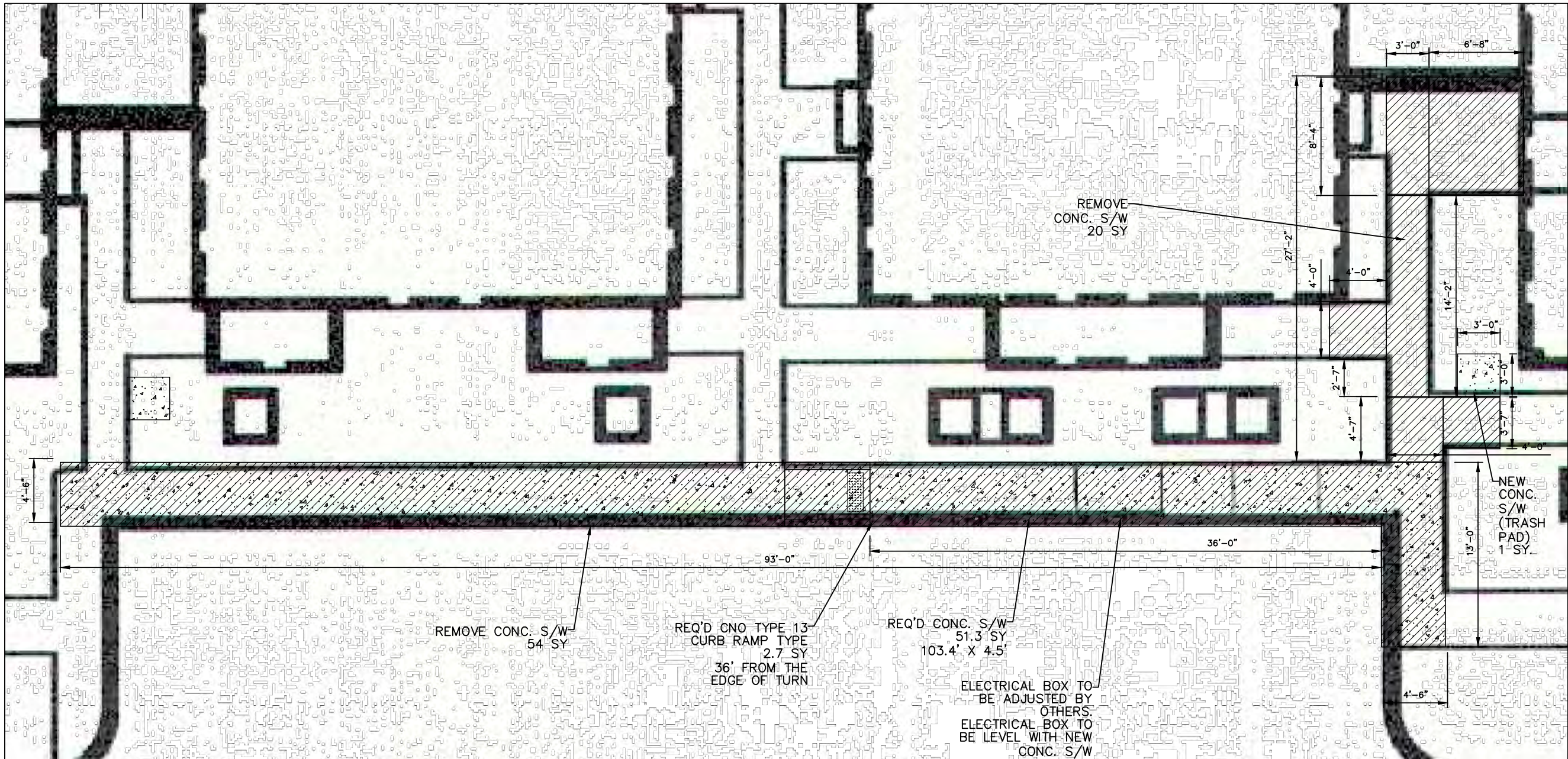
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NEW ORLEANS, LOUISIANA 70122

**PROJECT:** GUSTE III COMMUNITY INTERIOR & EXTERIOR REPAIRS  
**SHEET TITLE:** EXTERIOR IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-009



5 Y & AA & 2310 ERATO ST

SCALE: 1/4" = 1'-0"

C-001 C-010



2310 ERATO ST

SCALE: N.T.S

C-001 C-010



0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

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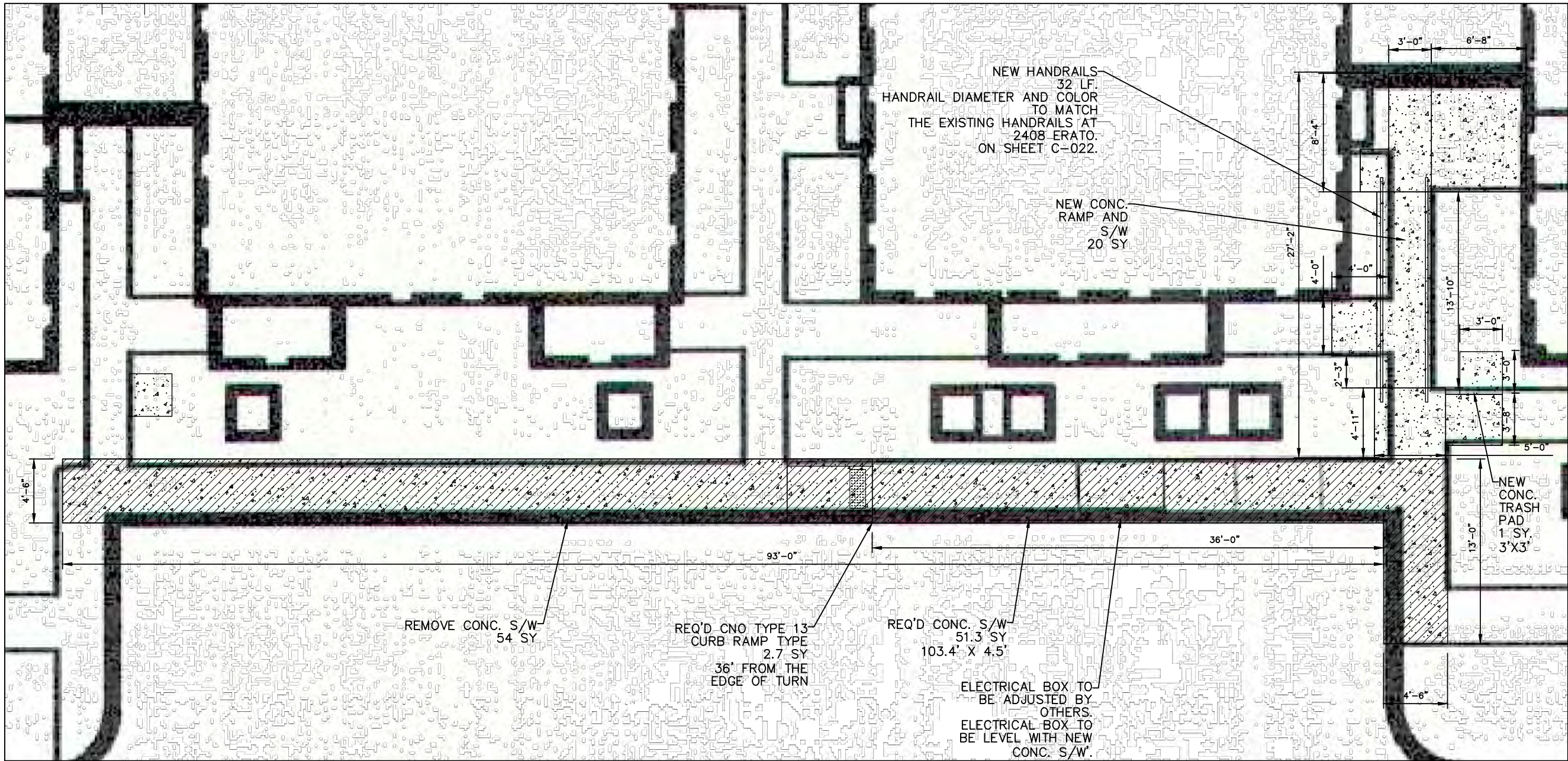
ARCHITECT/ENGINEER:

OWNER:  
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OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

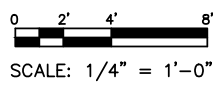
PROJECT: GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE: EXTERIOR IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-010



5 Y & AA & 2310 ERATO ST  
SCALE: 1/4" = 1'-0" C-001 C-010



2310 ERATO ST  
SCALE: N.T.S. C-001 C-010

REVISIONS	BY

ARCHITECT/ENGINEER:

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PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

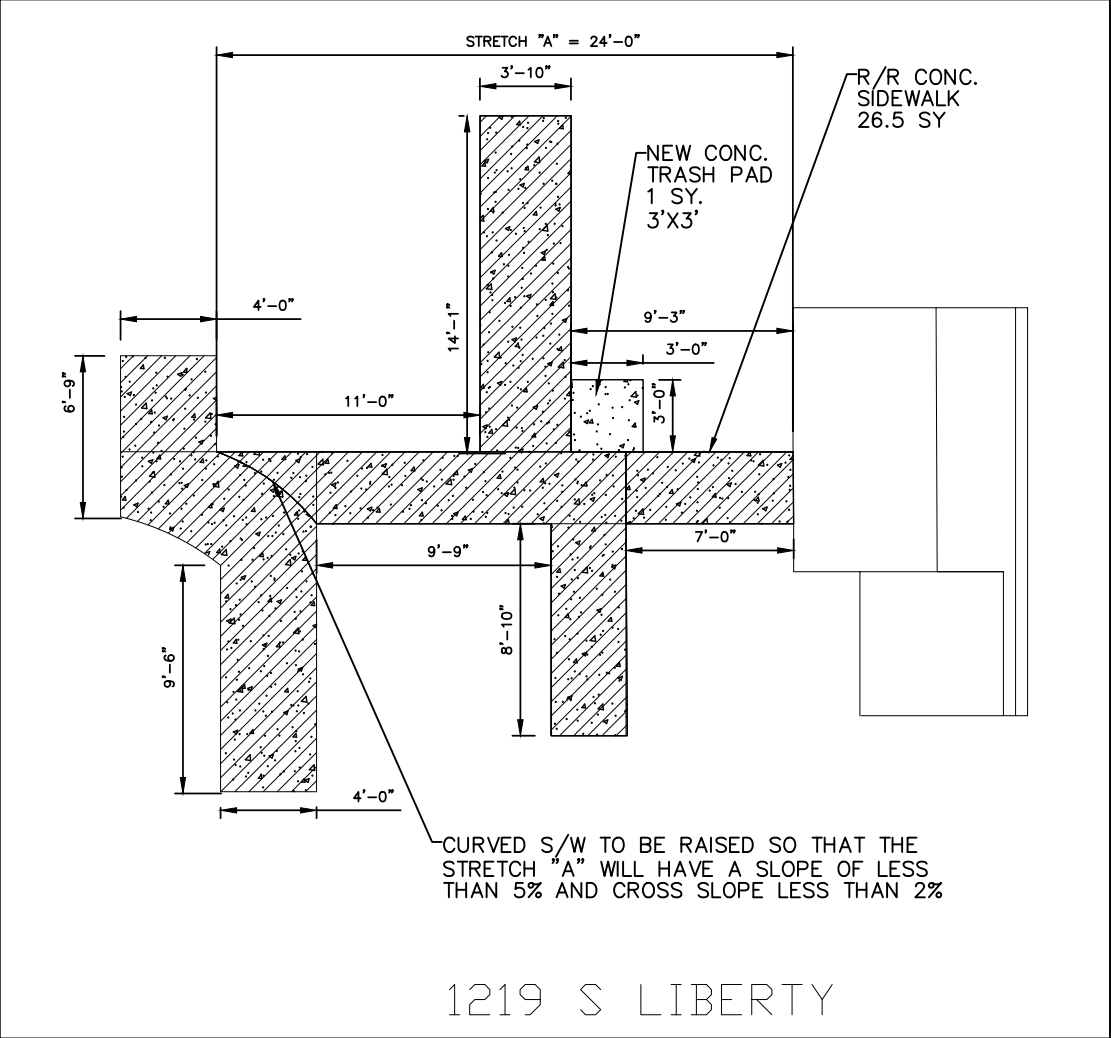
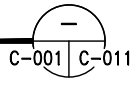
SHEET TITLE:  
EXTERIOR IMPROVEMENTS

DRAWN K.A.
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DATE NOV. 21, 2025
SCALE AS SHOWN
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SHEET NO.

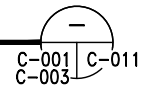
C-010A



5 00  
SCALE: N.T.S



5 00  
SCALE: 1/4" = 1'-0"



0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

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ARCHITECT/ENGINEER:  
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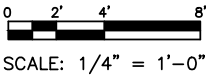
OWNER:  
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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
EXTERIOR IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-011

NOT USED



REVISIONS	BY

PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

EXTERIOR IMPROVEMENTS

OWNER:

HOUSING AUTHORITY  
OF NEW ORLEANS  
  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

ARCHITECT/ENGINEER:

**ECM Consultants, Inc.**  
ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
1301 CLEARVIEW PKWY, SUITE 200  
METAIRIE, LOUISIANA 70001  
PHONE: (504) 885-4080, FAX: (504) 885-1439  
EMAIL: mail@ecmconsultants.com

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.
C-012

NOT USED

[illegible]

ARCHITECT /ENGINEER:

***ECM Consultants, Inc.***

ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS

1301 CLEARVIEW PKWY. SUITE 200  
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EMAIL: [mail@ecmconsultants.com](mailto:mail@ecmconsultants.com)

OWNER:

HOUSING AUTHORITY  
OF NEW ORLEANS

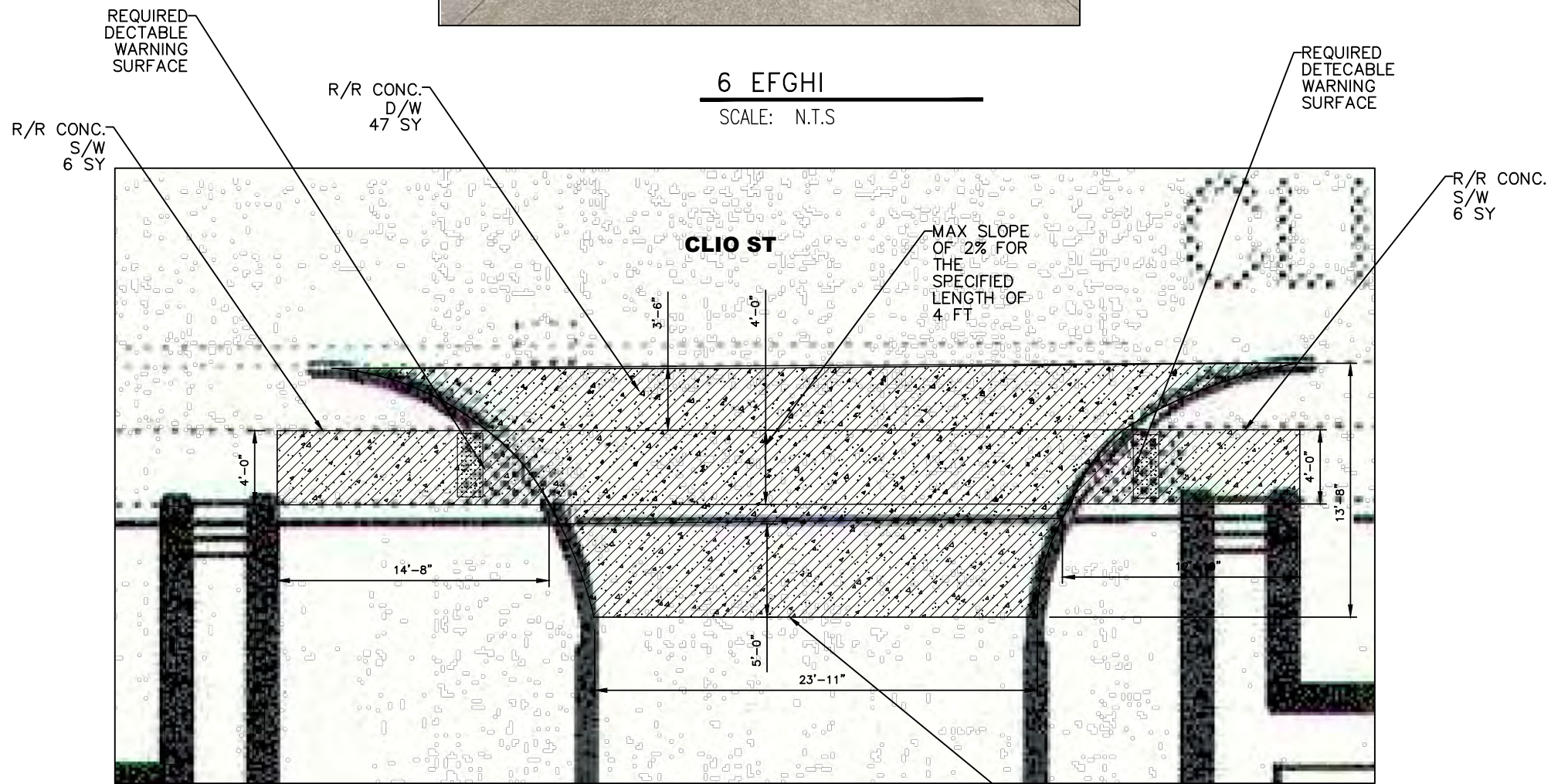
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

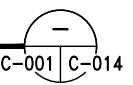
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SHEET TITLE:  
EXTERIOR IMPROVEMENTS

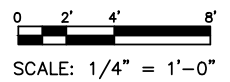
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K.A.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.
C-013



5 CC & 6 EFGHI  
SCALE: 1/4" = 1'-0"



EDGE OF NEW DRIVEWAY PAVEMENT TO MEET THE EXISTING ADJACENT PAVEMENT ELEVATION



REVISIONS	BY

ARCHITECT/ENGINEER:  
**ECM Consultants, Inc.**  
ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
1301 CLEARVIEW PKWY. SUITE 200  
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2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

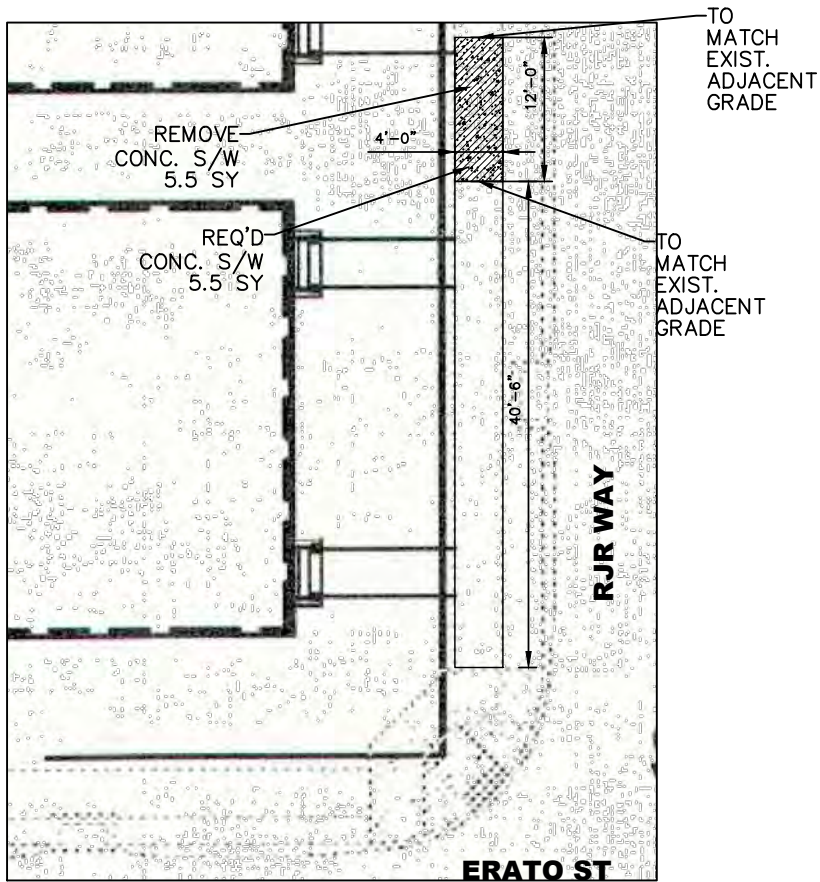
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GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
EXTERIOR IMPROVEMENTS

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CHECKED C.E.J.
DATE NOV. 21, 2025
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JOB NO. 22462.14
SHEET NO.

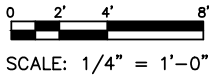
C-014



7  
SCALE: N.T.S



7  
SCALE: 1/8" = 1'-0" C-001 C-015



REVISIONS	BY

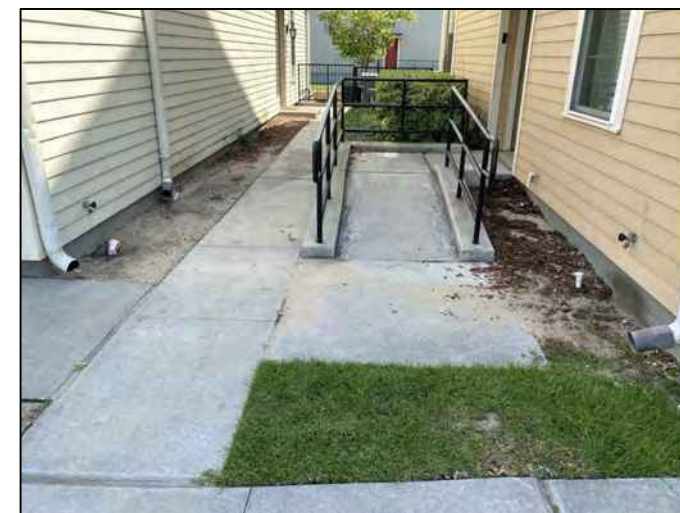
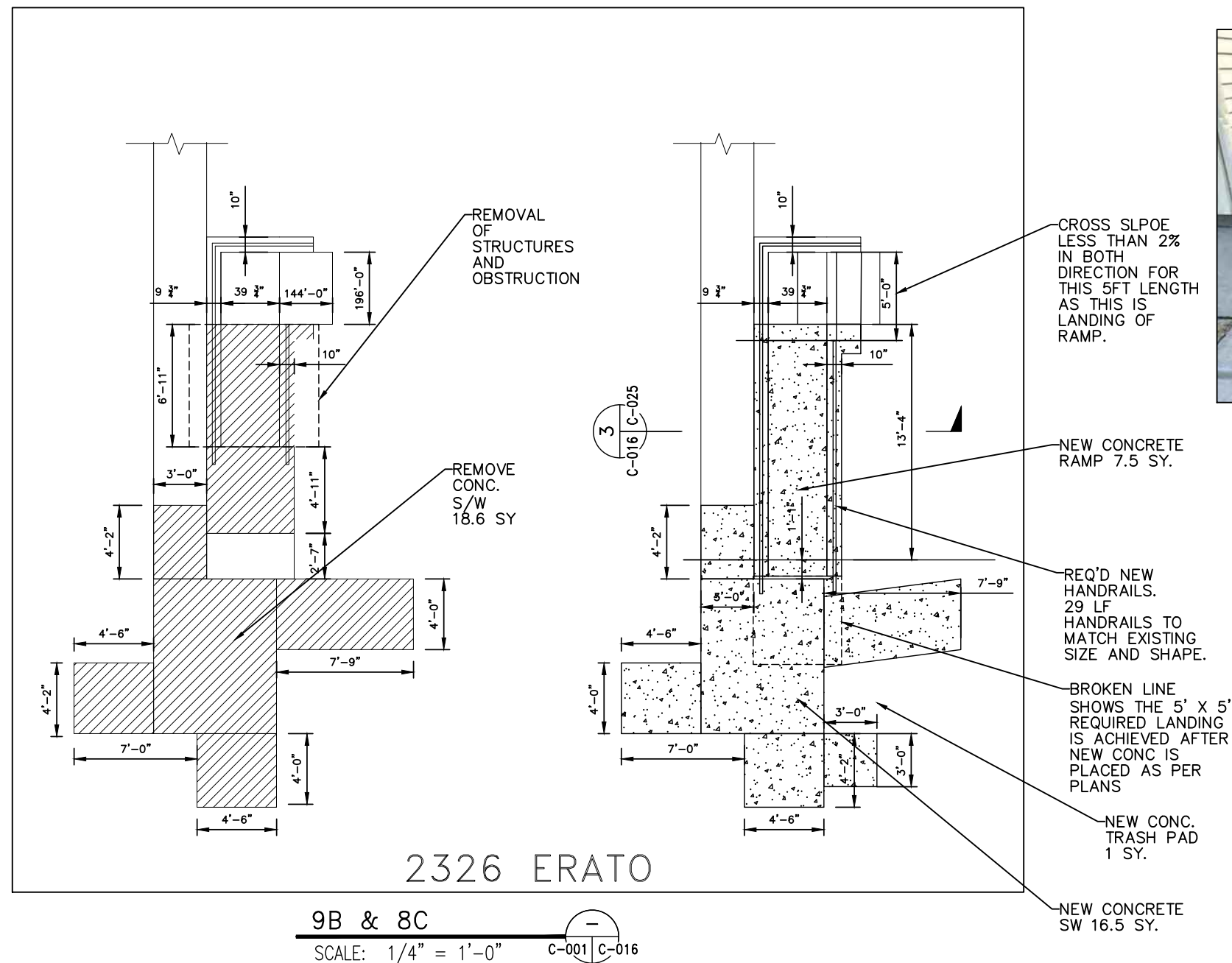
ARCHITECT/ENGINEER:  
**ECM Consultants, Inc.**  
ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
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METAIRIE, LOUISIANA 70001  
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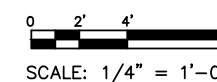
PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
EXTERIOR IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-015



9B & 8C  
SCALE: N.T.S.



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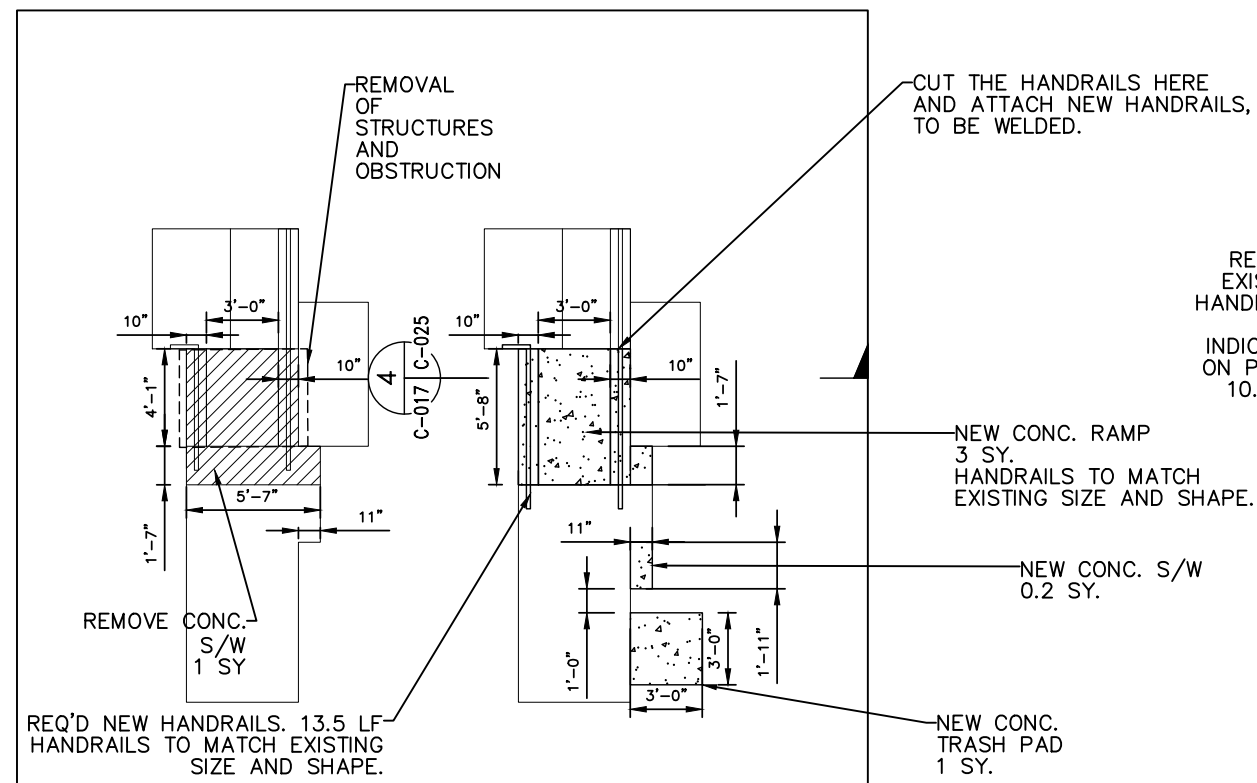
ARCHITECT/ENGINEER:  
**ECM Consultants, Inc.**  
ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
1301 CLEARVIEW PKWY. SUITE 200  
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NEW ORLEANS, LOUISIANA 70122

PROJECT:  
**GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS**  
SHEET TITLE:  
**EXTERIOR IMPROVEMENTS**

DRAWN K.A.
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DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

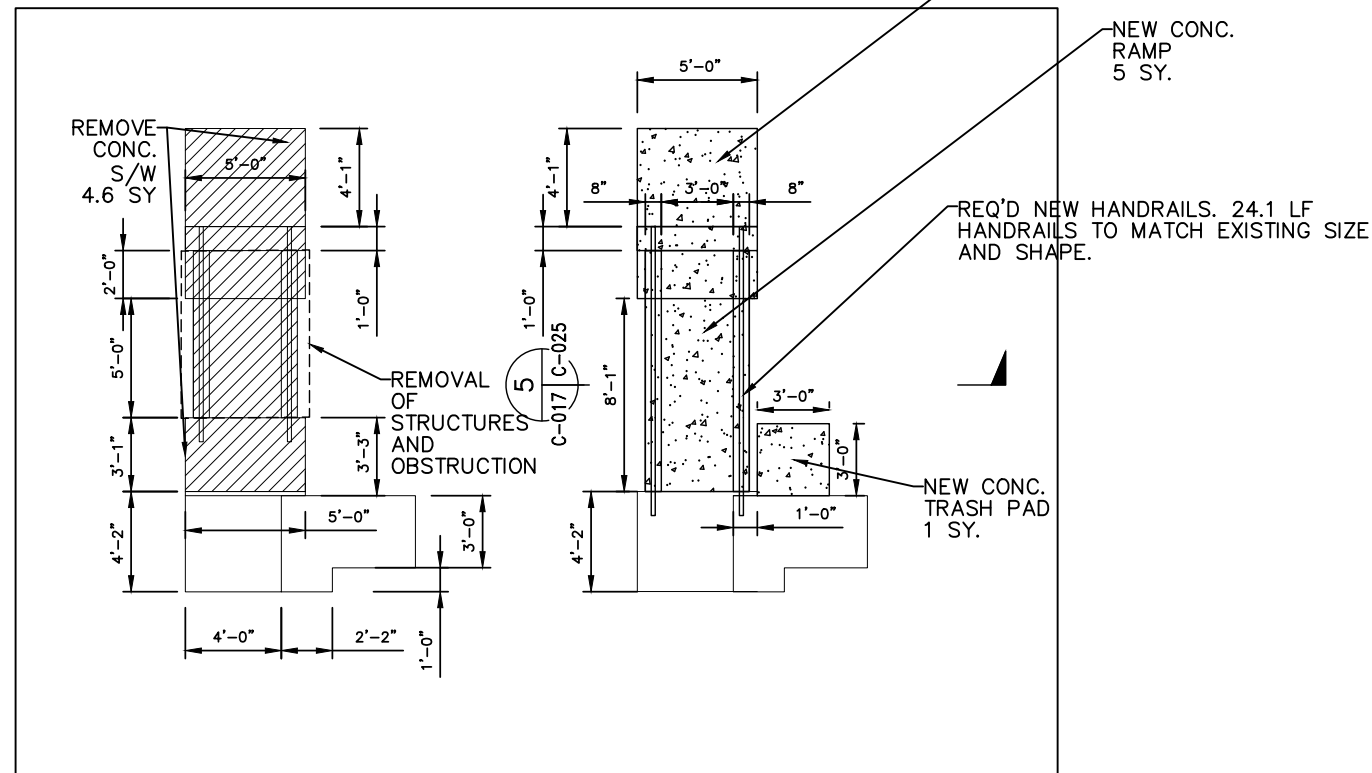
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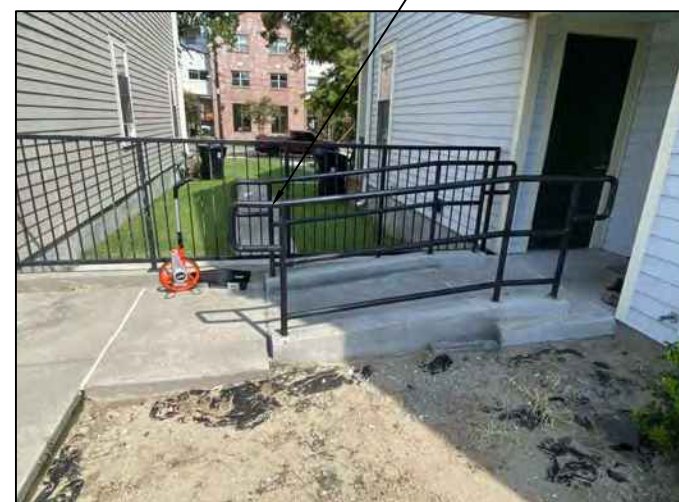
9C  
SCALE: 1/4" = 1'-0" C-001 C-017



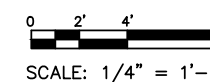
9C  
SCALE: N.T.S



9D  
SCALE: 1/4" = 1'-0" C-001 C-017



9D  
SCALE: N.T.S



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ARCHITECT/ENGINEER:

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OWNER:

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2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:

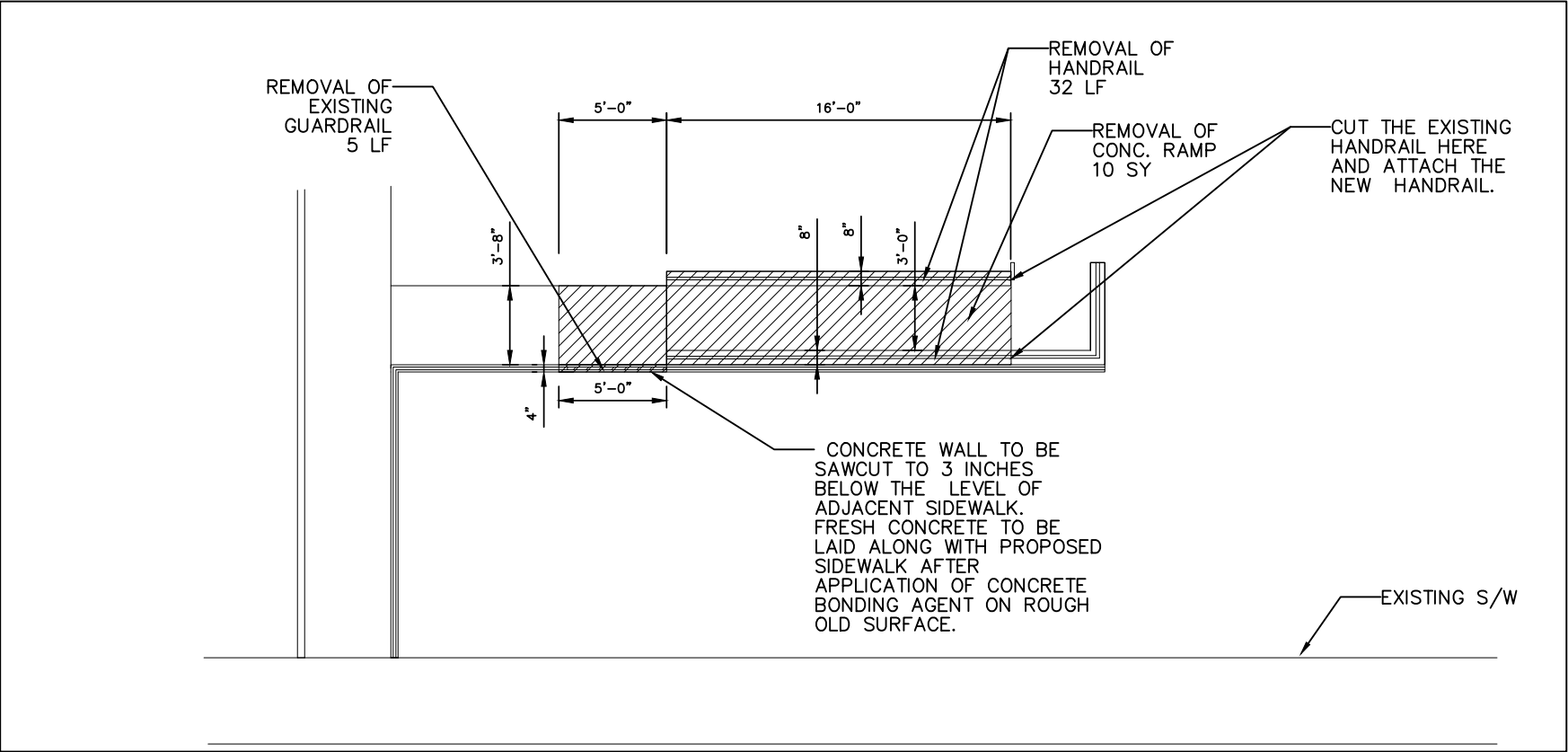
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

EXTERIOR IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-017



9E  
SCALE: 1/4" = 1'-0" C-001 C-018



9E  
SCALE: N.T.S



9E  
SCALE: N.T.S

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

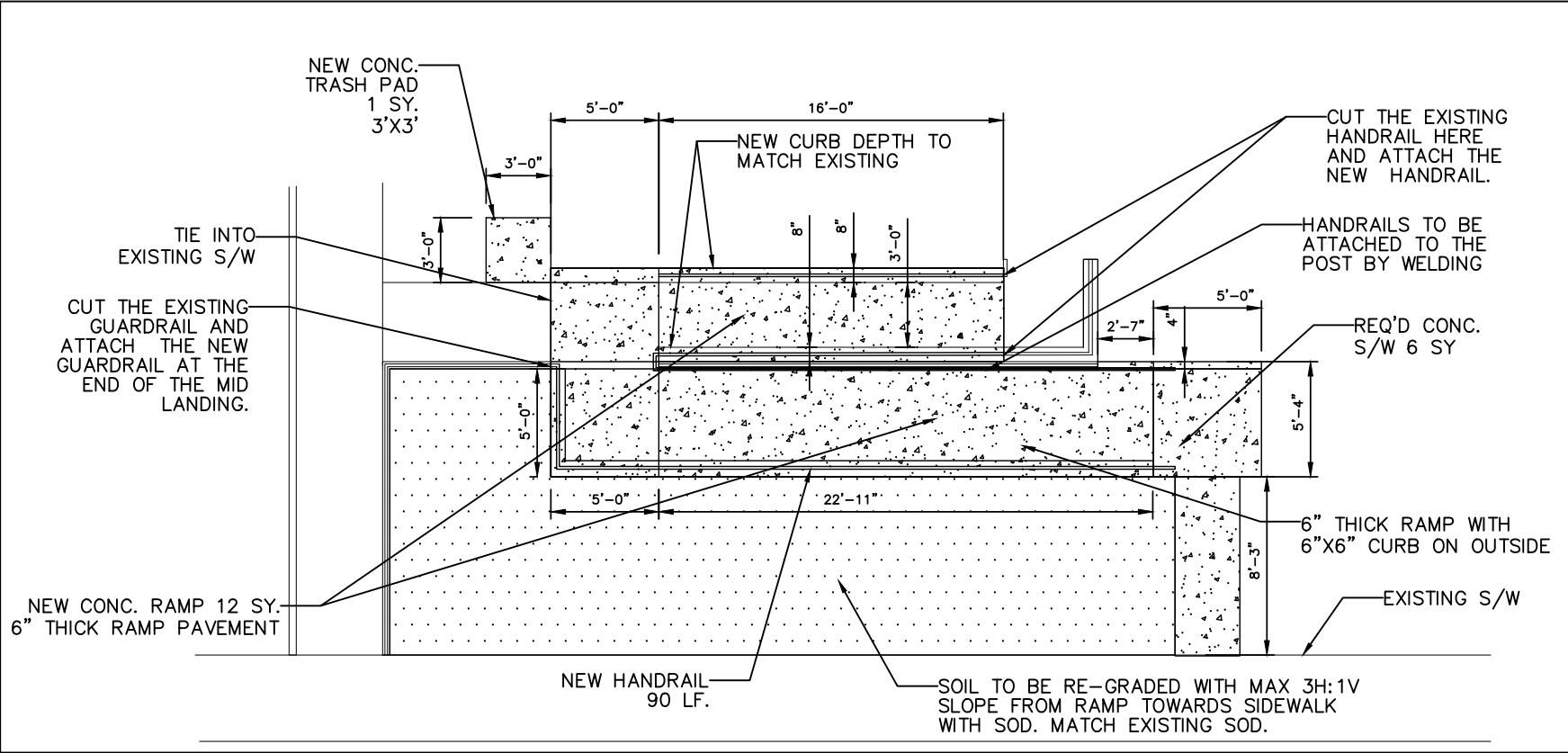
ARCHITECT/ENGINEER:  
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1301 CLEARVIEW PKWY, SUITE 200  
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2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO. C-018



9E  
SCALE: 1/4" = 1'-0" C-001 | C-018A



9E  
SCALE: N.T.S



9E  
SCALE: N.T.S

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

ARCHITECT/ENGINEER:

**ECM Consultants, Inc.**

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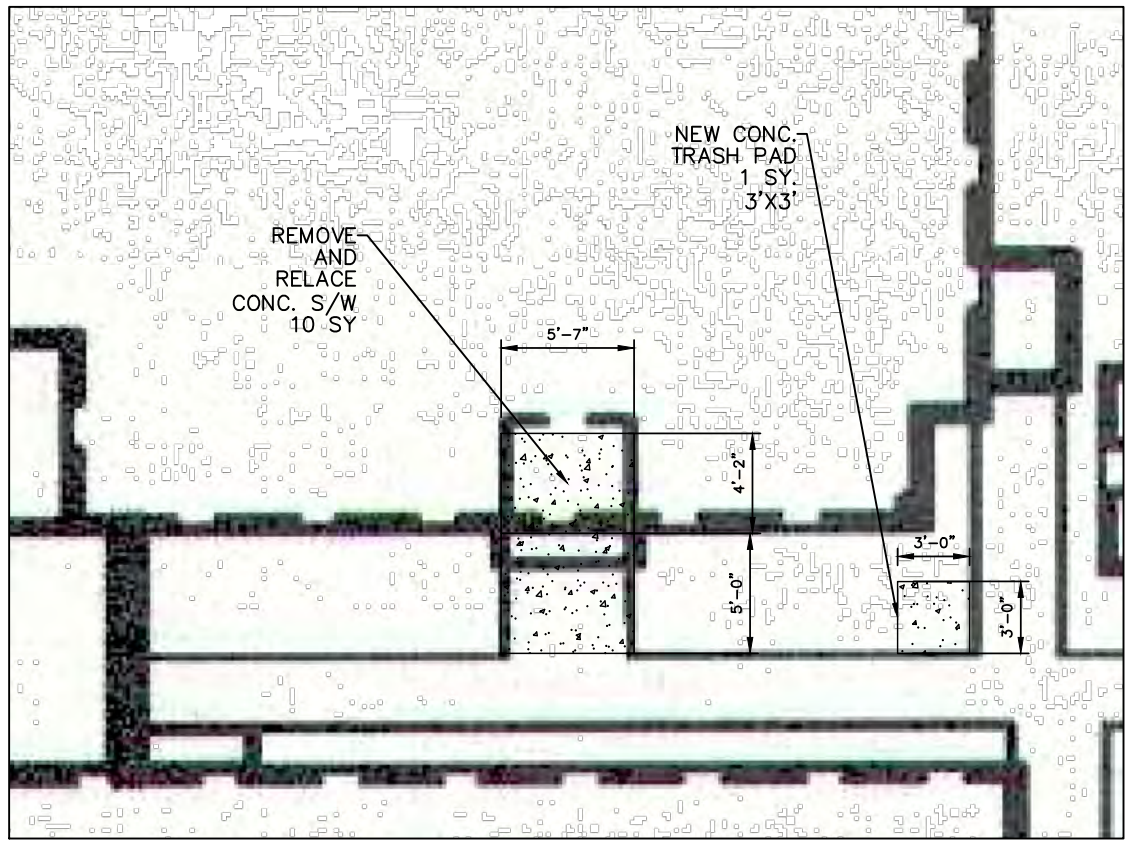
PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

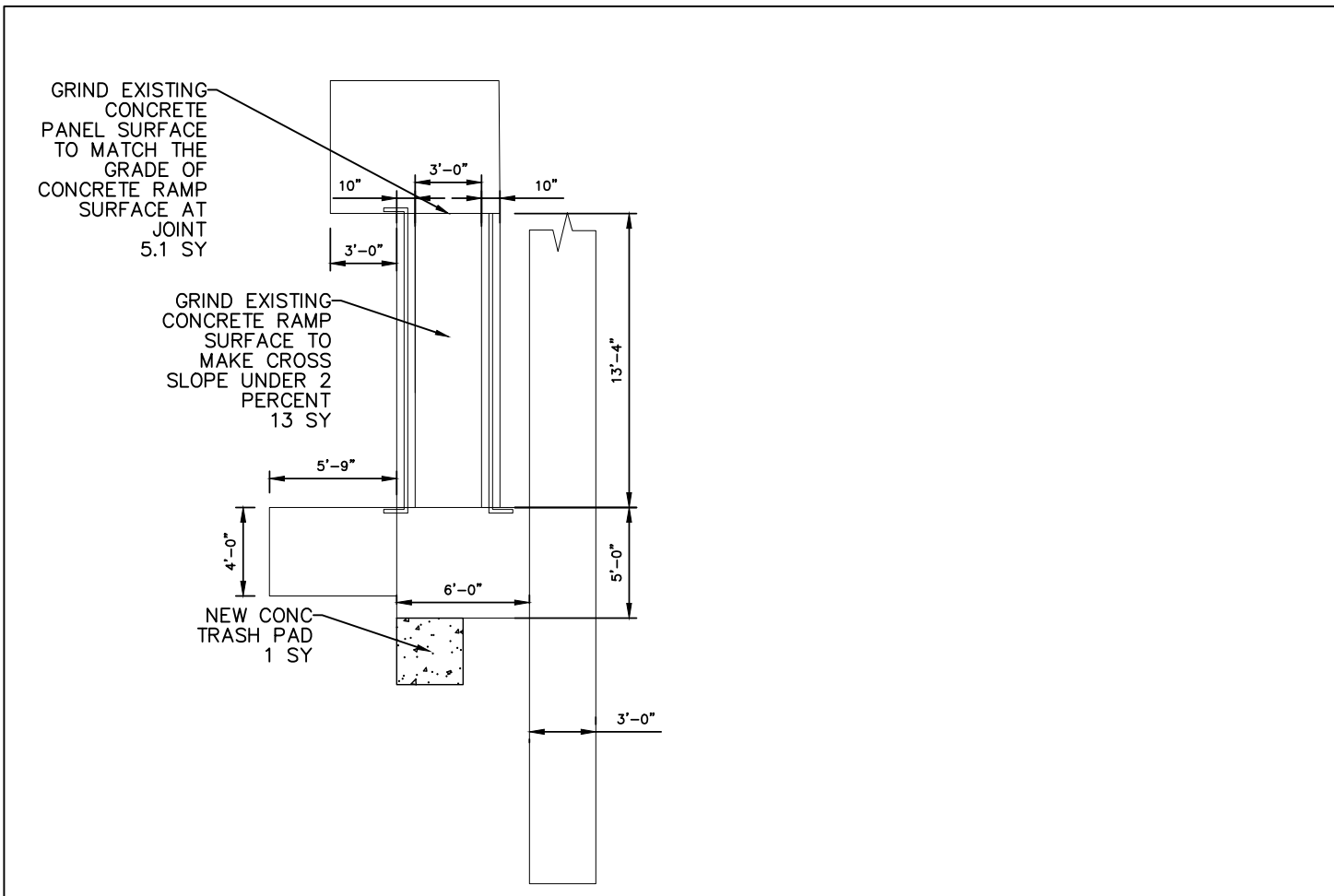
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ACCESSIBLE ROUTES IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
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JOB NO. 22462.14
SHEET NO.

C-018A



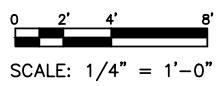
9 F  
SCALE: 1/4" = 1'-0" C-001 C-019



10 B  
SCALE: 1/4" = 1'-0" C-001 C-019



10 B  
SCALE: N.T.S



SCALE: 1/4" = 1'-0"

REVISIONS	BY

ARCHITECT/ENGINEER:

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ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
1301 CLEARVIEW PKWY. SUITE 200  
METAIRIE, LOUISIANA 70001  
PHONE: (504) 885-4080, FAX: (504) 885-1439  
EMAIL: mail@ecmconsultants.com

OWNER:

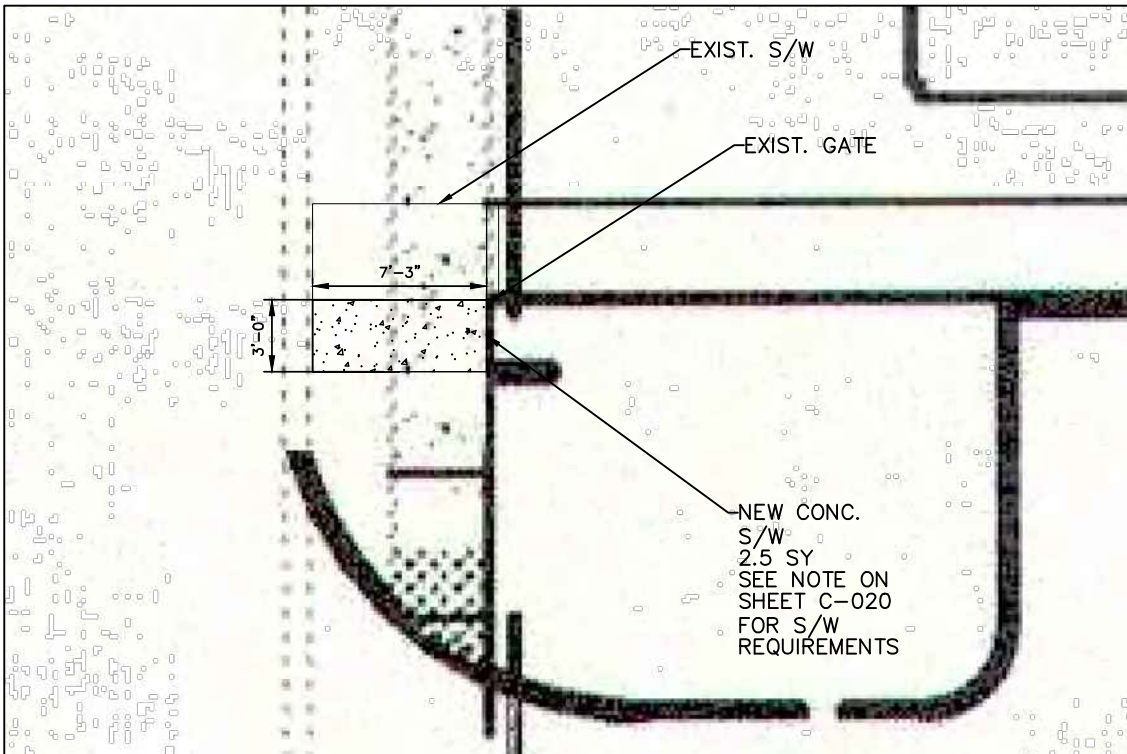
HOUSING AUTHORITY  
OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
EXTERIOR IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

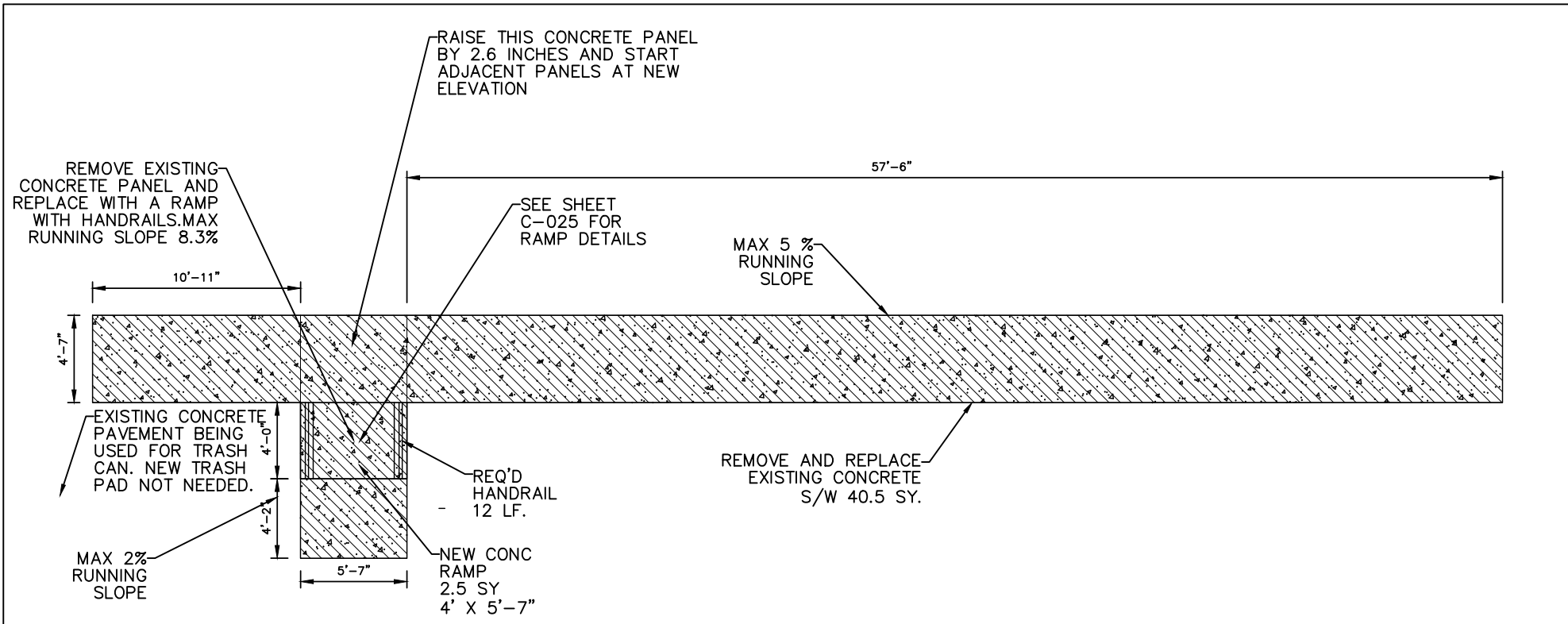
C-019



11 & 14  
SCALE: 1/4" = 1'-0" C-001 C-020



11 & 14  
N.T.S



12 B  
SCALE: 1/4" = 1'-0" C-001 C-020

NOTE:  
1. CLEAR EXTENSION OF ATLEAST 18 INCHES IS REQUIRED ON THE LATCH SIDE AT THE GATE. THE CLEAR SPACE MUST ALSO EXTEND 60 " FROM THE GATE..

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"



REVISIONS	BY

ARCHITECT/ENGINEER:

**ECM Consultants, Inc.**

ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
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2051 SENATE ST. BUILDING B, RM. 202  
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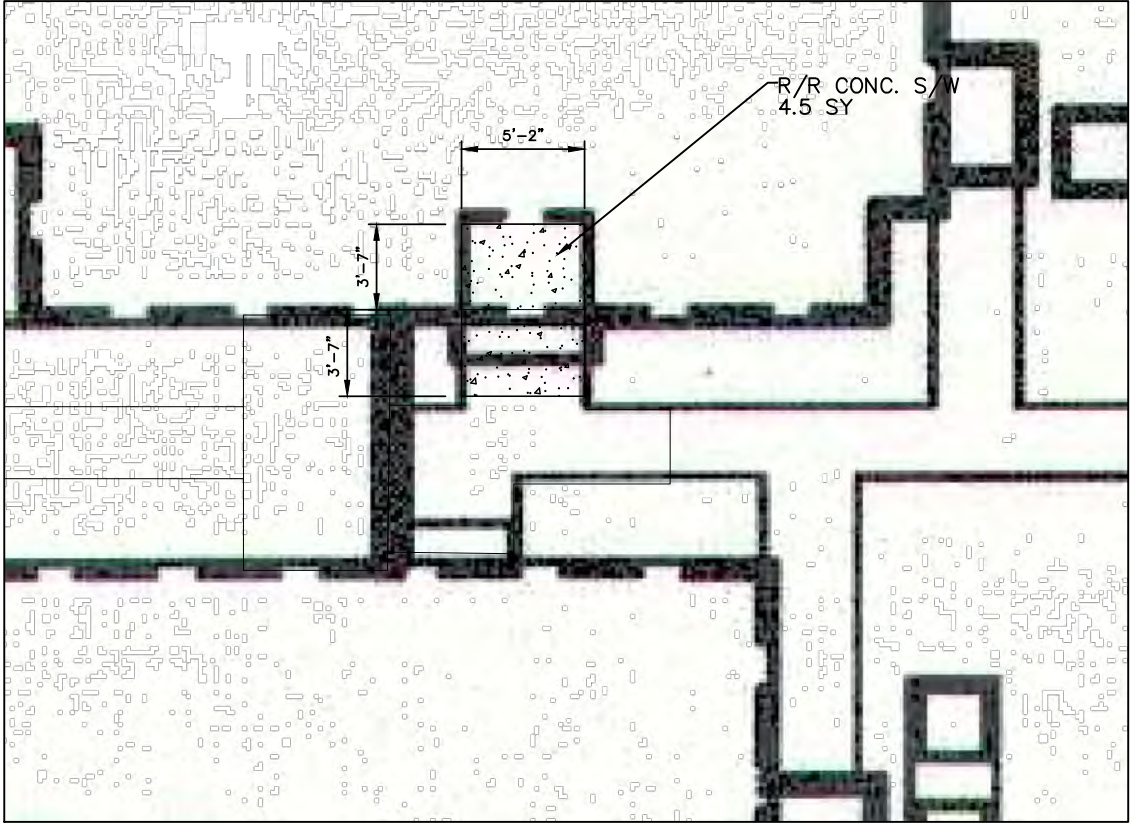
PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
EXTERIOR IMPROVEMENTS

DRAWN K.A.
CHECKED C.E.J.
DATE NOV. 21, 2025
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JOB NO. 22462.14
SHEET NO.

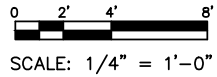
C-020



12 C  
SCALE: 1/4" = 1'-0" C-001 C-021



12 C  
SCALE: N.T.S



REVISIONS	BY

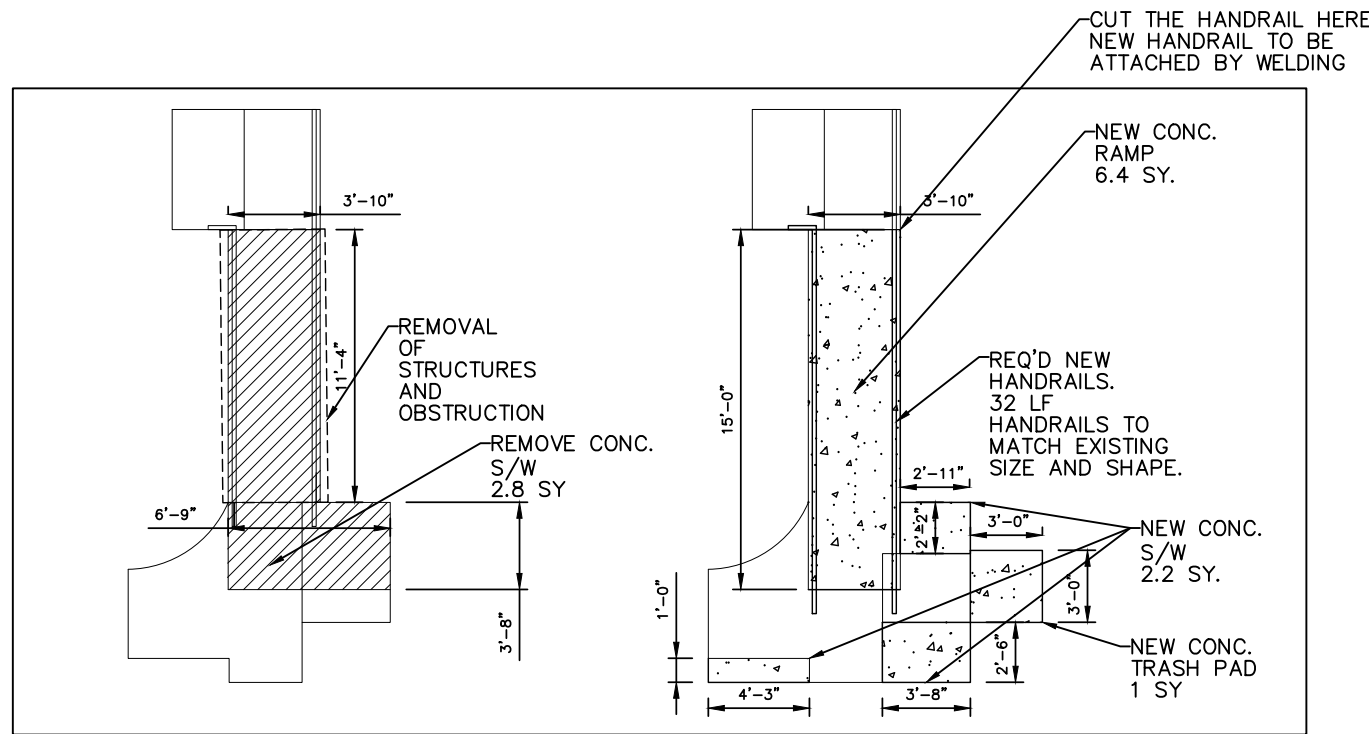
ARCHITECT/ENGINEER:  
**ECM Consultants, Inc.**  
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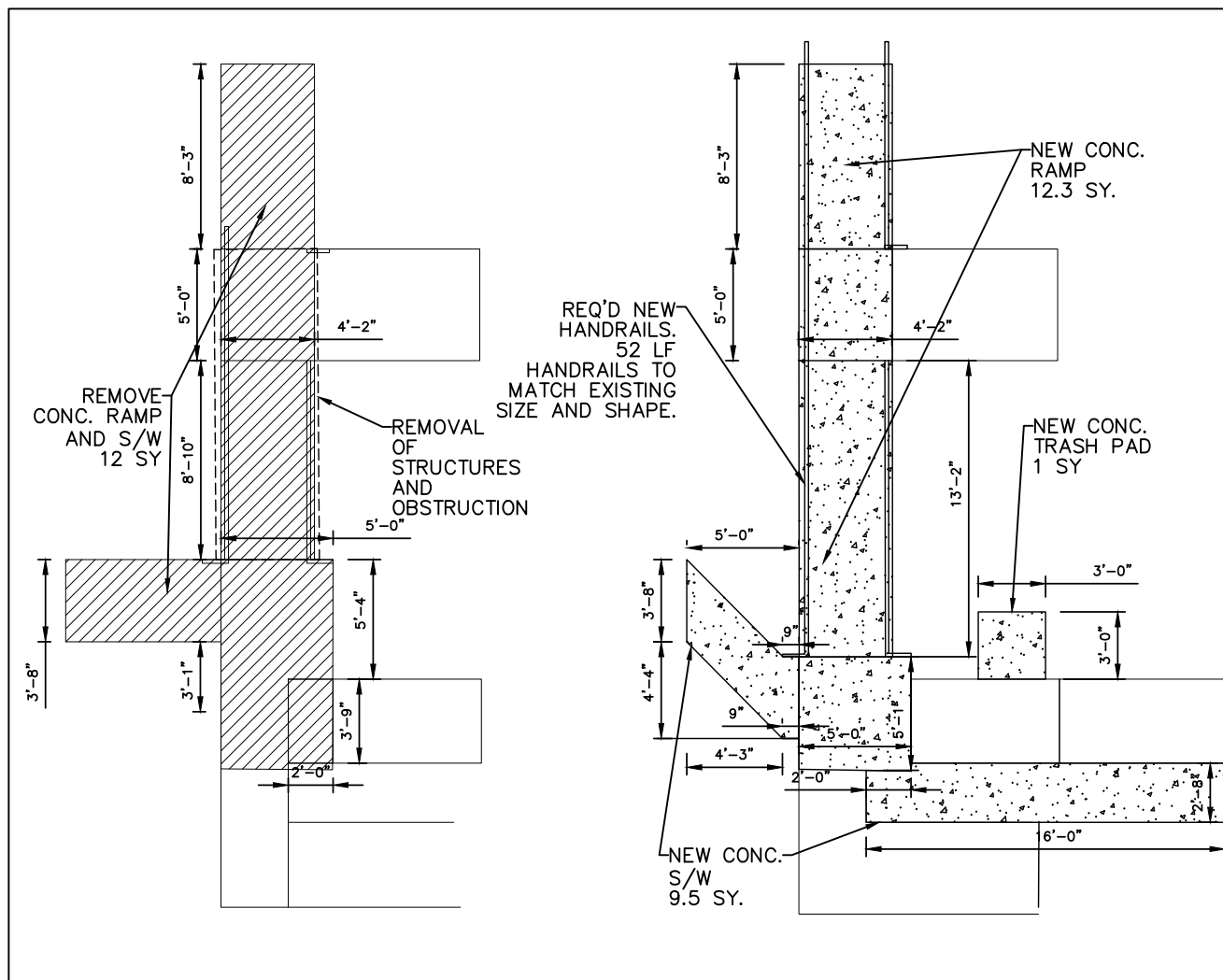
PROJECT:  
**GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS**  
SHEET TITLE:  
**EXTERIOR IMPROVEMENTS**

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CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
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SHEET NO.

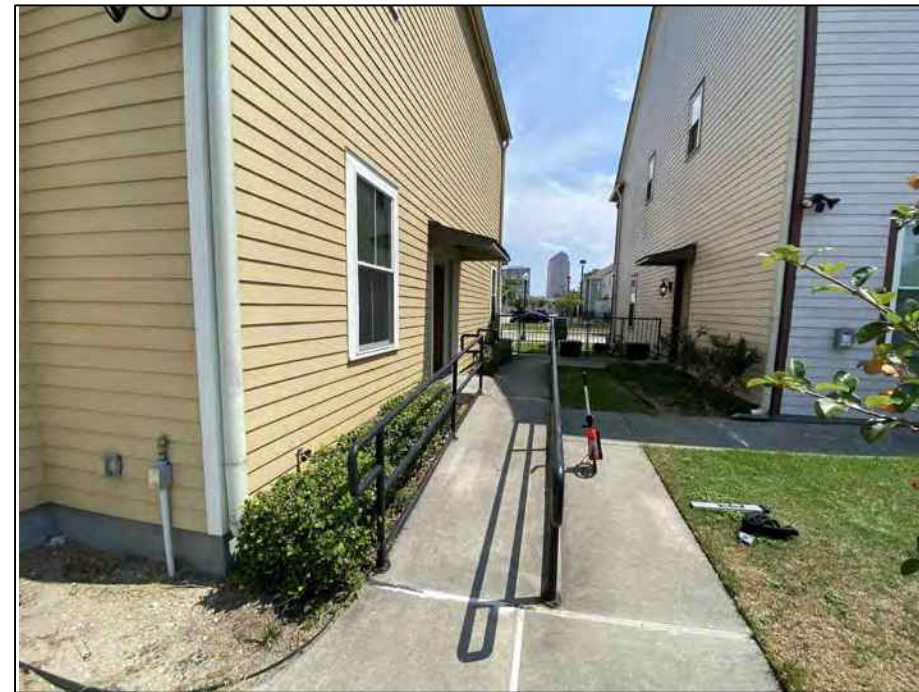
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**2408 ERATO RAMP**  
SCALE: 1/4" = 1'-0" C-001 C-022



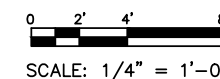
**2414 ERATO RAMP**  
SCALE: 1/4" = 1'-0" C-001 C-022



**2408 ERATO RAMP**  
N.T.S



**2414 ERATO RAMP**  
N.T.S



REVISIONS	BY

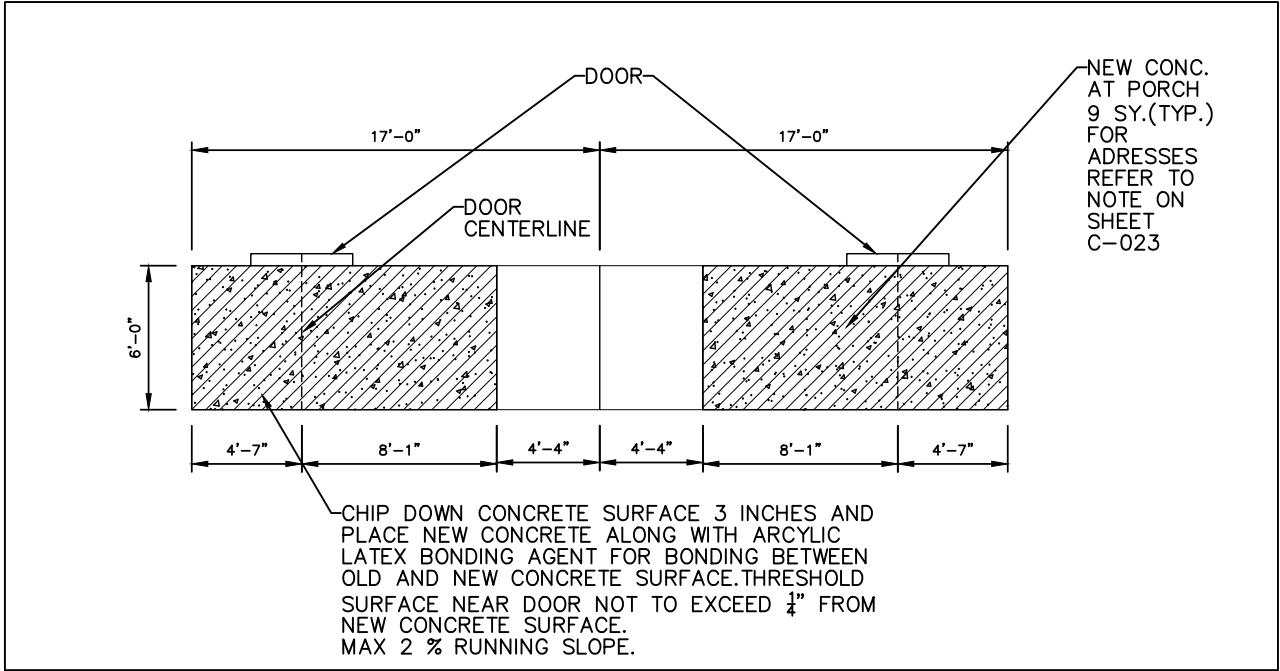
ARCHITECT/ENGINEER:  
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2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:  
**GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS**  
SHEET TITLE:  
**ACCESSIBLE ROUTES IMPROVEMENTS**

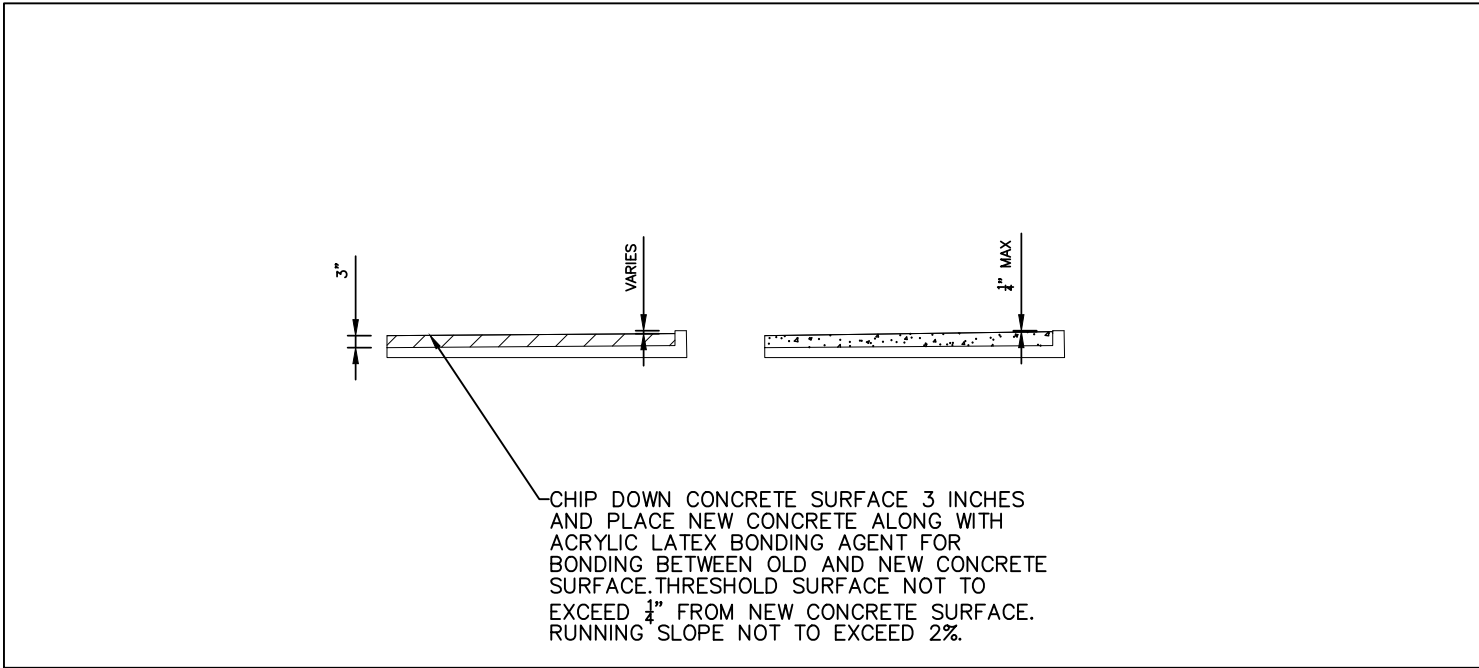
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CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	C-022

C-022



16

SCALE: 1/4" = 1'-0"



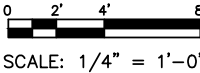
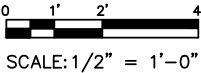
16

SCALE: 1/2" = 1'-0"

NOTE:

FOLLOWING ARE THE ADRESSES WHERE THIS REPAIR AT FRONT PORCH NEEDS TO BE PERFORMED:

1. 1210 REV JOHN RAPHAEL JR WAY
2. 1212 REV JOHN RAPHAEL JR WAY
3. 1215 REV JOHN RAPHAEL JR WAY
4. 1217 REV JOHN RAPHAEL JR WAY
5. 1222 REV JOHN RAPHAEL JR WAY
6. 1224 REV JOHN RAPHAEL JR WAY
7. 1215 S. LIBERTY STREET
8. 1217 S. LIBERTY STREET
9. 2410 ERATO STREET
10. 2412 ERATO STREET
11. 2306 ERATO STREET
12. 2308 ERATO STREET
13. 2322 ERATO STREET
14. 2324 ERATO STREET
15. 1202 FRERET STREET
16. 1204 FRERET STREET



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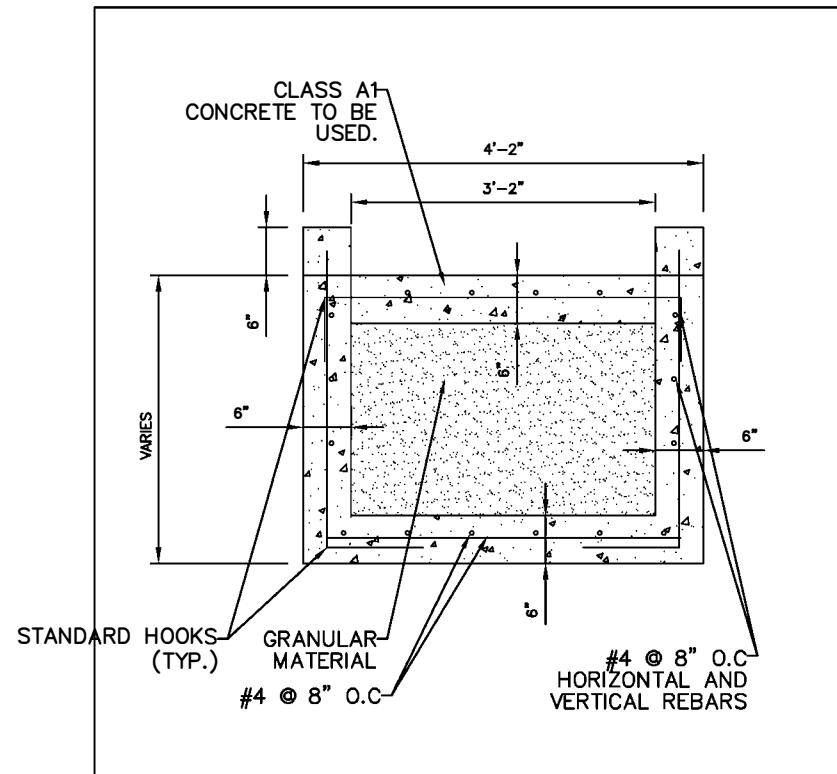
PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

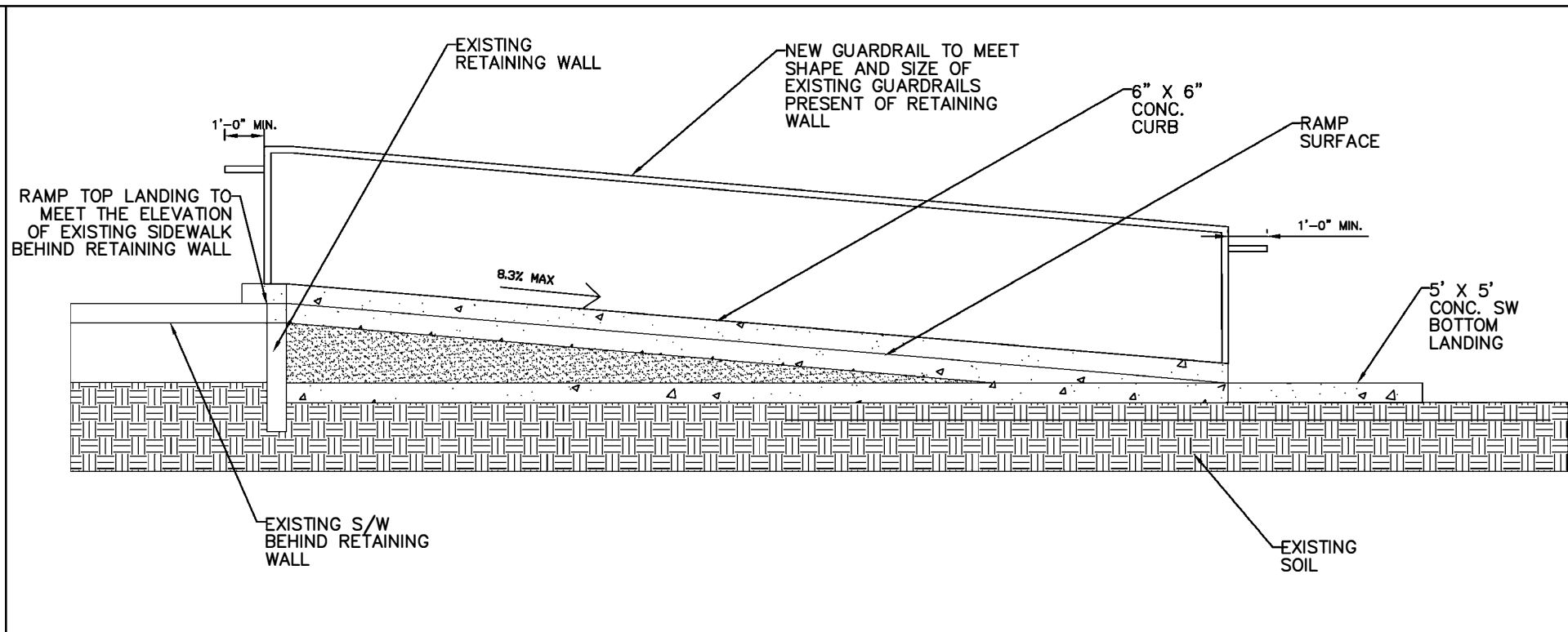
SHEET TITLE:  
EXTERIOR IMPROVEMENTS

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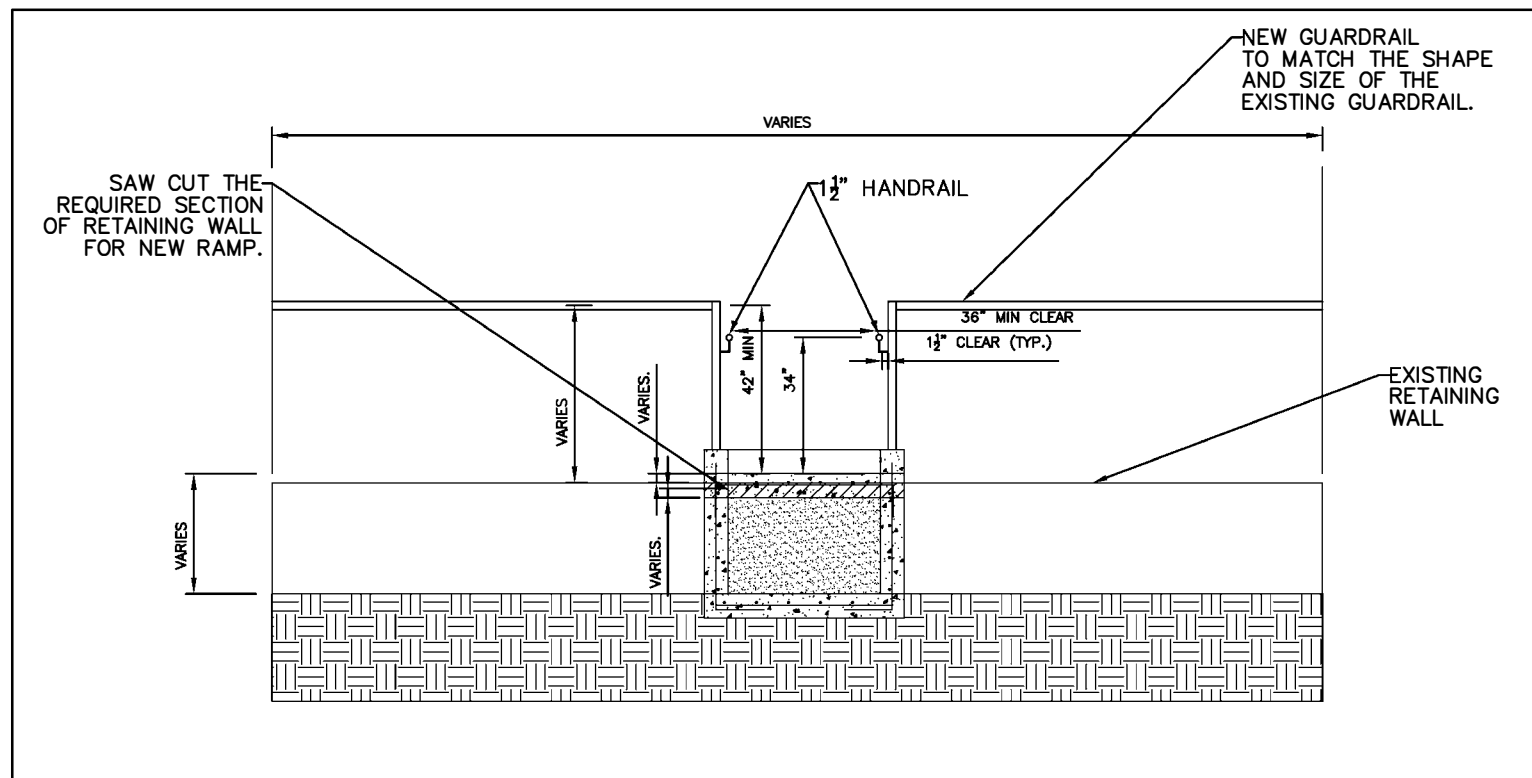
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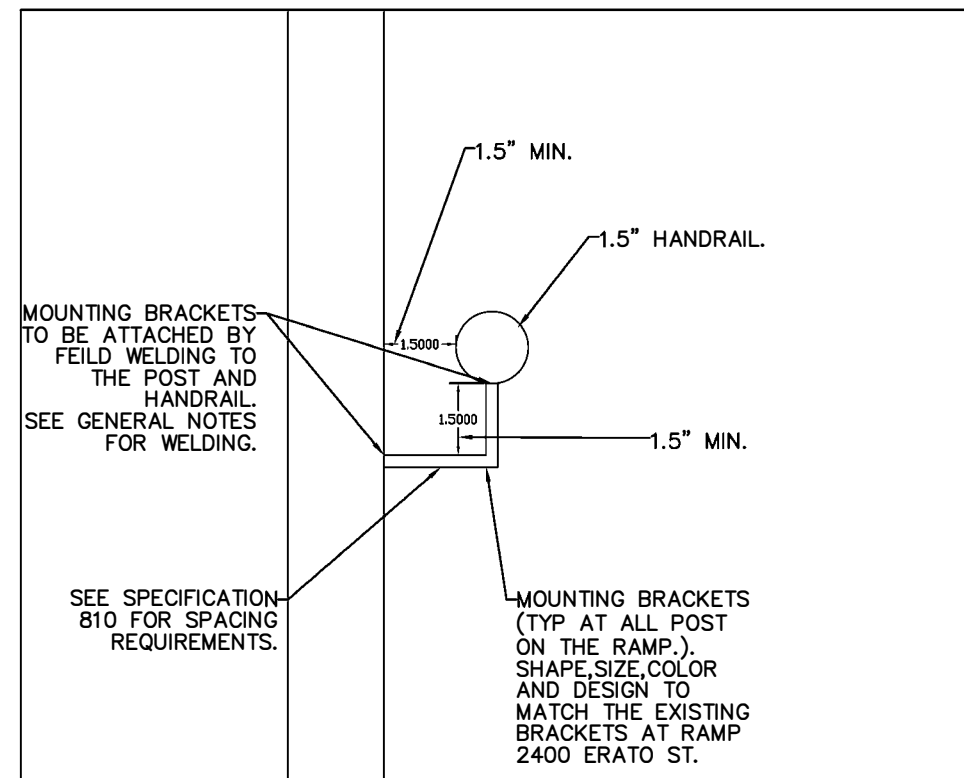
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SCALE: 1" = 1'-0"  
C-003A  
C-004A  
C-005A  
C-006A



RAMP SECTION DETAIL 2  
SCALE: 1/2" = 1'-0"  
C-003A  
C-004A  
C-005A  
C-006A



RAMP SECTION ELEVATION @ RETAINING WALL  
SCALE: 1/2" = 1'-0"  
C-024 C-024



MOUNTING BRACKETS TYPICAL DETAIL  
SCALE: 6" = 1'-0"  
C-024 C-024

REVISIONS	BY

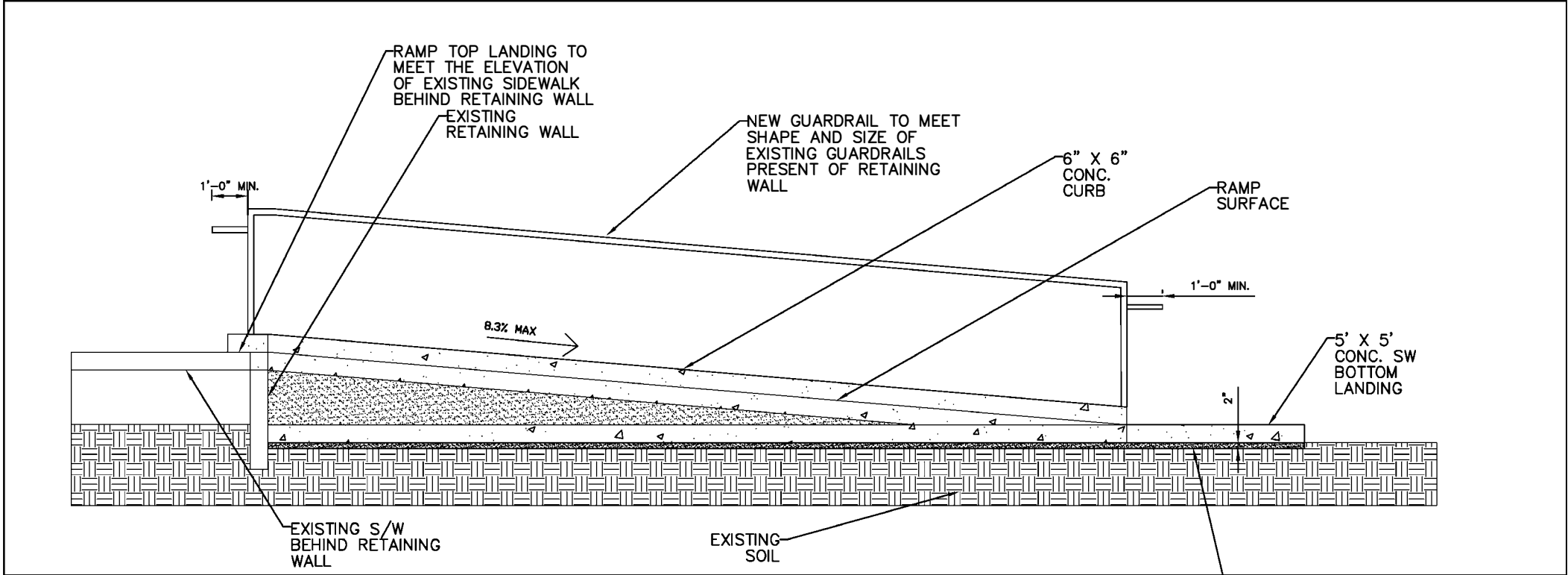
ARCHITECT/ENGINEER:  
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NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
RAMP DETAILS

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DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-024



RAMP SECTION DETAIL 2  
SCALE: 1/2" = 1'-0" C-002A C-024A

REVISIONS	BY

ARCHITECT/ENGINEER:

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ENGINEERS – ARCHITECTS – CONSTRUCTION MANAGERS  
1301 CLEARVIEW PKWY, SUITE 200  
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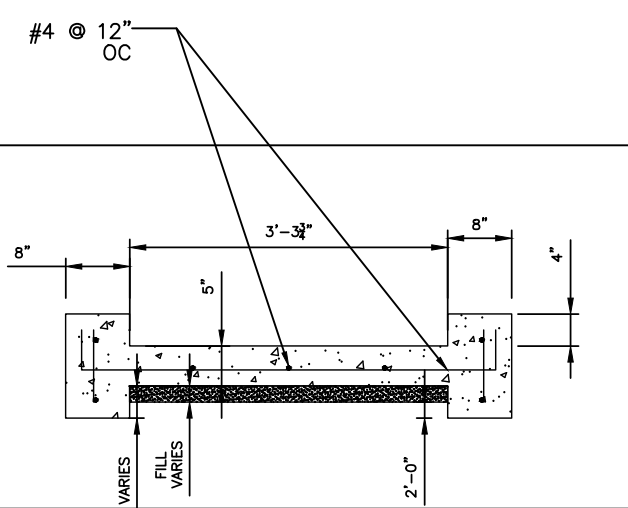
PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

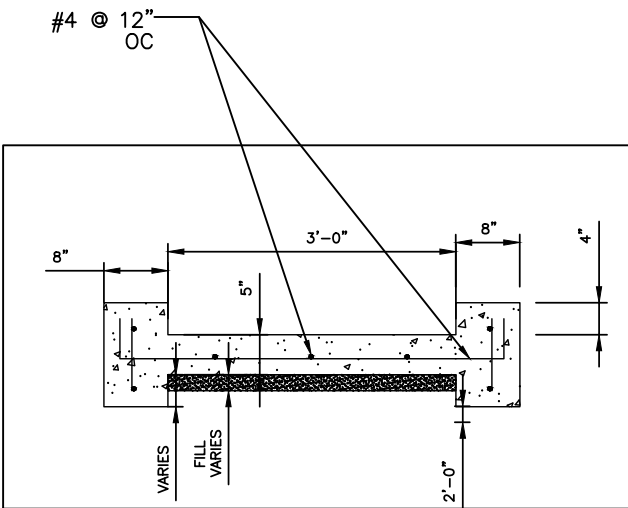
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RAMP DETAILS

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CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

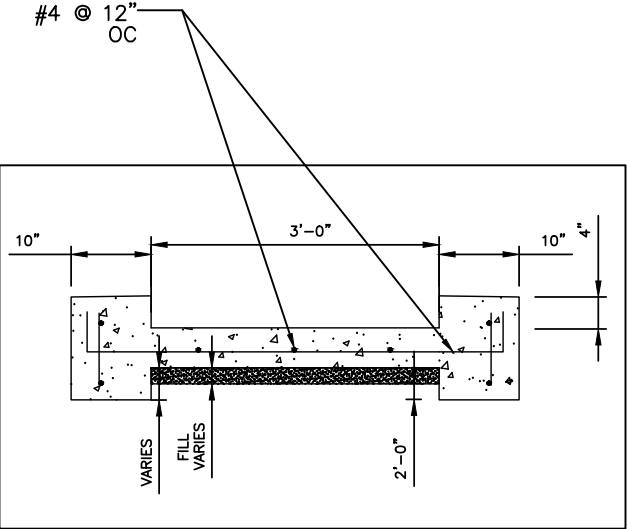
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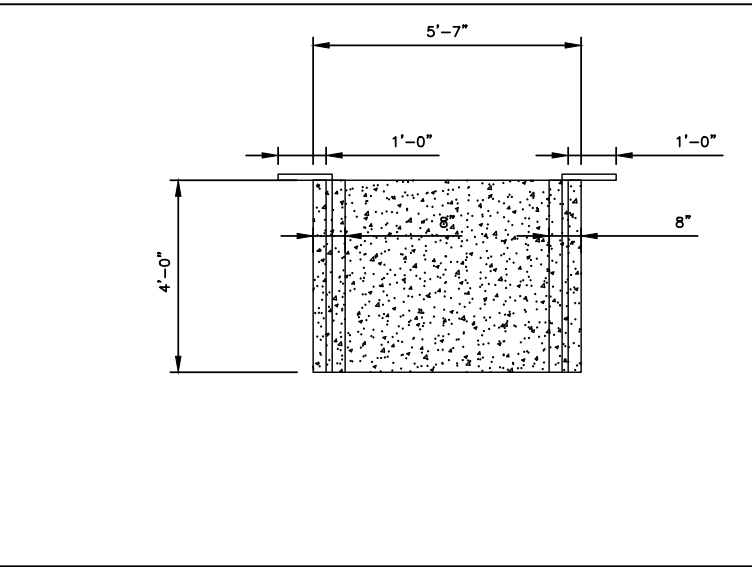
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SCALE: 1" = 1'-0" C-016 C-025



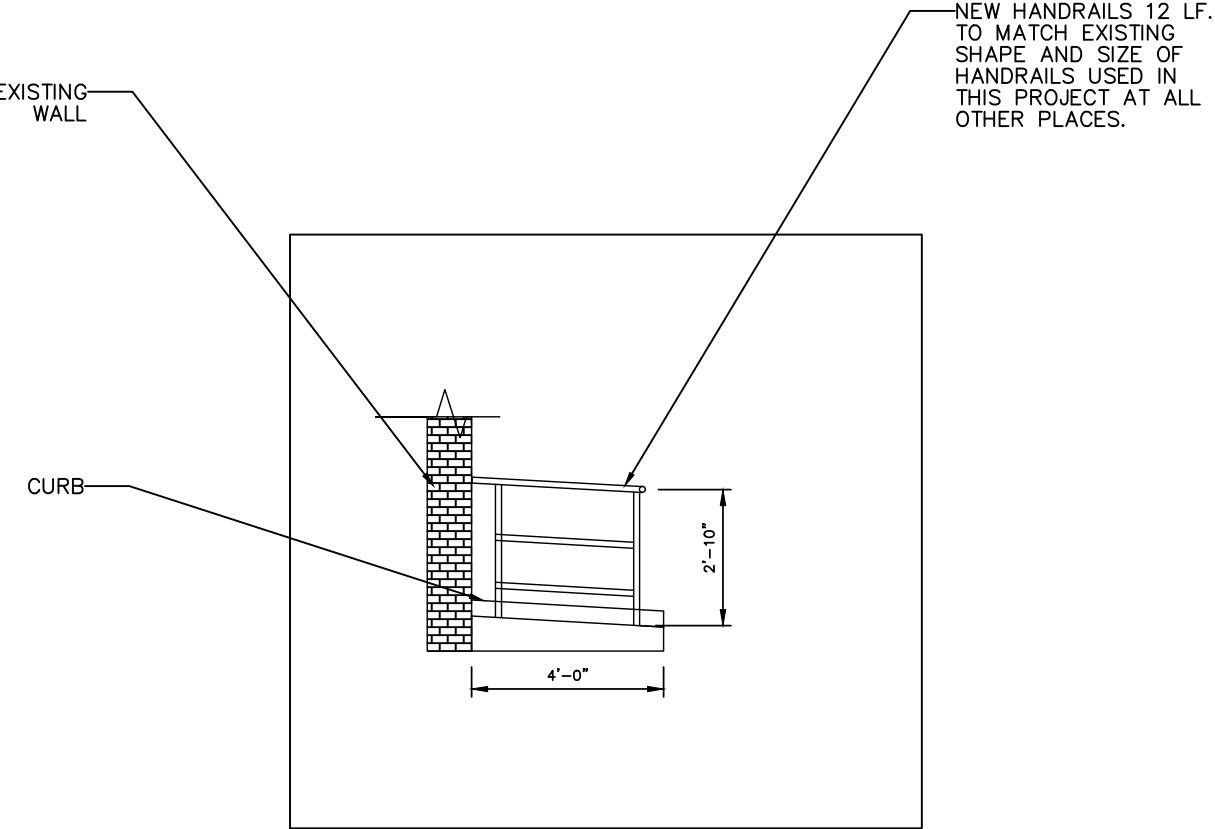
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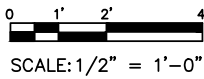
RAMP DETAIL 5  
SCALE: 1/4" = 1'-0" C-017 C-025



12 B RAMP PLAN  
SCALE: 1/2" = 1'-0" C-020 C-025



12 B RAMP ELEVATION  
SCALE: 1/2" = 1'-0" C-016 C-025



SCALE: 1/2" = 1'-0"

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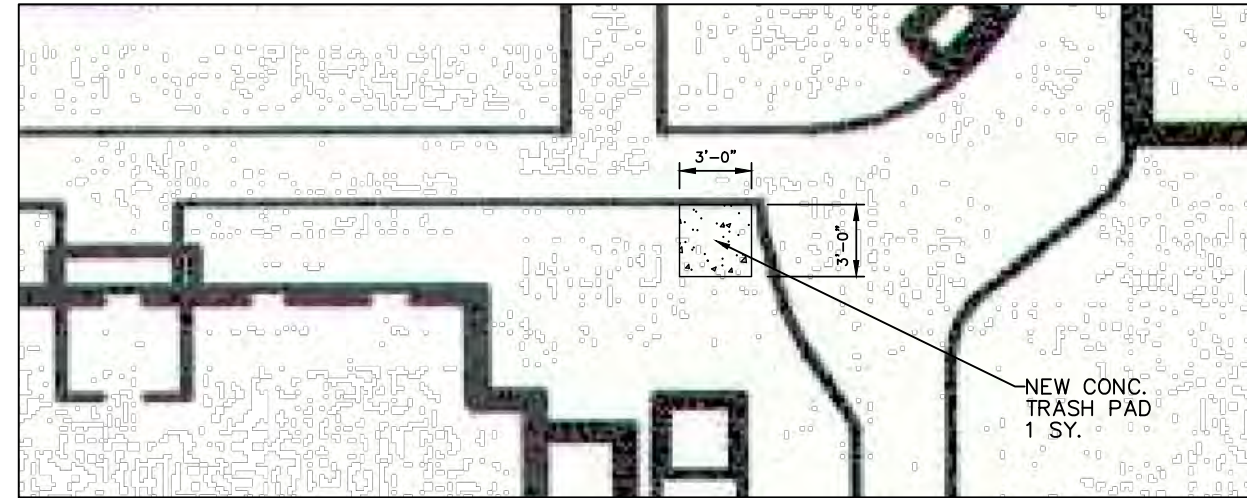
OWNER:  
HOUSING AUTHORITY  
OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
RAMP DETAILS

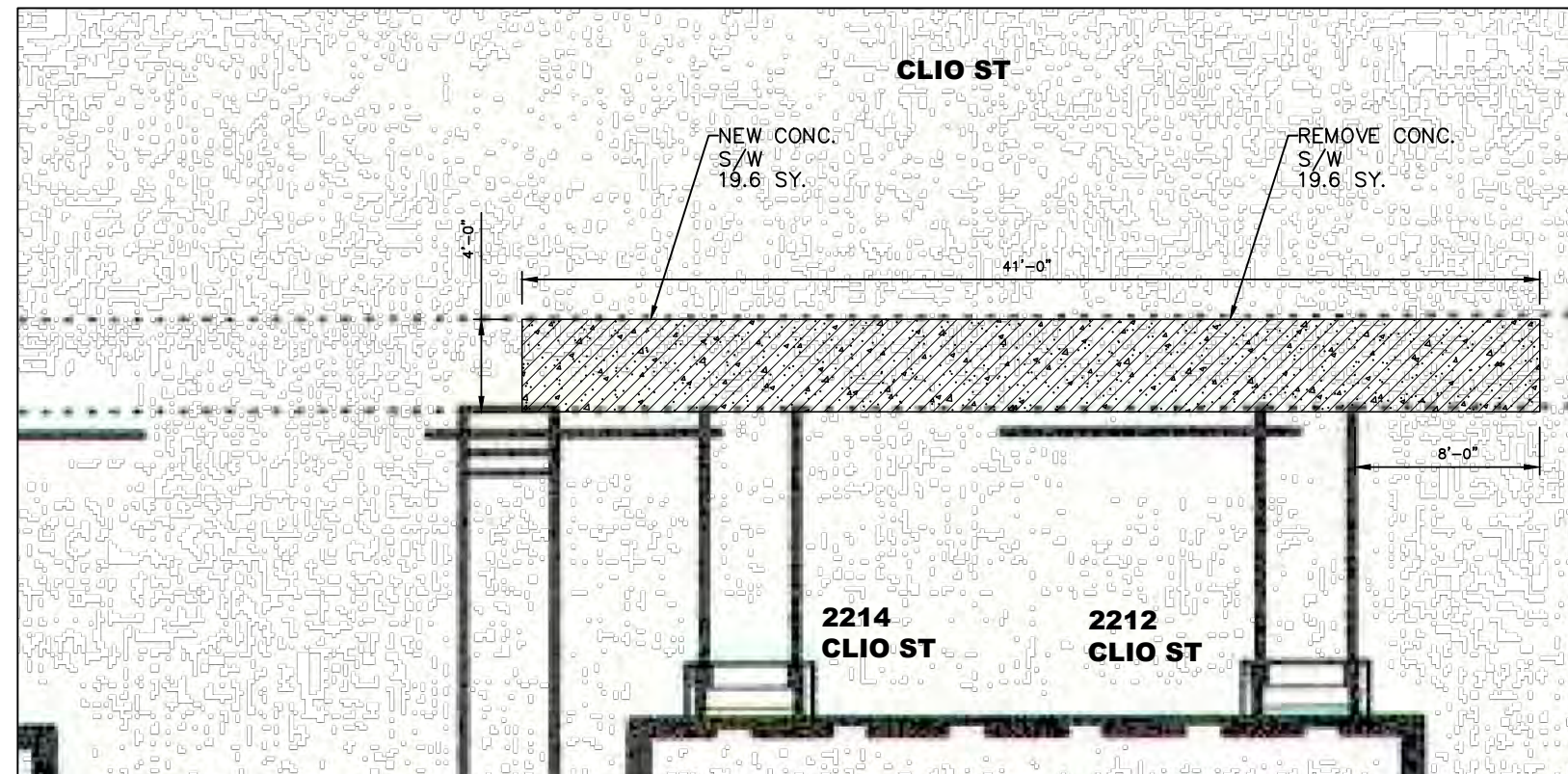
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DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

C-025





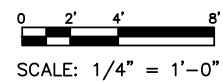
1220 RJR WAY  
SCALE: 1/4" = 1'-0" C-001 C-027



2212 CLIO ST  
SCALE: 1/4" = 1'-0" C-001 C-027



2212 CLIO ST  
SCALE: 1/4" = 1'-0" C-001 C-027



REVISIONS	BY

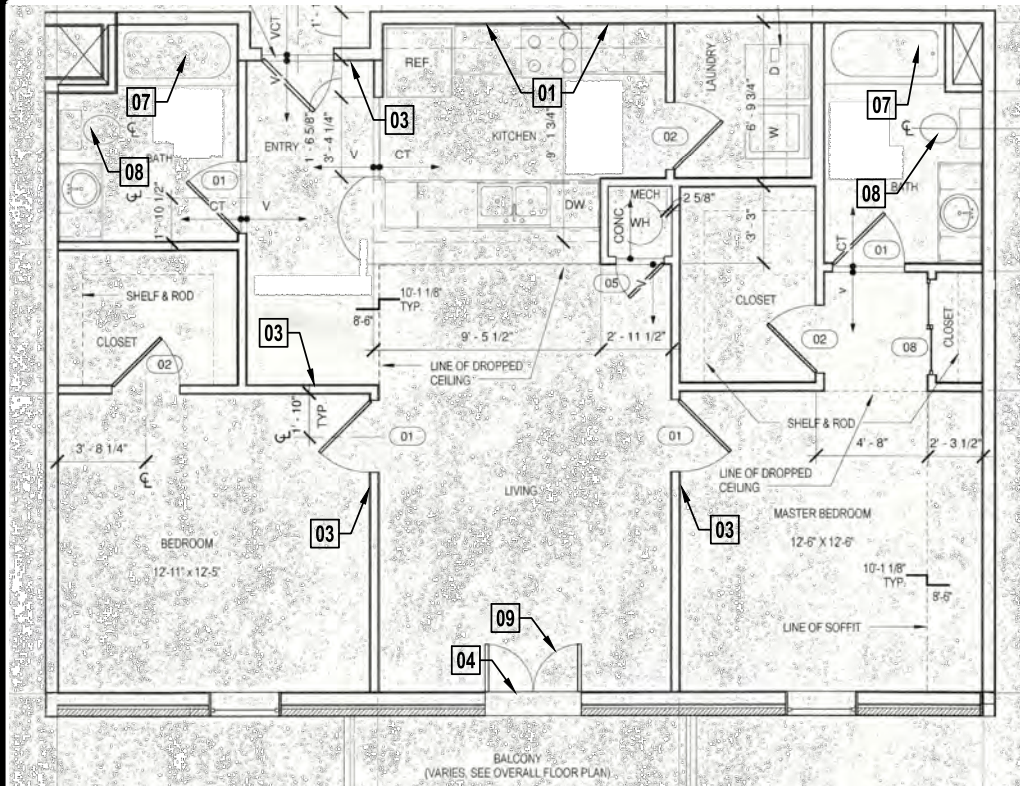
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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
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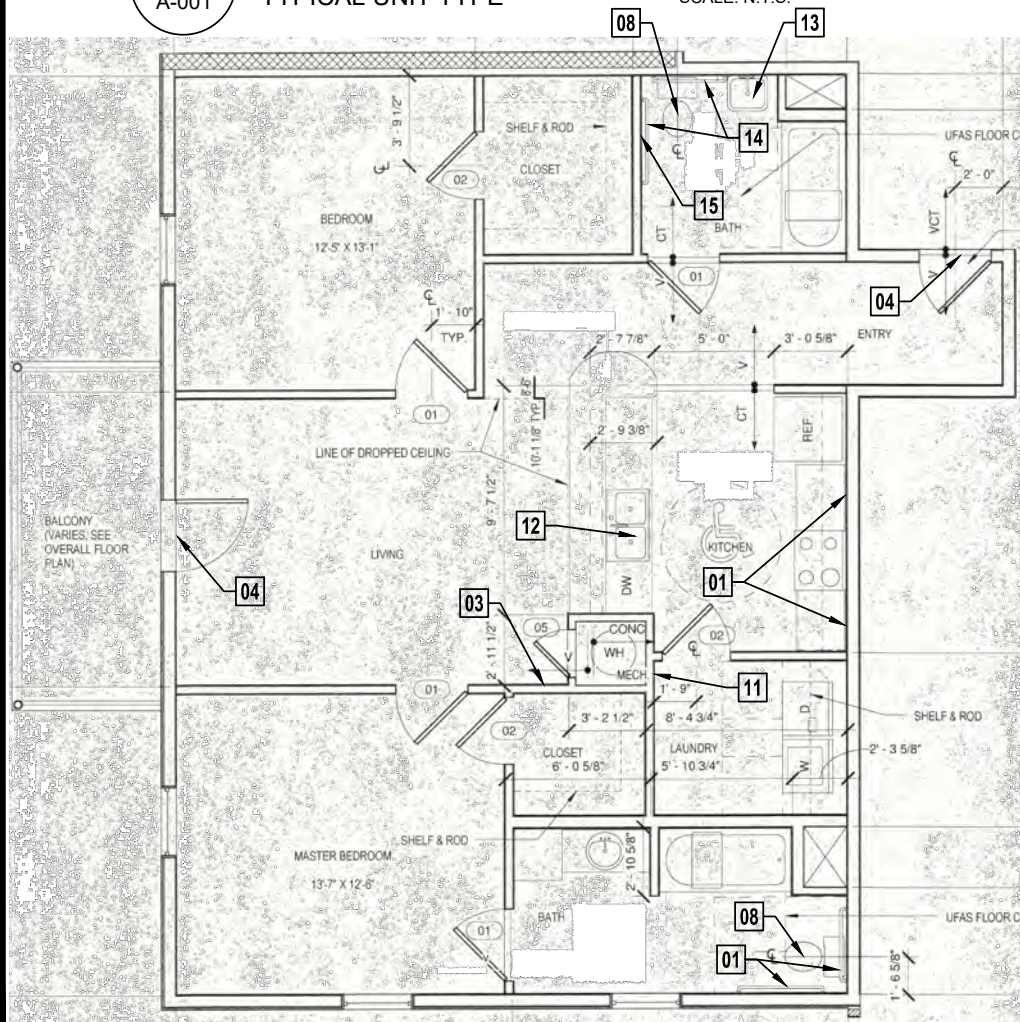
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DATE NOV. 21, 2025
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JOB NO. 22462.14
SHEET NO.

C-027



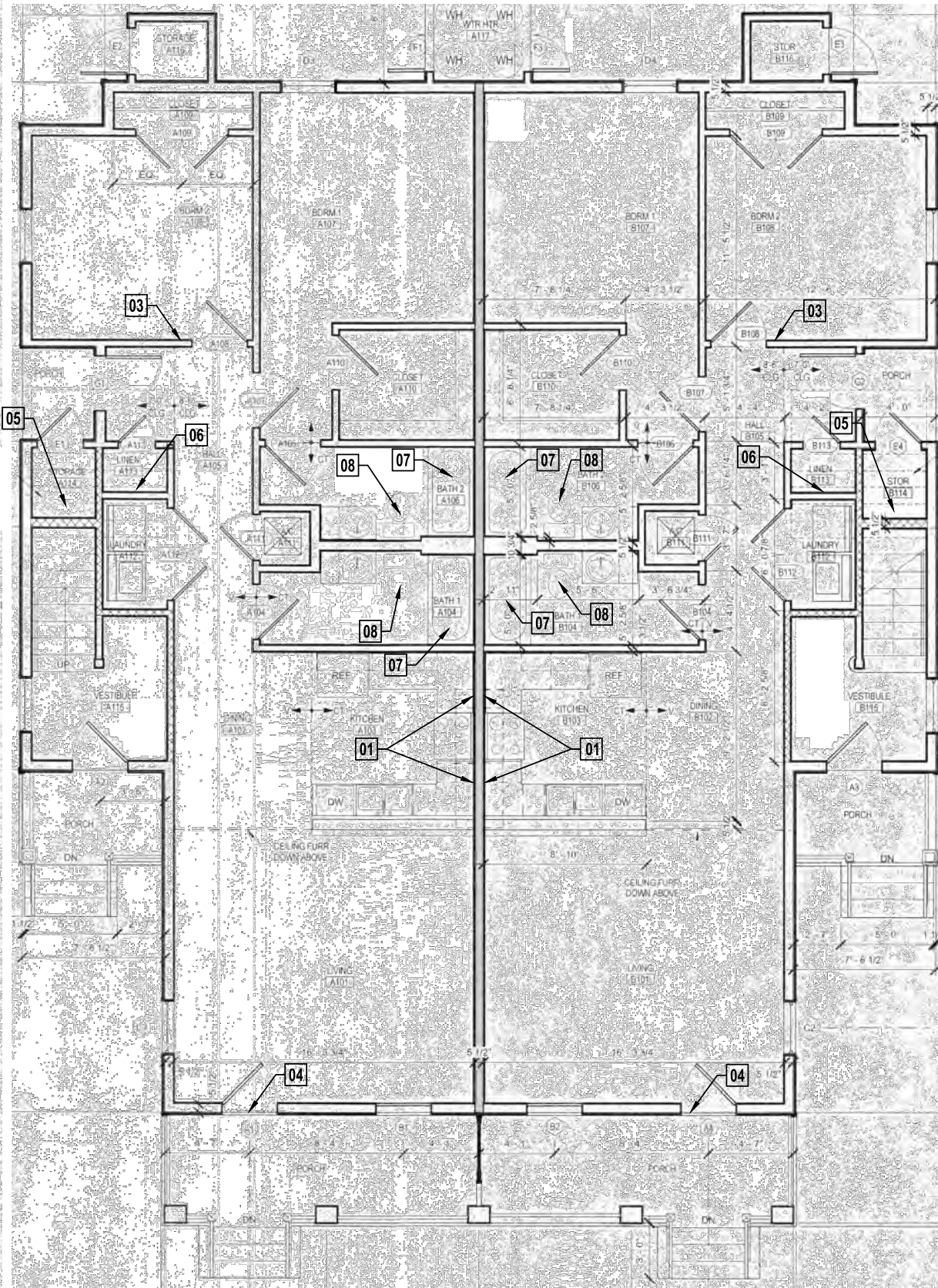
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A-001  
TYPE A - 2 BDRM  
TYPICAL UNIT TYPE

SCALE: N.T.S.



2  
A-001  
TYPE B - 2 BDRM-HDCP  
TYPICAL UNIT TYPE

SCALE: N.T.S.



3  
A-001  
TYPE G - 2 BDRM  
TYPICAL UNIT TYPE

SCALE: N.T.S.

Guste III Housing Development			
Scope of Work for Typical Interior Units			
#	Work Item Description	Unit	Reference Notes
TYP 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.
TYP 02	Not Used		
TYP 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	Relocate thermostat to 48" to operating buttons per sht G-003.
TYP 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	Refer to Product Data Notes #2 & #3 for type of threshold.
TYP 05	Not Used		
TYP 06	Not Used		
TYP 07	Remove existing tub & tub surround at entry bath. Install blocking in wall for future grab bars. Install new tub & surround as detailed.	LS	Refer to Product Data Note #7 for type of tub/tub surround.
TYP 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	See Scope of Work Unit Sheets
TYP 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	Refer to details 4, 5 & C on sheet A-141 for balcony door details.
TYP 10	Remove Lav and Vanity Cabinet. Provide new lav, faucet & vanity to locate center of lav to be no less than 15" from sidewall. Replace cultured marble countertop.	LS	Refer to Product Data Note #6 for type of items to provide.
TYP 11	Not Used		
TYP 12	Remove existing kitchen sink. Replace with new sink to match existing shape and size with drain at rear for knee space.	LS	Reroute piping for knee access. Provide slanted pnl. per Det #1 on sht A-141.
TYP 13	Remove braces under Lav Counter. Modify brace at wall for knee clearance. Reinstall open end brace to be 30" clear.	LS	
TYP 14	Remove existing grab bars. Install new grab bars meeting code.	EA	See sheet G-003 for grab bar spacing.
TYP 15	Remove to reinstall toilet tissue holder. Per code. Patch wall and paint.	EA	See sheet G-003 for toilet tissue requirements.
TYP 16	Remove to reinstall shower controls and piping to meet code. Patch existing tub surround as req'd.	EA	See Report #31g for direction.

REVISIONS	BY

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
TYPICAL FLOOR PLANS

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO. A-001



CLIO STREET

REV JOHN RAPHAEL JR WAY

**SOUTH LIBERTY STREET**

ERATO STREET



## OVERALL SITE PLAN

SCALE: N.T.S.



### LEGEND



INDICATES BUILDING  
UNITS TO BE REPAIRED

### LEGEND OF SCOPE OF WORK SHEETS (FOR INTERIOR ONLY)

(LISTS ALL WORK ITEMS THAT ARE TO BE PERFORMED IN THE UNITS.  
FOR WORK IN SPECIFIC UNITS, SEE SHEETS A-120 TO A-130.)

Scope of Work for		Guste III Housing Development			
Typical Guste III Unit Work		Typical Interior Units			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
TYP 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea		See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55, 64
TYP 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea		Relocate thermostat to 48" to operating buttons per sht G-003.	#25, 29, 31, 34, 41, 54, 65
TYP 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea		Refer to Product Data Notes #2 & #3 for type of threshold.	#32, 37, 42, 43, 51
TYP 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS		Refer Product Data Notes #1, A & B on sheet A-141 for details	# 52
TYP 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS		Refer Product Data Note #1 on sheet A-141 for similar details.	#48, 53, 63
TYP 07	Remove existing tub & tub surround at entry bath. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS		Refer to Product Data Note #7 & Note #12 for type of tub/tub surround and faucet fixture.	#26, 30, 35, 39, 44, 46, 57
TYP 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea		See Scope of Work Unit Sheets	#27, 36, 58
TYP 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS		Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24
TYP 10	Remove Lav and Vanity Cabinet. Provide new lav, faucet & vanity to locate center of lav to be no less than 15" from sidewall. Replace cultured marble countertop.	LS		Refer to Product Data Note #6 for type of items to provide.	# 28, 47
TYP 11	Lower elec panelboard to make top most operable is at 48" AFF.	LS		See Report #31a.	# 31a
TYP 12	Remove existing kitchen sink. Replace with new sink to match existing shape and size with drain at rear for knee space.	LS		Reroute piping for knee access. Provide slanted panel per Detail #1 on sheet A-141.	# 31b
TYP 13	Remove braces under Lav Counter. Modify brace at wall for knee clearance. Reinstall open end brace to be 30" clear.	LS			# 31c
TYP 14	Remove existing grab bars. Install new grab bars meeting code.	EA		See sheet G-003 for grab bar spacing.	# 31d
TYP 15	Remove to reinstall toilet tissue holder. Per code. Patch wall and paint.	EA		See sheet G-003 for toilet tissue requirements.	# 31e & f
TYP 16	Remove to reinstall shower controls and piping to meet code. Patch existing tub surround as req'd.	EA		See Report #31g for direction.	# 31g

### SEQUENCING AND PHASING OF THE WORK:

CONTRACTOR TO NOTE THAT THE MAJORITY OF THE INTERIOR REPAIRS WILL BE PERFORMED WITHIN OCCUPIED UNITS. CONTRACTOR SHALL SCHEDULE THE WORK WITHIN EACH UNIT TO ALLOW FOR THE CURRENT TENANT TO REMAIN IN THE UNIT. PLUMBING FACILITIES THAT ARE REQUIRED TO BE REPAIRED SHALL BE SCHEDULED TO ALLOW AT LEAST ONE BATHROOM ACCESSIBLE TO THE TENANT AT ALL TIMES DURING THE REPAIRS WITHIN THE UNIT. TEMPORARY BARRIERS SHALL BE USED TO PROTECT AND PREVENT THE TENANTS FROM IMPACTING THE ON-GOING WORK. THE CONTRACTOR SHALL SCHEDULE THE WORK TO SPEND THE MINIMUM AMOUNT OF TIME WITHIN EACH UNIT. WORKERS SHALL BE AVAILABLE AT ALL TIMES WHEN WORK HAS BEGUN WITHIN A UNIT AND SHALL PERFORM THE REQUIRED WORK AS QUICKLY AS POSSIBLE. THE CONTRACTOR SHALL PROVIDE ENOUGH PERSONNEL TO WORK ON A MINIMUM OF 3 TO 5 UNITS AT ONE TIME. WORK WITHIN A UNIT SHALL TAKE A MINIMUM OF 5 TO 10 WORKING DAYS. THE 1ST PHASE OF THE WORK WILL BE PERFORMED IN VACANT UNITS. THESE VACANT UNITS ARE: M-BUILDING UNITS - #106, 308, & 406. GUSTE III UNITS - 2410 ERATO & 1210 REV JOHN RAPHAEL JR WAY.

CONTRACTOR SHALL COMPLETE ALL WORK WITHIN A UNIT BEFORE STARTING ON THE NEXT SET OF UNITS. EACH UNIT SHALL BE INSPECTED TO CONFIRM WORK IS COMPLETE WITHIN EACH UNIT. THESE INSPECTIONS WILL ONLY BE PERFORMED AFTER THE WEEKLY PROGRESS MEETING HELD AT THE SITE. ONCE ALL UNITS OF THE PHASE HAS BEEN ACCEPTED BY THE OWNER AND A/E, THE CONTRACTOR CAN BEGIN WORK ON THE NEXT SET OF UNITS. THE CONTRACTOR SHALL SUBMIT PRIOR TO THE START OF THE WORK A SEQUENCING/PHASING SCHEDULE IDENTIFYING THE TIME EACH UNIT IN THE FACILITY WILL BE OCCUPIED BY THE WORKERS, IN ORDER TO INFORM THE TENANTS. THIS SCHEDULE WILL BE CONTINUALLY UPDATED THROUGHOUT THE COURSE OF THE WORK TO KEEP MANAGEMENT AND TENANTS UPDATED TO THE SCHEDULE.

AT ALL TIMES THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL MAINTAIN A PROJECT MANAGER AND PROJECT SUPERINTENDENT ON SITE DURING THE COURSE OF THE PROJECT. NO CHANGES IN THE PERSONNEL SHALL OCCUR WITHOUT APPROVAL BY THE OWNER.

[illegible]ARCHITECT/ENGINEER:

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OWNER:

HOUSING AUTHORITY  
OF NEW ORLEANS

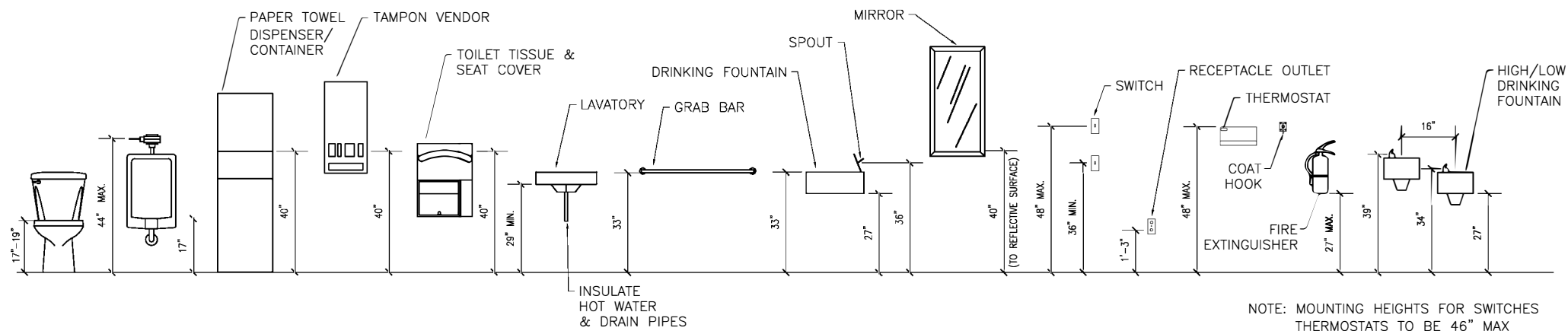
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

## GUSTE III COMMUNITY INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
OVERALL SITE PLAN

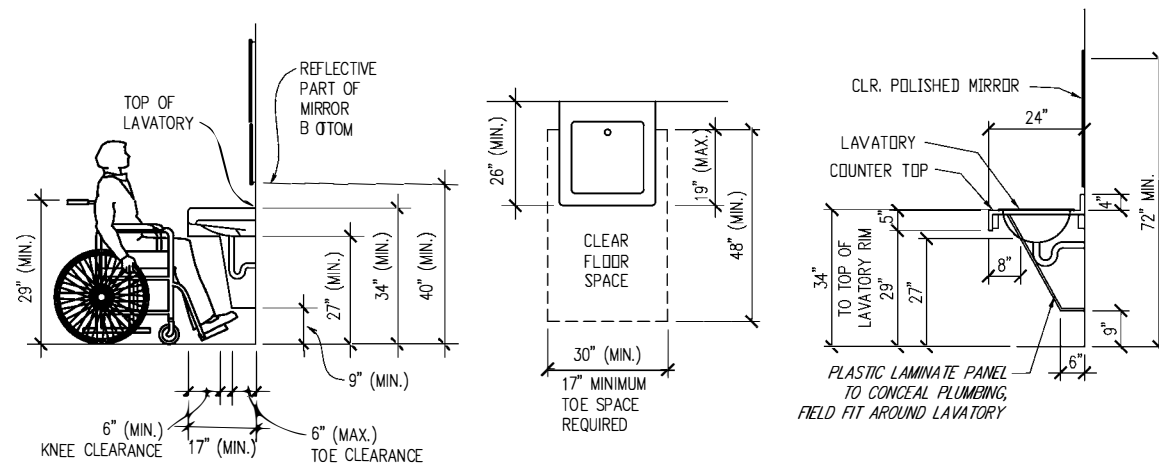
DRAWN
M.L.M.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.

A-100



- TOILET ROOMS, FEATURES, AND ACCESSORIES
1. ALL PUBLIC AND COMMON USE TOILET ROOMS MUST BE ACCESSIBLE. PRIVATE TOILET ROOMS OFF A PRIVATE OFFICE MUST BE ADAPTABLE.
  2. AT LEAST ONE TYPE OF EACH FIXTURE & ACCESSORY MUST BE ACCESSIBLE: PROVIDE PATH TO ACCESSIBLE FIXTURE.
  3. TURNING SPACE: 60 IN. DIAMETER OR 5x5 FT I-SHAPE.
  4. WHERE 6 OR MORE TOILET STALLS ARE PROVIDED IN ADDITION TO THE STANDARD 5x5 FT WHEEL CHAIR STALL, AT LEAST ONE STALL MUST BE 36 IN. WIDE WITH GRAB BARS ON BOTH SIDES.
  5. STALL DOORS MAY NOT SWING INTO CLEAR FLOOR SPACE REQ'D FOR FIXTURES, IN STANDARD STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION MUST PROVIDE A TOE CLEARANCE OF 9 IN. ABOVE FINISH FLOOR (AFF) IF STALL DEPTH IS GREATER THAN 60 IN. TOE CLEARANCE NOT REQ'D.
  6. FLUSH, LAVATORY, AND ACCESSORY CONTROLS: OPERABLE WITH ONE HAND: NO LIGHT GRASPING, PINCHING, OR TWISTING OF WRIST: 5 LBS MAX, 44 IN. AFF MAX: AUTOMATIC IS OKAY. TOILET FLUSH CONTROLS TO BE MOUNTED ON WIDE SIDE OF TOILET AREA.
  7. HOT WATER AND DRAINPIES UNDER LAVATORIES MUST BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
  8. TOILET PAPER DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUOUS FLOW MAY NOT BE USED.
  9. FOR PAPER TOWEL AND OTHER DISPENSERS AND DISPOSALS, SEE "REACH DIMENSIONS FROM A WHEELCHAIR" INFORMATION.
  10. COORDINATE ADAAS WITH STATE AND LOCAL CODE REQUIREMENTS.
  11. ALL DIMENSIONS ARE FOR ADULT USE FACILITIES.

## MOUNTING HEIGHTS

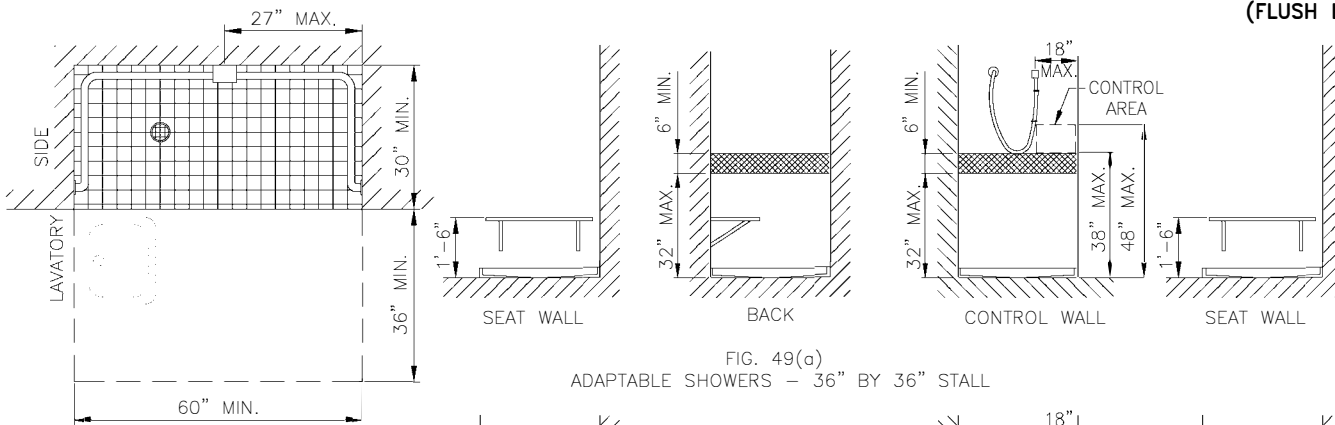


## HANDICAPPED LAVATORY DETAILS

## HANDICAPPED TOILET DETAILS

(FLUSH LEVER ON OPEN SIDE OF TOILET)

## ACCESSIBLE TOILET ROOM DETAILS



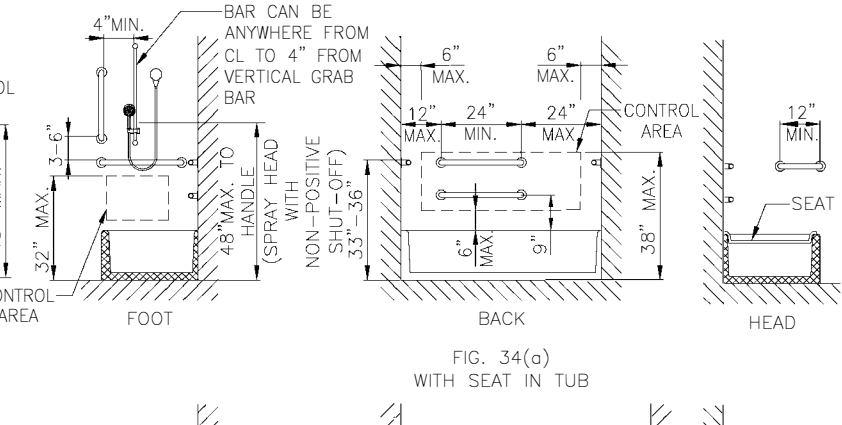
## SHOWER SIZE & CLEARANCES

## LOCATION OF GRAB BARS & CONTROLS

NOTE: THE HATCHED AREAS ARE WHERE CONTRACTOR IS TO PROVIDE WOOD BLOCKING IN WALLS FOR GRAB BARS.

## GRAB BARS AT SHOWER STALLS

NOTE: SHOWERHEAD & CONTROL AREA MAY BE ON BACK (LONG) WALL (AS SHOWN) OR ON EITHER SIDE WALL.



## GRAB BARS AT BATHTUBS

NOTE: CONTRACTOR TO PROVIDE WOOD BLOCKING IN WALLS FOR GRAB BARS.

REVISIONS	BY

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**GUSTE III COMMUNITY INTERIOR & EXTERIOR REPAIRS**  
TOILET ROOM DETAILS

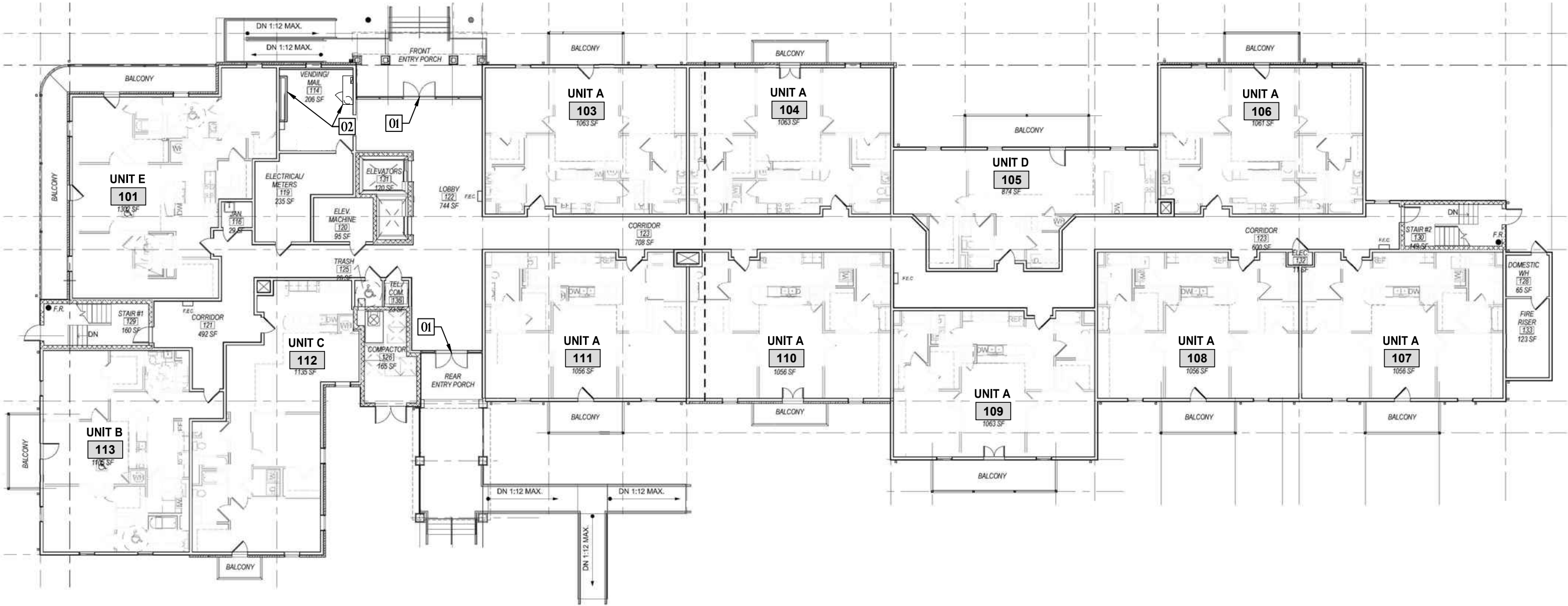
DRAWN	M.L.M.
CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	

A-100.1

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INDICATES WORK THAT IS TO BE PERFORMED IN THE COMMON AREAS OF THE 'M' BLDG. ALL FLOORS. REFER TO PRODUCT DATA NOTES AND DETAILS WHERE APPROPRIATE.

Scope of Work for		Guste III Housing Development			
"M" Building / Work Type		Interior - Common Area - All Floors			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
COM 01	Remove Threshold. Provide new Half Saddle w/ 282 Elevator per detail at both entry doors.	Ea	2	Refer to Product Data Notes and Detail	# 15
COM 02	Existing mailbox to remain. Provide new mailbox in new furr-out per Product Data.	LS	1	Refer to Detail #1 on sheet A-107.1.	# 23
COM 03	Contractor to adjust existing closure force per code requirements. If not, replace with new threshold.	Ea	7	Refer to Rpt#17&18 for location of doors. Refer to Product Data Note #1 for type of closure.	#17 / 18
COM 04	Remove Toilet @ 4th floor. Remove flooring to move toilet per offset flange to be 18" from c/l of toilet. Patch ceramic floor tile as required.	Ea	1	First Toilet Room at 14-1/2" to side wall.	# 20
COM 05	Remove to relocate Grab Bars at rear and side wall in 4th Floor Toilet. Patch and paint entire walls.	LS	2	Refer to Sheet G-003 for code requirements.	# 21
COM 06	Relocate Toilet Tissue Dispenser in 4th Floor Toilet per code requirements.	LS	1	Refer to Sheet G-003 for code requirements.	# 20
COM 07	Provide ADA/Ansi compliant signage at the 4th floor toilet in the Community Room to indicate Unisex toilets. (Mounting Hgt.- 54" to 60" AFF)	Ea	2	Refer to Product Data Note #5 for type of signage and requirements.	# 20



1 FIRST FLOOR OVERALL PLAN  
A-101 GUSTE III - "M" BUILDING

SCALE: 3/32"= 1'-0"



REVISIONS	BY

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OWNER:

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PROJECT:

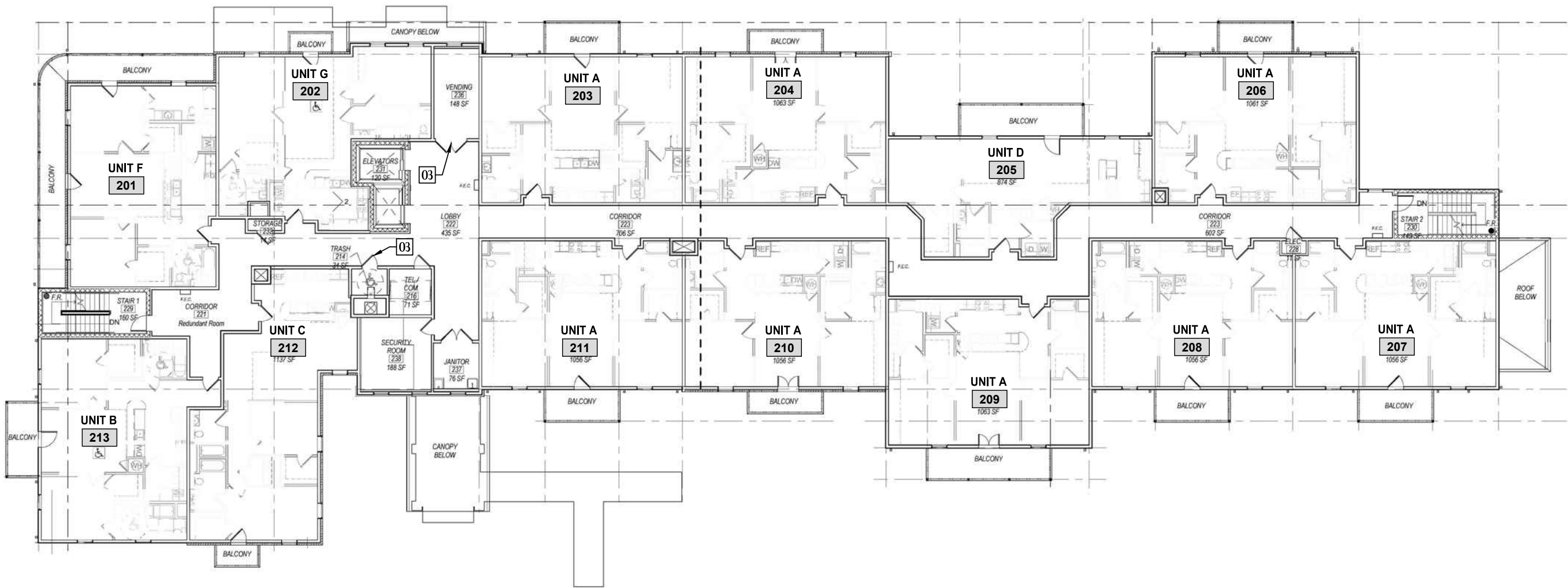
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
1ST FLOOR OVERALL PLAN

DRAWN	M.L.M.
CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INDICATES WORK THAT IS TO BE PERFORMED IN THE COMMON AREAS OF THE 'M' BLDG. ALL FLOORS. REFER TO PRODUCT DATA NOTES AND DETAILS WHERE APPROPRIATE.

Scope of Work for		Guste III Housing Development			
"M" Building / Work Type		Interior - Common Area - All Floors			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
COM 01	Remove Threshold. Provide new Half Saddle w/ 282 Elevator per detail at both entry doors.	Ea	2	Refer to Product Data Notes and Detail	# 15
COM 02	Existing mailbox to remain. Provide new mailbox in new furr-out per Product Data.	LS	1	Refer to Detail #1 on sheet A-107.1.	# 23
COM 03	Contractor to adjust existing closure force per code requirements. If not, replace with new threshold.	Ea	7	Refer to Rpt#17&18 for location of doors. Refer to Product Data Note #1 for type of closure.	#17 / 18
COM 04	Remove Toilet @ 4th floor. Remove flooring to move toilet per offset flange to be 18" from c/l of toilet. Patch ceramic floor tile as required.	Ea	1	First Toilet Room at 14-1/2" to side wall.	# 20
COM 05	Remove to relocate Grab Bars at rear and side wall in 4th Floor Toilet. Patch and paint entire walls.	LS	2	Refer to Sheet G-003 for code requirements.	# 21
COM 06	Relocate Toilet Tissue Dispenser in 4th Floor Toilet per code requirements.	LS	1	Refer to Sheet G-003 for code requirements.	# 20
COM 07	Provide ADA/Ansi compliant signage at the 4th floor toilet in the Community Room to indicate Unisex toilets. (Mounting Hgt.- 54" to 60" AFF)	Ea	2	Refer to Product Data Note #5 for type of signage and requirements.	# 20



1  
A-102

SECOND FLOOR OVERALL PLAN  
GUSTE III - "M" BUILDING

SCALE: 3/32"= 1'-0"

OVERALL PLAN  
NORTH

REVISIONS	BY

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OWNER:

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NEW ORLEANS, LOUISIANA 70122

PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

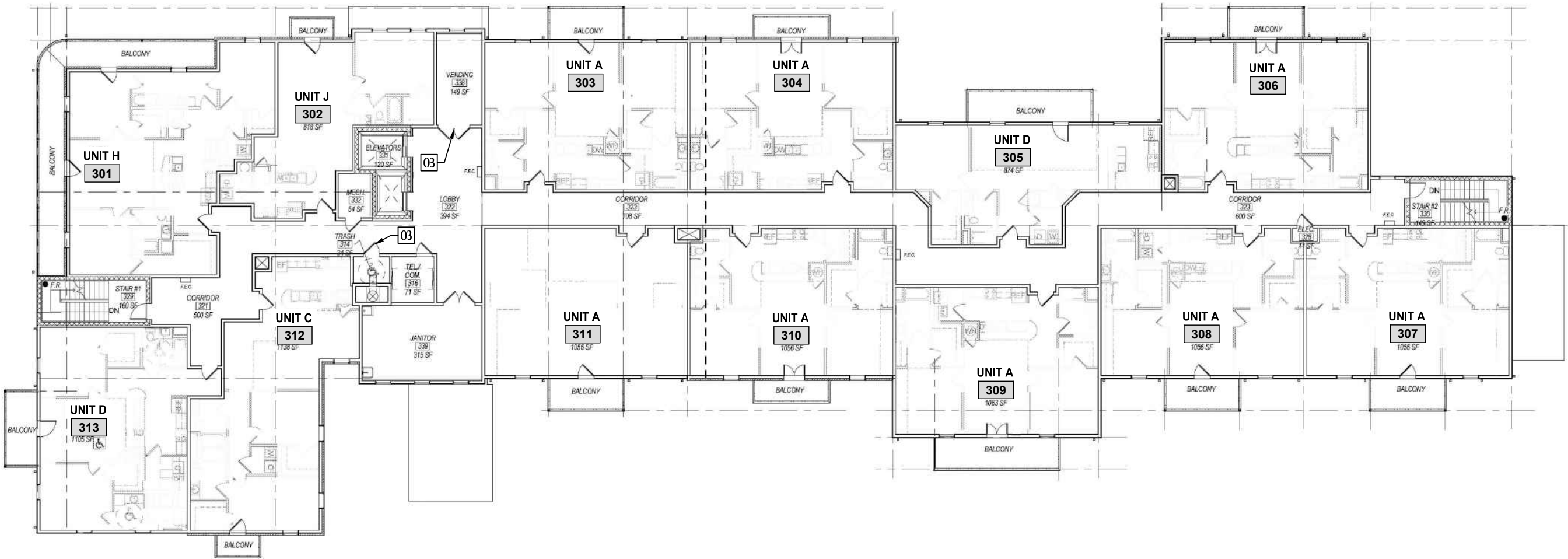
SHEET TITLE:  
2ND FLOOR OVERALL PLAN

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INDICATES WORK THAT IS TO BE PERFORMED IN THE COMMON AREAS OF THE 'M' BLDG. ALL FLOORS. REFER TO PRODUCT DATA NOTES AND DETAILS WHERE APPROPRIATE.

Scope of Work for		Guste III Housing Development			
"M" Building / Work Type		Interior - Common Area - All Floors			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
COM 01	Remove Threshold. Provide new Half Saddle w/ 282 Elevator per detail at both entry doors.	Ea	2	Refer to Product Data Notes and Detail	# 15
COM 02	Existing mailbox to remain. Provide new mailbox in new furr-out per Product Data.	LS	1	Refer to Detail #1 on sheet A-107.1.	# 23
COM 03	Contractor to adjust existing closure force per code requirements. If not, replace with new threshold.	Ea	7	Refer to Rpt#17&18 for location of doors. Refer to Product Data Note #1 for type of closure.	#17 / 18
COM 04	Remove Toilet @ 4th floor. Remove flooring to move toilet per offset flange to be 18" from c/l of toilet. Patch ceramic floor tile as required.	Ea	1	First Toilet Room at 14-1/2" to side wall.	# 20
COM 05	Remove to relocate Grab Bars at rear and side wall in 4th Floor Toilet. Patch and paint entire walls.	LS	2	Refer to Sheet G-003 for code requirements.	# 21
COM 06	Relocate Toilet Tissue Dispenser in 4th Floor Toilet per code requirements.	LS	1	Refer to Sheet G-003 for code requirements.	# 20
COM 07	Provide ADA/Ansi compliant signage at the 4th floor toilet in the Community Room to indicate Unisex toilets. (Mounting Hgt.- 54" to 60" AFF)	Ea	2	Refer to Product Data Note #5 for type of signage and requirements.	# 20



1  
A-103

THIRD FLOOR OVERALL PLAN  
GUSTE III - "M" BUILDING

SCALE: 3/32"= 1'-0"



REVISIONS	BY

ARCHITECT/ENGINEER:

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EMAIL: mail@ecmconsultants.com

OWNER:

HOUSING AUTHORITY  
OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:

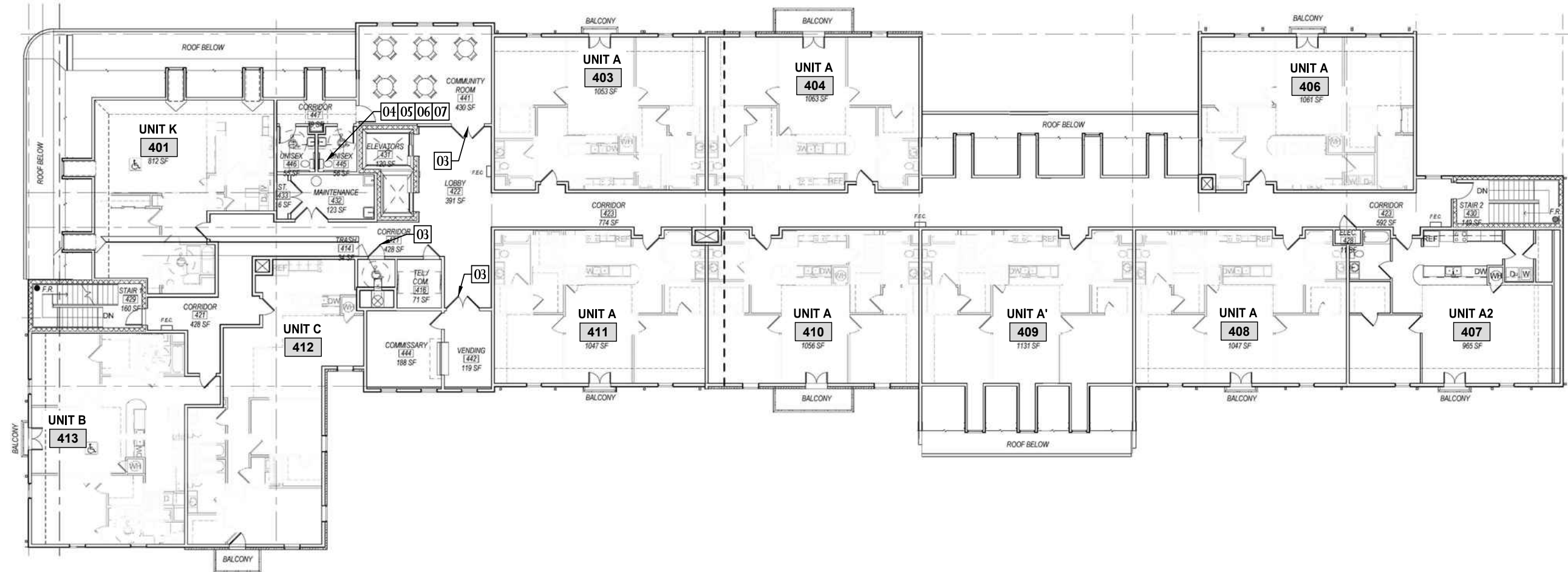
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
3RD FLOOR OVERALL PLAN

DRAWN
M.L.M.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.

1. THE SCOPE OF WORK SHEET INDICATES WORK THAT IS TO BE PERFORMED IN THE COMMON AREAS OF THE 'M' BLDG. ALL FLOORS. REFER TO PRODUCT DATA NOTES AND DETAILS WHERE APPROPRIATE.

	Scope of Work for	Guste III Housing Development			
	"M" Building / Work Type	Interior - Common Area - All Floors			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
COM 01	Remove Threshold. Provide new Half Saddle w/ 282 Elevator per detail at both entry doors.	Ea	2	Refer to Product Data Notes and Detail	# 15
COM 02	Existing mailbox to remain. Provide new mailbox in new furr-out per Product Data.	LS	1	Refer to Detail #1 on sheet A-107.1.	# 23
COM 03	Contractor to adjust existing closure force per code requirements. If not, replace with new threshold.	Ea	7	Refer to Rpt#17&18 for location of doors. Refer to Product Data Note #1 for type of closure.	#17 / 18
COM 04	Remove Toilet @ 4th floor. Remove flooring to move toilet per offset flange to be 18" from c/ of toilet. Patch ceramic floor tile as required.	Ea	1	First Toilet Room at 14-1/2" to side wall.	# 20
COM 05	Remove to relocate Grab Bars at rear and side wall in 4th Floor Toilet. Patch and paint entire walls.	LS	2	Refer to Sheet G-003 for code requirements.	# 21
COM 06	Relocate Toilet Tissue Dispenser in 4th Floor Toilet per code requirements.	LS	1	Refer to Sheet G-003 for code requirements.	# 20
COM 07	Provide ADA/Ansi compliant signage at the 4th floor toilet in the Community Room to indicate Unisex toilets. (Mounting Hgt.- 54" to 60" AFF)	Ea	2	Refer to Product Data Note #5 for type of signage and requirements.	# 20



1  
A-104

**FOURTH FLOOR OVERALL PLAN**  
GUSTE III - "M" BUILDING

SCALE: 3/32"= 1'-0"

[illegible]

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NEW ORLEANS, LOUISIANA 70122

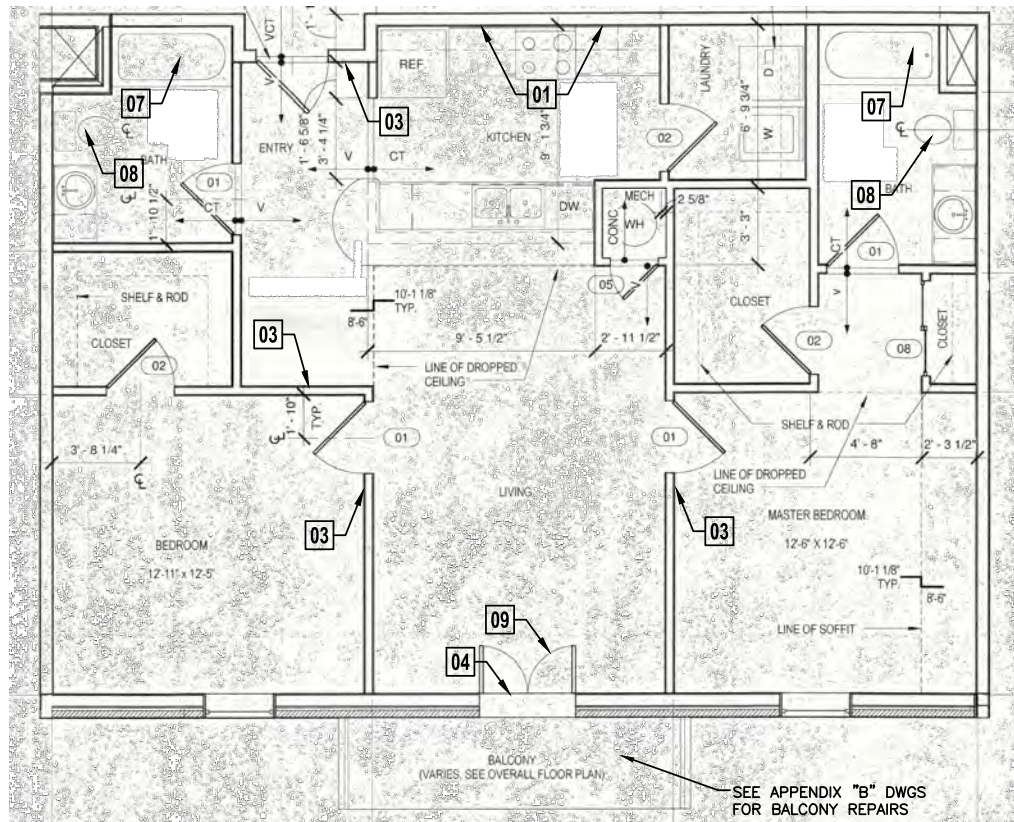
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

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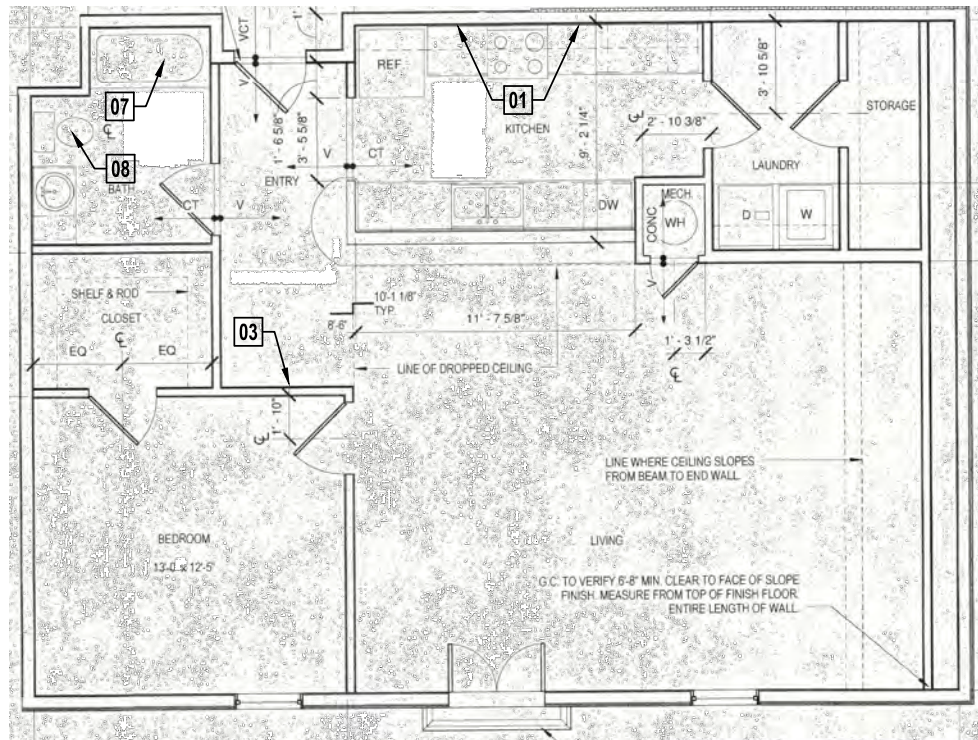
SHEET TITLE:  
4TH FLOOR OVERALL PLAN

DRAWN
M.L.M.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.

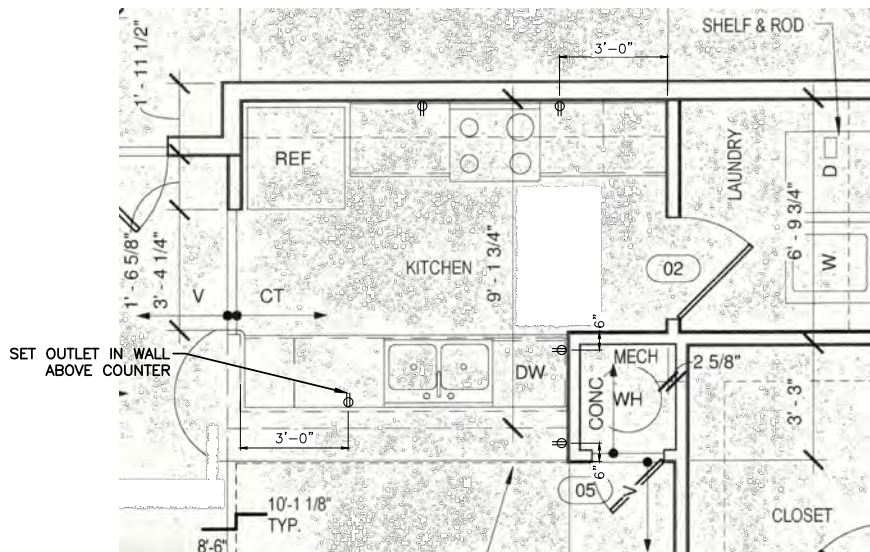
A-104



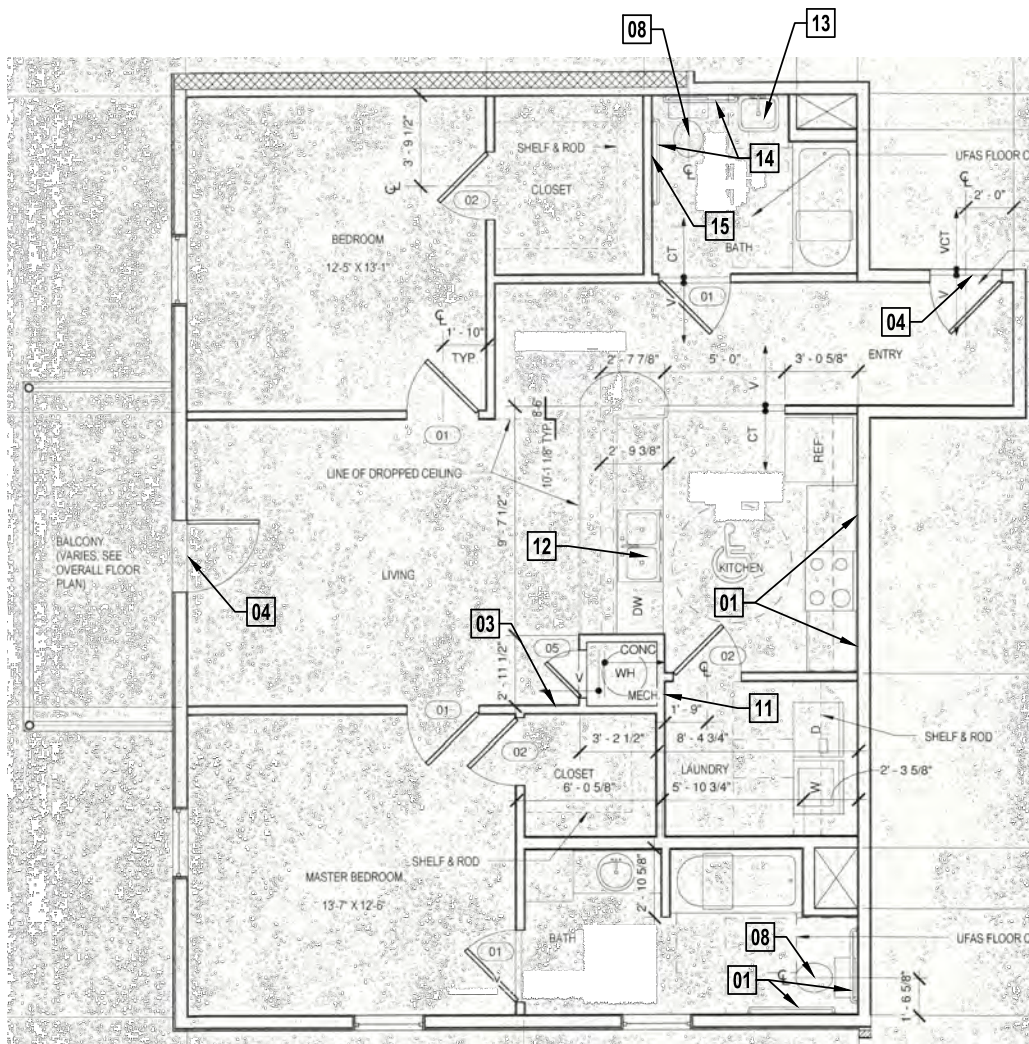
1  
A-111 TYPE A - 2 BDRM  
TYPICAL UNIT TYPE SCALE: N.T.S.



2  
A-111 TYPE A2 - 1 BDRM (407)  
TYPICAL UNIT TYPE SCALE: N.T.S.



TYPE A/A2/B - KITCHEN OUTLET LAYOUTS  
SCALE: 3/8" = 1'-0"



3  
A-111 TYPE B - 2 BDRM-HDCP  
TYPICAL UNIT TYPE SCALE: N.T.S.

- NOTES:
1. REFER TO SHEETS A-120 THRU A-130 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "A" UNITS.
  2. REFER TO SHEETS A-126 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "A2" UNITS.
  3. REFER TO SHEETS A-121, A-123, A-125, & A-127 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "B" UNITS.
  4. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
  5. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
  6. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDCP UNITS AND 25-1/2" IN NON-HDCP UNITS.

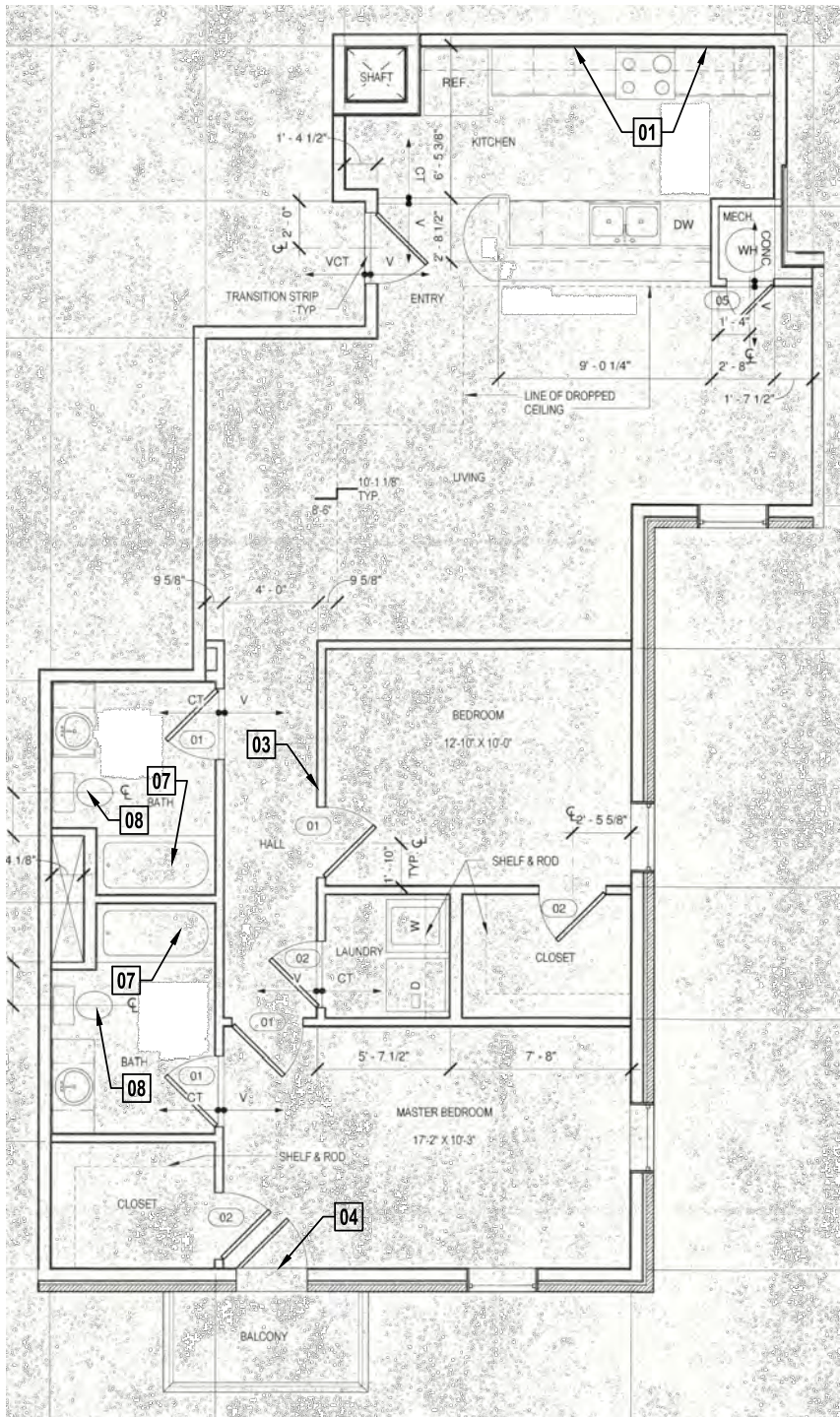
REVISIONS	BY

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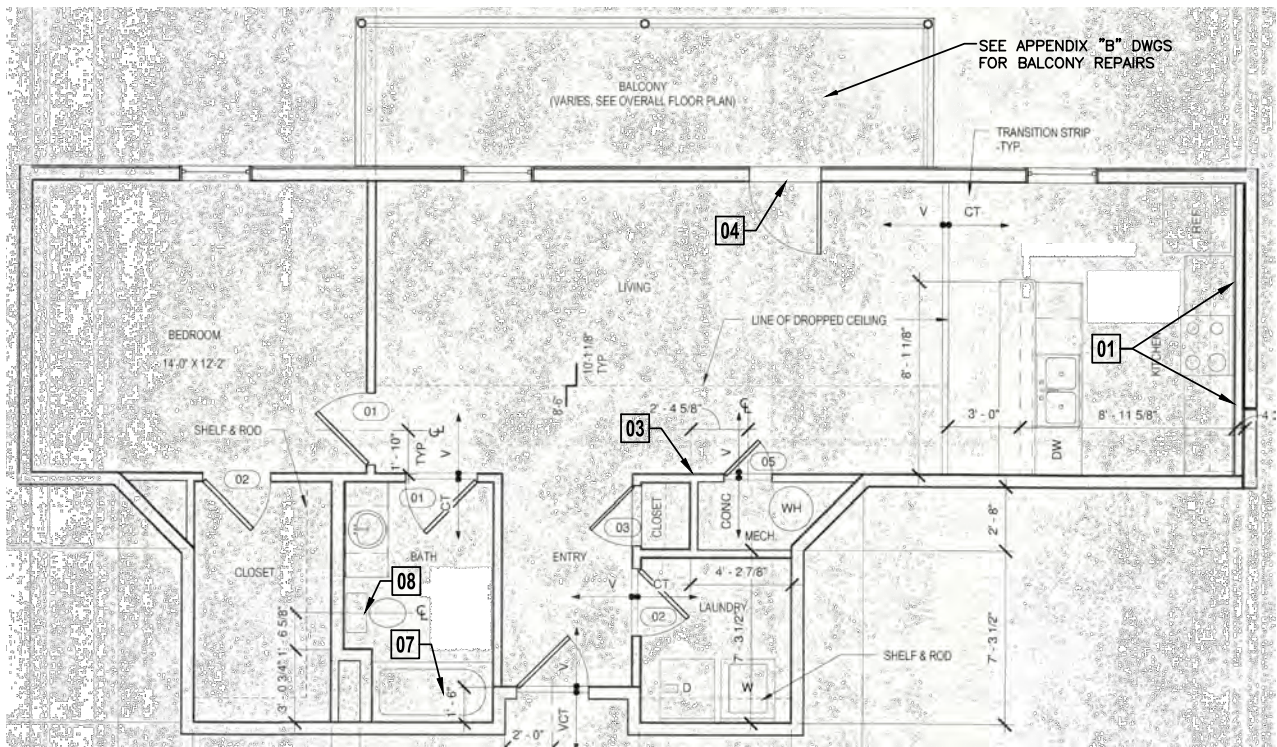
OWNER:  
HOUSING AUTHORITY  
OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
TYPICAL UNIT TYPE PLANS

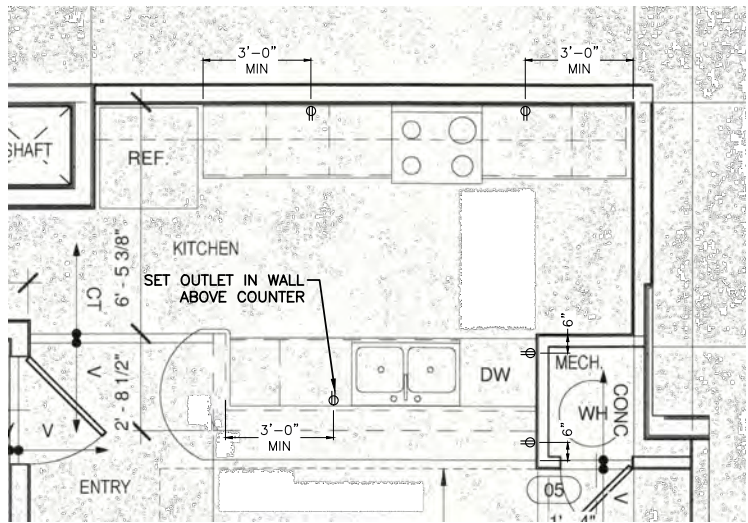
DRAWN	M.L.M.
CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	



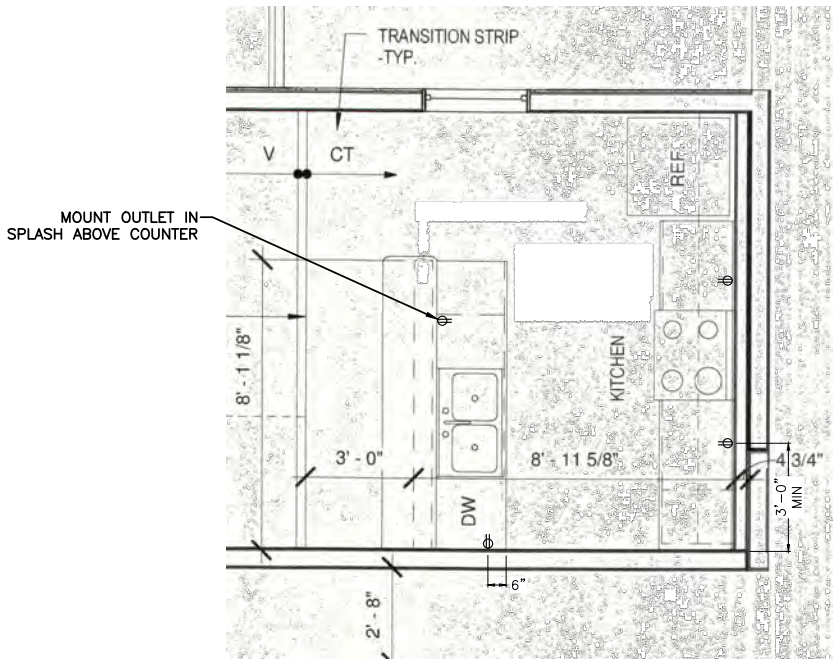
1  
A-112 TYPE C - 2 BDRM  
TYPICAL UNIT TYPE SCALE: N.T.S.



2  
A-112 TYPE D - 1 BDRM  
TYPICAL UNIT TYPE SCALE: N.T.S.



TYPE C - KITCHEN OUTLET LAYOUTS SCALE: 3/8" = 1'-0"



TYPE D - KITCHEN OUTLET LAYOUTS SCALE: 3/8" = 1'-0"

- NOTES:
1. REFER TO SHEETS A-121, A-123, A-125, & A-127 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "C" UNITS.
  2. REFER TO SHEETS A-120, A-122, & A-124 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "D" UNITS.
  3. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
  4. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
  5. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDCP UNITS AND 25 1/2" IN NON-HDCP UNITS.

REVISIONS	BY

ARCHITECT/ENGINEER:  
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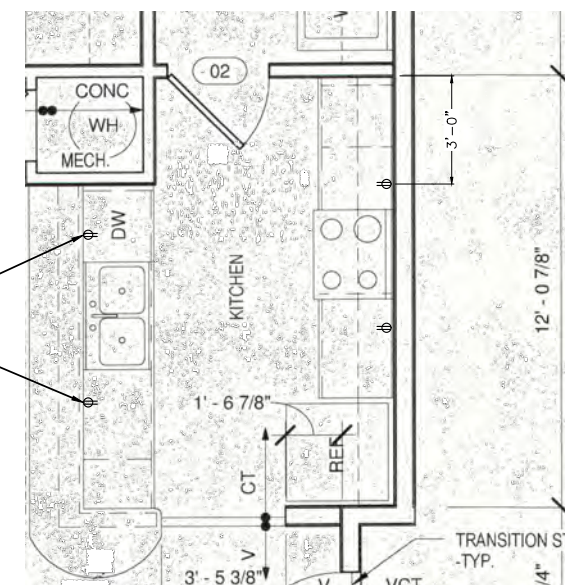
PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
TYPICAL UNIT TYPE PLANS

DRAWN	M.L.M.
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DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	



SCALE: 3/8" = 1'-0"



## TYPE F - KITCHEN OUTLET LAYOUTS

SCALE: 3/8" = 1'-0"

1. REFER TO SHEET A-120 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "E" UNITS.
2. REFER TO SHEET A-122 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "F" UNITS.
3. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
4. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
5. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDGP UNITS AND 25-1/2" IN NON-HDGP UNITS.

[illegible]

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OF NEW ORLEANS

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GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

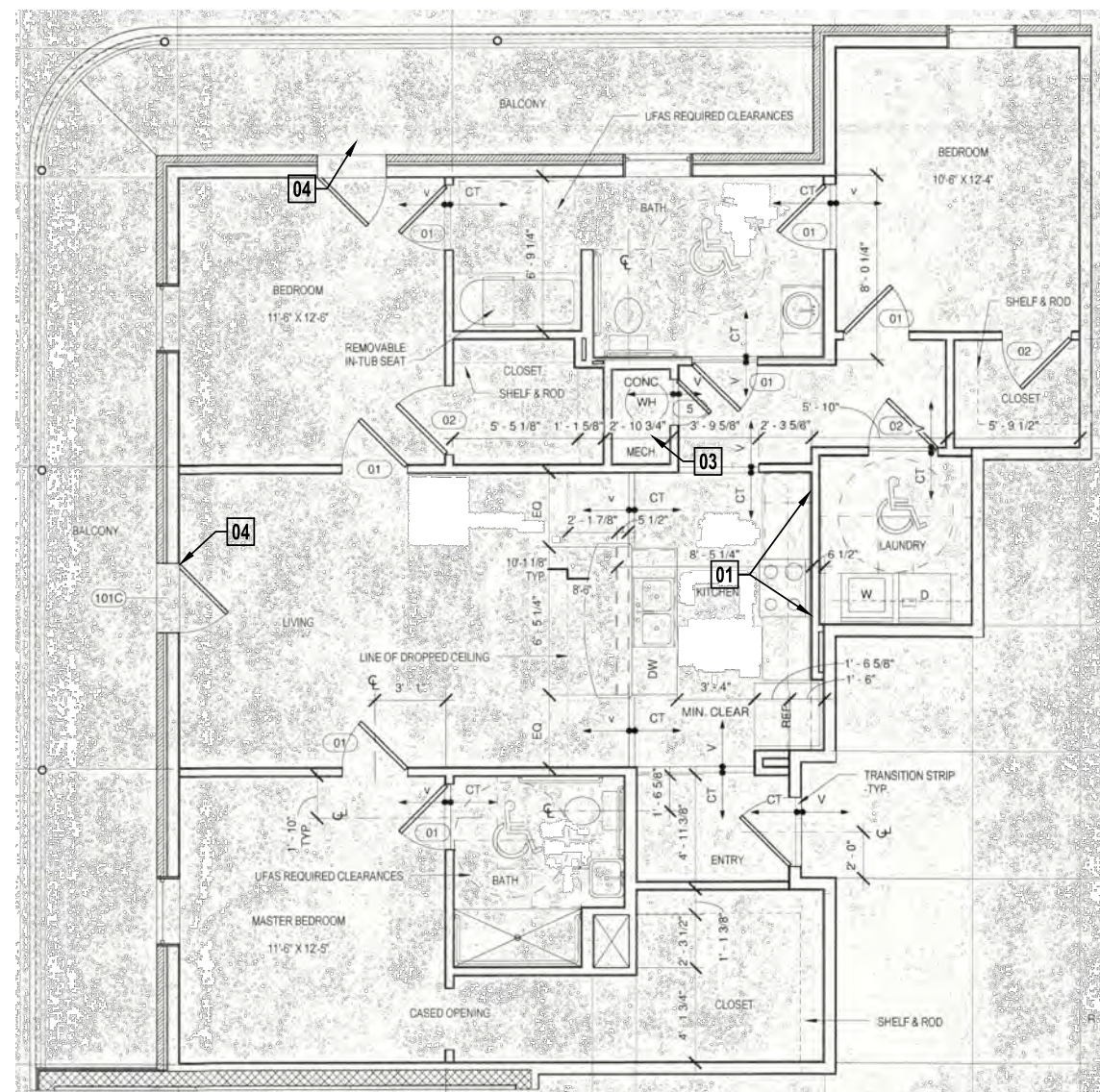
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SHEET TITLE:

TYPICAL UNIT TYPE PLANS

DRAWN
M.L.M.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.

A-113

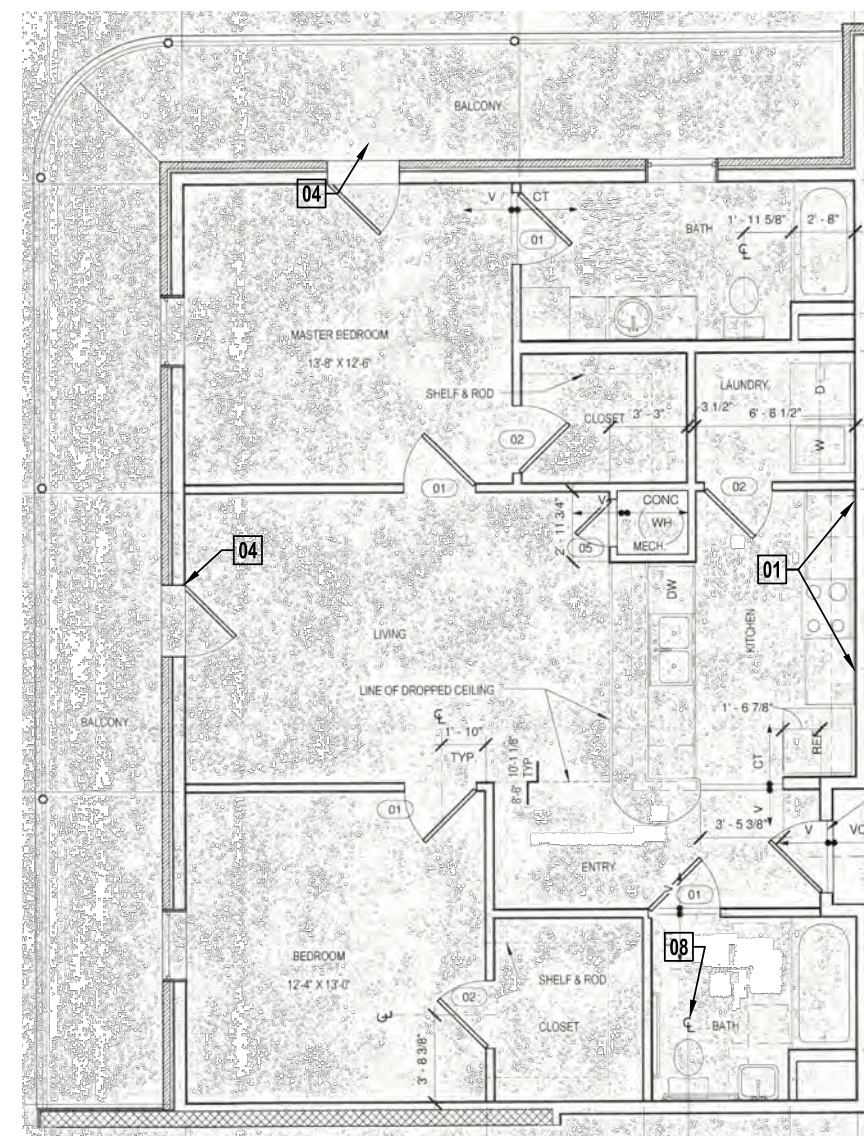


1

A-113

TYPE E - 3 BDRM (101) - HDCP  
TYPICAL UNIT TYPE SCALE: N

SCALE: N.T.S.

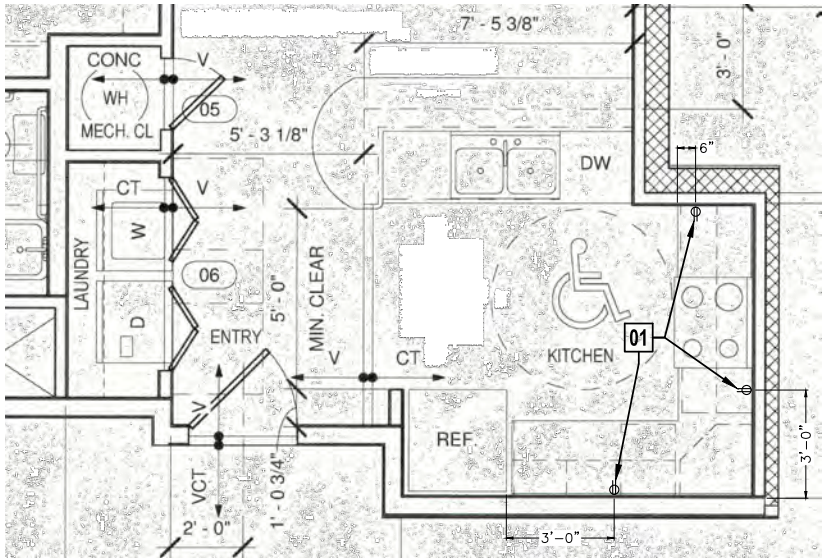


2

A-113

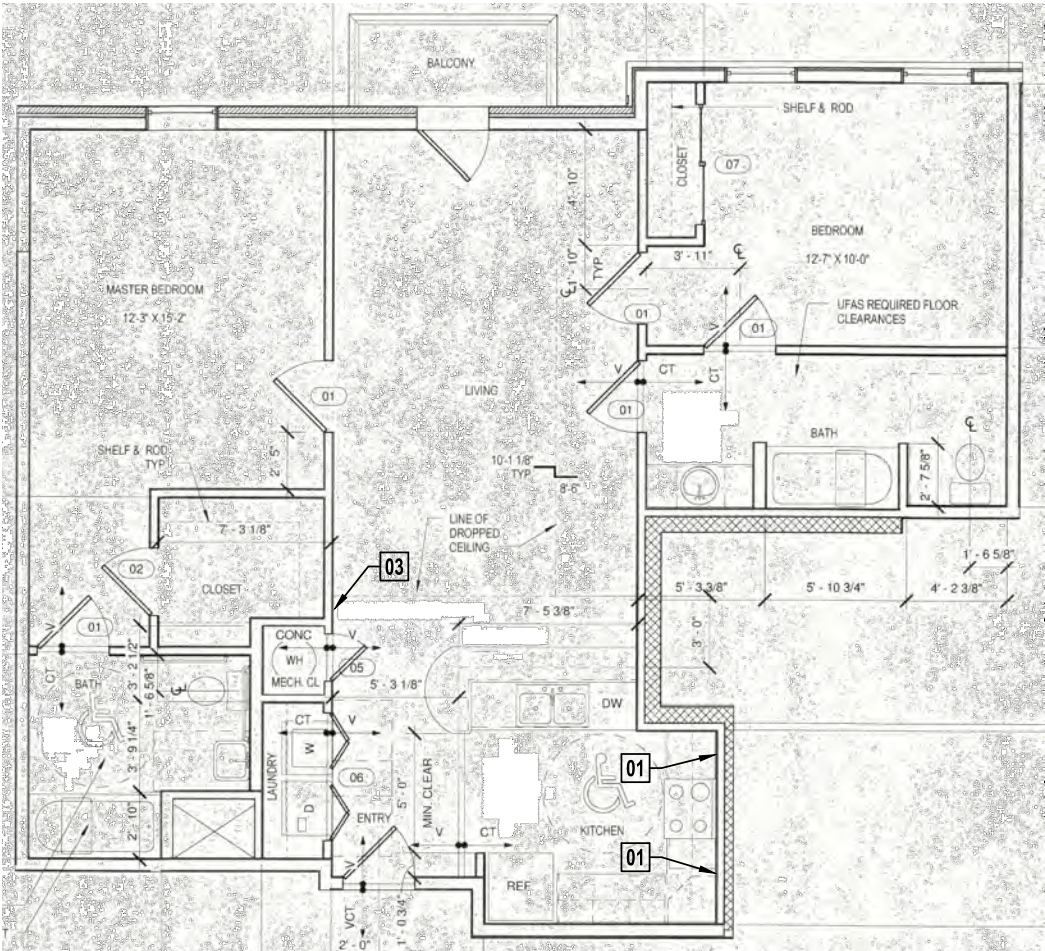
TYPE F - 2 BDRM (201)  
TYPICAL UNIT TYPE

SCALE: N.T.S.

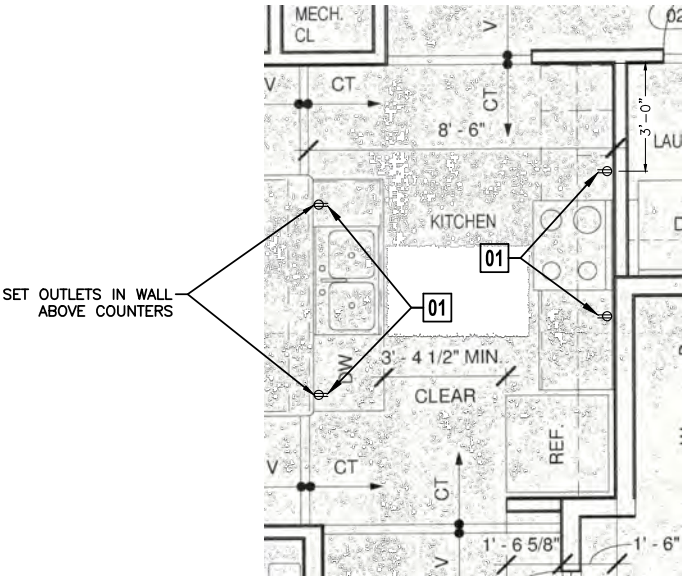


TYPE G - KITCHEN OUTLET LAYOUTS

SCALE: 3/8" = 1'-0"

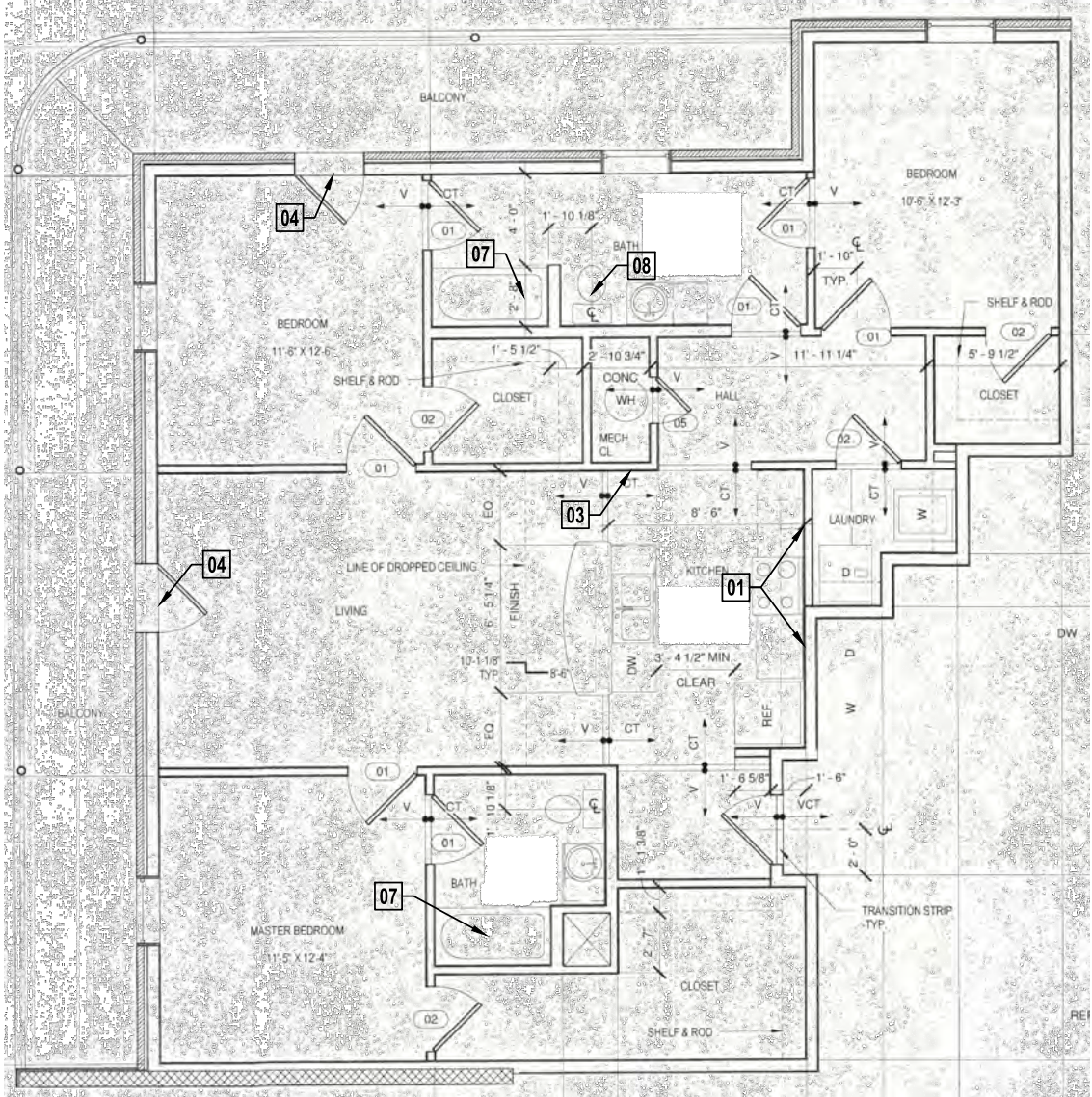


1  
A-114 TYPE G - 2 BDRM (202) - HDCP  
TYPICAL UNIT TYPE SCALE: N.T.S.



TYPE H - KITCHEN OUTLET LAYOUTS

SCALE: 3/8" = 1'-0"



2  
A-114 TYPE H - 3 BDRM (301)  
TYPICAL UNIT TYPE SCALE: N.T.S.

- NOTES:
1. REFER TO SHEET A-122 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "G" UNITS.
  2. REFER TO SHEET A-124 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "H" UNITS.
  3. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
  4. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
  5. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDCP UNITS AND 25-1/2" IN NON-HDCP UNITS.

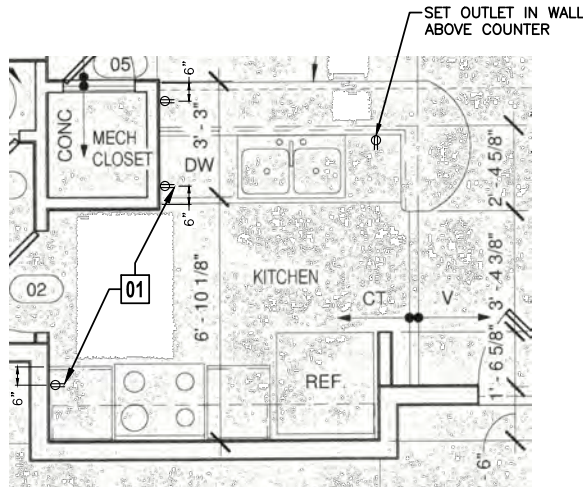
REVISIONS	BY

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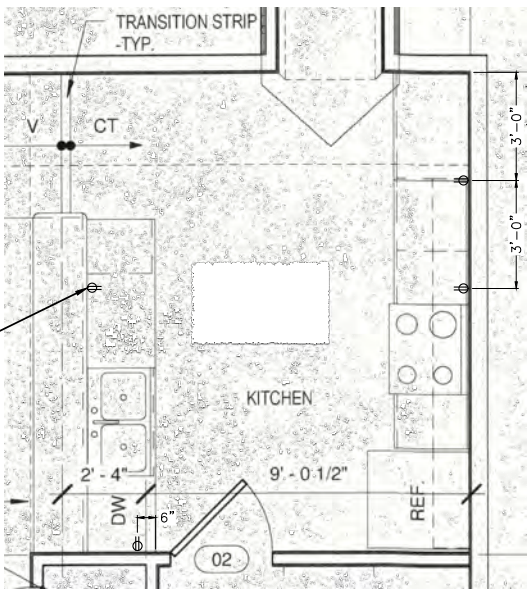
PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
TYPICAL UNIT TYPE PLANS

DRAWN	M.L.M.
CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	



TYPE J - KITCHEN OUTLET LAYOUTS

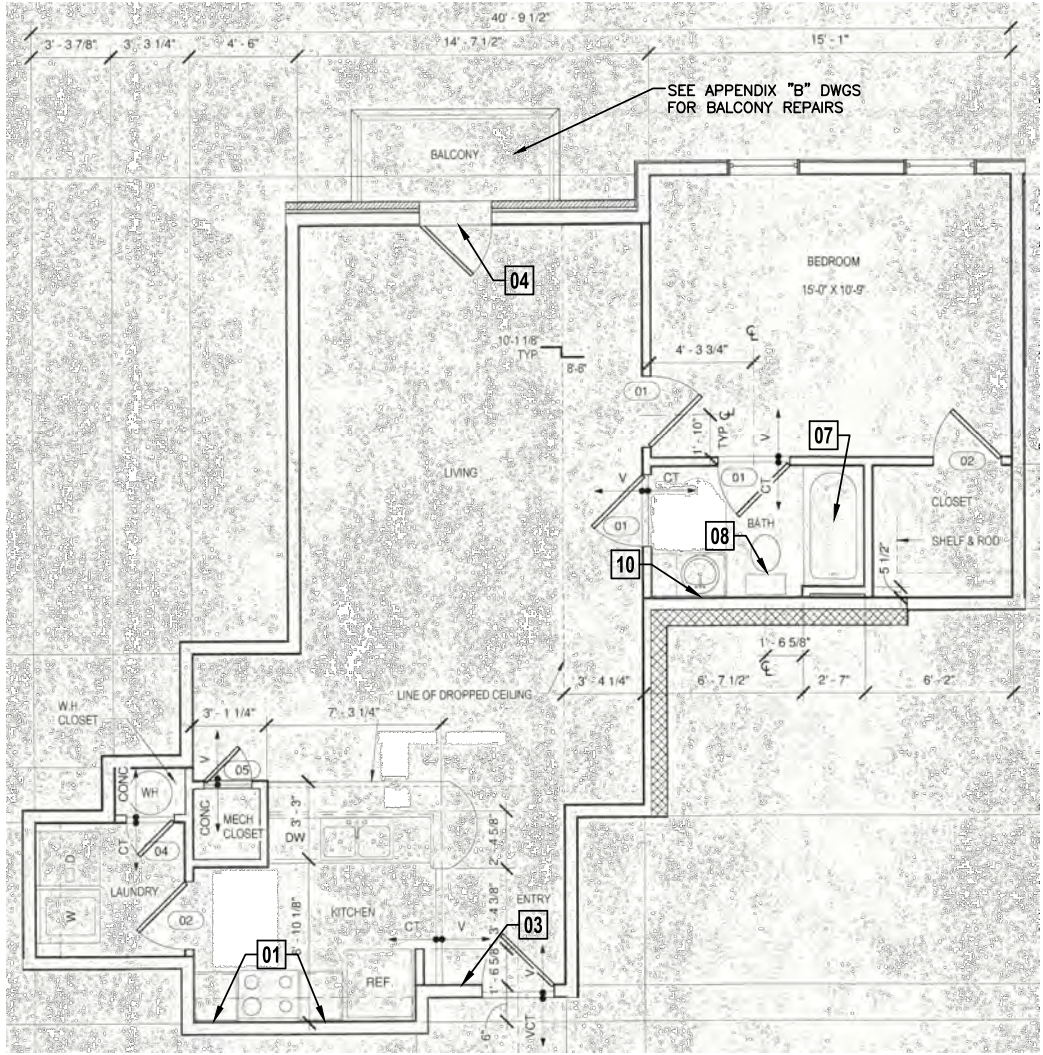
SCALE: 3/8" = 1'-0"



TYPE K - KITCHEN OUTLET LAYOUTS

SCALE: 3/8" = 1'-0"

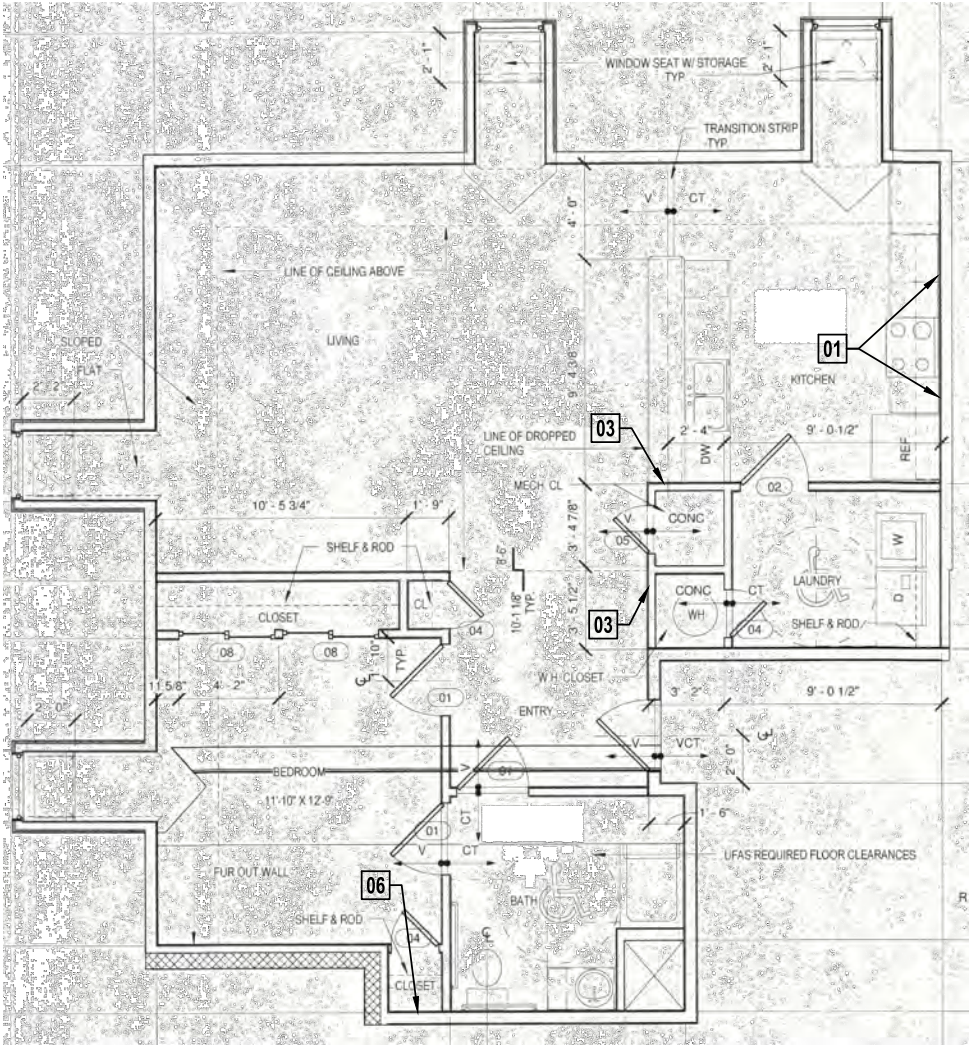
- NOTES:
1. REFER TO SHEET A-124 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "J" UNIT.
  2. REFER TO SHEET A-126 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN THE M BUILDING "K" UNIT.
  3. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
  4. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
  5. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDGP UNITS AND 25-1/2" IN NON-HDGP UNITS.



1

TYPE J - 1 BDRM (302)  
TYPICAL UNIT TYPE

SCALE: N.T.S.



2

TYPE K - 1 BDRM (401)  
TYPICAL UNIT TYPE

SCALE: N.T.S.

REVISIONS	BY

ARCHITECT/ENGINEER:

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PHONE: (504) 885-4080, FAX: (504) 885-1439  
EMAIL: mail@ecmconsultants.com

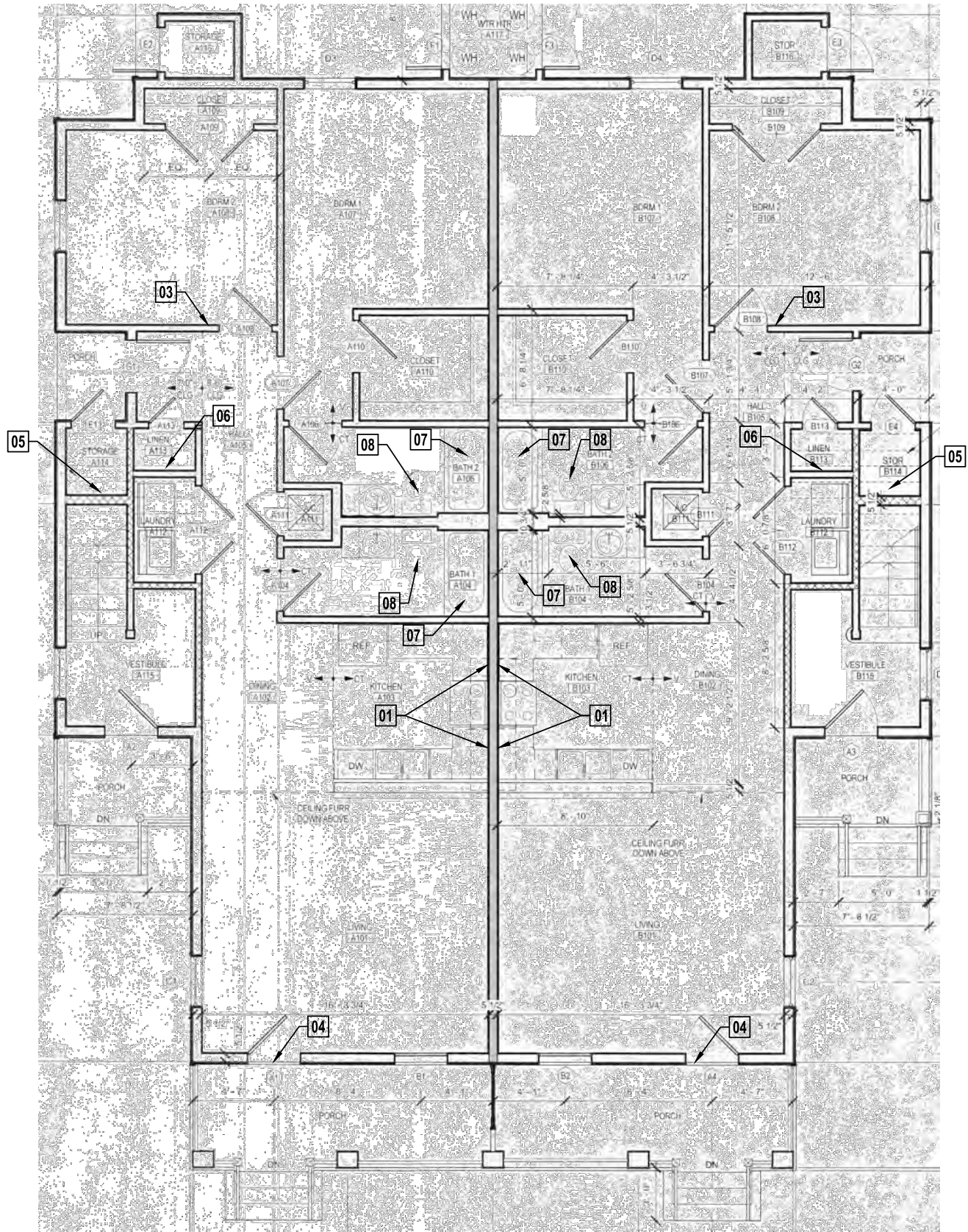
OWNER:

HOUSING AUTHORITY  
OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
TYPICAL UNIT TYPE PLANS

DRAWN	M.L.M.
CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	



1  
A-116

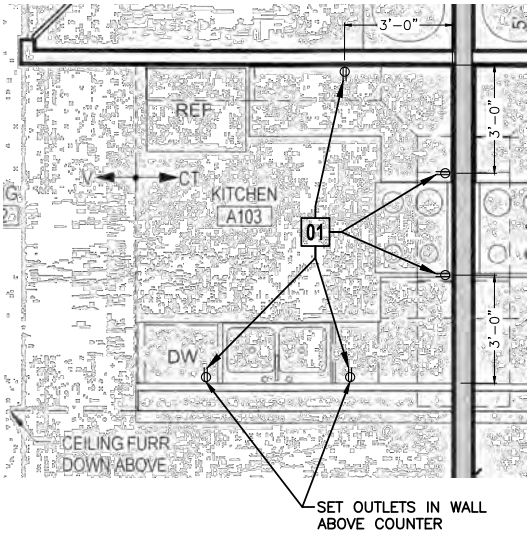
**TYPE G - 2 BDRM**  
TYPICAL UNIT TYPE

SCALE: N.T.S.

1210 REV JOHN RAPHAEL JR WAY  
1212 REV JOHN RAPHAEL JR WAY  
1217 REV JOHN RAPHAEL JR WAY  
1217 S. LIBERTY STREET

2306 ERATO STREET  
2410 ERATO STREET  
2412 ERATO STREET

- NOTES:
1. REFER TO SHEET A-128 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN GUSTE III "G" UNITS.
  2. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
  3. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
  4. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDGP UNITS AND 25-1/2" IN NON-HDCP UNITS.



**TYPE G - KITCHEN OUTLET LAYOUTS**

SCALE: 3/8" = 1'-0"

REVISIONS	BY

ARCHITECT/ENGINEER:  
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EMAIL: mail@ecmconsultants.com

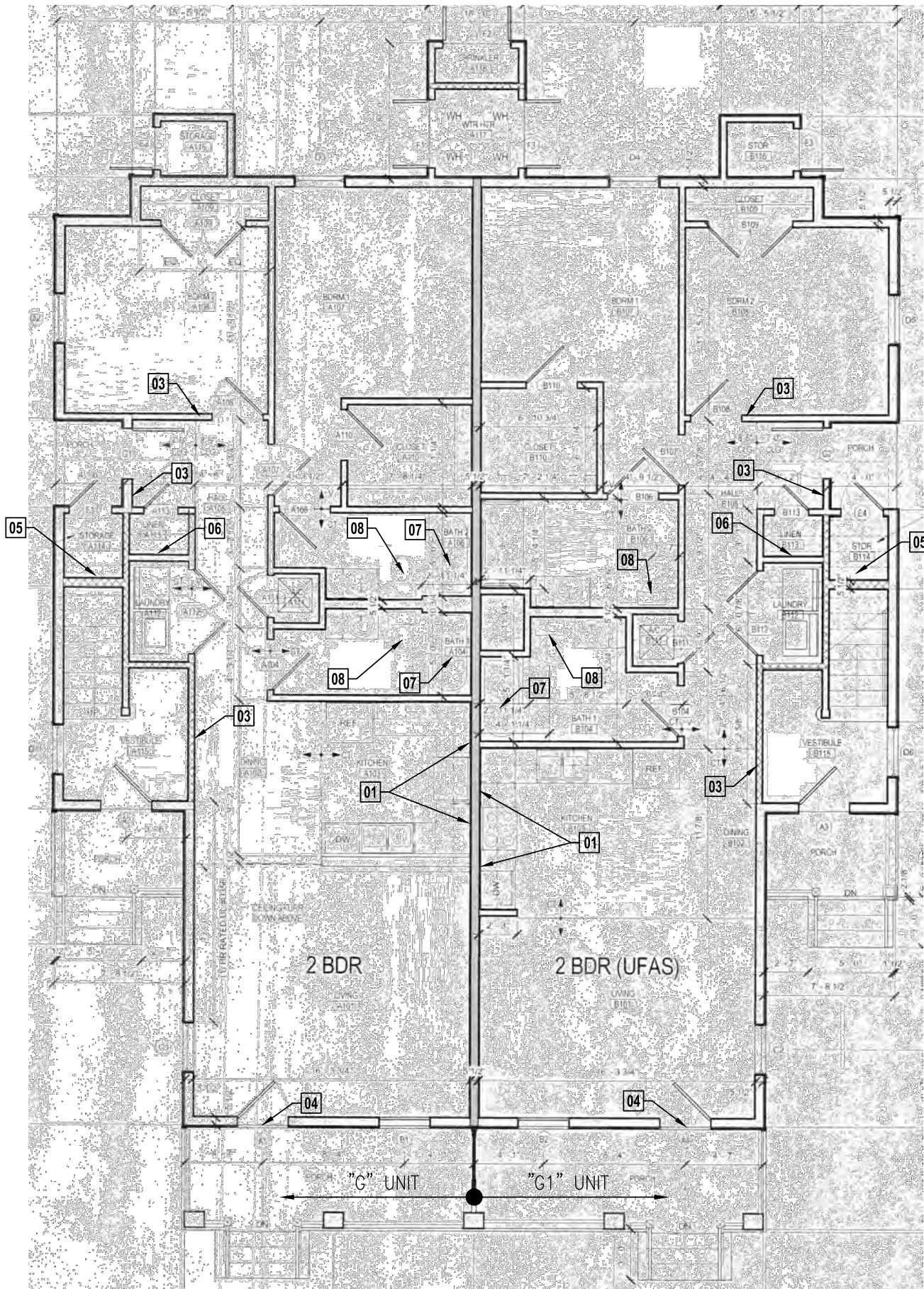
OWNER:  
HOUSING AUTHORITY  
OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
TYPICAL UNIT TYPE PLANS

DRAWN
M.L.M.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.

A-116



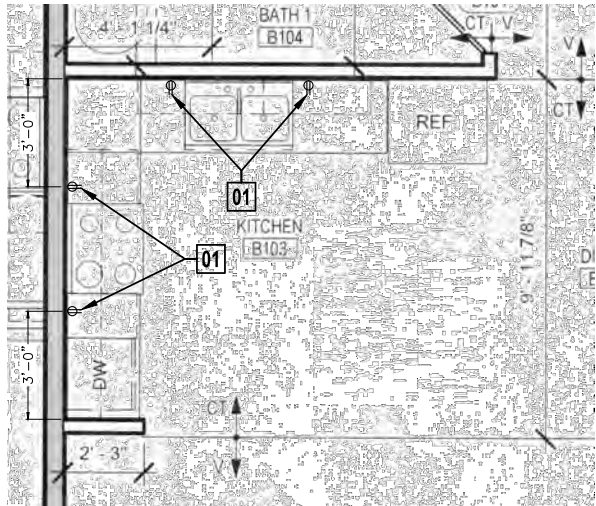
1  
A-117

**TYPE G1 - 2 BDRM**  
TYPICAL UNIT TYPE

SCALE: N.T.S.

1215 REV JOHN RAPHAEL JR WAY  
1215 S. LIBERTY STREET  
2308 ERATO STREET

- NOTES:
1. REFER TO SHEET A-129 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN GUSTE III "G1" UNITS.
  2. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
  3. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
  4. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDGP UNITS AND 25-1/2" IN NON-HDCP UNITS.



**TYPE G1 - KITCHEN OUTLET LAYOUTS**

SCALE: 3/8" = 1'-0"

REVISIONS	BY

ARCHITECT/ENGINEER:

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OWNER:

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OF NEW ORLEANS  
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NEW ORLEANS, LOUISIANA 70122

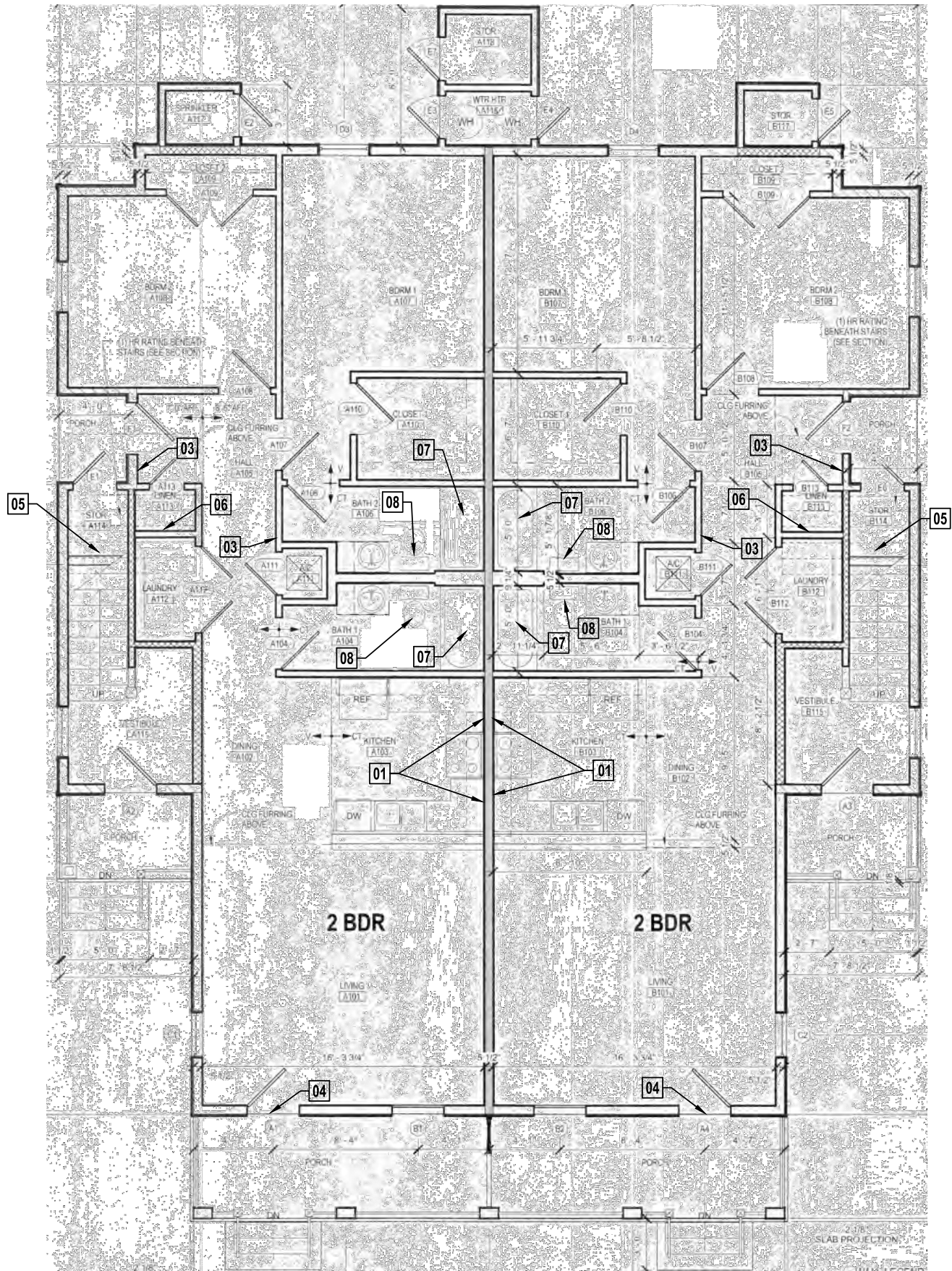
PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

TYPICAL UNIT TYPE PLANS

DRAWN
M.L.M.
CHECKED
C.E.J.
DATE
NOV. 21, 2025
SCALE
AS SHOWN
JOB NO.
22462.14
SHEET NO.

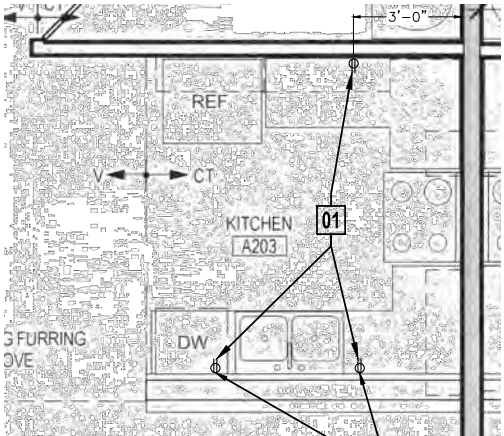


1  
A-118 TYPE H - 2 BDRM  
TYPICAL UNIT TYPE SCALE: N.T.S.

1202 FRERET STREET  
1204 FRERET STREET  
1222 REV JOHN RAPHAEL JR WAY  
1224 REV JOHN RAPHAEL JR WAY

2322 ERATO STREET  
2324 ERATO STREET

- NOTES:
1. REFER TO SHEET A-130 FOR SCOPE OF WORK SHEETS DESCRIBING WORK TO BE PERFORMED IN GUSTE III "H" UNITS.
  2. REFER TO DETAILS ON SHEETS A-141 AND A-142 FOR ADDITIONAL INFORMATION.
  3. ABOVE COUNTER OUTLETS SHALL BE MOUNTED PER CODE REQUIREMENTS.
  4. OUTLETS AND SWITCHES ABOVE COUNTERS TO BE 46" A.F.F. MAX. REACH TO OUTLETS TO BE 24" AT HDPC UNITS AND 25-1/2" IN NON-HDPC UNITS.



TYPE H - KITCHEN OUTLET LAYOUTS SCALE: 3/8" = 1'-0"

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
TYPICAL UNIT TYPE PLANS

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.
A-118

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "E"	Interior - Unit #101 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 02	Appliances to be replaced to meet clearance.	Ea	1	See Report #40	#40
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 41
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	2	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #103 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #104 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "D"	Interior - Unit #105 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 41
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	1	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 39

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #106 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #107 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INCLUDED ON THIS DRAWING INDICATES THE WORK THAT IS TO BE PERFORMED IN EACH UNIT. FOR FURTHER INFORMATION ON EACH WORK AREA, REFER TO THE REFERENCE NOTES FOR ADDITIONAL DETAILS ON THE WORK AREA.

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
("M" BLDG.) FIRST FLOOR UNITS

DRAWN  
M.L.M.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

A-120

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #108 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #109 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #110 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #111 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	4	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "C"		Interior - Unit #112 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 34
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32,33
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 35

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "B"		Interior - Unit #113 - 1st Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 31
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	2	Refer to Product Data Note #3 for type of threshold.	# 32
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Entry Toilet at 19-1/2".	# 27

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INCLUDED ON THIS DRAWING INDICATES THE WORK THAT IS TO BE PERFORMED IN EACH UNIT. FOR FURTHER INFORMATION ON EACH WORK AREA, REFER TO THE REFERENCE NOTES FOR ADDITIONAL DETAILS ON THE WORK AREA.

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
("M" BLDG.) FIRST FLOOR UNITS

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.
A-121

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "F"	Interior - Unit #201 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	2	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "G"	Interior - Unit #202 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 41

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #203 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Bed Toilet at 19".	# 27

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #204 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "D"	Interior - Unit #205 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 37,38
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	1	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 39

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #206 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #207 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Entry Toilet at 19".	# 27

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INCLUDED ON THIS DRAWING INDICATES THE WORK THAT IS TO BE PERFORMED IN EACH UNIT. FOR FURTHER INFORMATION ON EACH WORK AREA, REFER TO THE REFERENCE NOTES FOR ADDITIONAL DETAILS ON THE WORK AREA.

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
("M" BLDG.) SECOND FLOOR UNITS

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.
A-122

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #208 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #209 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #210 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #211 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "C"		Interior - Unit #212 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32,33
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 35

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "B"		Interior - Unit #213 - 2nd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 31
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INCLUDED ON THIS DRAWING INDICATES THE WORK THAT IS TO BE PERFORMED IN EACH UNIT. FOR FURTHER INFORMATION ON EACH WORK AREA, REFER TO THE REFERENCE NOTES FOR ADDITIONAL DETAILS ON THE WORK AREA.

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("M" BLDG.) SECOND FLOOR UNITS

DRAWN  
M.L.M.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

A-123

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "H"	Interior - Unit #301 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 41
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	2	Refer to Product Data Notes #2 & #3 for type of threshold.	# 42
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 44

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "J"	Interior - Unit #302 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 41
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 46
INT 10	Remove Lav and Vanity Cabinet. Provide new lav, faucet & vanity to locate center of lav to be no less than 15" from sidewall. Replace cultured marble countertop.	LS	1	Refer to Product Data Note #6 for type of items to provide.	# 47

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #303 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Entry Toilet at 19".	# 27

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #304 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	2	Entry Toilet at 19". Bath Toilet at 20".	# 27
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "D"	Interior - Unit #305 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 41
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 37,38
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	1	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 39

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #306 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

	Scope of Work for	Guste III Housing Development			
	"M" Bldg - Unit Type "A"	Interior - Unit #307 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

SCOPE OF WORK NOTES:

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
("M" BLDG.) THIRD FLOOR UNITS

DRAWN  
M.L.M.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

A-124

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #308 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #309 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Entry Toilet at 15"	# 27
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #310 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 09	Remove existing balcony door. Install new door as described and detailed in drawings.	LS	1	Refer to details 4, 5 & C on sheet A-141 for balcony door details.	# 24

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #311 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "C"		Interior - Unit #312 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32,33
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 35
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	2	Entry Toilet at 19". Hall Toilet at 19".	# 36

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "B"		Interior - Unit #313 - 3rd Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 31
INT 04	Where indicated at existing entry/balcony doors, provide thresholds as indicated in the product data notes.	Ea	1	Refer to Product Data Notes #2 & #3 for type of threshold.	# 32
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Hall Toilet at 19".	# 27

SCOPE OF WORK NOTES:

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
("M" BLDG.) THIRD FLOOR UNITS

DRAWN  
M.L.M.  
CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

A-125

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "K"		Interior - Unit #401 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 41
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	#48

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #403 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #404 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #406 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	2	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Entry Toilet at 20-1/2".	# 27

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A2"		Interior - Unit #407 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 29
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 30

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #408 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26
INT 08	Remove Toilet. Provide offset flange or reroute piping to move toilet to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Entry Toilet at 19".	# 27

SCOPE OF WORK NOTES:

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PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
("M" BLDG.) FOURTH FLOOR UNITS

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.
A-126

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #409 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #410 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "A"		Interior - Unit #411 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 25
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 26

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "C"		Interior - Unit #412 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 34
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 35

Scope of Work for		Guste III Housing Development			
"M" Bldg - Unit Type "B"		Interior - Unit #413 - 4th Floor			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-142. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate thermostat to 48" to operating buttons per sht G-003.	# 31
INT 11	Lower elec panelboard to make top most operable is at 48" AFF.	LS	1	See Report #31a.	# 31a
INT 13	Remove braces under Lav Counter. Modify brace at wall for knee clearance. Reinstall open end brace to be 30" clear.	LS	1		# 31c
INT 15	Remove to reinstall toilet tissue holder. Per code. Patch wall and paint.	EA	1	See sheet G-003 for toilet tissue requirements.	# 31e & f
INT 16	Remove to reinstall shower controls and piping to meet code. Patch existing tub surround as req'd.	EA	1	See Report #31g for direction.	# 31g

SCOPE OF WORK NOTES:

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PROJECT:  
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DRAWN  
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CHECKED  
C.E.J.  
DATE  
NOV. 21, 2025  
SCALE  
AS SHOWN  
JOB NO.  
22462.14  
SHEET NO.

A-127

Scope of Work for		Guste III Housing Development			
"G" Bldg - Unit / Work Type		Interior - 1210 Rev John Raphael Jr Way			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

Scope of Work for		Guste III Housing Development			
"G" Bldg - Unit / Work Type		Interior - 1212 Rev John Raphael Jr Way			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

Scope of Work for		Guste III Housing Development			
"G" Bldg - Unit / Work Type		Interior - 1217 Rev John Raphael Jr Way			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57
INT 08	Remove Toilet. Chip out slab to move toilet per offset flange to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Bed Toilet at 14-1/2".	# 58

Scope of Work for		Guste III Housing Development			
"G" Bldg - Unit / Work Type		Interior - 1217 S. Liberty Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 64
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	2	Relocate light switch at Entry & Kit / Hall to 48" to operating swithes	# 65
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 63
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

Scope of Work for		Guste III Housing Development			
"G" Bldg - Unit / Work Type		Interior - 2410 Erato Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

Scope of Work for		Guste III Housing Development			
"G" Bldg - Unit / Work Type		Interior - 2412 Erato Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate light swith at Bed2 to 48" to lever per sht G-003.	# 54
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

## SCOPE OF WORK NOTES:

- THE SCOPE OF WORK SHEET INCLUDED ON THIS DRAWING INDICATES THE WORK THAT IS TO BE PERFORMED IN EACH UNIT. FOR FURTHER INFORMATION ON EACH WORK AREA, REFER TO THE REFERENCE NOTES FOR ADDITIONAL DETAILS ON THE WORK AREA.
- REFER TO SHEET A–116 FOR PLAN OF "G" UNITS.

Scope of Work for		Guste III Housing Development			
"G" Bldg - Unit / Work Type		Interior - 2306 Erato Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 64
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	2	Relocate light switch at Entry & Kit / Hall to 48" to operating swithes	# 65
INT 04	Provide code compliant beveled threshold at inside of entry door to meet code.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 63
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

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PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
G UNITS AT GUSTE III

DRAWN  
M.L.M.

CHECKED  
C.E.J.

DATE  
NOV. 21, 2025

SCALE  
AS SHOWN

JOB NO.  
22462.14

SHEET NO.

A–128

	Scope of Work for	Guste III Housing Development			
	"G-1" Bldg - Unit / Work Type	Interior - 1215 S. Liberty Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 64
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate light swith at kit/hall to 48" to lever per sht G-003.	# 65
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 63
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57
INT 08	Remove Toilet. Chip out slab to move toilet per offset flange to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Hall Toilet at 13-1/2" to side wall.	# 58

	Scope of Work for	Guste III Housing Development			
	"G-1" Bldg - Unit / Work Type	Interior - 1215 Rev John Raphael Jr Way			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	1	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57
INT 08	Remove Toilet. Chip out slab to move toilet per offset flange to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Hall Toilet at 13" to side wall.	# 58

	Scope of Work for	Guste III Housing Development			
	"G-1" Bldg - Unit / Work Type	Interior - 2308 Erato Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 64
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate light switch at Bed 2 to 48" to operating swithes	# 65
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24".	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 63
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57
INT 08	Remove Toilet. Chip out slab to move toilet per offset flange to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	2	Hall Toilet at 14" to side wall. Bed Toilet at 19".	# 58

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INCLUDED ON THIS DRAWING INDICATES THE WORK THAT IS TO BE PERFORMED IN EACH UNIT. FOR FURTHER INFORMATION ON EACH WORK AREA, REFER TO THE REFERENCE NOTES FOR ADDITIONAL DETAILS ON THE WORK AREA.
2. REFER TO SHEET A–117 FOR PLAN OF "G1" UNITS.

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NEW ORLEANS, LOUISIANA 70122

PROJECT:  
GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE:  
SCOPE OF WORK SHEETS FOR  
G1 UNITS AT GUSTE III

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.
A–129

	Scope of Work for	Guste III Housing Development			
	"H" Bldg - Unit / Work Type	Interior - █████ Freret Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate Thermostat to 48" to lever per sht G-003.	# 54
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24" .	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57
INT 08	Remove Toilet. Chip out slab to move toilet per offset flange to be 18" from centerline of toilet. Patch ceramic floor tile as required.	Ea	1	Bed Toilet at 14" .	# 58

	Scope of Work for	Guste III Housing Development			
	"H" Bldg - Unit / Work Type	Interior - █████ Freret Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24" .	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

	Scope of Work for	Guste III Housing Development			
	"H" Bldg - Unit / Work Type	Interior - █████ Rev John Raphael Jr Way			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24" .	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

	Scope of Work for	Guste III Housing Development			
	"H" Bldg - Unit / Work Type	Interior - █████ Rev John Raphael Jr Way			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate Entry switch to 48" to lever per sht G-003.	# 54
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24" .	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

	Scope of Work for	Guste III Housing Development			
	"H" Bldg - Unit / Work Type	Interior - █████ Erato Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	1	Relocate Thermostat to 48" to lever per sht G-003.	# 54
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24" .	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

	Scope of Work for	Guste III Housing Development			
	"H" Bldg - Unit / Work Type	Interior - █████ Erato Street			
#	Work Item Description	Unit	Quantity	Reference Notes	Rpt #
INT 01	Remove existing outlet next to range at both sides. Install blank plate. Relocate outlet w/extended box. Place per code.	Ea	2	See Photos 4, 5 & 8 on sheet A-143. Outlets to be 36" from corner.	# 55
INT 03	Relocate Light Switch /Thermostat to be no more than 48" AFF to operating devices. Patch, finish and paint entire wall to match existing.	Ea	2	Relocate Thermostat & Entry Switch to 48" to operating parts.	# 54
INT 04	Provide code compliant beveled threshold to meet code at interior side of door.	Ea	1	Refer to Product Data Note #3 for type of threshold.	# 51
INT 05	Provide furr-out wall at rear of exterior storage closet. Add Fire-rated gyp board to under side of stairs per detail.	LS	1	Refer Product Data Note #1, A & B on sheet A-141 for details	# 52
INT 06	Provide furr-out wall at rear of interior storage closet per detail to make depth of closet no more than 24" .	LS	1	Refer Product Data Note #1 on sheet A-141 for similar details.	# 53
INT 07	Remove existing tub & tub surround at both baths. Install blocking in wall for future grab bars. Install new tub & surround along with faucet fixture as detailed.	LS	2	Refer to Product Data Notes #7 & #12 for type of tub/tub surround and faucet fixture.	# 57

SCOPE OF WORK NOTES:

1. THE SCOPE OF WORK SHEET INCLUDED ON THIS DRAWING INDICATES THE WORK THAT IS TO BE PERFORMED IN EACH UNIT. FOR FURTHER INFORMATION ON EACH WORK AREA, REFER TO THE REFERENCE NOTES FOR ADDITIONAL DETAILS ON THE WORK AREA.
2. REFER TO SHEET A–118 FOR PLAN OF "H" UNITS.

REVISIONS	BY

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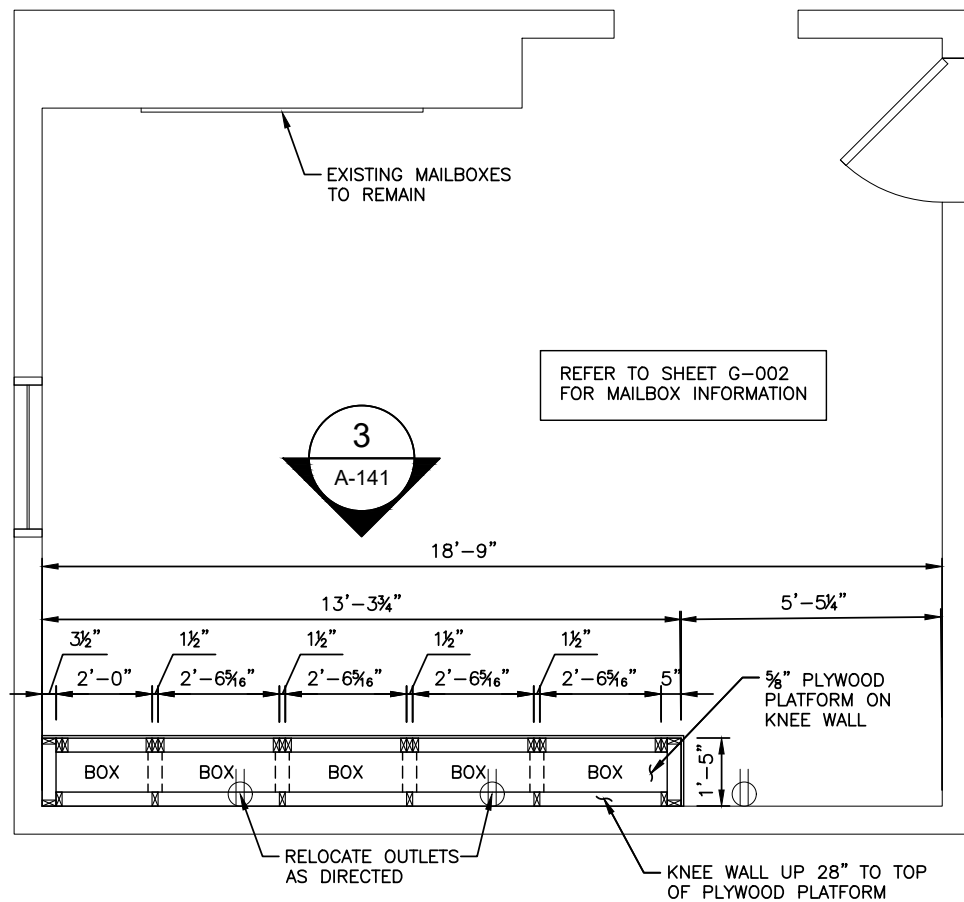
PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:

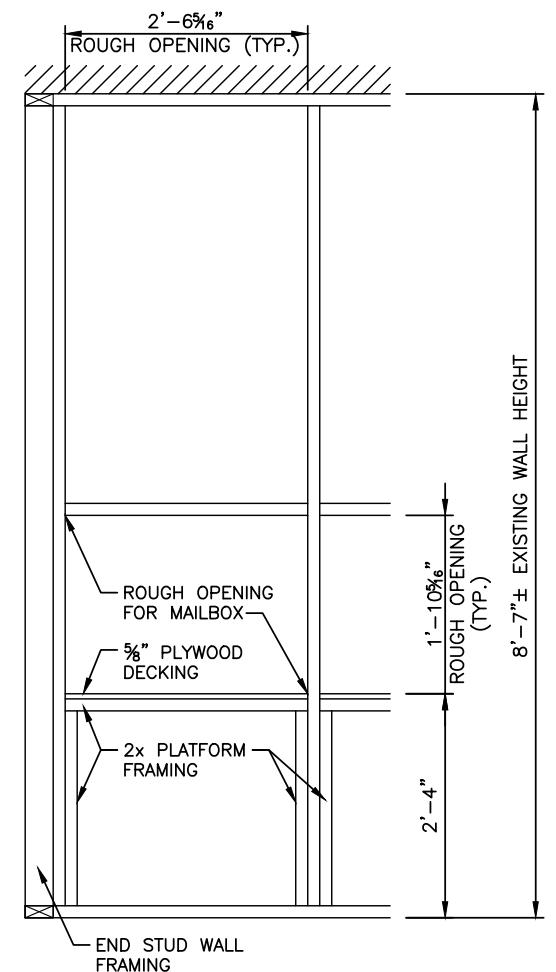
SCOPE OF WORK SHEETS FOR  
H UNITS AT GUSTE III

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.
A–130

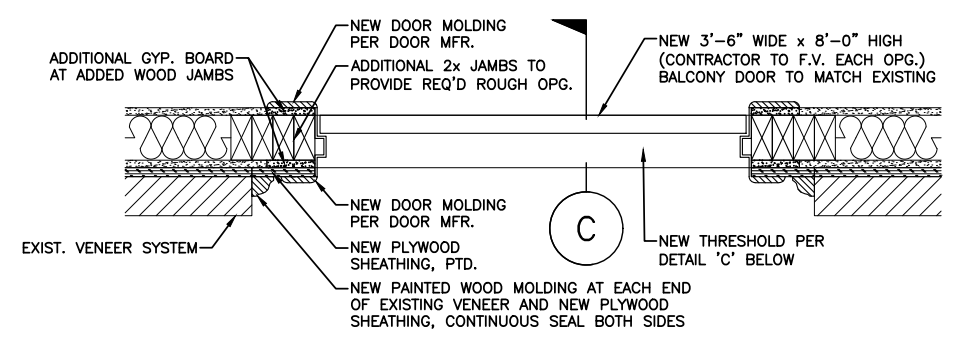


**2 PLAN - MAILBOXES**  
A-141 MAILROOM SCALE: 1/2" = 1'-0"

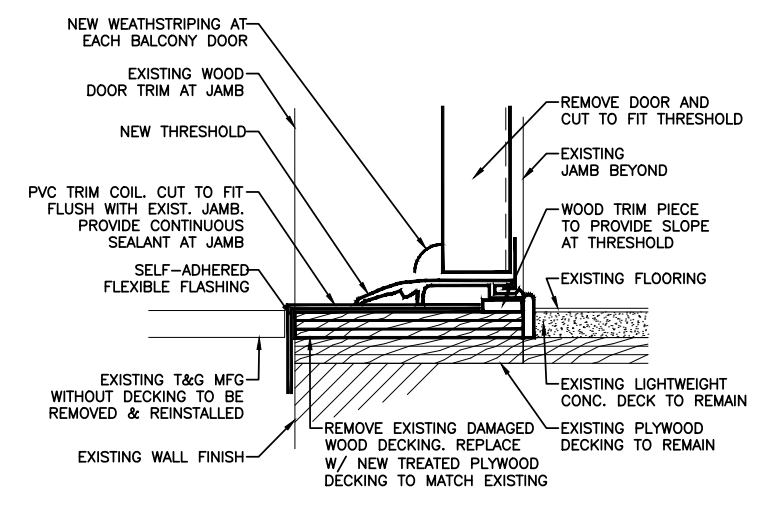
NOTE: ALL ABANDONED BOXES TO RECEIVE BLANK COVERS.



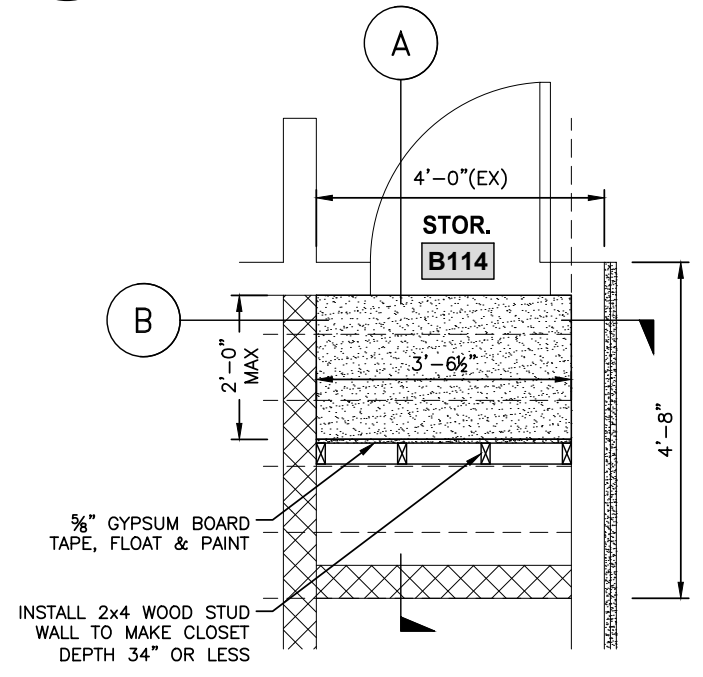
**3 ELEVATION**  
A-141 MAILROOM SCALE: 1" = 1'-0"



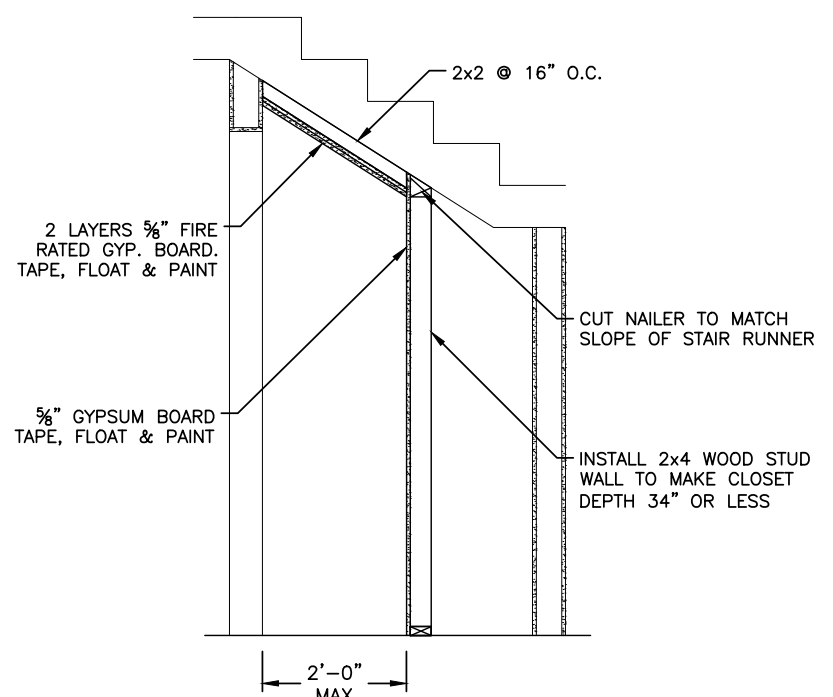
**4 PLAN @ NEW DOOR OPENING**  
A-141 BALCONY DOOR SCALE: 1-1/2" = 1'-0"



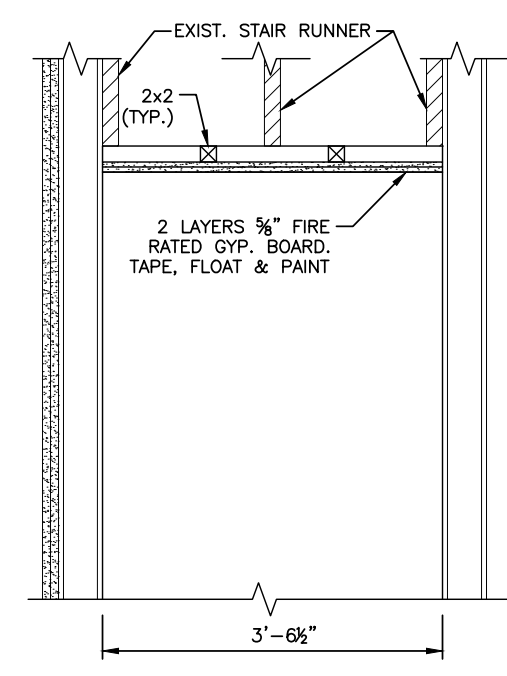
**C THRESHOLD DETAIL**  
A-141 BALCONY DOOR N.T.S.



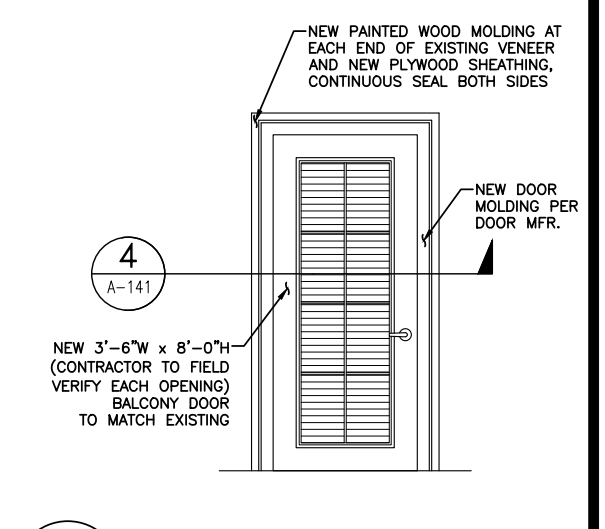
**1 PLAN - FURR OUT WALL**  
A-141 STORAGE CLOSET SCALE: 3/4" = 1'-0"



**A SECTION THRU CLOSET**  
A-141 STORAGE CLOSET SCALE: 3/4" = 1'-0"



**B SECTION THRU CEILING**  
A-141 STORAGE CLOSET SCALE: 1" = 1'-0"



**4 DOOR ELEVATION**  
A-141 BALCONY DOOR SCALE: 1-1/2" = 1'-0"

REVISIONS	BY

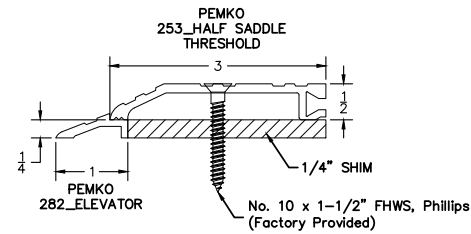
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**HOUSING AUTHORITY**  
**OF NEW ORLEANS**  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

**PROJECT:** GUSTE III COMMUNITY  
**INTERIOR & EXTERIOR REPAIRS**  
**SHEET TITLE:** MISCELLANEOUS DETAILS

DRAWN	M.L.M.
CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	

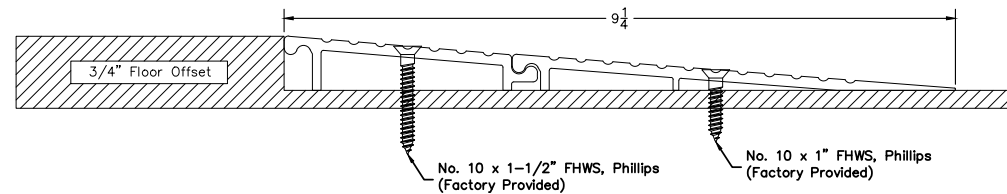
**A-141**



1  
A-142

3/4" THRESHOLD DETAIL  
@ ENTRANCE DOORS

SCALE: 9" = 1'-0"

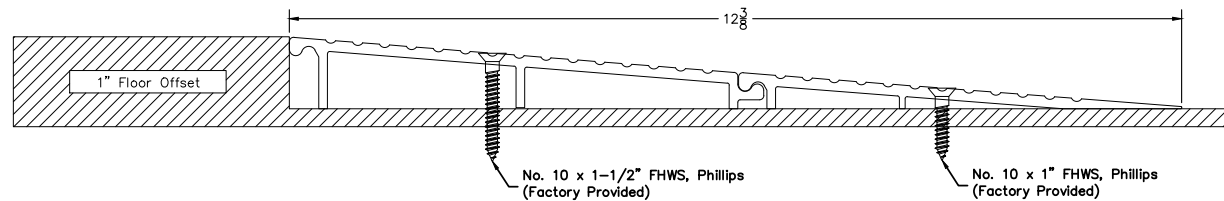


PEMKO R.75F\_ FLUSH THRESHOLD ASSEMBLY  
R.75FA: A - MILL FINISH ALUMINUM ALUMINUM  
R.75FAK: AK - PEMKOTE SKID RESISTANT SURFACING ALUMINUM

2  
A-142

3/4" THRESHOLD DETAIL  
@ INTERIOR DOORS

SCALE: 9" = 1'-0"



PEMKO R1F\_ FLUSH THRESHOLD ASSEMBLY  
R1FA: A - MILL FINISH ALUMINUM ALUMINUM  
R1FAK: AK - PEMKOTE SKID RESISTANT SURFACING ALUMINUM

3  
A-142

1" THRESHOLD DETAIL  
@ INTERIOR DOORS

SCALE: 9" = 1'-0"

NOTE: MAXIMUM 1/2" HEIGHT ALLOWED AT COMMON AREAS AND 3/4" HEIGHT AT TYPE B UNITS.

REVISIONS	BY

ARCHITECT/ENGINEER:

**ECM Consultants, Inc.**

ENGINEERS - ARCHITECTS - CONSTRUCTION MANAGERS  
1301 CLEARVIEW PKWY. SUITE 200  
METAIRIE, LOUISIANA 70001  
PHONE: (504) 885-4080, FAX: (504) 885-1439  
EMAIL: mail@ecmconsultants.com

OWNER:

HOUSING AUTHORITY  
OF NEW ORLEANS

2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT:

GUSTE III COMMUNITY  
INTERIOR & EXTERIOR REPAIRS

SHEET TITLE:  
MISCELLANEOUS DETAILS

DRAWN M.L.M.
CHECKED C.E.J.
DATE NOV. 21, 2025
SCALE AS SHOWN
JOB NO. 22462.14
SHEET NO.



1 PHOTO @ BATHTUB #1  
A-143 N.T.S.



5 PHOTO @ KITCHEN #2  
A-143 N.T.S.



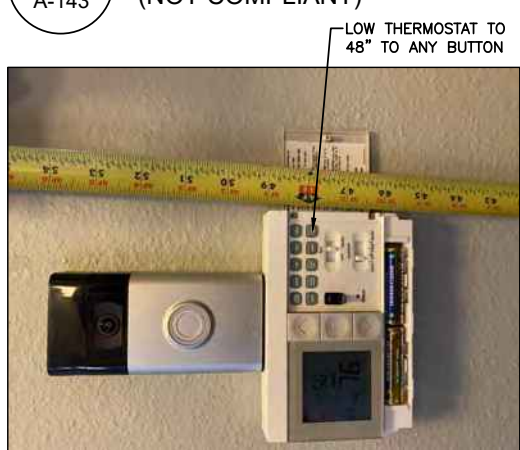
9 PHOTO @ THERMOSTAT (SHIFT)  
A-143 N.T.S.



2 PHOTO @ ENTRY DOOR  
A-143 N.T.S.



6 PHOTO @ MAILBOX (NOT COMPLIANT)  
A-143 N.T.S.



10 PHOTO @ THERMOSTAT (TO BE LOWERED)  
A-143 N.T.S.



3 PHOTO @ HANDICAP BATHTUB  
A-143 N.T.S.



7 PHOTO @ OUTSIDE BALCONY DOOR BOTTOM  
A-143 N.T.S.



11 PHOTO @ TOILET #1  
A-143 N.T.S.



4 PHOTO @ KITCHEN #1  
A-143 N.T.S.



8 PHOTO @ PLUG IN KITCHEN (NOT COMPLIANT)  
A-143 N.T.S.



12 PHOTO @ VENDING MACHINES (KEYPADS NOT COMPLIANT)  
A-143 N.T.S.

REVISIONS	BY

ARCHITECT/ENGINEER: **ECM Consultants, Inc.**  
ENGINEERS — ARCHITECTS — CONSTRUCTION MANAGERS  
1301 CLEARVIEW PKWY, SUITE 200  
METAIRIE, LOUISIANA 70001  
PHONE: (504) 885-4080, FAX: (504) 885-1439  
EMAIL: mail@ecmconsultants.com

OWNER: HOUSING AUTHORITY OF NEW ORLEANS  
2051 SENATE ST. BUILDING B, RM. 202  
NEW ORLEANS, LOUISIANA 70122

PROJECT: GUSTE III COMMUNITY INTERIOR & EXTERIOR REPAIRS  
SHEET TITLE: PHOTOS

DRAWN	M.L.M.
CHECKED	C.E.J.
DATE	NOV. 21, 2025
SCALE	AS SHOWN
JOB NO.	22462.14
SHEET NO.	

BALCONY DRAWINGS

PROJECT GENERAL NOTES

- These Drawings are a part of the Contract Documents. See the Project Manual for a list of the Contract Documents.
- The Contractor shall verify all relevant dimensions and field conditions and shall notify the Architect of any discrepancies between existing field conditions and how they are portrayed in these drawings. Contractor shall verify the fit of all proposed construction.
- The Contractor shall make a reasonable effort to prevent hazards & inconveniences to tenants, guests, properly management personnel, grounds maintenance personnel, neighbors, and the general public. The Contractor shall make a reasonable effort to provide for the safety of persons on site and on the adjacent public right of ways and shall secure any necessary City permits for barricades, signs, covered walks or other safety features. Such safety features, as deemed to be reasonable, shall be within the Contractor's scope of work.
- The Contractor shall ensure that all workers are provided with reasonable gear and equipment for personal safety and that all workers on the site have had reasonable training in safety procedures. The Contractor shall ensure that all Contractor personnel at the project site are covered with Workers' Compensation Insurance.
- The Contractor shall provide reasonable protection to prevent damage to all new (and existing to remain) work, materials, equipment, and existing structures, finishes, plants, soil, grading, and furnishings. The Contractor shall also take reasonable precautions to protect adjacent City property and utilities. Any damaged items shall be quickly replaced or repaired by the Contractor at the Contractor's expense. Turf grass is explicitly included.
- All materials, fixtures, etc. shall be new unless otherwise specified and shall be handled & installed according to all of the manufacturers' instructions & recommendations. Should the Contractor discover an apparent discrepancy between the manufacturer's instructions & recommendations and the Architect's instructions (including these documents), the Contractor shall immediately bring the discrepancy to the Architect's attention.
- The Contractor shall acquire all the required permits to perform the work, and the work shall comply with all applicable codes & laws. Should the Contractor discover an apparent discrepancy between applicable codes & laws and the Designer's instructions (including these documents), the Contractor shall immediately bring the discrepancy to the Architect's attention.
- The Contractor shall carry insurance as indicated in the Project Manual for the entire duration of the work, and the Contractor shall promptly provide documentation of such insurance when requested by the Architect or Owner. The Architect and the Owner shall be named as insured on the Contractor's General liability policy, and the Contractor shall provide certificates of insurance indicating so prior to commencement of the Contractor's on-site operations.
- The Contractor shall price and perform all work necessary to legally complete the Work as described in this drawing set. Provide all necessary incidental and prequisite work, whether or not the necessary incidental and prequisite work is specifically indicated. (Exception: No remediation of existing materials regulated by the Environmental Protection Agency or the Louisiana Department of Environmental Quality is required as Base Bid work, and no such work is expected by the Architect to be required.)
- The Contractor shall provide security measures during construction as required to reasonably protect the work area and Contractor storage areas from vandalism and theft.
- The Contractor shall promptly notify the Architect if any discrepancies within the Contract Documents are discovered. In the absence of prompt feedback from the Architect, the Specifications documents shall supersede the Drawings. If there are discrepancies within the Drawings or within the Specifications that are not clarified by the Architect prior to the submission of construction bids, the construction bid shall be for the most costly of the conflicting work items.
- Except as specifically indicated in the Drawings and Specifications, all indicated Work shall be included in the Base Bid.
- Provide a Final Cleaning as per the Specifications throughout all areas at which work is done and all areas of the sites utilized by the Contractor. Also, provide a Final Cleaning as per the Specifications at all areas used by the Contractor for temporary facilities and at all areas used by the Contractor for movement of personnel, equipment, and materials.
- See Specifications regarding demolition. In addition to all demolition specifically indicated in these Drawings, provide all demolition work that is prerequisite to the proposed new construction.
- Prior to bidding, all Bidders shall observe all sides of the building from the adjacent public streets and shall thereby familiarize themselves with the visible existing conditions as they relate to the Work.

ABBREVIATIONS

Abv.	ABOVE
A/C	AIR CONDITIONING
ADA	AMERICANS WITH DISABILITIES ACT
AFB	ABOVE FINISHED FLOOR
ALU	AIR HANDLING UNIT
Alum.	ALUMINUM
Approx.	APPROXIMATE(LY)
Appt.	APARTMENT
Arch.	ARCHITECT(URAL)
ASF	ABOVE SUB-FLOOR
Bd.	BOARD
BFE	BASE FLOOD ELEVATION
Bldg.	BUILDING
Bld.	BLOCK(ING)
Bm.	BEAM
BT	BALCONY TYPE
brn.	BOTTOM
Bvch.	BETWEEN
Cem.	CEMENT
CJ	CONTROL JOINT
CL	CENTERLINE
Cfg.	CEILING
C/SU	CONCRETE MASONRY UNIT
Col.	COLUMN
Conc.	CONCRETE
Cont.	CONTINUOUS
Cu Yds	CUBIC YARDS
Dbl.	DOUBLE
Demo.	DEMOLISH, DEMOLITION
Diag.	DIAGONAL
Dm.	DIMENSION
DN	DOWN
Dr.	DOOR
DS	DOWNSPOUT
Dtl.	DETAIL
DW	DISHWASHER
DWG	DRAWING
EIS	EXTERIOR INSULATING FINISH SYSTEM
EJ	EXPANSION JOINT
Elec.	ELECTRICAL
Elev.	ELEVATION
EQ	EQUAL
Exist.	EXISTING
Ext.	EXTERIOR
FE	FIRE EXTINGUISHER
FL	FOOT (FEET)
Galv.	GALVANIZED
GH	GROUND FAULT CIRCUIT INTERRUPTER
Gyp.	GYP-SUM
HANO	HOUSING AUTHORITY OF NEW ORLEANS
Hd.	HEAD
Ht.	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
ID	INNER DIAMETER
In.	INCHES
Incl.	INCLUDING, INCLUDING
Int.	INTERIOR
JBOX	JUNCTION BOX
Lav.	LAVATORY
Lb.	POUND (S)
Max.	MAXIMUM
Mech.	MECHANICAL
MCP	MECHANICAL/ELECTRICAL/PLUMBING
Mt.	MEASURING HEIGHT
Mm.	MISCELLANEOUS
Misc.	MASONRY OPENING
MO	METAL
Mtl.	METAL
N/C	NOT IN CONTRACT
NIS	NOT TO SCALE
OC	ON CENTER(S)
OD	OUTER DIAMETER
Physd.	PLYWOOD
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED
Prd.	PAINTED
PVC	POLYVINYL CHLORIDE
Qty.	QUANTITY
R/A	RETURN AIR
Reqd.	REQUIRED
RO	ROUGH OPENING
Sec	SECTION
Sh.	SHEET
Shl.	SHOWER
SC	SOLID CORE
Spec	SPECIFICATION(S), SPECIFIED
Sq.	SQUARE
SS	STAINLESS STEEL
Std.	STANDARD
Stl.	STEEL
Svc.	SERVICE
T&G	TONGUE AND GROOVE
Tnk.	THICKNESS
Typ.	TYPICAL
UL	UNDERWRITERS LABORATORIES (UL, LLC)
UNO	UNLESS NOTED OTHERWISE
Vert.	VERTICAL
VF	VENT IN FIELD
Vt.	VITR
Wd.	WOOD
Wdw.	WINDOW
WH	WATER HEATER
WO	WITHOUT
WR	WATERPROOF
Yr.	YEAR(S)

Notes on Abbreviations:

- The steel brackets and capital letters on any drawings and Specifications, meanings shall never be as listed above.
- Industry standard abbreviations may be used in the Contract Documents and drawings if not defined above.

SCHEDULE OF BALCONY TYPES

Balcony Type (BT)	Quantity	Approx. Deck Area	Approx. Deck Dimensions (W X D)	Column-supported or cantilevered	Adjacent exterior wall finish
1	2	440SF	not rectangular**	column-supported	brick
2	2	38SF	8'-0" X 4'-9"	cantilevered	brick
3	10	93SF	14'-8" X 6'-4"	column-supported	stucco
4	5	70SF	14'-8" X 4'-9"	cantilevered	brick
5	4	153SF	21'-1" X 6'-4"	column-supported	stucco
6	3	42SF	9'-0" X 4'-9"	cantilevered	brick
7	2	94SF	14'-9" X 6'-4"	column-supported	brick
8	3	N/A	N/A	N/A	stucco
9	3	N/A	N/A	N/A	stucco

\*Depth dimension is from low edge (rip edge) of existing deck to existing wall fining.  
\*\*See Sheet A-1 for Floor Plan of non-rectangular Balcony Type (BT) 1.

SCHEDULE OF LIVING UNITS WITH BALCONIES

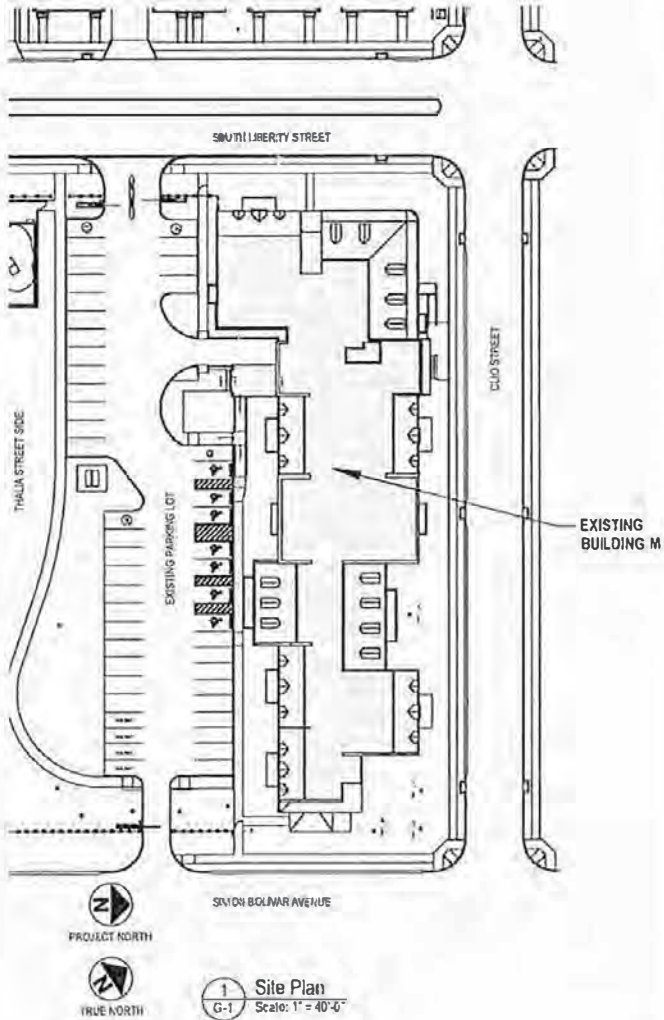
Floor	Living Unit (Apartment)	Unit Type	Balcony Type (BT)	Scope of work
2	201	F	1	S&D
	202	G	2	S&D
	203	A	3	D
	204	A	4	S&D
	205	D	5	S&D
	206	A	7	D
	207	A	3	S&D
	208	A	3	S&D
	209	A	5	D
	210	A	4	S&D
3	301	H	1	S&D
	302	J	2	S&D
	303	A	3	D
	304	A	4	S&D
	305	D	5	S&D
	306	A	3	D
	307	A	3	D
	308	A	3	D
	309	A	5	D
	310	A	4	S&D
4	401	K	N/A	none
	402 (not used)	N/A	N/A	none
	403	A	8	none
	404	A	4	S&D
	405 (not used)	N/A	N/A	none
	406	A	8	none
	407	A2	9	none
	408	A	9	none
	409	A	N/A	none
	410	A	4	S&D
5	411	A	9	none
	412	C	6	S&D
	413	B	8	none

Key to Scope of Work Column

S&D: Re-sloped and re-deck balcony. Remove and re-install ferrous metal column base. Remove wood sleepers and provide new wood sleepers. Provide new steel trim. Re-paint all painted ferrous metal, and paint new steel trim.

D: Re-deck balcony. Re-paint all painted ferrous metal. Repaint wood sleepers.

none: No improvements at this balcony. This is a "Julié Balcony" without tongue-and-groove decking.



INDEX OF DRAWINGS

	GENERAL
G-1	Index of Drawings, Site Plan, Misc.
	ARCHITECTURAL
A-1	Floor Plans
A-2	Exterior Elevations, Alterations to Existing Metalwork
A-3	Details

BUILDING & OCCUPANCY INFORMATION

The Work is to be performed at one (1) four-story building. The building use is Multi-Family housing.

Use and Occupancy Classification as per Chapter 3 of the International Building Code (IBC), 2015 edition; Residential, Group R-2, Apartment House.

Floor Area: no change to existing floor area

PROJECT DIRECTORY

**OWNER:**  
Housing Authority of New Orleans  
(HANO)  
Langston Ford, Project Manager  
4100 Touro St.  
New Orleans, LA 70122  
phone: 504-670-3324  
lford@hano.org

**ARCHITECT:**  
Volume Zero, LLC  
Michael Calkins, Project Architect  
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fax: 504-864-9983  
michael@volumezero.com

Volume Zero

architectural design studio

Vol.

1034 Joliet Street  
New Orleans, LA 70118  
504-864-9909 phone  
504-864-9983 fax  
a limited liability company  
Michael Calkins &  
Van Toot Architects

**HANO**  
Housing Authority of New Orleans

Housing Authority of New Orleans  
**BALCONY ALTERATIONS**  
at the Guste III Housing Community, Building M  
2100 Clio Street, New Orleans, Louisiana

Issued and print dates:  
December 12, 2022 - Bid Issue

Professional Seal of Michael Calkins  
Architect  
Registered Architect #5201

Architect's project no. 22-013  
drawn by MIC

sheet no.

G-1

NOTE: BT = Balcony Type

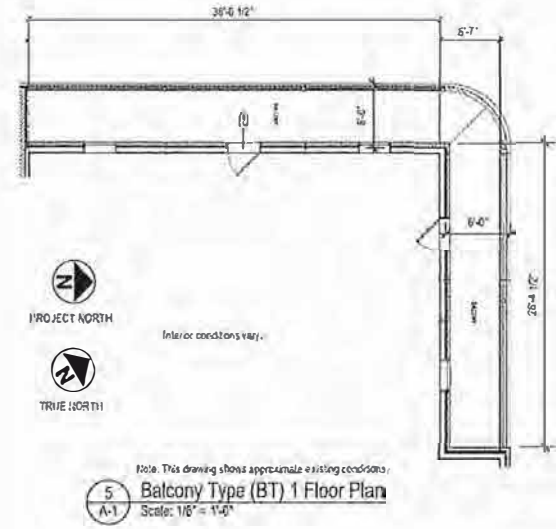


Housing Authority of New Orleans  
**BALCONY ALTERATIONS**  
at the Guste III Housing Community, Building M  
2100 Clio Street, New Orleans, Louisiana

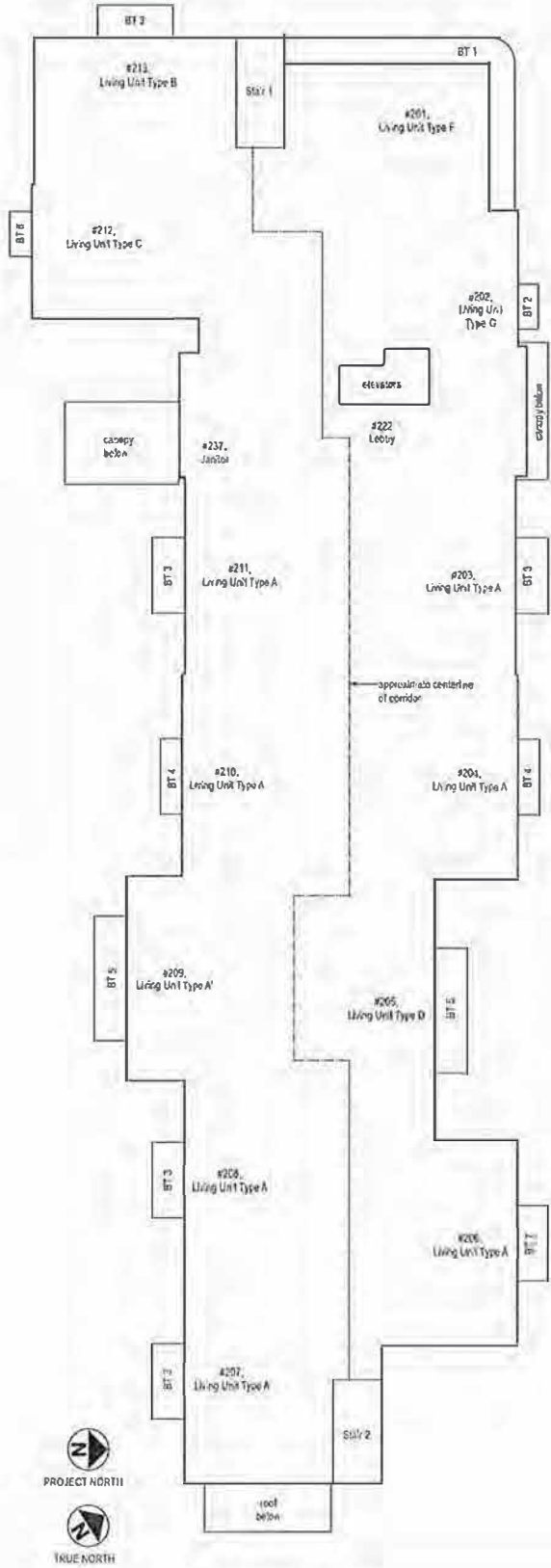
Issue and print dates:  
December 12, 2022 - Bid Issue

signed & sealed by  
Michael Capaldi  
Registered Architect #5201  
Architect's project no. 22-013  
drawn by H/C  
sheet no.

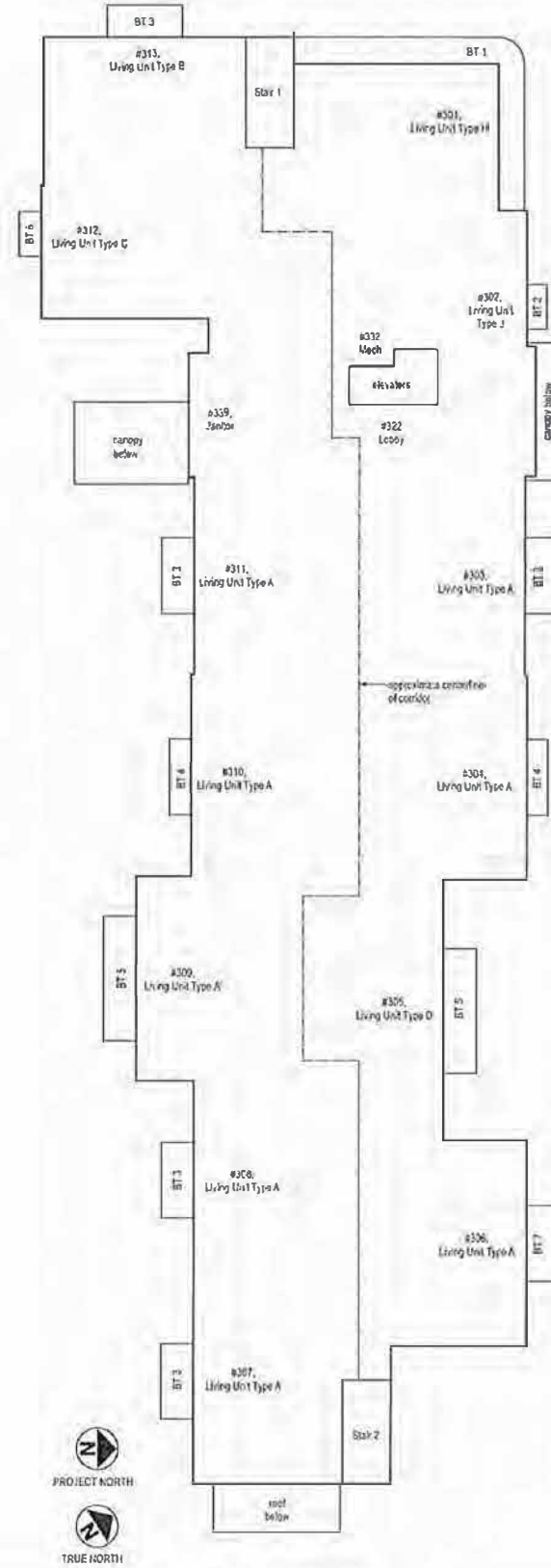
A-1



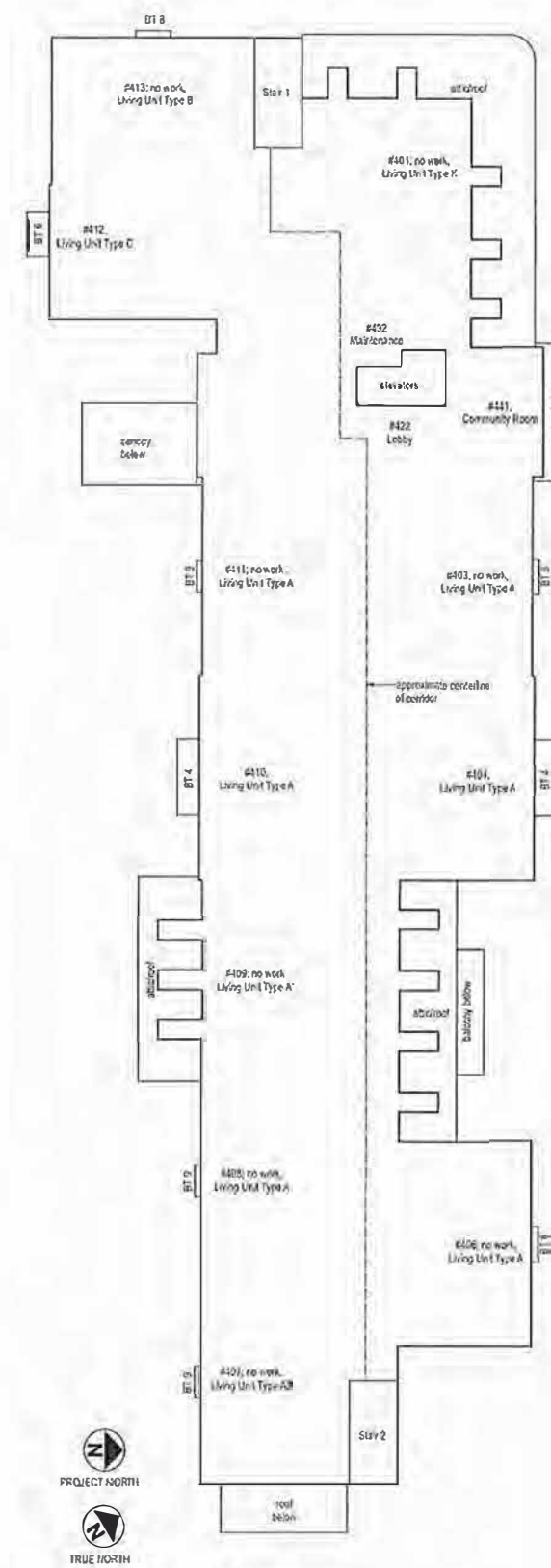
1 (not used)  
A-1 Scale: 1/16" = 1'-0"



2 Second Floor Plan  
A-1 Scale: 1/16" = 1'-0"

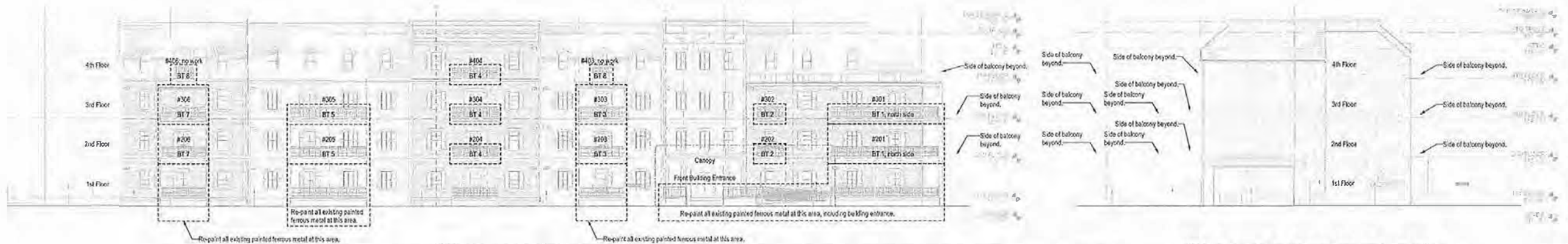


3 Third Floor Plan  
A-1 Scale: 1/16" = 1'-0"



4 Fourth Floor Plan  
A-1 Scale: 1/16" = 1'-0"

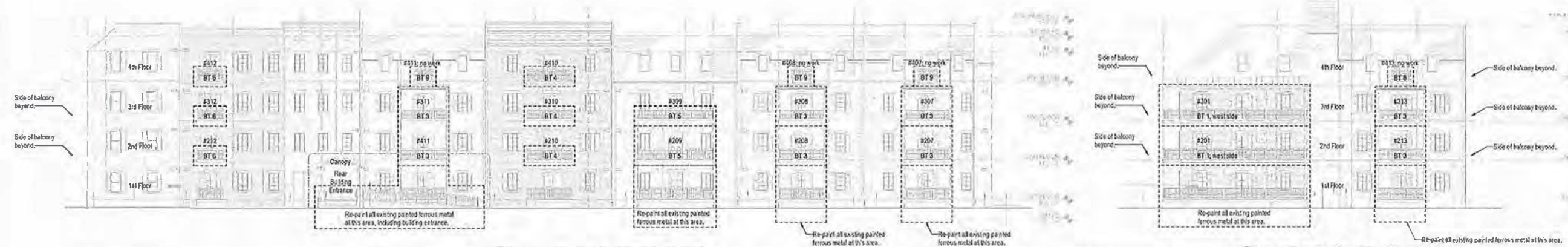
NOTE: BT = Balcony Type



1 North Elevation (Clio St. Elevation)  
A-3 Scale: 1/16" = 1'-0"

Note: Exterior Elevations show approximate existing building conditions. Actual conditons may vary.

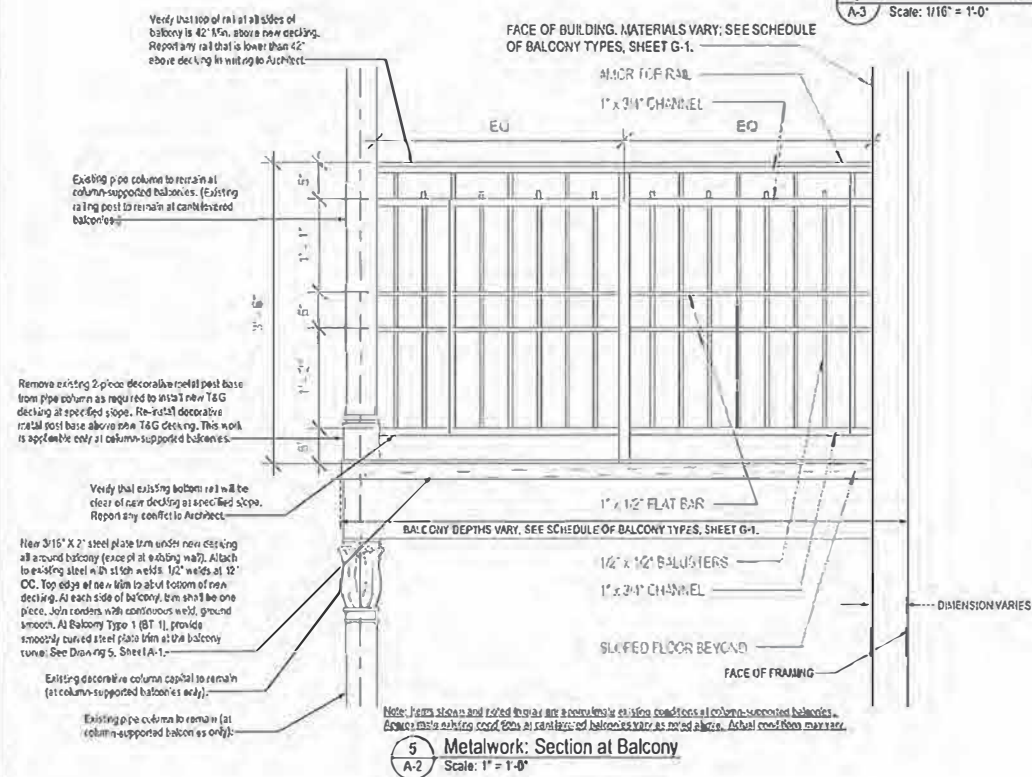
2 East Elevation (Simon Bolivar Ave. Elevation)  
A-3 Scale: 1/16" = 1'-0"



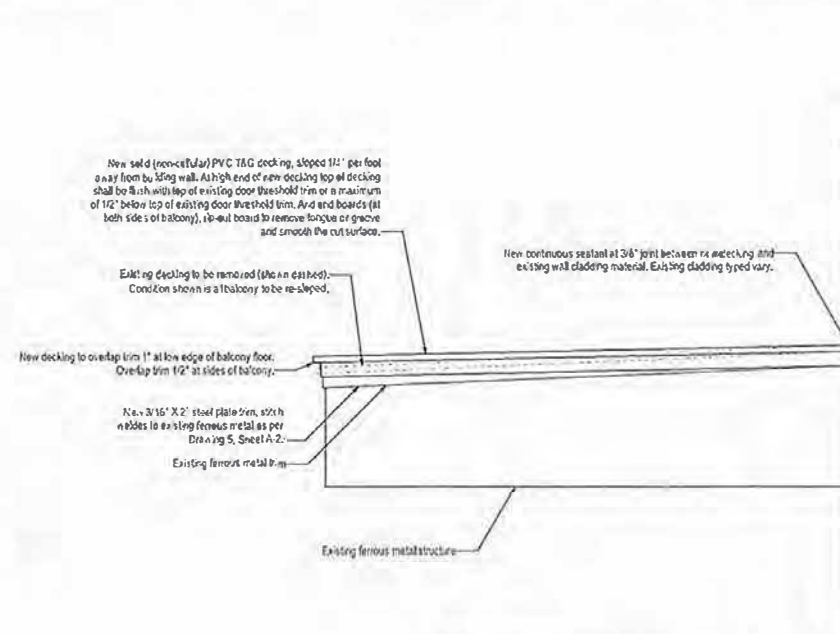
3 South Elevation (Parking Lot Elevation)  
A-3 Scale: 1/16" = 1'-0"

Note: Exterior Elevations show approximate existing building conditions. Actual conditons may vary.

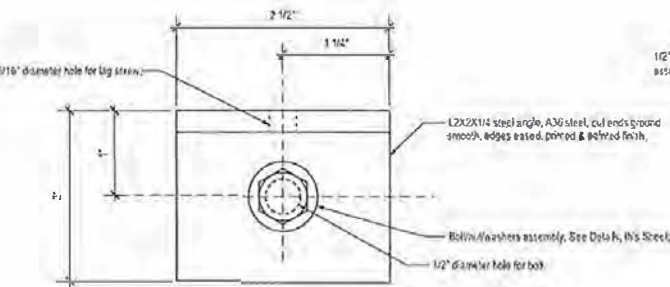
4 West Elevation (S. Liberty St. Elevation)  
A-3 Scale: 1/16" = 1'-0"



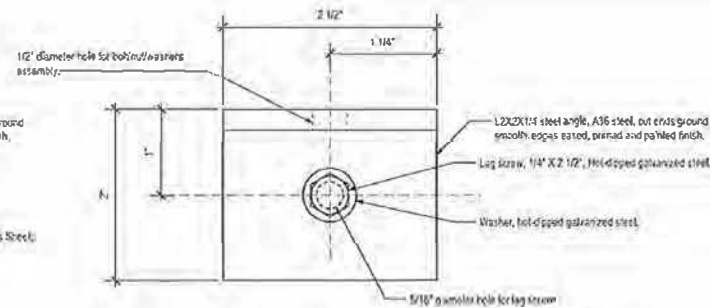
5 Metalwork: Section at Balcony  
A-2 Scale: 1" = 1'-0"



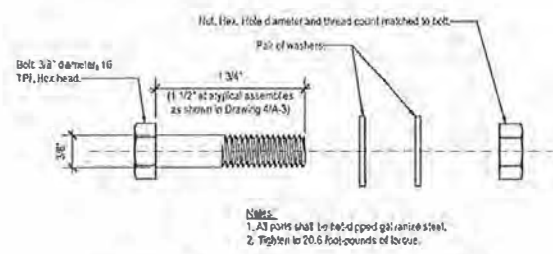
6 Side Elevation of Typical Balcony Floor Assembly  
A-2 Scale: 1" = 1'-0"



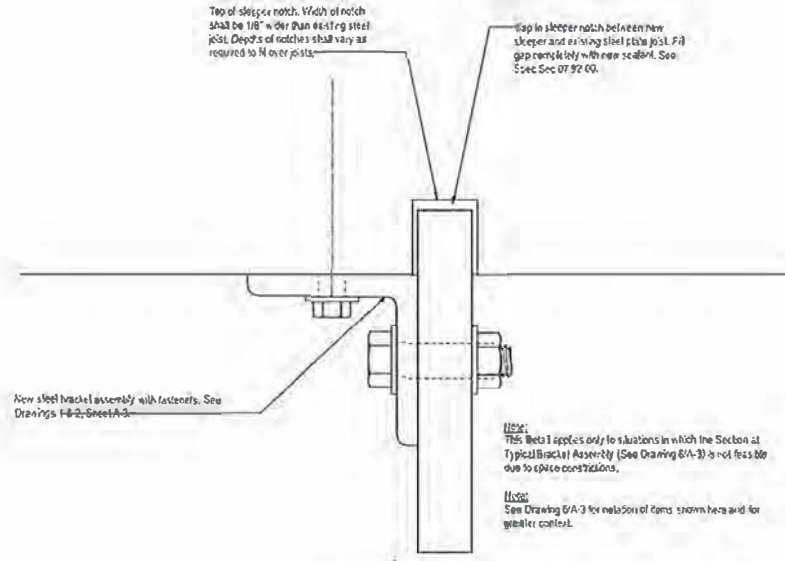
1 Detail: Elevation View of New Bracket  
Scale: Actual Size



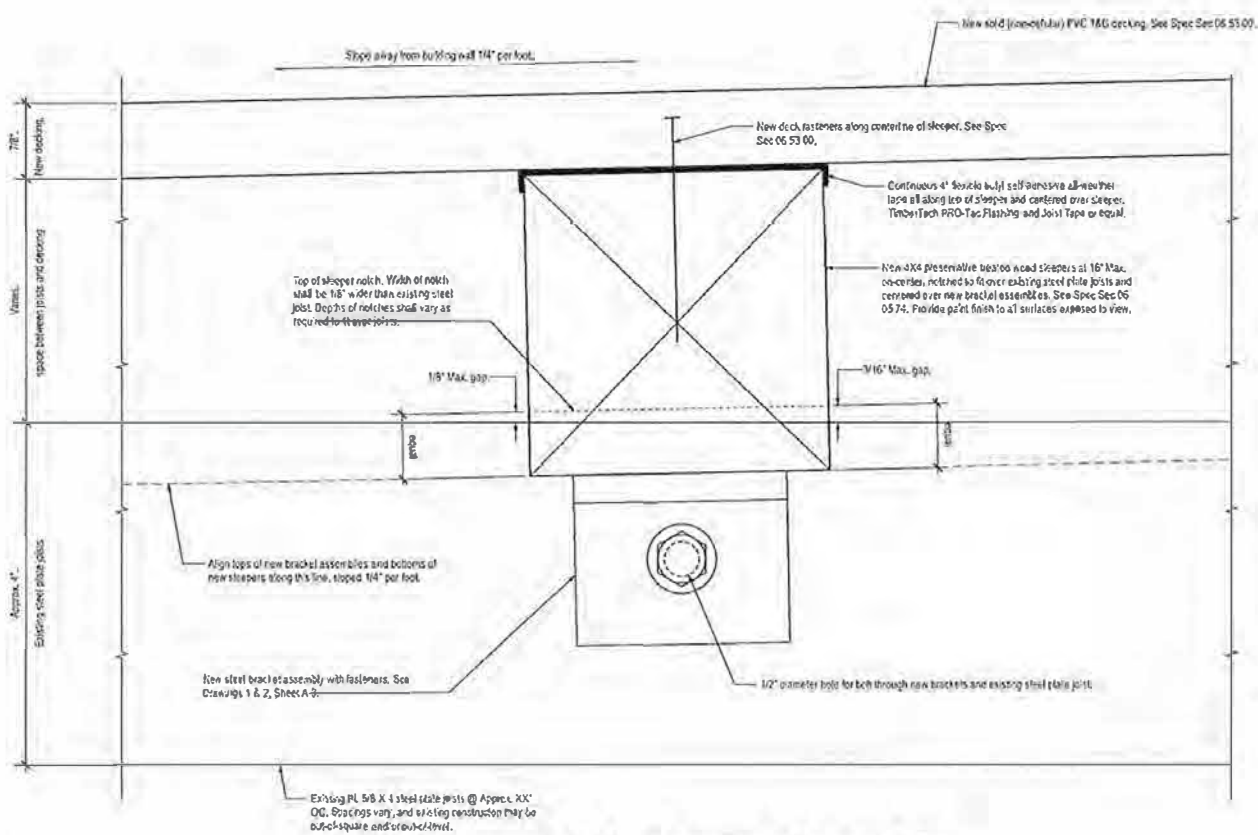
2 Detail: Reflected Ceiling View of New Bracket  
Scale: Actual Size



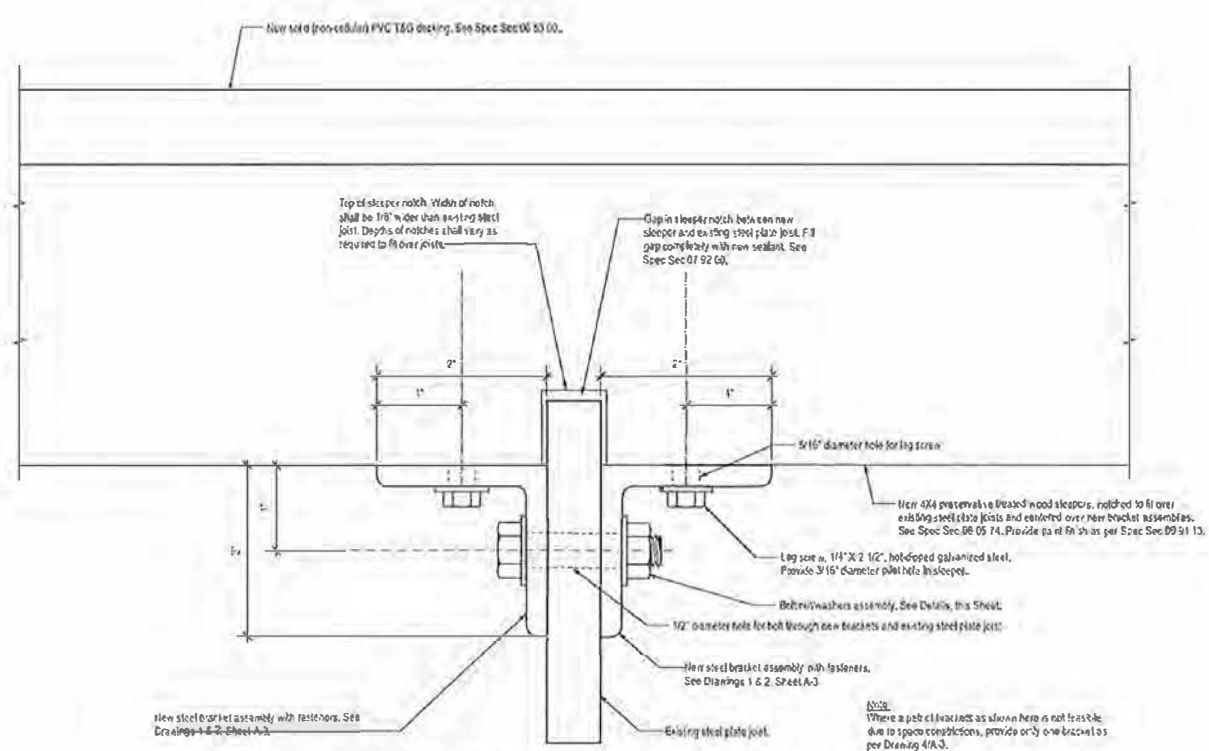
3 Detail: Typical Bolt/Washers Assembly  
Scale: Actual Size



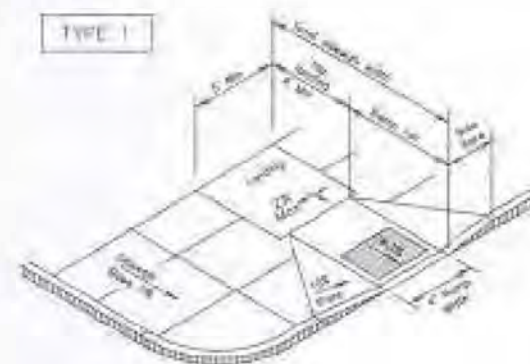
4 Detail: Section at Alvoical Bracket Assembly (One Bracket)  
Scale: Actual Size



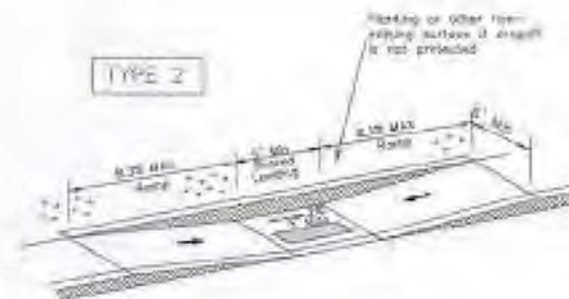
5 Detail: Section Through Typical 4X4 Sleeper  
Scale: Actual Size



6 Detail: Section at Typical Bracket Assembly (Two Brackets)  
Scale: Actual Size



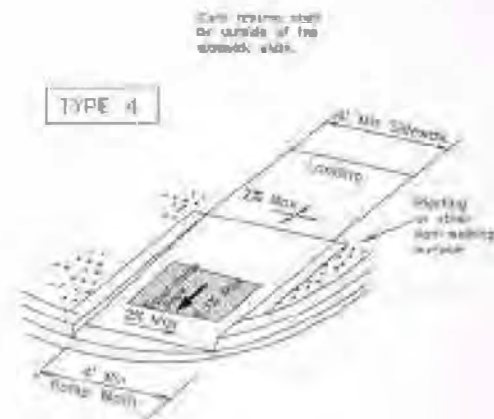
PERPENDICULAR CURB RAMP



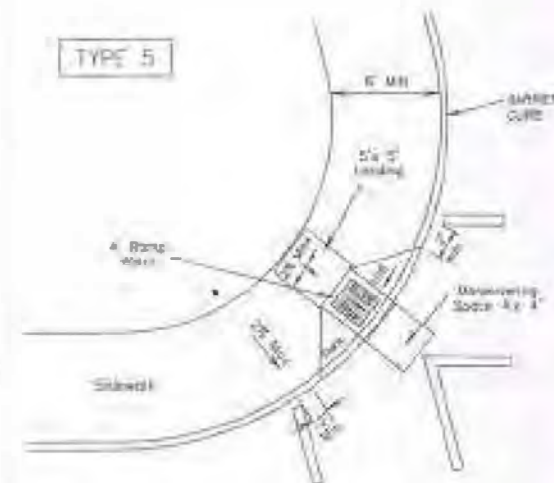
PARALLEL CURB RAMP  
(Use only where water will not pond in the landing)



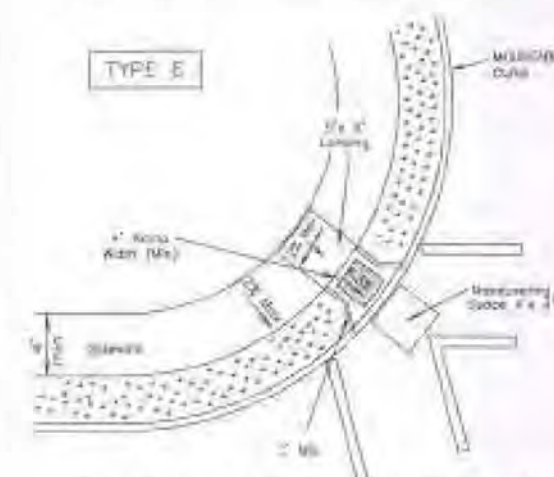
DIAGONAL COMBINATION CURB RAMP  
Perpendicular to the Tangent of the Curb Radius and Contained in Crosswalk



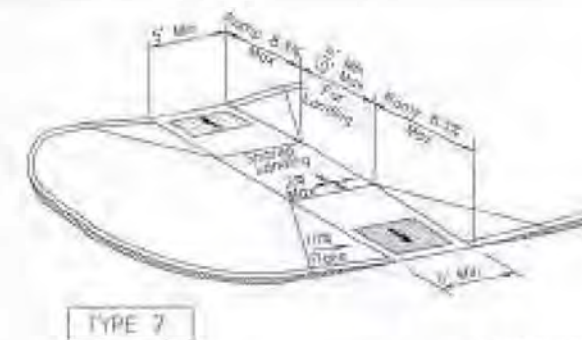
DIRECTIONAL RAMP WITHIN RADIUS  
(Sidewalk set back from curb)



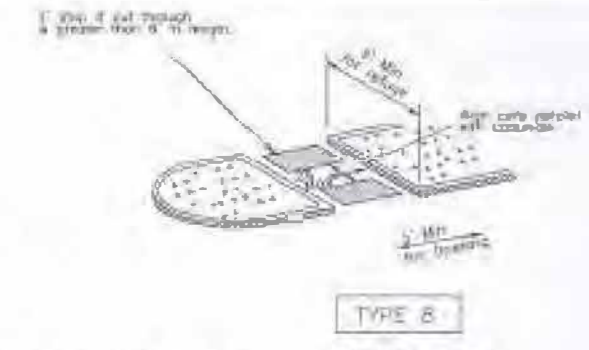
DIAGONAL CURB RAMP (FLARED SIDES)  
(PERMISSION FROM CHIEF ENGINEER REQ'D)



DIAGONAL CURB RAMP (RETURNED CURB)  
(PERMISSION FROM CHIEF ENGINEER REQ'D)

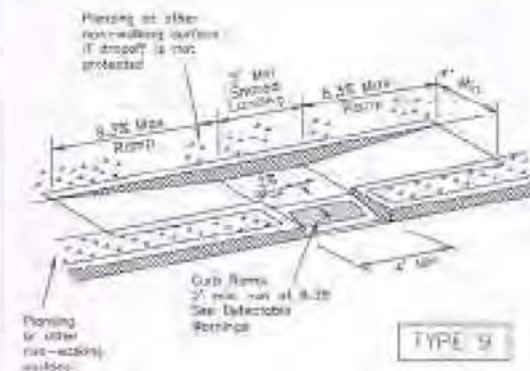


TYPE 7

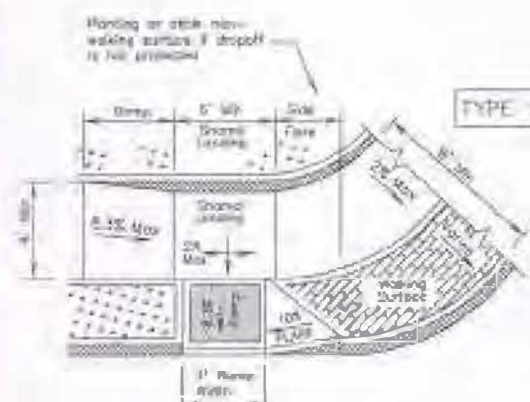


TYPE 8

CURB RAMPs AT MEDIAN ISLANDS

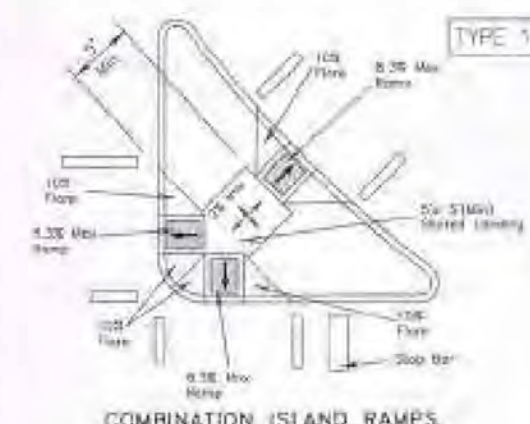


TYPE 9



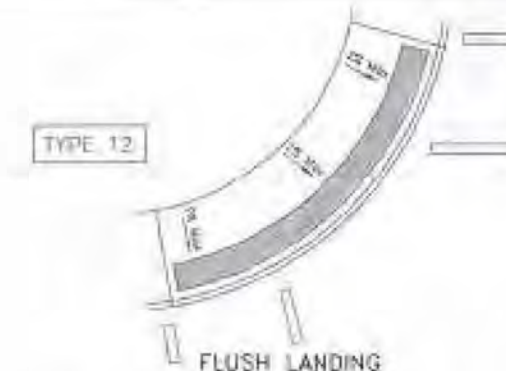
TYPE 10

PERPENDICULAR SIDEWALK RAMP  
WITH SINGLE FLARE DETAIL



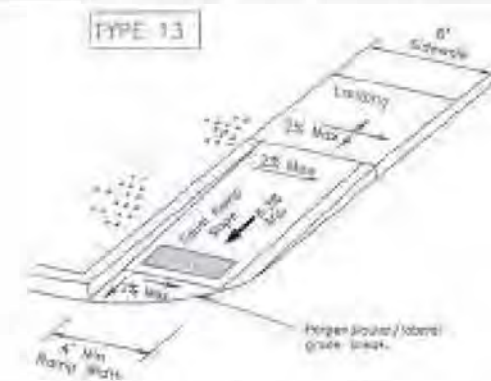
TYPE 11

COMBINATION ISLAND RAMPs



TYPE 12

FLUSH LANDING



TYPE 13

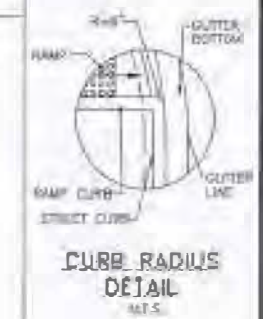
DIRECTIONAL RAMP WITHIN RADIUS  
(Sidewalk adjacent to curb)



TYPE 14

OFFSET PARALLEL CURB RAMP

- NOTES:
1. See General Notes on sheet ADA2 for Mass Hatched Areas.
  2. Down slopes not to exceed 2% on any portion of ramp or transition to street.



CURB RADIUS DETAIL  
N.T.S.

Denotes sloping or non-walking surface.



CITY OF NEW ORLEANS  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

CURB RAMPs  
FOR  
STREET CONSTRUCTION

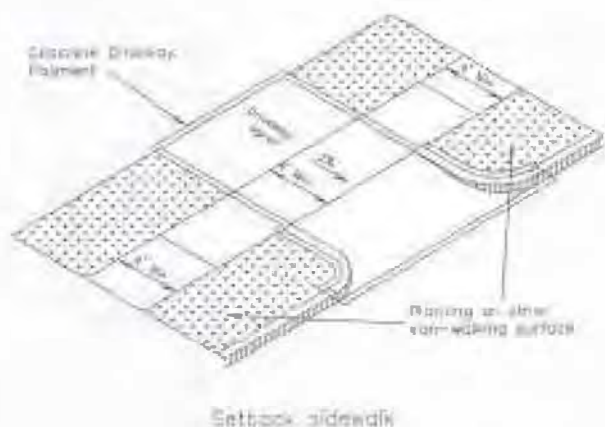
WE GUARANTEE AND USE OF THESE DETAILS, WHILE PROJECT IS IN PROGRESS, WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND PRINCIPLES, IS THE SOLE RESPONSIBILITY OF THE USER AND SHOULD NOT BE INTERPRETED AS A GUARANTEE OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.

DATE: 1/1/2015  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

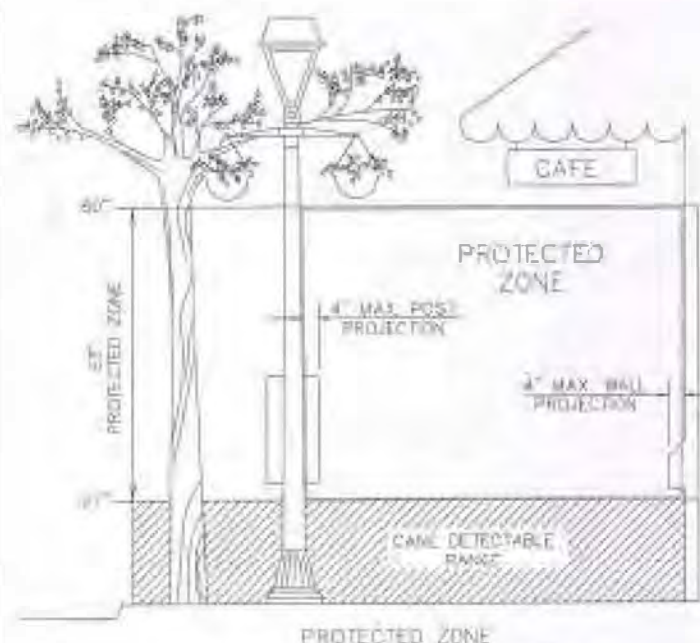


DRAWING No.

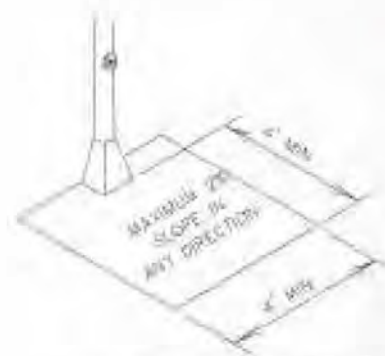
ADA1



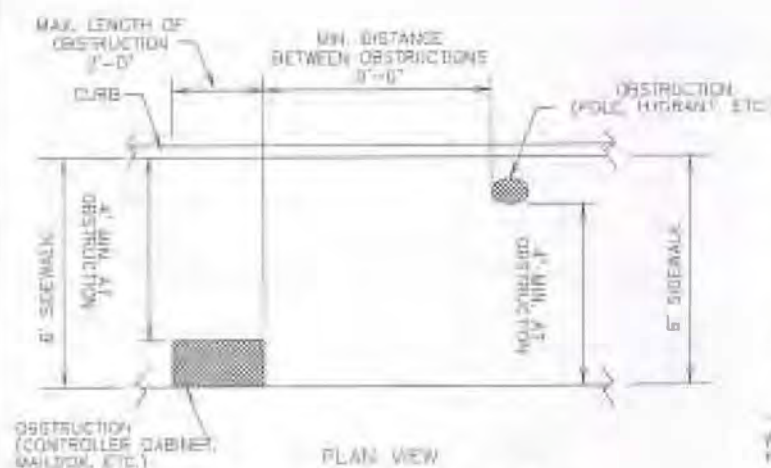
#### SIDWALK TREATMENT AT DRIVEWAYS



In sloped-roof installation area, maximum 4" projection for joint or wall mounted objects between 27° and 80° oblique to the surface.

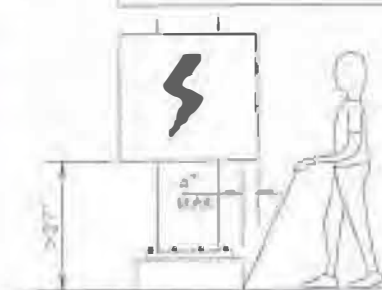


CLEAR GROUND SPACE AT  
PEDESTRIAN PUSH BUTTON



#### PLACEMENT OF STREET FIXTURES

(NOT INTENDED FOR PUBLIC USE  
MINIMUM 4' x 4' CLEAR GROUND SPACE  
REQUIRED AT PUBLIC USE FEATURES.)



When an obstruction of a height greater than 27 mm (the surface could reach a protrusion of more than 4° into the pediculation circulation area) is present, additional work is required at the bottom to provide a maximum 4° overhang.

DETECTION BARRIER FOR  
VERTICAL CLEARANCE  $\times 80^{\circ}$ 

## Recastion Facilities General Notes

- 1) All slopes across any maximum sidewalk. The most possible slope that an sidewalk property should be under.
- 2) The minimum sidewalk width is 4', unless otherwise requested. When the sidewalk is adjacent to a corner curb, the sidewalk width shall be 5'. Where a 5' sidewalk cannot be provided due to the constraints, a minimum 3' sidewalk with 5' x 5' paving areas at intervals not to exceed 200 ft is required.
- 3) Changes in the slope of sidewalk shall be no more than 1/4". Changes in level greater than 1/4" but equal to or less than 1/2" may be achieved at a 1:2 maximum slope. Any change of level greater than 1/2" requires a ramp.
- 4) The maximum desirable slope of a curb ramp shall be 5.03% (1:2). Ramp length or grade of adjacent sidewalks may be adjusted as needed by the Project Engineer. In alternation, curb ramp slopes may be 10% for a maximum rise of 6" or 12.5% for a maximum rise of 3". Curb ramps in alternation need not exceed 5' in length.
- 5) Manoeuvring Space: At the bottom of curb ramps shall be a minimum of 4' x 4' empty contained within the sidewalk and wholly outside the parallel sidewalk travel width.
- 6) Maximum desirable cross slope on sidewalk and ramp surfaces is 2%. Desired cross slope is 1.5%.
- 7) The desirable landing dimensions are 5' x 5' with a maximum 2% slope in any direction. If a level landing of at least 3' which cannot be avoided, pedestrian ramps should not be used.
- 8) Curb ramps with required curbs may only be used where pedestrians would not normally walk across the ramp. Otherwise, flared curbs shall be provided.
- 9) All concrete surfaces shall receive a light broom finish unless noted otherwise in the plans.
- 10) Separate curb ramps and landings from adjacent sidewalks and any other elements with parallel or curved joint of 3/4" unless otherwise directed by the Project Engineer.
- 11) Tied joints are required at all sidewalk ramps or driveway slope break lines.
- 12) Provide a smooth transition where the curb ramps connect to the street.
- 13) Ramps landings must include finished corner surfaces. Textures are required to be detectable underfoot. Surfaces that would cause slips or accumulations are prohibited. Sealed areas indicate locations of detectable warnings. (Color: light reflective white and texture: aggregate)
- 14) Note that where sidewalks intersect with streets, detectable warning systems are required at all street crossings.
- 15) Pavement crossing streets crossings shall follow the applicable requirements of the Public Right of Way Accessibility Guidelines (PROWAG).
- 16) To serve as a pedestrian refuge area, raised medians should be a minimum of 8' wide, 10' separate. Medians should be designed to provide accessible passage over or through them.
- 17) Street channelization signals, which cannot provide a minimum 5' x 3' landing at the top of ramps, and be cut through with the surface at the street.
- 18) On street parking all bollards should be spaced within 20' of any crosswalk.
- 19) Drainage structures in close proximity to curb ramps should be located at the backside side of the ramp.
- 20) Traffic signal or illumination poles, ground signs, overhead signs, signs, drainage facilities and other items shall be placed so as not to obstruct the accessible route.
- 21) Street gutters and cross-slopes shall be at street elevations in the plans, however, parallel drains may require adjustment in crosswalk areas to limit crosswalk grade to 5%.
- 22) Where existing driveway is in good condition and meets slope requirements, construction shall be made as required for satisfactory contact with new work.
- 23) Where ground elevations occur at least 10' of the driveway behind the sidewalk shall be surfaced to prevent tracking of gravel into the sidewalk.
- 24) Cross walk dimensions and crosswalk markings shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, ramps shall be sighted with theoretical crosswalks as are directed by the Project Engineer.
- 25) Where crosswalks occur, a 24" wide white line shall be placed across the approach lanes to indicate the point behind which vehicles are to stop. Stop bars shall be placed at a minimum 2' in advance of a crosswalk.
- 26) Driveways, sidewalks and ramps shall be constructed and paid for in accordance with the applicable sections of the Standard Specifications. The facts of payment for handicap ramps shall include but not be limited to curb transitions, detectable warning systems, gutter, landing and base.
- 27) Though the least possible grade should be used to maximize accessibility, where it is structurally infeasible to achieve ADA compliance, the flaring slope of sidewalks and crosswalks within the public right-of-way may follow the grade of the parallel roadway. Where parking, work areas or landings are indicated, where a sufficient grade greater than 2% must be provided, caution may be desirable on one or both sides of the sidewalk to improve accessibility.



CITY OF NEW ORLEANS  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION



# CURB RAMPS FOR STREET CONSTRUCTION

DRAWING No.

ADA2

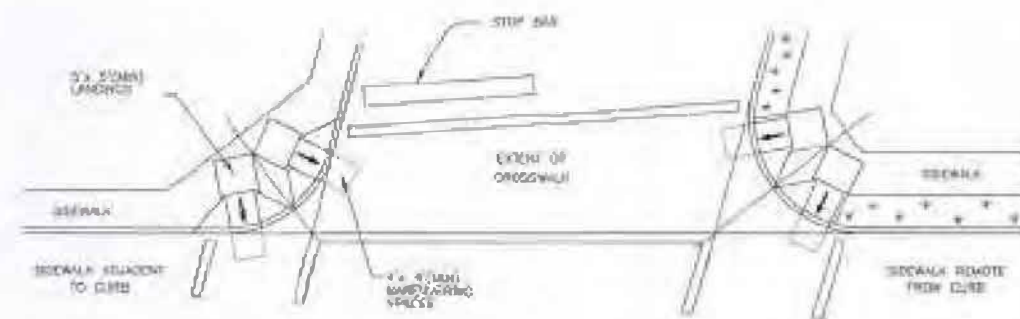
THE COLLECTION AND USE OF THESE RECORDS WHILE ORIGINATED IN WOODBRIDGE, WITH GENERALLY ACCEPTED EDUCATIONAL PRACTICES, IS THE SOLE RESPONSIBILITY OF THE LUNG AND THROAT UNIT OF LUNG BRIDGE HOSPITAL, A WOODBRIDGE, VIRGINIA, HOSPITAL.

2/3/2015

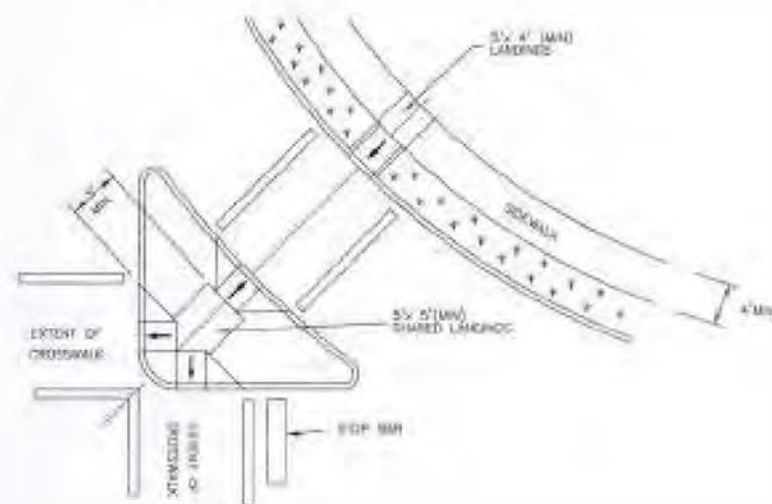
RECEIVED BY  
 [Signature]  
 DATE: 11/11/2011



SKewed INTERSECTION WITH "LARGE" RADIUS



SKewed INTERSECTION WITH "SMALL" RADIUS



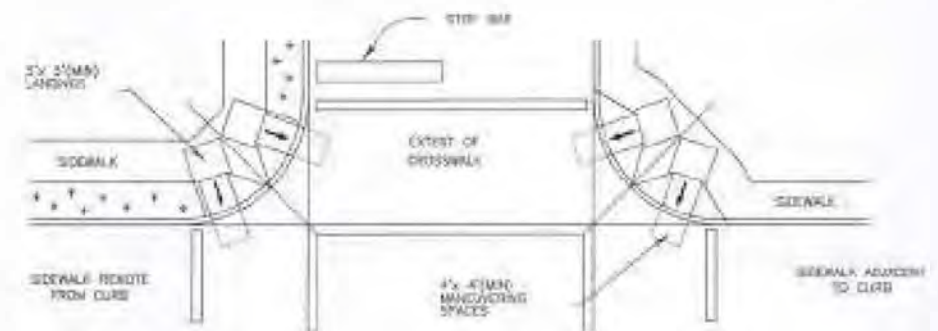
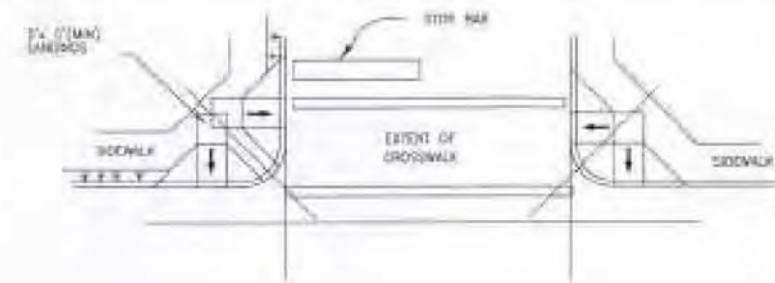
AT INTERSECTION  
W/FREE RIGHT TURN & ISLAND

General Note:

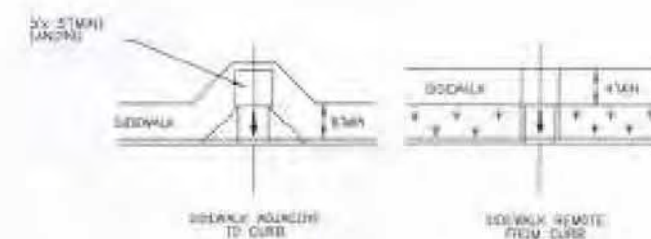
Ramps are shown here without detectable warnings for simplicity. Detectable warnings are required at the locations shown on Sheet ADA1 and in accordance with the details shown elsewhere herein below.

Shading (Crosswalks and stop bars) is shown for reference only.

See PD1 for Street Layout.



NORMAL INTERSECTION



MID-BLOCK PLACEMENT  
PERPENDICULAR RAMP



CITY OF NEW ORLEANS  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

INTERSECTION LAYOUT  
FOR  
STREET CONSTRUCTION

THE CITY OF NEW ORLEANS, LA, IS THE OWNER OF THIS PROJECT. THE CITY OF NEW ORLEANS, LA, IS THE OWNER OF THIS PROJECT. THE CITY OF NEW ORLEANS, LA, IS THE OWNER OF THIS PROJECT.

DATE: 2/2/2015

BY: [Signature]

DATE: 2/2/2015

BY: [Signature]

DATE: 2/2/2015

BY: [Signature]

DATE: 2/2/2015

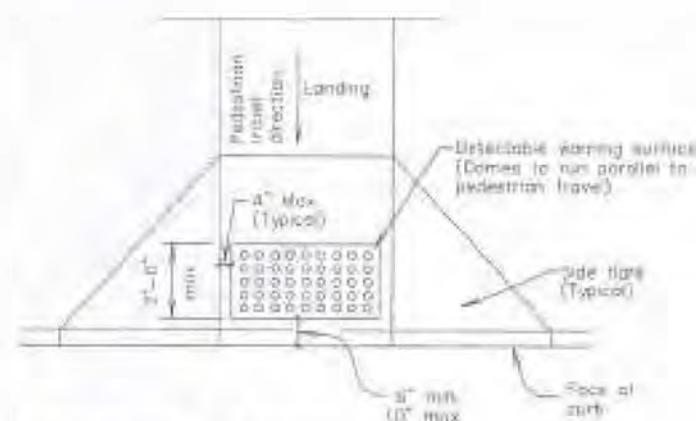


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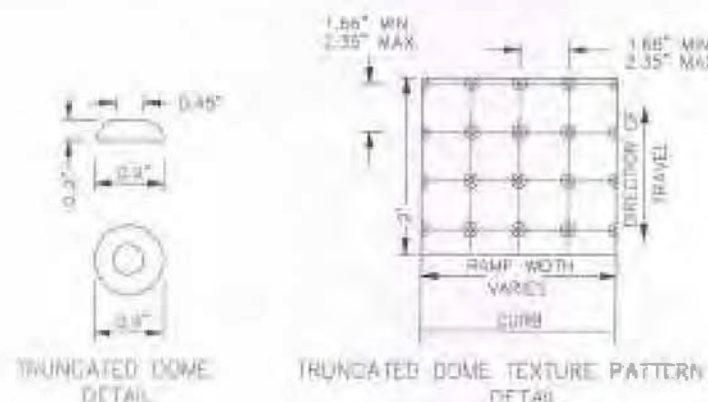
ADA3



Typical placement of detectable warning surface on landing at street edge.



Typical placement of detectable warning surface on sloping ramp run.



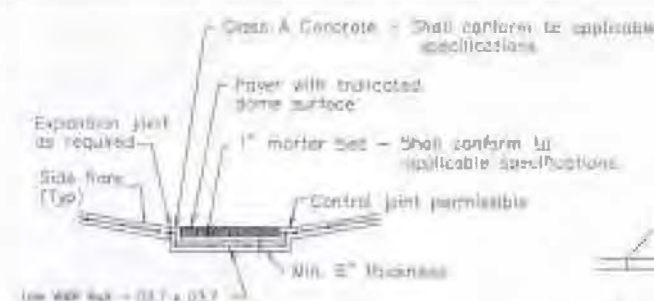
Note: Place truncated domes detectable warning texture in the lower 2' of broad of ramp only and a 3' wide pattern at "at-grade" sidewalk intersections with roadways. Domes shall be arranged in a square in-line pattern only as shown.

Note: Retrofit application placed on lap of existing ramp with drilled and epoxied bolts. Epoxy full surface area per manufacturer's recommendations. See General Note no. 8.

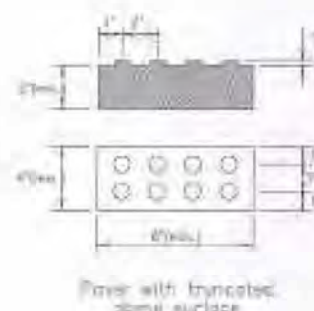
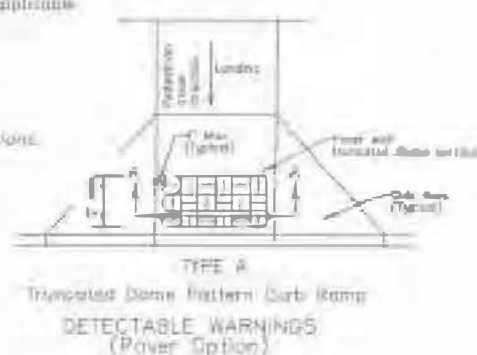


PREFABRICATED MAT OPTION (INLAID)

Expansion material  
Pavement at  
gutter



Section A-A



**General Notes for Paver Option**

Paver units shall meet all requirements of the applicable ASTM standards. Layout pattern shall be appropriate for size paver used. 4' x 8' pavers shall be laid out in a 2 x 2 basket weave pattern. 12' x 12' pavers shall be laid out in a block pattern.

Paver units shall have a truncated dome top surface for detectable warning to pedestrians.

Paver units shall be saw cut only and any cut unit shall not be less than 25 percent of a full unit.

Truncated Dome System shall be paid for in accordance with the applicable sections of the Standard Specifications.

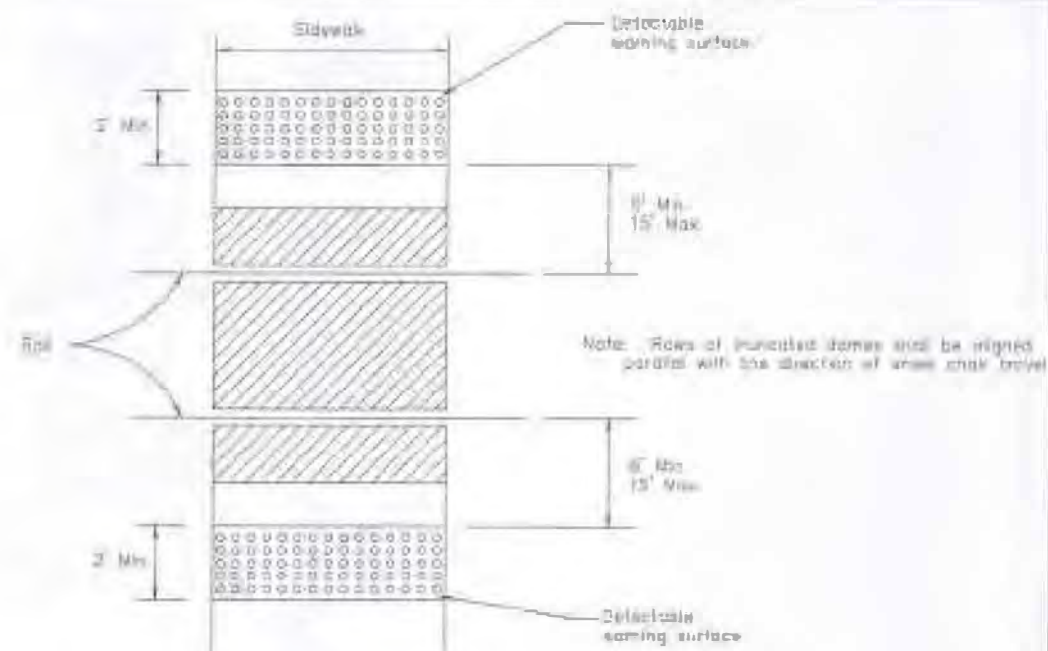
## Detectable Warnings General Notes

- For PROWAD compliance, detectable warning surfaces must be provided on all pedestrian walk ramps, medians and pedestrian refuge islands, railroad crossings and at grade sidewalk intersections with roadways.
- Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with ADA guidelines. The surface must contrast visually with adjoining surfaces, including side walks, in accordance with applicable sections of the Standard Specifications. Color for detectable warning surface shall be gray unless otherwise specified in the plans or by the project engineer.
- Detectable warning surfaces must be slip resistant and not allow water to accumulate.
- Align truncated domes in the direction of pedestrian travel when entering the street.
- Detectable warning surfaces shall be a minimum of 24\"/>

- Average compressive strength: 4000 psi
- Aggregate gradation: Type B pavement gradation
- Minimum cement content: 600 pounds per cubic yard
- Maximum water/cement ratio: 0.40
- Total air content: 5% (+/- 1%)
- Minimum curing: 7 days
- Curing: The exposed plain concrete (non-color stained concrete) surface shall have a white pigment curing compound applied in such a manner that the surface and any exposed edges are evenly and uniformly coated to resemble a white sheet of paper. In no case should the application of curing compound be less than 1 gallon per 100 square feet.

9. Any retrofit application must have beveled edges on the sides with approach pedestrian traffic.

10. Where the ends of the bottom grade break are behind the back of curb wall distance from either end of the bottom grade break to the back of curb is more than 5'-0\", detectable warning surfaces shall be placed on the inner landing of the back of curb.



LOCATION OF DETECTABLE SURFACE AT RAILROAD CROSSINGS



CITY OF NEW ORLEANS  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

CURB RAMP  
FOR  
STREET CONSTRUCTION



DRAWING NO.

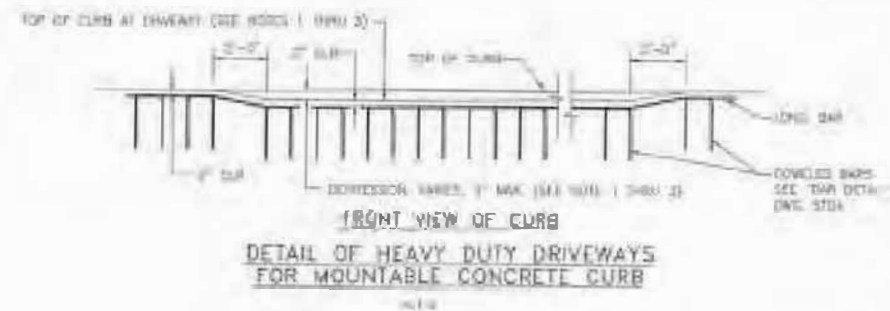
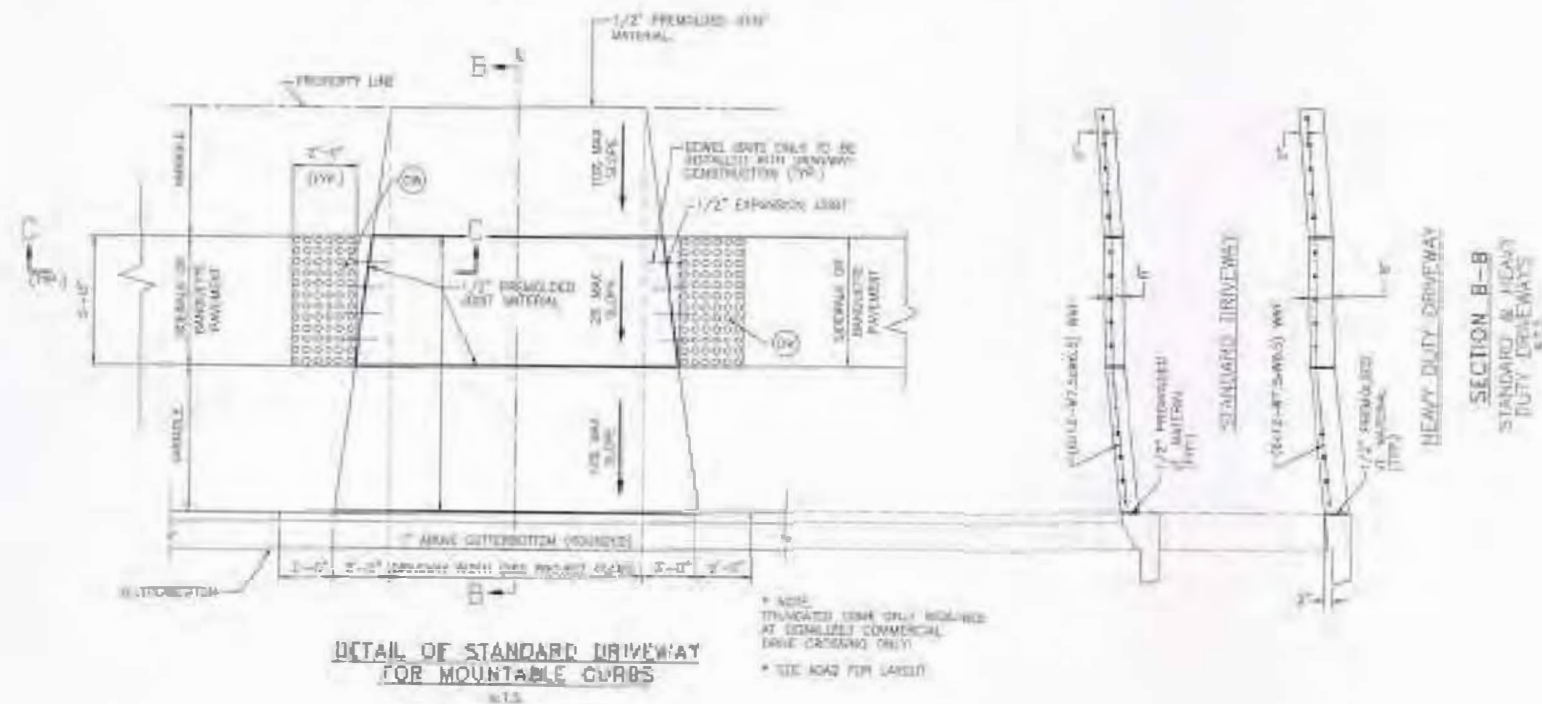
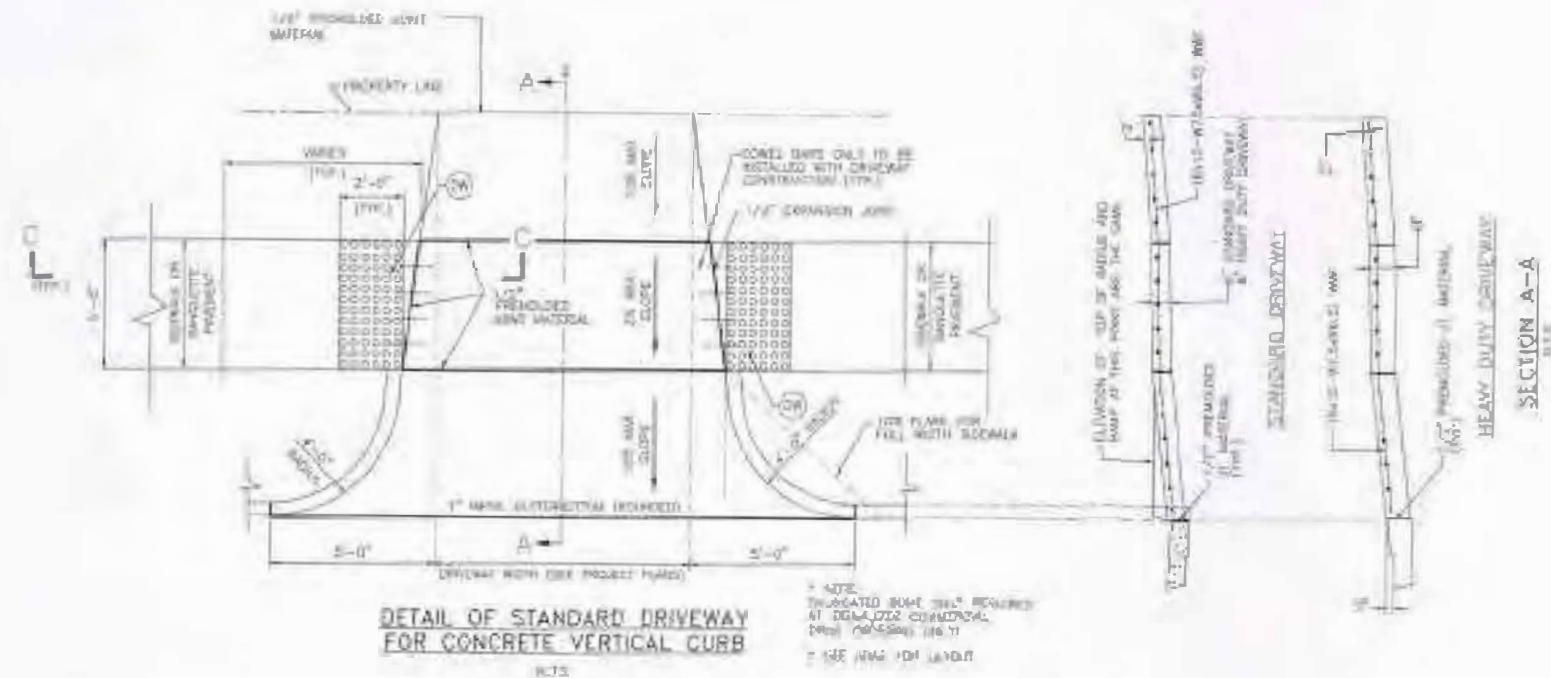
ADA4

THESELECTION AND USE OF  
THESE DETAILS SHALL BE  
REVIEWED IN ACCORDANCE  
WITH THE CITY OF NEW  
ORLEANS POLICY ON THE  
SELECTION AND USE OF  
THESE DETAILS. THE CITY  
OF NEW ORLEANS SHALL  
NOT BE RESPONSIBLE FOR  
ANY DAMAGE TO THE  
CITY OF NEW ORLEANS  
PROPERTY OR PERSONS  
RESULTING FROM THE  
USE OF THESE DETAILS.

DATE: 1/3/2015  
BY: [Signature]  
FOR: [Signature]

DATE: 1/3/2015  
BY: [Signature]  
FOR: [Signature]

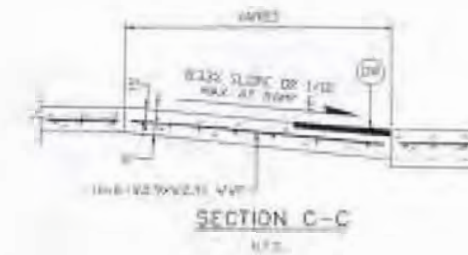
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BY: [Signature]  
FOR: [Signature]



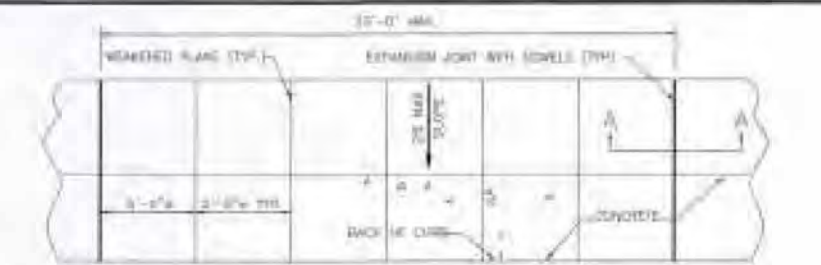
# NOTES (1)

- (1) FOR STANDARD DRIVEWAYS DEPENDS ONLY WHEN DIRECTED BY THE FIELD ENGINEER.
- (2) FOR HEAVY DUTY DRIVEWAYS DEPENDS 5' AS SHOWN.
- (3) MAXIMUM DRIVEWAY SLOPE IS 1/2" INCH EXCEEDING 1/2" INCH SHOULD BE APPROVED BY THE DEPARTMENT.
- (4) DETECTABLE WARNING, I.E. RAISED SURFACING (HRR) SHALL BE USED AT SIGNALIZED COMMERCIAL DRIVEWAYS ONLY.
- (5) RAISED TRUNCATED DOMES SHALL BE 0.5 INCHES IN NOMINAL DIAMETER, 0.2 INCHES IN NOMINAL HEIGHT AND CENTERED 8-10 INCHES APART. THE AREA REQUIRED TO HAVE A DETECTABLE WARNING SHALL BE MAINTAINED CONTRAST IN COLOR AND SHALL BE AN INTEGRAL PART OF THE FINISH SURFACE (PROVIDE LAYOUT 20').
- (6) RAISED TRUNCATED DOMES SHALL BE 24" x 48" (48") SYSTEMS. THE TILE TYPE, SIZE, SHAPE, INSTALLATION METHODS, ETC. MUST BE APPROVED BY THE D.P.W. BEFORE THE CONTRACTOR ORDERING THE MATERIALS.
- (7) MAXIMUM SLOPELY ELEVATION SHALL BE 1/2" INCH.

(1) DETECTABLE WARNING (HRR) (2) DETECTABLE WARNING (HRR) (3) DETECTABLE WARNING (HRR) (4) DETECTABLE WARNING (HRR) (5) DETECTABLE WARNING (HRR) (6) DETECTABLE WARNING (HRR) (7) DETECTABLE WARNING (HRR)

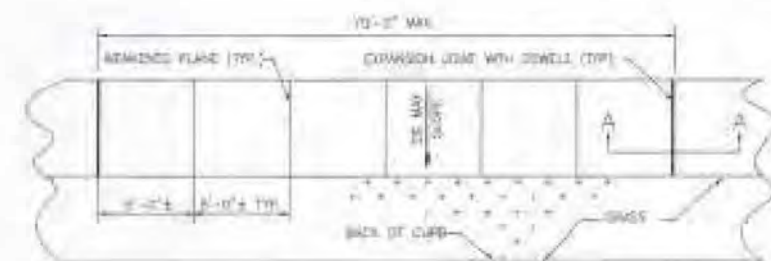


	CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION		
	STANDARD DRIVEWAYS FOR STREET CONSTRUCTION		
THE DESIGNER AND USER OF THESE DETAILS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVEWAY AND SHALL NOT BE LIABLE FOR ANY DAMAGE TO THE DRIVEWAY OR TO THE USER OF THE DRIVEWAY.	DRAWN BY A. JONES DATE 2/13/2015	CHECKED BY M. J. JONES DATE 2/13/2015	DRAWING No. DW1



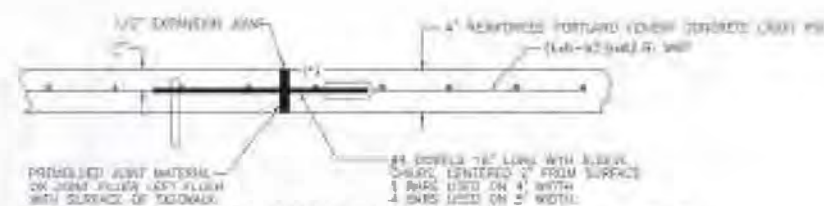
PLAN PORTLAND CEMENT CONCRETE SIDEWALK PAVEMENT (FULL)

NTS

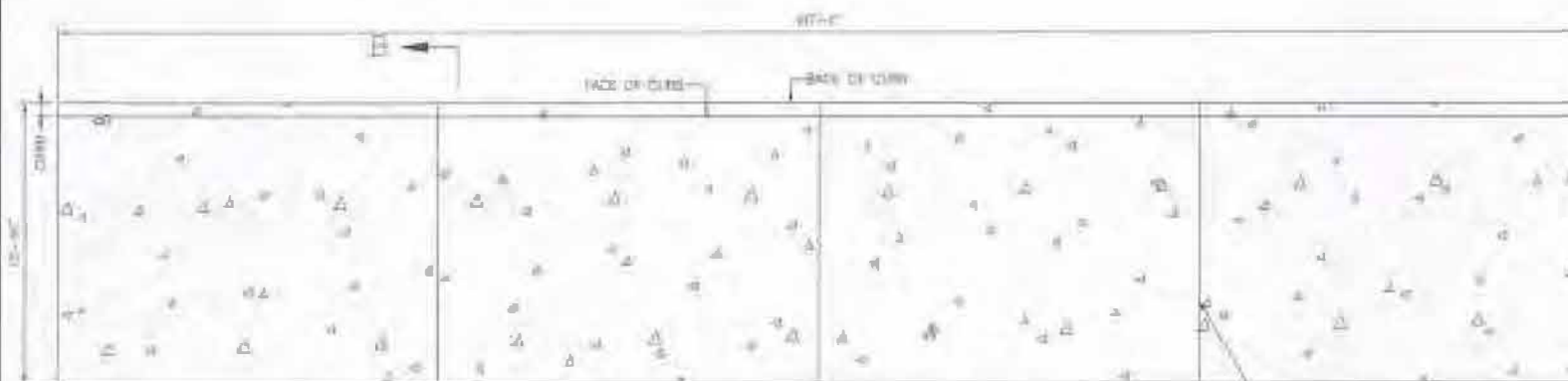


PLAN PORTLAND CEMENT CONCRETE SIDEWALK PAVEMENT (RIBBON)

NTS



SECTION A-A



BUS PAD REPLACEMENT PLAN

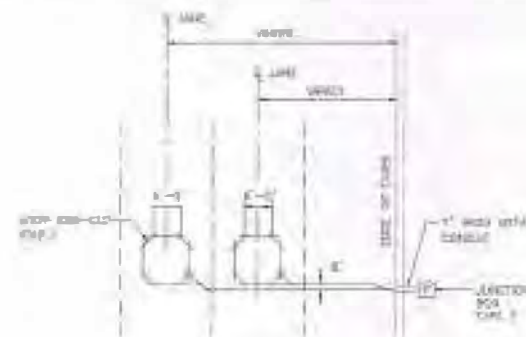
NTS



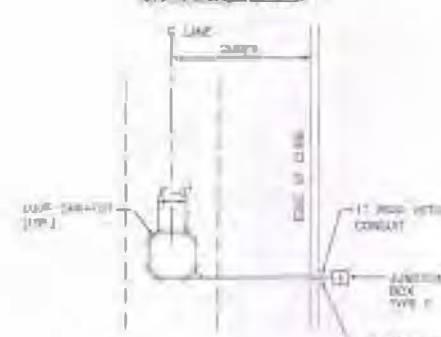
SECTION B-B

NTS

(\*) SEE DRAWING (LINE) OF TYPES



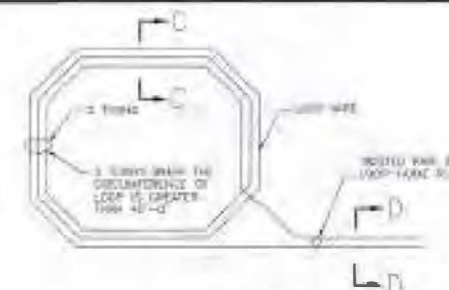
DOUBLE LANE



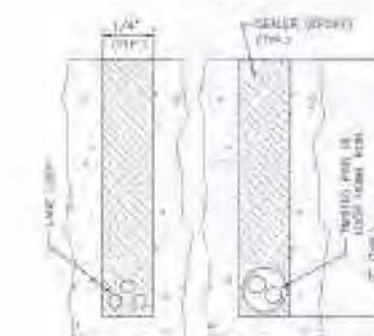
SINGLE LANE

THE CONTRACTOR SHALL PROVIDE THE WIRE TENSION FROM JUNCTION BOX OR EQUIPMENT CABINET AND TERMINATE WIRE TO TOP OF PAVEMENT SO THAT IT DIRECTLY RECEIVES LOOP LEAD-IN WIRE.

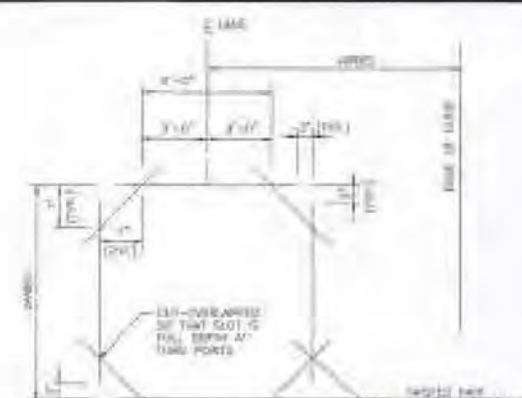
TYPICAL LOOP SAW-CUT LAYOUT



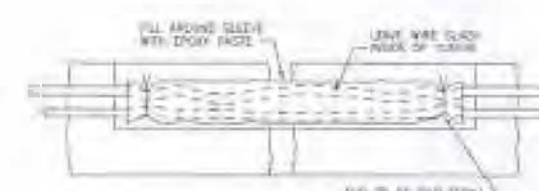
LOOP WIRE INSTALLATION



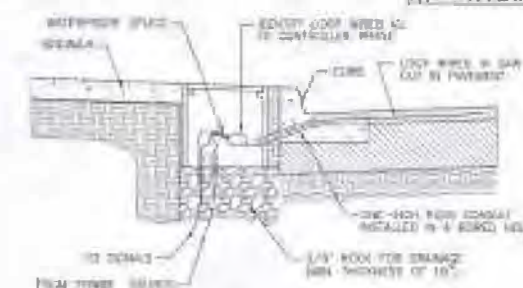
SECTION C-C  
SECTION D-D  
VEHICLE LOOP INSTALLATION



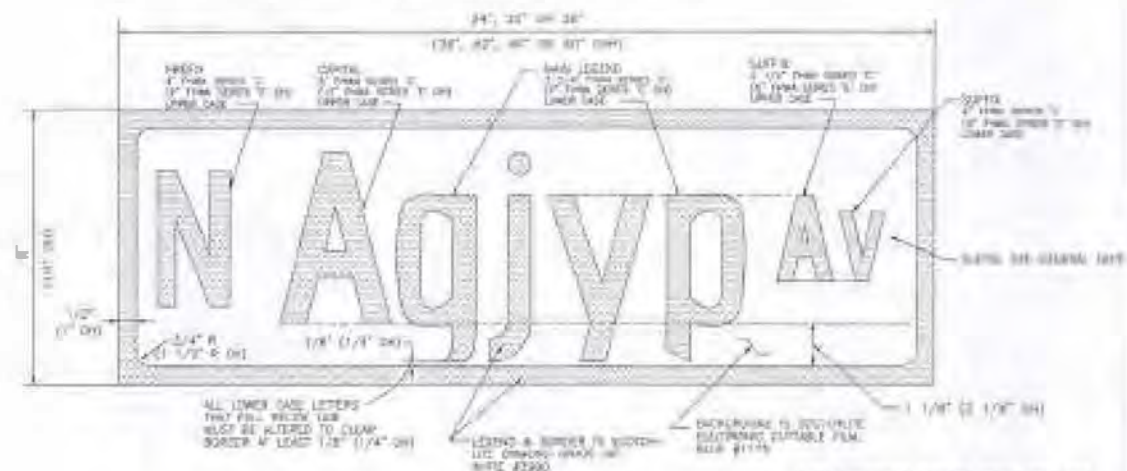
LOOP SAW-CUT CONFIGURATION



SECTION OF PLASTIC SLEEVING  
AT PAVEMENT JOINTS AND CRACKS



TYPICAL LOOP LEAD-IN INSTALLATION

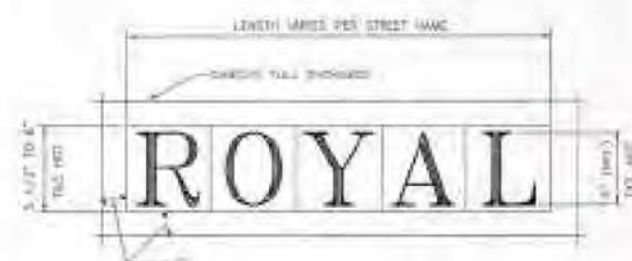


STREET NAME SIGN - LEGEND & BORDER

NTS

# GENERAL NOTES:

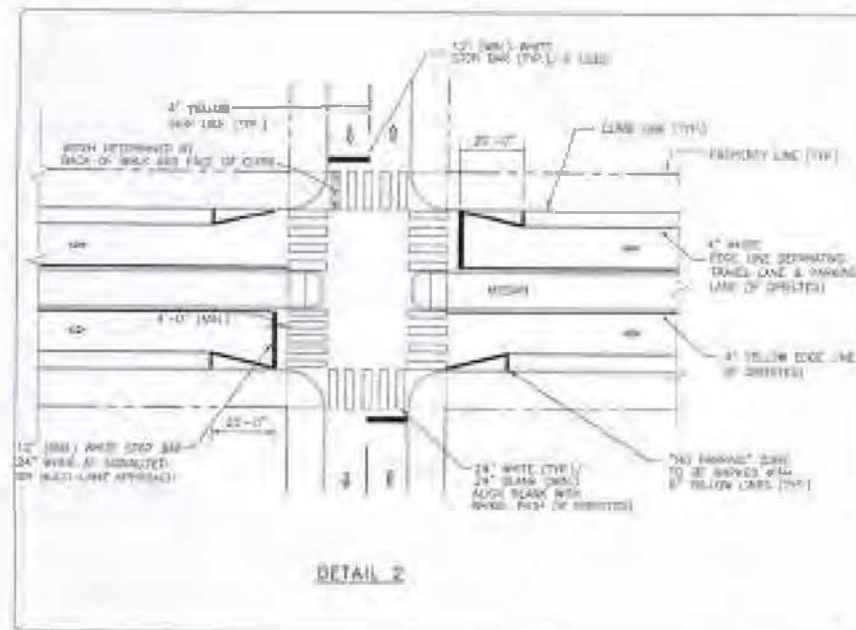
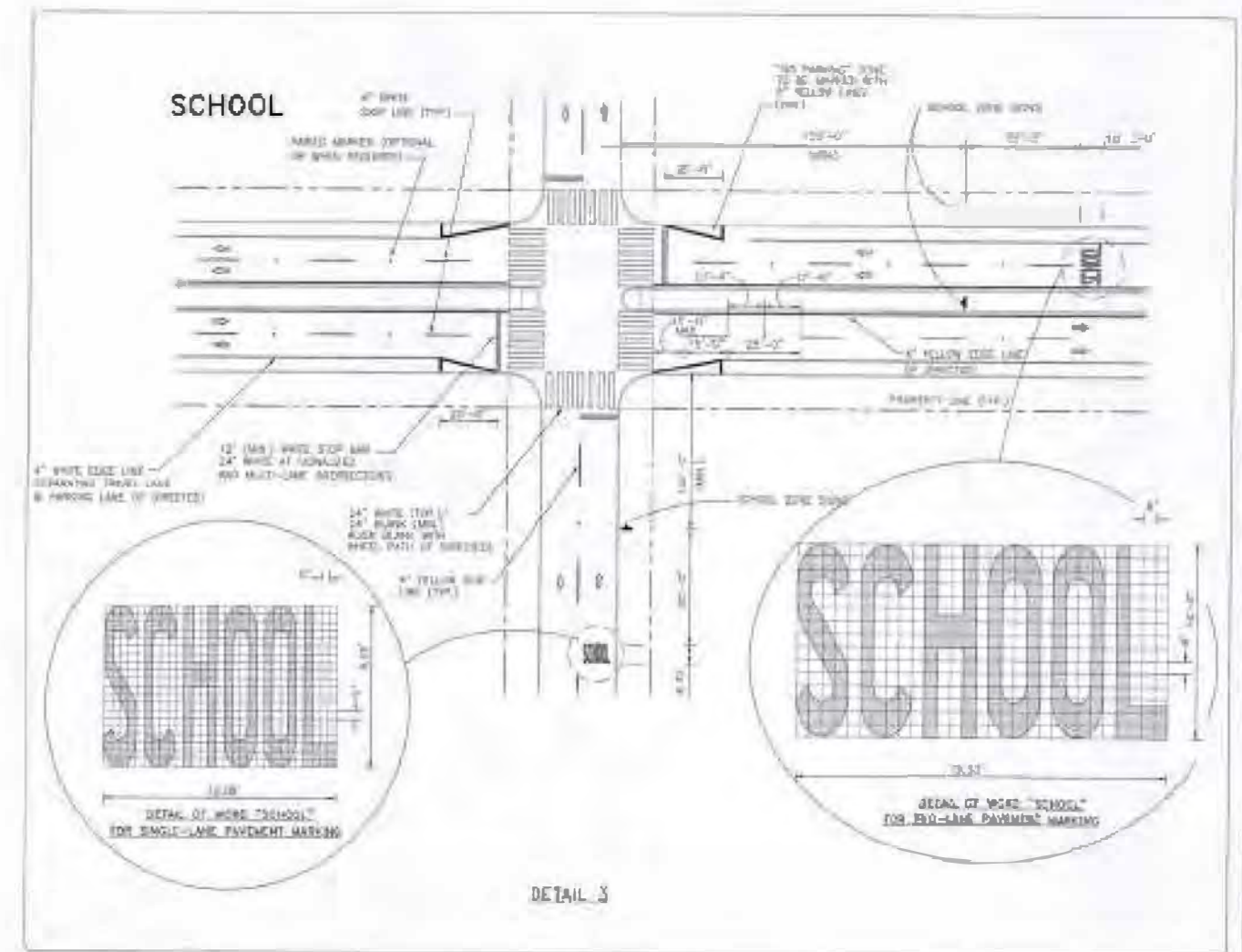
- (1) IF STREET NAME SIGN IS "MOUNTAIN" SIGN, IT SHALL BE MOUNTED 18 IN. FROM TOP OF PAVEMENT.
- (2) REPLACEMENT STREET NAME SIGN SHALL BE SET IN A 1/2" x 1/2" MOUNTING BED WITH A 1/4" (MAX. SPACING) BETWEEN LETTERS.



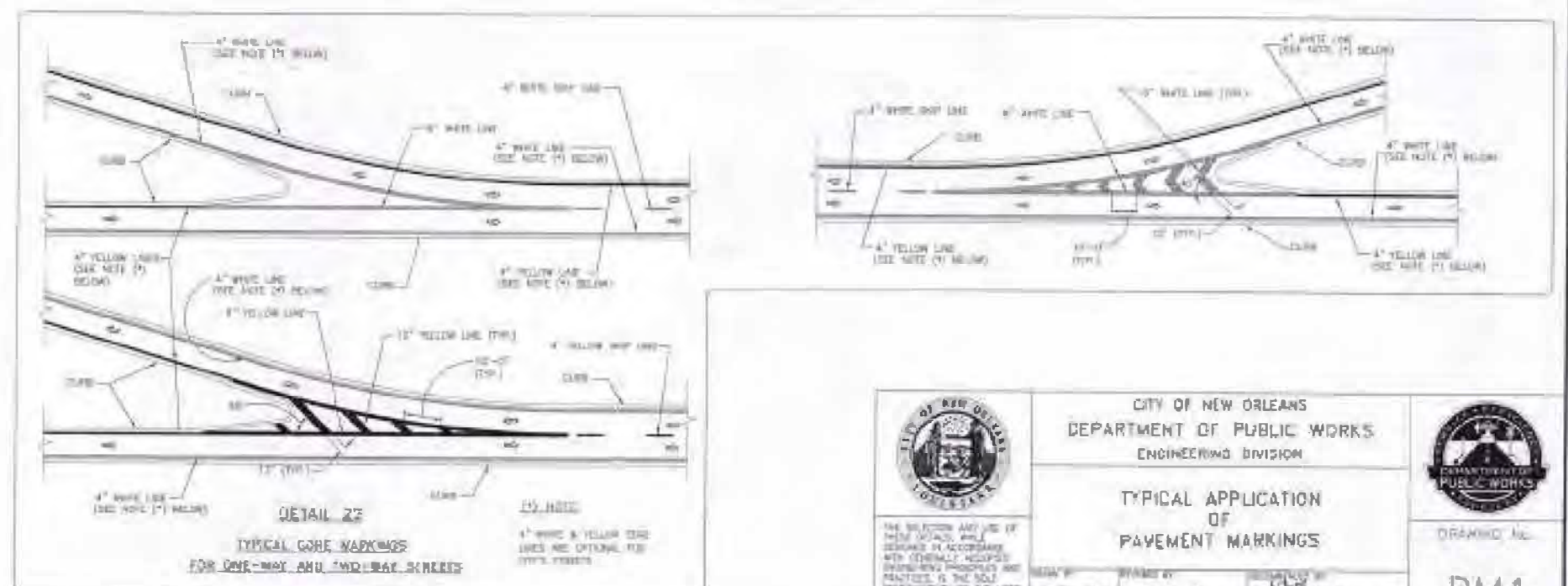
STREET NAME TILE

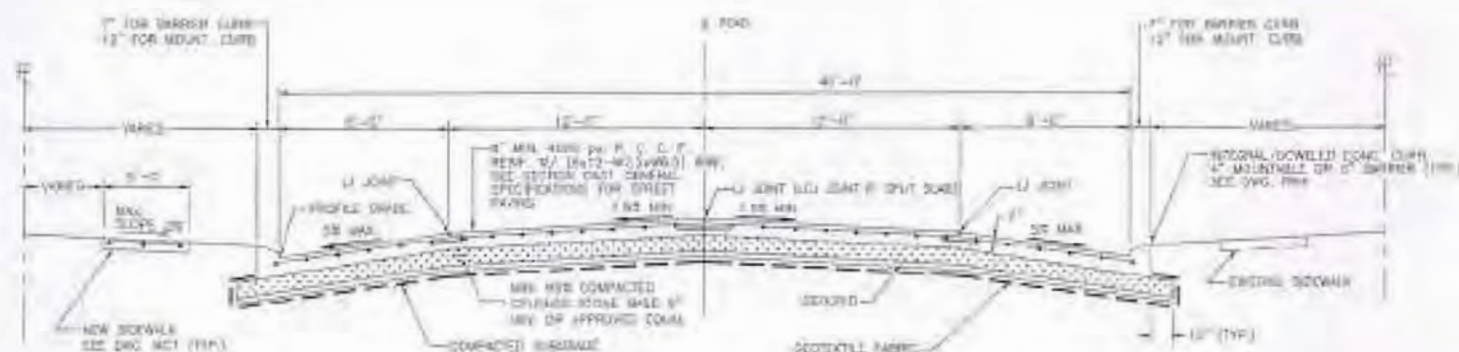
NTS

	CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION		
	MISCELLANEOUS DETAILS FOR STREET CONSTRUCTION		
DRAWN BY: S. J. JONES	CHECKED BY: M. J. JONES	DESIGNED BY: M. J. JONES	DRAWING No. MC1



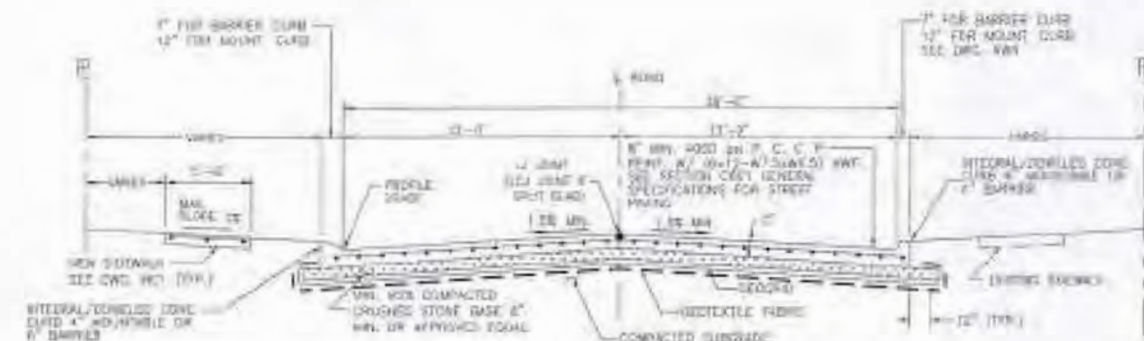
DESCRIPTION	COLOR	WIDTH	APPLICATION
SINGLE Pavement	White	4"	SEPARATION OF TRAVEL LANES IN THE SAME DIRECTION, INDICATE THAT IT IS PERMISSIBLE TO CROSS THE LINE TO CHANGE LANES. (A LANE LINED ON MULTILANE HIGHWAY)
	Yellow	4"	SEPARATION OF TRAVEL LANES IN OPPOSITE DIRECTIONS, INDICATE THAT PASSING IS ALLOWED IN BOTH DIRECTIONS. (A CONTRAILLINE ON TWO LANE TWO-WAY HIGHWAYS)
TRAVEL LANE	White	4"	SEPARATION OF TRAVEL LANES OR SEPARATION OF TRAVEL LANE AND SHOULDER, INDICATE THAT CROSSING THE LINE IS PROHIBITED. (A LANE LINED AT INTERSECTION APPROACHES OR RIGHT EDGE LINES)
	White	8"	SEPARATION OF A HOV-3 OR MORE VEHICLE TRAVEL LANE FROM A ONE TRAVEL LANE
	White	8"	DELIMITATION OF UNUSUAL WIDTH PAINTED CROSSING IS STRONGLY DISCOURAGED. (A SEPARATION OF TRAVEL LANE FROM THROUGH LANE OF SOME ROAD AT RAMP TERMINAL)
RIGHT OF-WAY	Yellow	4"	DELIMITATION OF LEFT EDGE LINED ON SINGLE HIGHWAYS, TWO-WAY, HOV-3, HOV-4 AND HOV-5
	White	8"-12"-12"	SEPARATION OF TRAVEL LANES IN THE SAME DIRECTION, INDICATE THAT IT IS PROHIBITED TO CROSS THE LINE. (A THROUGH LANE CHANGES ON THE APPROACH TO AN INTERSECTION IN THE ROADWAY BETWEEN TWO LANES IN THE SAME DIRECTION)
	Yellow	8"-12"-12"	SEPARATION OF TRAVEL LANES IN OPPOSITE DIRECTIONS, WHICH INDICATE THAT PASSING IS NOT ALLOWED IN EITHER DIRECTION. LEFT TURN MANEUVERS ACROSS THIS WARNING ARE PROHIBITED. ALSO USED IN APPROACH OF INTERSECTIONS WHICH MAY BE PAINTED ONLY ON THE RIGHT SIDE
ROAD FLUX ROADS	Yellow	8"-12"-12"	SEPARATION OF TRAVEL LANES IN OPPOSITE DIRECTIONS, INDICATE THAT PASSING IS ALLOWED FOR VEHICLES ADJACENT TO THE BROKEN LINE, BUT PROHIBITED FOR VEHICLES ADJACENT TO SOLID LINE. USED ON TWO-WAY HIGHWAYS WITH TWO OR THREE LANES EACH DIRECTION. (A BROKEN LINES OF A TWO-WAY LEFT TURN LANE (ONLY) ON THE OUTSIDE BROKEN LANE ON THE INSIDE)
DOUBLE ROADS	Yellow	8"-12"-12"	REINFORCED THE EDGES OF REVERSIBLE LANES
LOCAL ROADS	White	4"	AN EXTENSION OF A LANE LINE OR CONTRAILLINE THROUGH AN INTERSECTION OR A CURVED DOTTED LINE THROUGH AN INTERSECTION TO HELP GUIDE TURNING TRAFFIC IN TURN RADIUS THROUGH TURN LANE (SEE DOTTED ON CURVE) ESPECIALLY WHERE THE ROAD WIDENS FOR AN ADDED LANE FOR CIRCUMNAVIGATING OR FOR TURNING
	White	4"	SEPARATION OF THROUGH LANE AND SHOULDER LANE OR SHOULDER LANE
HOV-3+ LANES	White	8"	CRITICALLY TOOK LANE AT HOV-3 INTERSECTIONS, IF PROHIBITED
	White	24"	STOP MARK AT HOV-3 INTERSECTIONS CRITICALLY TOOK LANE AT HOV-3 INTERSECTIONS, IF PROHIBITED
	White	24"	STOP MARK AT HOV-3 INTERSECTIONS NON-VISIBILITY, CRITICALLY TOOK LANE
ADDITIONAL LANES	White	12"	CRITICALLY TOOK LANE AT AN HOV-3 OF HOV-4 AT INTERSECTIONS, IF PROHIBITED CRITICALLY TOOK LANE AT AN HOV-3 OF HOV-4 AT INTERSECTIONS, IF PROHIBITED





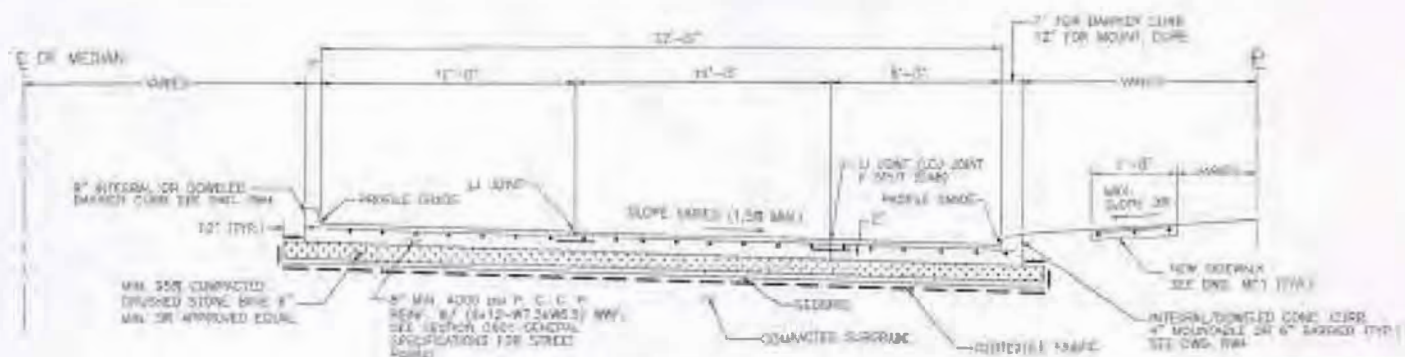
TYPICAL ROADWAY SECTION - 40'-0" RDWY. - P. C. C. P. (REINFORCED)

N.T.S.



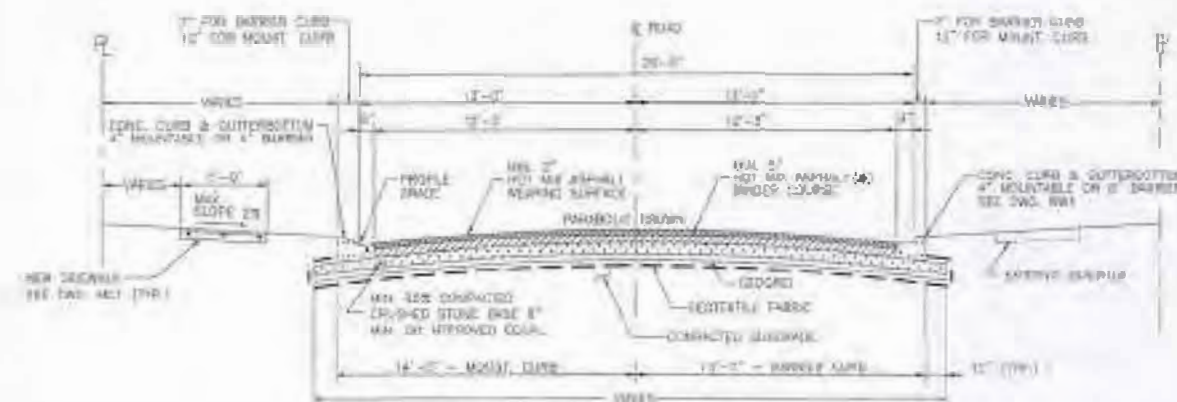
TYPICAL ROADWAY SECTION - 26'-0" RDWY. - P. C. C. P. (REINFORCED)

N.T.S.



TYPICAL HALF SECTION - 32'-0" ROADWAY - P. C. C. P. (REINFORCED)

N.T.S.

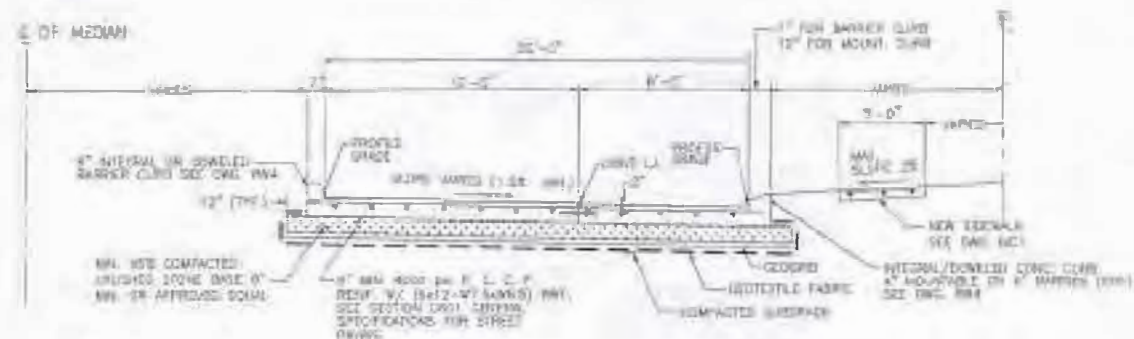


TYPICAL ROADWAY SECTION - 26'-0" RDWY. - ASPHALTIC CONCRETE PAVEMENT

MIN. DEPTH 8" & 1" TOTAL ASPHALTIC CONCRETE

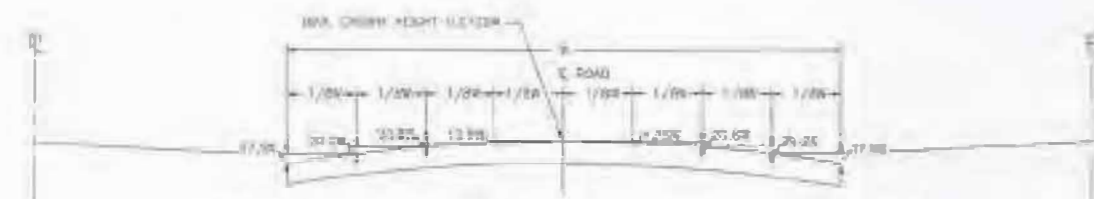
N.T.S.

PROVIDE TACK COAT(S) BETWEEN ASPHALT LAYERS



TYPICAL HALF SECTION - 20'-0" ROADWAY - P. C. C. P. (REINFORCED)

N.T.S.



TYPICAL PARABOLIC CROWN - ASPHALTIC CONCRETE PAVEMENT

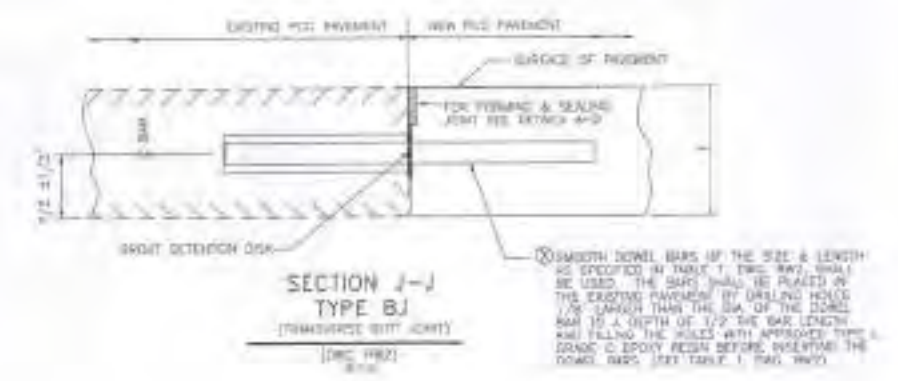
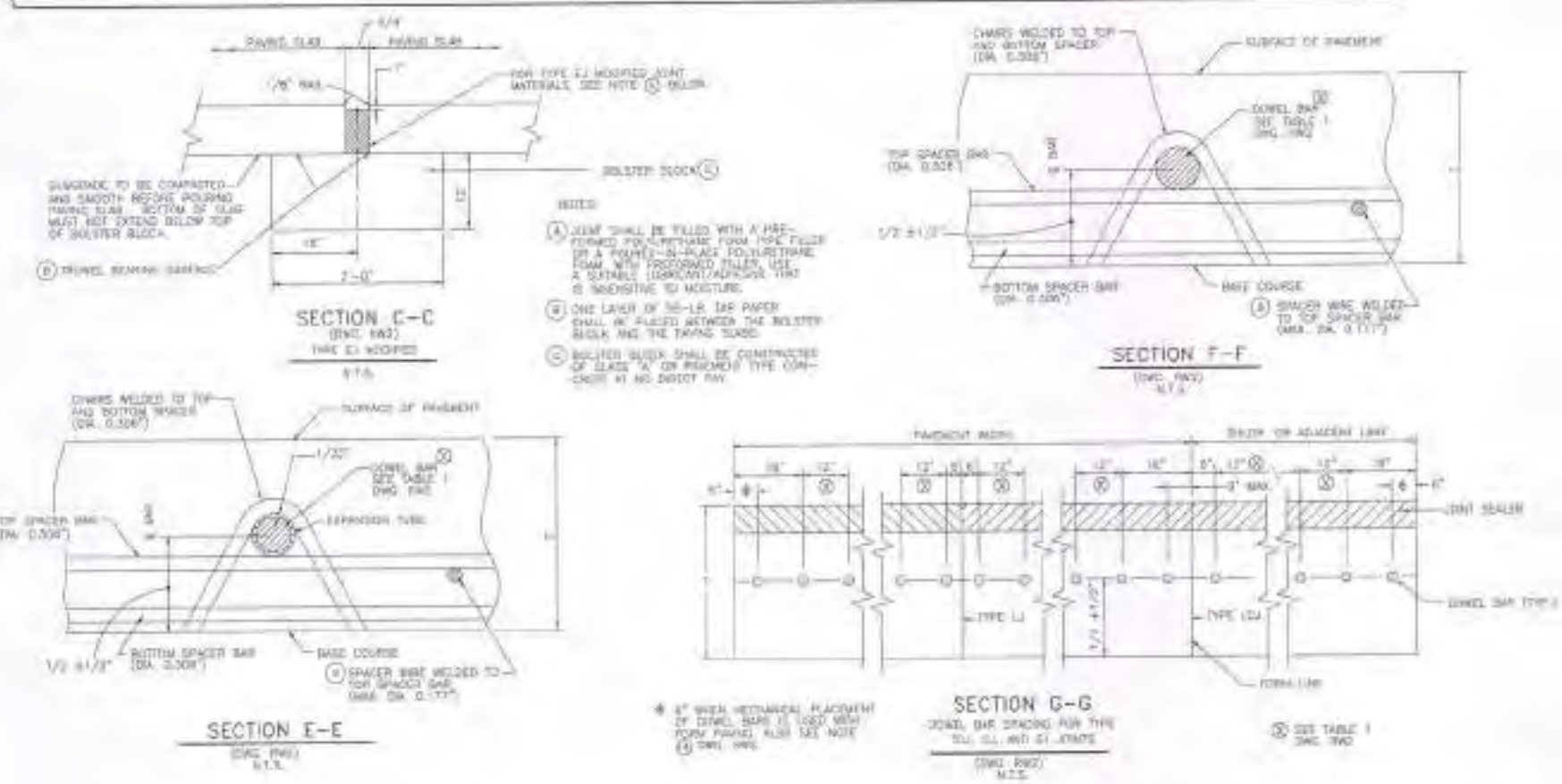
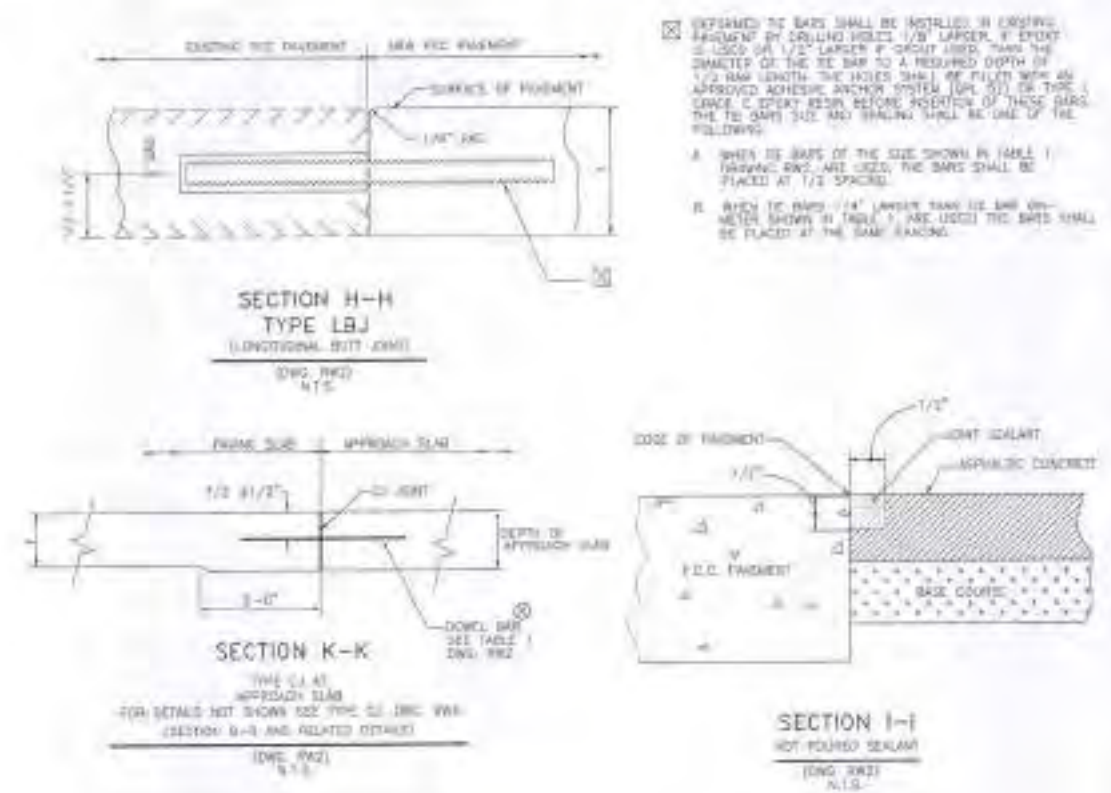
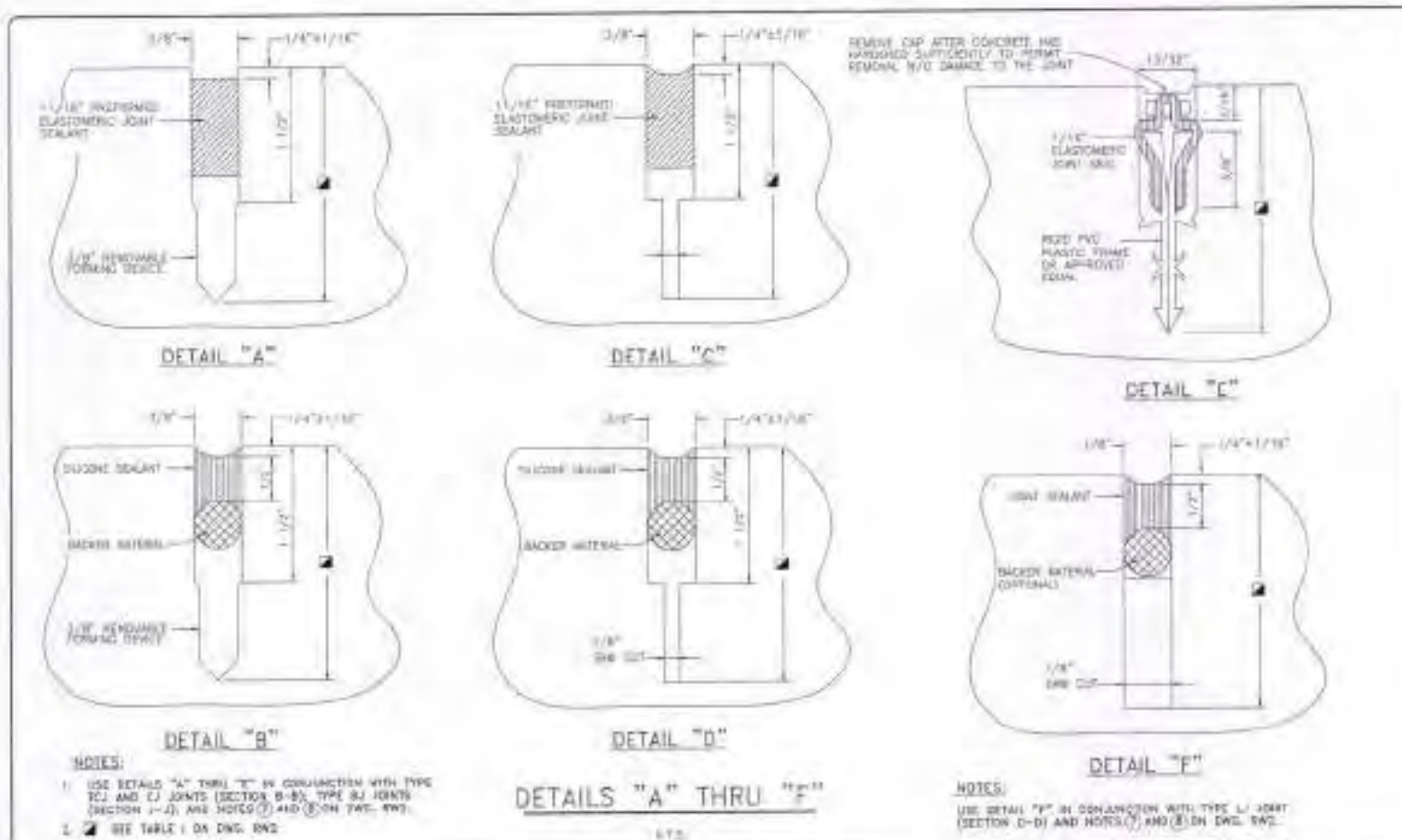
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#### GENERAL NOTES:

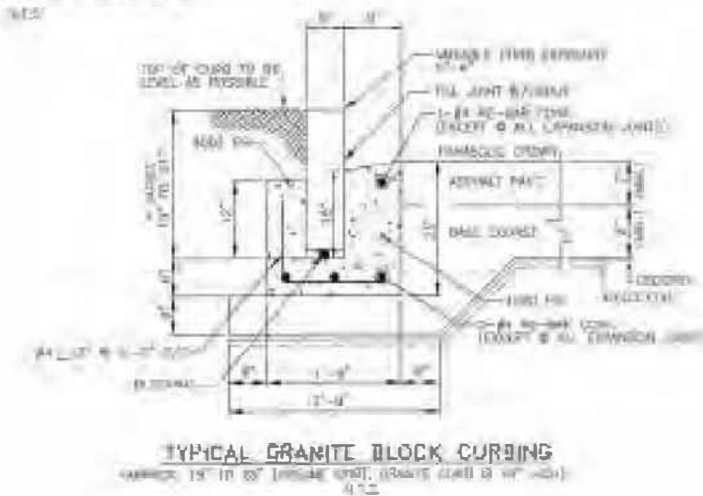
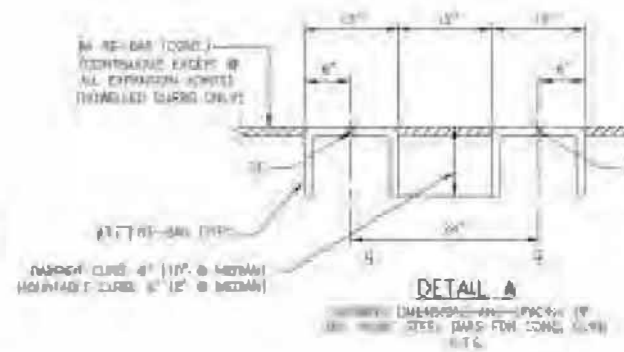
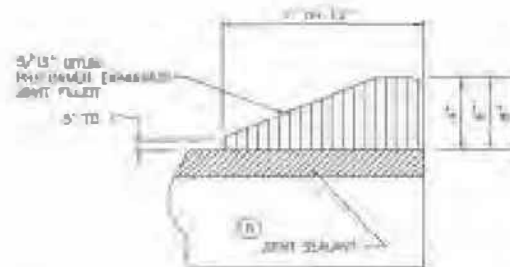
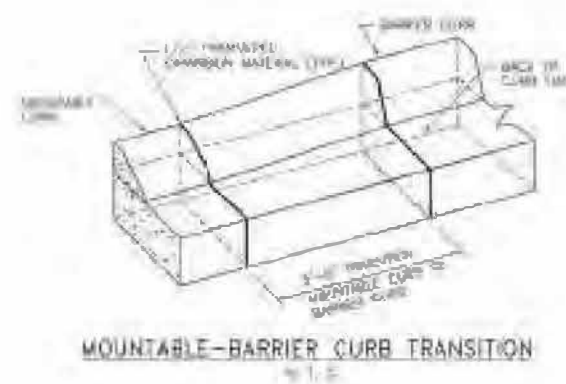
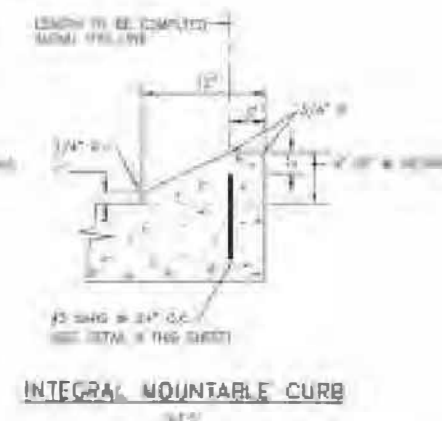
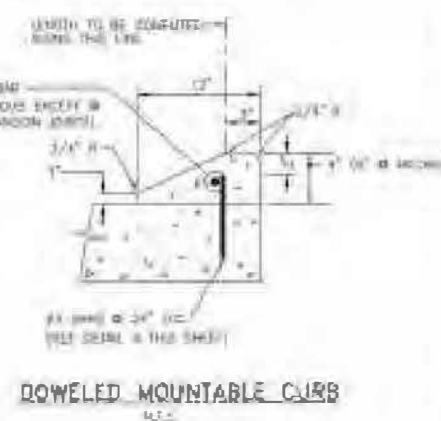
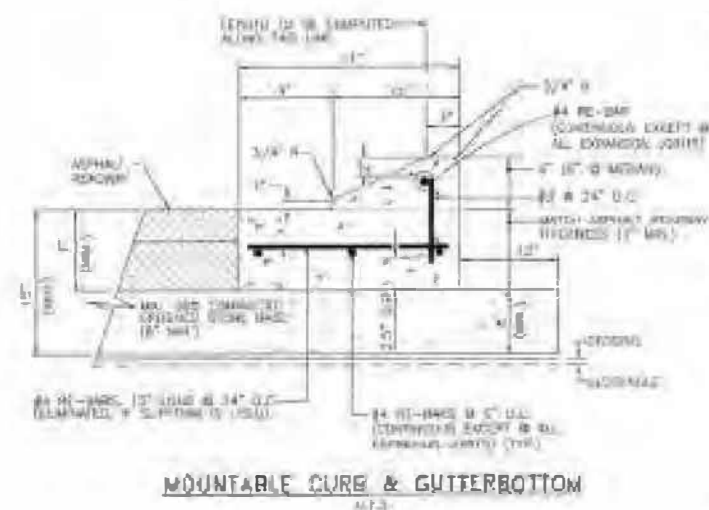
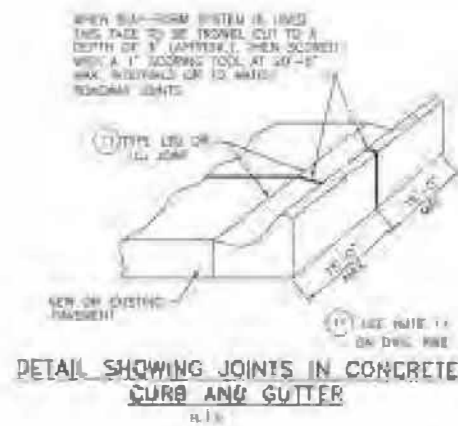
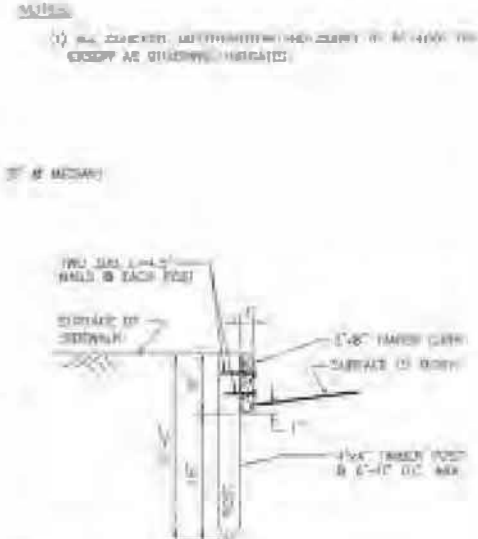
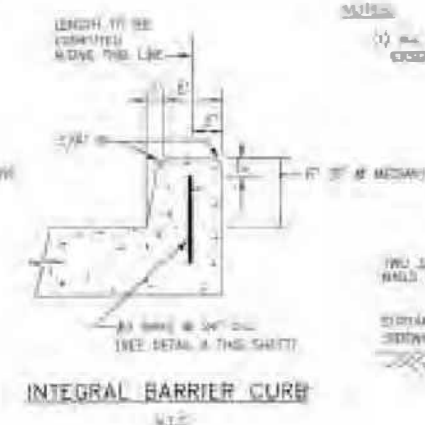
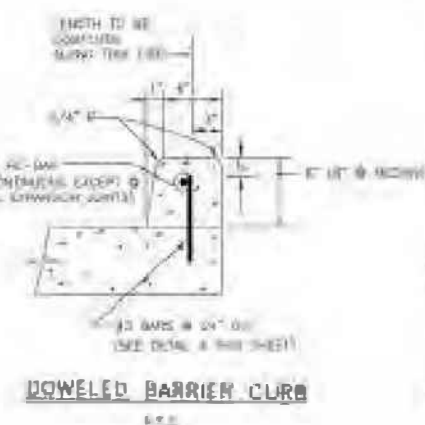
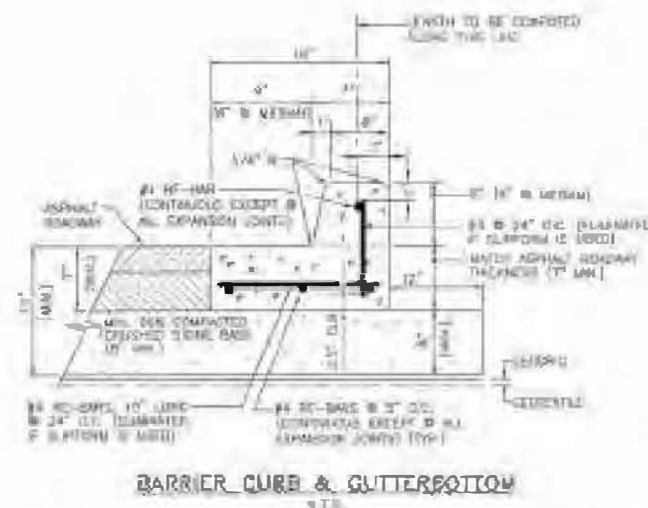
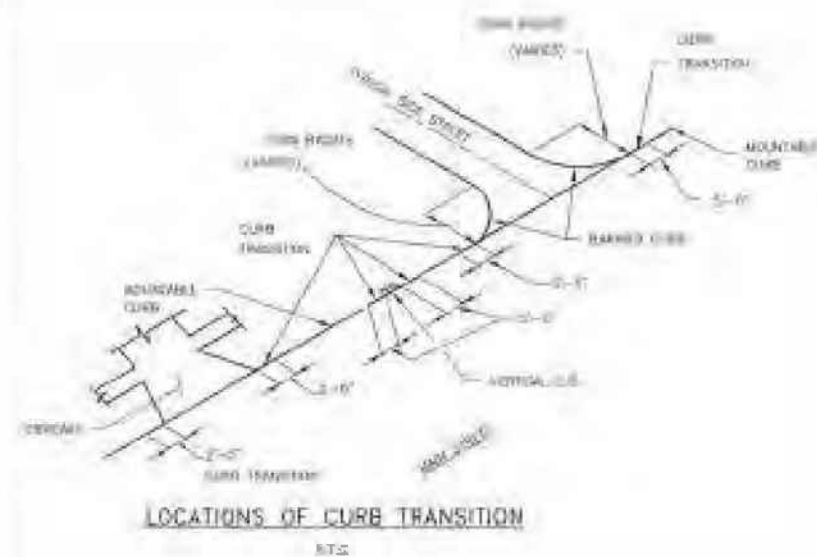
- (1) NEW SIDEWALK SHALL BE 4" REINFORCED PORTLAND CEMENT CONCRETE 3000 PSI. SIDEWALK SHALL BE 8" REINFORCED P.C.C. AT DRIVEWAYS.
- (2) NEW CURB AND GUTTER/STREET SHALL BE 4" REINFORCED PORTLAND CEMENT CONCRETE.
- (3) SEE DRAWINGS R12 AND R13 FOR JOINT DETAILS AND PLACEMENT.
- (4) ROADWAY MAXIMUM SLOPE MUST MEET ADJACENT SIDEWALKS.

	CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION		
	TYPICAL ROADWAY SECTIONS FOR STREET CONSTRUCTION		
	DRAWN BY: CHECKED BY: DATE: 1/3/2014	SCALE: APPROVED BY: DATE: 1/3/2014	
	THE SECTIONS AND USE OF THESE SECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW ORLEANS STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION. THE CITY OF NEW ORLEANS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SECTIONS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SECTIONS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SECTIONS.		
		DRAWING NO.	RW1





	CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION		
	TYPICAL ROADWAY SECTIONS FOR STREET CONSTRUCTION		
	DRAWING No. <b>RW3</b>		
	THE DESIGNER AND USER OF THESE DETAILS SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION OF THE DETAILS AND FOR THE RESULTS THEREOF. THE CITY OF NEW ORLEANS SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF THE APPLICATION OF THESE DETAILS.		



CITY OF NEW ORLEANS  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

TYPICAL ROADWAY SECTIONS  
FOR  
STREET CONSTRUCTION

DRAWING No.

RW4