



WILSON HOMES APARTMENTS #105-A

FIRE DAMAGED UNIT REPAIRS

PROJECT MANUAL

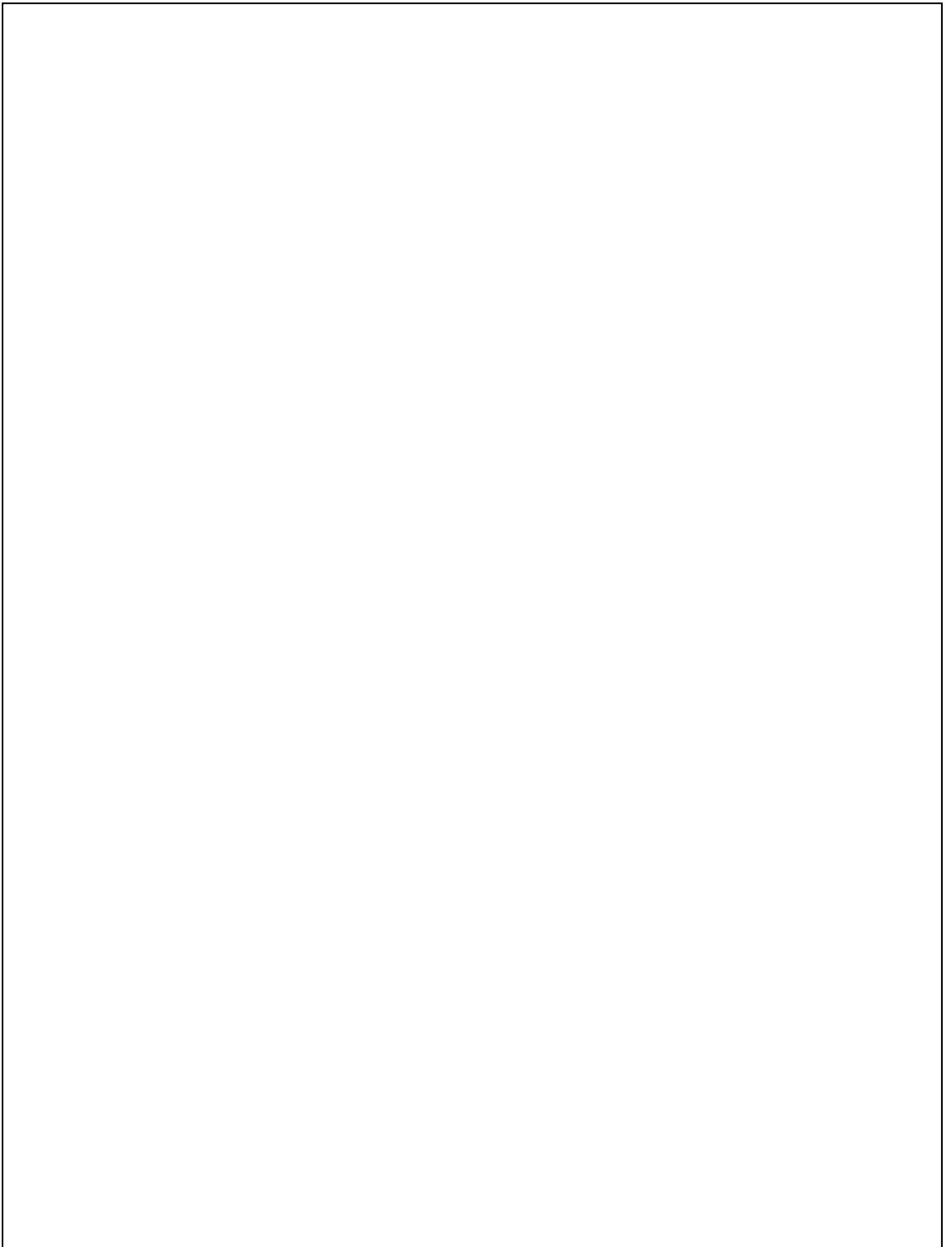
August 14, 2023

IFB 2023-716

**Prepared by:**

**Real Estate Department  
of  
The Housing Authority of Columbus, Georgia  
1000 Wynnton Road  
Columbus, Georgia 31906**





001116	Invitation for Bid
002113	Instructions to Bidders – HUD Form 5369
004113	Form of Bid
004313	Bid Bond Form
004510	Representations & Certifications – HUD Form 5369-A
004513	Bidder's Qualifications
004519	Form of Non-Collusive Affidavit
005213	Contract
006113	Performance Bond
006114	Payment Bond
007210	General Conditions of the Contract – HUD Form 5370-EZ
007335	Section 3 Summary Report – HUD Form 60002
007346	Wage Determination

DIVISION 01                      GENERAL REQUIREMENTS

011000	Summary
011113	Work Covered by Contract Documents
011114	Verification of Conditions by Contractor
011413	Access to Site
011416	Coordination with Occupants
011419	Use of Premises
012200	Unit Prices
013119	Project Meetings
013300	Submittals
015100	Temporary Facilities
017400	Cleaning
017700	Contract Close-out
017839	Project Record Documents

001116 - INVITATION TO BID

Sealed Proposals (Bids) in duplicate will be received at the office of the Executive Director of the Housing Authority of Columbus, 1000 Wynnton Road, Columbus, Georgia, for WILSON HOMES FIRE DAMAGED UNIT 105-A REPAIRS FOR THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA. Bids will be received until 2:00 PM, Tuesday, September 12, 2023, at which time and place they will be publicly opened and read aloud.

A pre-bid conference is scheduled at the site 3400 8th Ave, Unit 105-A, Columbus, GA 31904 for 10:00 a.m., August 23, 2023. All general contractors who intend to bid are urged to attend this meeting.

Bid Documents for the above project will be open to public inspection via the Authority website [www.columbushousing.org](http://www.columbushousing.org) or at the office of the Housing Authority of Columbus, Georgia, 1000 Wynnton Road, Columbus GA.

Bids must be accompanied by a certified check or Bidder's Bond for not less than 5% of the bid, made payable to the owner. No bids may be withdrawn for a period of sixty (60) days after the time and date of opening of bids.

A Performance Bond and Payment Bond will be required of the selected contractor in the full amount of the contract sum.

**Contractor Qualifications: Only bids from qualified licensed Contractors shall be considered. Qualified Contractors must be licensed as required by the State Licensing Board of Georgia with Residential Light-Commercial License.**

**Prevailing Wages:** Contractor will be required to pay to all laborers and mechanics employed under this project, prevailing wages as set forth in Section 14, General conditions for contractors, HUD 5370 EZ and Labor Relations **Wage Decision #GA20230050 dated 01/06/2023**, per the Davis-Bacon Act. The contractor shall provide, on a weekly basis, weekly payroll documents. Each payroll document shall provide all required data for each worker by trade and by work site (for all work performed), as applicable.

**Section 3:** Contractor will be required to abide by the Section 3 clause and submit a Section 3 performance report with the Application for Payments.

Minority and Female Business Enterprises and Section 3 firms are encouraged to respond to this Request for Proposal.

**E-Verify**

Contractor will be required to provide affidavit verifying compliance with O.C.G.A.13-10-91, stating affirmatively that the individual, firm or corporation has registered with, is authorized to use, and uses the federal work authorization program commonly known as E-Verify.

The Owner reserves the right to reject any or all proposals and waive technicalities and informalities in the bidding.

Project to be completed within 60 days after Notice to Proceed.

**Owner:** The Housing Authority of Columbus, Georgia.

END OF SECTION 001116

004113 – FORM OF BID

Project: WILSON HOMES APARTMENTS #105-A FIRE DAMAGED UNIT REPAIRS FOR THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA.

FROM: (BIDDER) \_\_\_\_\_

(a \_\_\_\_\_ (State) (Corporation/ a partnership/ an individual doing business as \_\_\_\_\_ (STRIKE OUT INAPPLICABLE TERMS)

TO: The Housing Authority of Columbus, Georgia (hereinafter called "Owner")

The undersigned Bidder, in compliance with your invitation for bids for the construction of WILSON HOMES APARTMENTS #105-A FIRE DAMAGED UNIT REPAIRS FOR THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA. having examined the plans and specifications with related documents, and field verified the existing conditions and locations of sanitary lateral lines, and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to construct the project in accordance with the Contract Documents, within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

The Bidder hereby agrees execute a contract for this work in the amount of Bid, and to furnish surety as specified, within 10 days after a written Notice of Award. The Bidder agrees to commence work under this contract on or before a date to be specified in written "Notice to Proceed" of the Owner and to fully complete the project within 60 consecutive calendar days thereafter as stipulated in the specifications. Bidder agrees to pay as liquidated damages, the sum of \$200.00 for each consecutive calendar day thereafter as provided in Paragraph 33 of the General Conditions of the Contract for Construction. Bidder further agrees to pay as liquidated damages \$200 per calendar day for each day after contract period for work not completed.

Base Bid: Base bid includes all labor, materials, supplies and equipment to repair and restore the existing WILSON HOMES APARTMENTS #105-A. Bidder agrees to perform all the work described in the specifications and shown on the drawings provided for the sum of

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

(\$ \_\_\_\_\_) (Amount shall be shown in both words and figures. In case of a discrepancy, the amount shown in words will govern.

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 60 calendar days after the scheduled closing time for receiving bids.

Upon receipt of written notice of the acceptance of this bid, the Bidder will execute the formal contract attached

within 10 days and deliver a Surety Bond or Bonds as required by Paragraph 10 of "Instructions to Bidders."

The bid security attached in the sum of \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ (\$ \_\_\_\_\_) is to become the property of the Owner in the event the contract and bond are not executed within the time above set forth, as liquidated damages for the delay and additional expense to the Owner caused thereby.

Unit Price for adding or deleting plywood wood decking: \$\_\_\_\_\_.

Respectfully submitted:

By:

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

(Seal - if bid is by a corporation)

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

\_\_\_\_\_  
(Business Address)

END OF SECTION 004113

004313 - BID BOND FORM

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

\_\_\_\_\_, as PRINCIPAL, and

(Name of Contractor)

\_\_\_\_\_, as SURETY

are held firmly bound unto the Housing Authority of Columbus, Georgia hereinafter called the LOCAL PUBLIC AGENCY, in the penal

sum of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_) (5% of Bid Amount)

lawful money of the United States, for the payment of which sum well and truly be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firm by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas PRINCIPAL has submitted the accompanying Bid, dated \_\_\_\_\_, 20\_\_\_\_ ,

**NOW, THEREFORE**, if the PRINCIPAL shall not withdraw said Bid within the period specified therein after the opening of the same, or, if no period be specified, within sixty (60) days after said opening, and shall within the period specified therefore, or, if no period be specified within TEN (10) days after the prescribed forms are presented to him for signature, enter into a written contract with the LOCAL PUBLIC AGENCY in accordance with the Bid as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract; or in the event of the withdrawal of said bid within the period specified, or the failure to enter into such Contract and give such Bond within the time specified, if the PRINCIPAL, shall pay the LOCAL PUBLIC AGENCY the difference between the amount specified in said Bid and the amount for which the LOCAL PUBLIC AGENCY may procure the required work or supplies or both, if the latter amount be in excess of the former, then the above obligation shall be void and of no effect; otherwise to remain in full force and virtue.

**IN WITNESS WHEREOF**, the above-bounded parties have executed this instrument under their seals this Day of \_\_\_\_\_22, the name and corporate seal of each party being hereunto affixed, and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

In presence of:

\_\_\_\_\_ Seal

(Individual Principal)

\_\_\_\_\_ (Business Address)

Attest:

\_\_\_\_\_

\_\_\_\_\_

(Corporate Principal)

\_\_\_\_\_

(Business Address)

By \_\_\_\_\_

Affix Corporate Seal

Attest:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Corporate Surety)

Countersigned:

By \_\_\_\_\_

Attorney-in-Fact, State of \_\_\_\_\_

By \_\_\_\_\_

Affix Corporate Seal

\_\_\_\_\_  
(Power of Attorney for person signing for surety company must be attached to bond)

END OF SECTION 004313



004513 - STATEMENT OF BIDDERS QUALIFICATIONS

(May be required of low bidder prior to award of Contract)

All questions must be answered, and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit additional information.

1. Name of Bidder.
2. Permanent head office address, including zip code.
3. When organized.
4. If a corporation were incorporated.
5. How many years have you been engaged in the contracting business under your present firm or trade name?
6. Contract on Hand:
  - a. (Schedule these, showing gross amount of each contract and the appropriate anticipated dates of completion).
7. General character of work performed by you.
8. Have you ever failed to complete any work awarded to you? If so, where, and why?
9. Have you ever defaulted on a contract? If so, where, and why?
10. List important contracts recently completed by you, stating approximate gross cost for each, and the month and year completed.
11. List your major equipment available for this contract.
12. Experience in construction work is similar in importance to this project and submission of form HUD-2350 PREVIOUS PARTICIPATION CERTIFICATION (to be attached at the end of this form).
13. Background and experience of the principal members of your organization.
14. Credit available: \$ \_\_\_\_\_.
15. Give bank reference(s).
16. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by Housing Authority of Columbus, Georgia?
17. a. Have you ever been a party to or otherwise involved in any legal action or legal proceeding involving matters related to race, sex, color, nationality, or religion? If so, give full details.  
  
b. Have you ever been accused of discrimination based upon sex, race, color, nationality or religion in any action or legal proceeding, including any proceeding related to any Federal Agency? If so, give full details.

18. The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by Housing Authority of Columbus, Georgia, in verification of the recitals comprising this Statement of Bidder's Qualifications.

Date this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

(Name of Bidder)

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

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

State of \_\_\_\_\_)

County of \_\_\_\_\_)

\_\_\_\_\_ being duly sworn, deposes and says that he is

\_\_\_\_\_ of \_\_\_\_\_

(Name of Organization)

and that he answers to the foregoing questions and all statements therein contained are true and correct.

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

\_\_\_\_\_

Notary Public

My commission expires

\_\_\_\_\_

END OF SECTION 004513

004519 - NON-COLLUSIVE AFFIDAVIT (Prime Bidder)

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being first duly sworn,  
deposes and says

that he is \_\_\_\_\_, the party making the  
(A partner or officer of the firm of etc.)

foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder 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 bidding, 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, or to fix overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the

\_\_\_\_\_ of any person  
(Local Housing Authority)

interested in the proposed contract: and that all statements in said proposal or bid are true.

\_\_\_\_\_  
(Bidder, if the bidder is an individual;  
Partner, if the bidder is a partnership;  
Officer, if the bidder is a corporation)

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
My commission expires \_\_\_\_\_, 20\_\_\_\_\_

**THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA  
CONSTRUCTION SERVICE CONTRACT**

This Agreement is hereby made on \_\_\_\_\_, 2023 between The Housing Authority of Columbus, Georgia, 1000 Wynnton Road, Columbus, GA 31906 (hereafter referred to as "HACG") and \_\_\_\_\_ (hereafter referred to as the "Vendor").

HACG requested bids for construction service on \_\_\_\_\_ and has determined that the Vendor's bid is the most advantageous to HACG demonstrated by price, delivery, and quality. The bid for service is hereby attached (Attachment A) and is part of this contract.

**ARTICLE 1: SERVICES TO BE PROVIDED**

The Vendor hereby agrees to provide Construction Services to HACG for complete renovations and repairs of a Two-Bedroom apartment at WILSON HOMES APARTMENTS #105-A.

The Vendor hereby agrees to a 60-day period at the bid price on Attachment A. The vendor agrees to have qualified personnel on during the contract period with supervision.

**ARTICLE 2: CONTRACT PRICE**

For its service hereunder, HACG shall pay the Vendor for each invoice submitted reflecting pricing on Vendor's bid submitted. The contract consists of \_\_\_\_\_.

**ARTICLE 3: PERFORMANCE PERIOD**

Vendor shall perform services from \_\_\_\_\_, 2023 through and including \_\_\_\_\_, 2023. If the vendor fails to meet the requested deadline, liquidated damages of \$200.00 per day will be assessed for each after \_\_\_\_\_, 2022 until the work is completed and accepted by HACG.

**ARTICLE 4: INVOICES**

To receive payment for services rendered pursuant to this contract the Vendor shall submit a fully completed invoice for work previously performed to:

**The Housing Authority of Columbus, GA  
PO Box 630  
Columbus, GA 31902-630  
Attn: Rickey C. Miles**

At a minimum, the invoice shall detail the following information:

- 4.1 Unique invoice number.
- 4.2 Vendor's name, address, and telephone number.
- 4.3 Date of invoice and/or billing period.
- 4.4 Applicable Contract No. **IFB #2023-716.**
- 4.5 Brief description of services rendered, including applicable period, billed amount for each site, and at the approved rate.
- 4.6 Total dollar amount being billed.

HACG will pay each properly completed invoice received on a Net/30 basis. Any invoice received not properly completed will not be paid unless and/or until the Vendor complies with the applicable provisions of this contract.

**ARTICLE 5:** Contract Documents

The Contract shall consist of the following component parts:

- a. This Instrument
- b. Invitation for bids
- c. Project Manual
- d. HUD Forms 5369-A, 50070, and 50071
- e. Addendum # \_\_\_\_\_ (if applicable).

**ARTICLE 6:** VENDOR'S OBLIGATIONS

Pursuant to this contract, the Vendor agrees to provide the specific services detailed herein and also shall be responsible for the following:

- 5.1 The Vendor shall be solely responsible for providing supervision and oversight to all of the Vendor's personnel that are assigned to HACG properties pursuant to this contract.
- 5.2 The Vendor warrants and represents that it will assign only qualified personnel to perform the services outlined herein and within the appendices. For the purposes of this contract, the term "qualified personnel" shall mean those personnel that have been investigated, assessed, and trained in a manner as provided by the Vendor during the Vendor's normal conduct of business.

**ARTICLE 7:** TERMINATION

HACG may terminate this contract at any time and for any reason by giving a ten (10) day prior written notice to the

Vendor. Any notice of termination hereunder shall be delivered to the Vendor at its address listed on their bid.

**ARTICLE 8:** GOVERNING LAW

All services performed by the Vendor, pursuant to this contract, shall be done in accordance with all applicable Federal, State, and local laws, regulations, codes, and ordinances.

The laws of the State of Georgia shall govern the validity, construction, and effect of this contract, unless said laws are superseded by, or in conflict with applicable federal laws and/or federal regulations.

This Agreement is hereby entered into as of the day and year written above. The undersigned representative of each party hereby acknowledges by signature below that they have reviewed the foregoing and understand and agree to abide by their respective obligations as defined within:

---

**(VENDOR)**

**BY:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Name and Title

**THE HOUSING AUTHORITY OF COLUMBUS, GA**  
**(HACG)**

**BY:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Name and Title

006113 - PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we \_\_\_\_\_  
hereinafter called the principal, and \_\_\_\_\_ hereinafter  
called the Surety, are held, and firmly bound unto the Housing Authority of Columbus, Georgia, a body  
politic and corporate, created by the Housing Authorities Law for the State of Georgia, for use of THE  
HOUSING AUTHORITY OF COLUMBUS, GEORGIA, in the full and just sum of

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_) in  
lawful money of the United States of America to be paid to the Housing Authority of Columbus, Georgia,  
its successors and assigns to which payment well and truly to be made, we bind ourselves, our heirs,  
executors, administrators, successors and assigns jointly and severally, firmly by these documents; and

WHEREAS, the Principal has entered into a contract with the Housing Authority of Columbus, Georgia,  
dated \_\_\_\_\_, 20\_\_\_\_, for the construction and completion of WILSON HOMES  
APARTMENTS #105-A FIRE DAMAGED UNIT REPAIRS FOR THE HOUSING AUTHORITY OF  
COLUMBUS, GEORGIA all in accordance with the Drawings, Specifications, and other documents  
relating thereto: and

WHEREAS it was one of the conditions of the award of THE HOUSING AUTHORITY OF COLUMBUS,  
GEORGIA, pursuant to which the contract herein above referred to was entered into, that these presents  
shall be executed.

NOW, THEREFORE, the conditions of this obligation are such that if the Principal shall in all respects  
fully comply with the terms and conditions of said Contract and his obligations thereunder, including the  
Specifications and proposals therein referred to and made a part thereof, and such alterations as may be  
made on such Specifications as therein provided for, and shall indemnify and save harmless THE  
HOUSING AUTHORITY OF COLUMBUS, GEORGIA, against or for all costs, expenses, damages, injury  
or loss to which THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA, may be subjected by reason  
or wrongdoing, misconduct, want of care or skill, negligence, or default, including patent infringement, on  
the part of the Contractor, his agents or employees, in the execution or performance of said Contract, this  
obligation is to be void.

And the Surety, for value received, hereby stipulates and agrees that no change, extension of time, or alteration or addition of the terms of the contract of the work to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

The undersigned Principal and Surety further agree that in each and every suit brought against the obligor upon this bond by the obligee in which the obligee shall be successful, there shall be assessed against the obligor in favor of the obligee, attorney's fees, equal to 15% of the amount recovered, which the obligor hereby expressly agrees to pay as part of the cost and expense of such suit.

The undersigned Principal and Surety do further hereby consent and yield to the jurisdiction of the State Civil Courts in Troup County, Georgia and shall assure all undertakings under said agreement or contract.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF:

\_\_\_\_\_  
(SEAL) (Individual Principal)

\_\_\_\_\_  
(Business Address)

ATTEST: \_\_\_\_\_  
(Corporate Principal)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Business Address)



\_\_\_\_\_

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

(Affix Corporate Seal)

ATTEST:

\_\_\_\_\_

(Corporate Surety)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Business Address)

\_\_\_\_\_

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

(Affix Corporate Seal)

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

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

(The above is to be filled out by Surety company, and the power of attorney of person signing for the Surety company must be attached).

COUNTERSIGNED: \_\_\_\_\_ (Resident Agent)

END OF SECTION 006113

006114 - LABOR AND MATERIAL BOND

Bond No. \_\_\_\_\_

KNOW ALL BY THESE PRESENTS, that \_\_\_\_\_ as  
Principal, hereinafter called the Principal, and [BONDING COMPANY]

\_\_\_\_\_,  
a corporation duly organized under the laws of the STATE OF  
\_\_\_\_\_ as Surety, hereinafter called the Surety, are held, and  
firmly bound unto The HOUSING AUTHORITY OF COLUMBUS, GEORGIA 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 by these presents.

WHEREAS. The Principal has by written agreement dated \_\_\_\_\_ 20\_\_\_\_, entered a  
contract with The WILSON HOMES APARTMENTS #105-A FIRE DAMAGED UNIT  
REPAIRS FOR THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA. in  
accordance with drawings and specifications prepared by THE HOUSING  
AUTHORITY OF COLUMBUS, GEORGIA, which contract is by reference made a  
part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if  
Principal shall promptly make payment to all claimants as hereinafter defined, for all  
labor and material used or reasonably required for use in the performance of the  
Contract, then this obligation shall be void; otherwise, it shall remain in full force and  
effect, subject, however, to the following conditions:

- 1) A claimant is defined as one having a direct contract with the principal or  
with a Subcontractor of the Principal for labor, material, or both, used or  
reasonably required for use in the performance of the Contract, labor and  
material being construed to include that part of water, gas power, light, heat,  
oil, gasoline, telephone service, or rental of equipment directly applicable to  
the Contract.
- 2) The above-named Principal and Surety hereby jointly and severally agree  
with THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA that every  
claimant as herein defined, who has not been paid in full before the  
expiration of a period of ninety  
(90) days after the date on which the last of such claimant's work or labor  
was done or performed, or materials were furnished by such claimant, may  
sue on this bond for the use of such claimant, prosecute the suit to final  
judgment for such sum or sums as may be justly due claimant, and have

execution thereon. The [State of GEORGIA] shall not be liable for the payment of any costs or expenses of any such suit.

- 3) No suit or action shall be commenced hereinunder by any claimant:
  - a) Unless claimant, other than one having a direct contract with the Principal, shall have given written notice to any two of the following: the Principal, the HOUSING AUTHORITY OF COLUMBUS, GEORGIA, or the Surety above named, within ninety (90) days after such claimant did or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished or for whom the work or labor was done or performed. Such notice shall be personally served or served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the principal at any place the principal maintains an office or conducts its business.
  - b) After the expiration of one (1) year following the date on which the last of the labor was performed or material was supplied by the party bringing suit.
  - c) Other than in a court of competent jurisdiction for the county or district in which the construction contract was to be performed.
  
- 4) The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereinunder, inclusive of the payment by Surety of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
(Principal) (Seal)

\_\_\_\_\_  
(Witness)

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

BONDING COMPANY

\_\_\_\_\_  
(Witness)

By \_\_\_\_\_

(Attorney-in Fact)

006114

END OF SECTION

## EXHIBIT A

# General Contract Conditions for Small Construction/Development Contracts

## U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 1/31/2017)

**Applicability.** The following contract clauses are applicable and must be inserted into small construction/development contracts, greater than \$2,000 but not more than \$100,000.

### 1. Definitions

Terms used in this form are the same as defined in form HUD-5370

### 2. 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. The only liens on the PHA's property shall be the Declaration of Trust or other liens approved by HUD.

### 3. Disputes

- (a) Except for disputes arising under the **Labor Standards** clauses, 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.
- (b) 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.
- (c) The Contracting Officer shall, within 30 days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (d) 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 days after receipt of the Contracting Officer's decision.
- (e) 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.

### 4. 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 the 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 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; and
  - (2) The Contractor, within 10 days from the beginning of such delay 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 obligation of the parties will be the same as if the termination had been for convenience of the PHA.

### 5. Termination for Convenience

- (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.

### 6. 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 \$1,000,000 [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 \$300,000 [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.

## 7. 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.

## 8. 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 an 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.

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

The HA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three 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.

#### 10. Rights in Data and Patent Rights (Ownership and Proprietary Interest)

The HA shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials, and documents discovered or produced by Contractor pursuant to the terms of this Contract, including but not limited to reports, memoranda or letters concerning the research and reporting tasks of this Contract.

#### 11. Energy Efficiency

The Contractor shall comply with all 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 this contract is performed.

#### 12. 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.
- (b) 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.

#### 13. Training and Employment Opportunities for Residents in the Project Area (Section 3, HUD Act of 1968; 24 CFR 135)

- (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 135, 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 135 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 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the

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- qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- (d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, 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 135. 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 135.
  - (e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
  - (f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

#### 14. Labor Standards - Davis-Bacon and Related Acts

##### (a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the construction or development 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 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 the 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 prime 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) 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 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.

- (e) 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.

- (f) 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.
- (g) 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.
- (h) Contract Termination; Debarment. A breach of the labor standards clauses in this contract may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (i) 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.
- (j) 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.
- (k) 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

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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.

(l) 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.

(m) Non-Federal Prevailing Wage Rates. Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State 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:

- (i) 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;
- (ii) 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
- (iii) an applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

### **SECTION 3**

**Resident Employment:** 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) and its associated regulations (24 CFR Part 75). 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.

- 1) Consistent with existing Federal, state, and local laws and regulations, PHAs or other recipients receiving public housing financial assistance, and their contractors and subcontractors, must make their best efforts to provide employment and training opportunities to Section 3 workers and must make their best efforts to award contracts and subcontracts to business concerns that provide economic opportunities to Section 3 workers.
  - PHAs or other recipients, and their contractors and subcontractors, must make their best efforts to provide employment and training opportunities mentioned in paragraph 1. above in the following order of priority:
    - To residents of the public housing projects for which the public housing financial assistance is expended.
    - To residents of the other public housing projects managed by the PHA that is providing the assistance or for residents of Section 8-assisted housing managed by the PHA.
    - To participants in YouthBuild programs.
    - To low- and very low-income persons residing within the metropolitan area (or nonmetropolitan county) in which the assistance is expended.
  - PHAs or other recipients, and their contractors and subcontractors, must make their best efforts to award contracts and subcontracts to business concerns per paragraph 1. above in the following order of priority:
    - To Section 3 business concerns that provide economic opportunities for residents of the public housing projects for which the assistance is provided.
    - To Section 3 business concerns that provide economic opportunities to residents of the other public housing projects or Section-8 assisted housing managed by the PHA that is providing the assistance.
    - To YouthBuild programs.
    - To Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the assistance is provided.
  - Section 3 worker means (24 CFR 75.5):
    - Any worker who currently fits or when hired within the past five years (time period only goes back to the 24 CFR 75 effective date of 11-30-2020) 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.
  2. The worker is employed by a Section 3 business concern.
  3. The worker is a YouthBuild participant.
- The status of the Section 3 worker shall not be negatively affected by a prior arrest or conviction.
  - Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.
- Targeted Section 3 worker means [24 CFR 75.21(a)]:
    - A worker employed by a Section 3 business concern: or
    - A worker who currently fits or when hired within the past five years (time period only goes back to the 24 CFR 75 effective date of 11-30-2020) fit at least one of the following categories, as documented within the past five years:
      1. A resident of public housing or Section 8-assisted housing.
      2. A resident of other public housing or Section 8-assisted housing managed by the PHA that is providing the assistance, or
      3. A YouthBuild participant.
  - A Section 3 business concern means (24 CFR 75.5):
    - A business concern meeting at least one of the following criteria, documented within the last six-month period:
      1. It is at least 51 percent owned and controlled by low- or very low-income persons.
      2. Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers: or
      3. It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8 assisted housing.
    - The status of the Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.
    - Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.
- 2) Section 3 benchmarks (24 CFR 75.5):
- a. Twenty-five (25) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA's or other recipient's fiscal year are Section 3 workers.
  - b. Five (5) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA's or other recipients' fiscal year are Targeted Section 3 workers.
- 3) Reporting:
- I. To comply with Section 3 regulations, the selected contractor must report [24 CFR 75.25(a)]:

- a. The total number of labor hours worked.
- b. The total number of labor hours worked by Section 3 workers: and
- c. The total number of labor hours worked by Targeted Section 3 workers.

### **Subcontractor Compliance**

Contractor agrees to include this Section 3 language in every subcontract and agrees to take appropriate action upon a finding that the subcontractor is in violation. Contractor will not subcontract with any subcontractor where Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75. All Section 3 requirements must be met regardless of whether Section 3 language is included in the contracts.



**Section 3 Summary Report**

HUD Field Office

Economic Opportunities for Low – and Very Low-Income Persons

1. Recipient/ Project Name:		2. TDHCA Contract number		3. Total Amount of Award:	
Project Address/ Location:		4. Contact Person:		5. Phone: (Include area code)	
Email:		6. Contract Begin Date:	Contract End Date:	Revised End Date:	7. Report Period Begin Date:
8. Date Report Submitted:		9. Program Code*: (Use separate sheet for each program code.)			10. Funding Program Name:
		Select a code			

**Part I: Employment and Training (\*\* Columns B, C and F are mandatory fields. Include New Hires in E &F)**

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E % of Total Staff Hours for Section 3 Employees and Trainees* S3E&TH / TSH = %		F Number of Section 3 Trainees
Professional			0.0%			0.0%
Technician			0.0%			0.0%
Foreman/ Supervisor			0.0%			0.0%
Office/ Clerical			0.0%			0.0%
Cleaning/ maintenance			0.0%			0.0%
Demolition			0.0%			0.0%
Construction by Trade						
Cabinet Maker			0.0%			0.0%
Carpenter			0.0%			0.0%
Concrete/ Terrazzo			0.0%			0.0%
Craftworker, skilled			0.0%			0.0%
Drywall/ Ceiling Tile			0.0%			0.0%
Electrician			0.0%			0.0%
Fencing			0.0%			0.0%
Flooring / Carpet			0.0%			0.0%
Gutter Installer			0.0%			0.0%
Hazardous Materials			0.0%			0.0%
HVAC			0.0%			0.0%
Insulator			0.0%			0.0%
Laborer			0.0%			0.0%
Landscape			0.0%			0.0%
Masonry, Plaster, Stucco			0.0%			0.0%
Painter			0.0%			0.0%
Paving			0.0%			0.0%
Plumber			0.0%			0.0%
Power Equipment Operator, Skilled			0.0%			0.0%
Power Equipment Operator, Unskilled			0.0%			0.0%
Roofer			0.0%			0.0%
Sprinkler Installer			0.0%			0.0%
Tile/ Marble Cutter/ Setter			0.0%			0.0%
Truck Driver			0.0%			0.0%
<b>Total</b>	0	0	0.0%	0	0	0.0%

\*Use column E if necessary to compare groups containing both full and part-time workers, and those working overtime.

Show Section 3 Employees' and Trainees' hours worked, divided by Total staff hours worked.

\*Program Codes 4 = Homeless Assistance

8 = CDBG State Administered

5 = HOME

9 = Other CD Programs

**Part II: Contracts Awarded during the period of this report (item 7, above)**

1. Construction Contracts:

- A. Total dollar amount of construction contracts awarded on the project \_\_\_\_\_
- B. Dollar amount of construction contracts awarded to Section 3 businesses \_\_\_\_\_
- C. Percentage of construction contract dollar amount awarded to Section 3 businesses 0.0%
- D. Number of Section 3 businesses receiving construction contracts

2. Non-Construction Contracts:

- A. Total dollar amount of non-construction contracts awarded on the project/activity \_\_\_\_\_
- B. Dollar amount of non-construction contracts awarded to Section 3 businesses \_\_\_\_\_
- C. Percentage of non-construction dollar amount awarded to Section 3 businesses 0.0%
- D. Number of Section 3 businesses receiving non-construction contracts

**Part III: Summary**

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low-and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.

- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- Other; describe below (Include any obstacles that prevented achieving program goals).

**Failure to meet hiring and contracting goals requires a description of obstacles that prevented achievement.**

Narrative:

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

Previous Participation Certification

OMB Approval No. 2502-0118  
(Exp. 02/29/2016)

US Department of Housing and Urban Development  
Office of Housing/Federal Housing Commissioner

US Department of Agriculture  
Farmers Home Administration

<b>Part I to be completed by Principals of Multifamily Projects (See instructions)</b>		<b>For HUD HQ/FmHA use only</b>	
Reason for submission:			
1. Agency name and City where the application is filed		2. Project Name, Project Number, City and Zip Code	
3. Loan or Contract amount \$		4. Number of Units or Beds	
		5. Section of Act	
		6. Type of Project (check one) <input type="checkbox"/> Existing <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Proposed (New)	

**7. List all proposed Principals and attach organization chart for all organizations**

Name and address of Principals and Affiliates (Name: Last, First, Middle Initial) proposing to participate	8 Role of Each Principal in Project	9. Expected % Ownership in Project	10. SSN or IRS Employer Number

Certification: The principal(s) listed above hereby apply to HUD or USDA, FmHA, as the case maybe, for approval to participate as principal(s) in the role(s) and project listed above. The principal(s) each certify that all the statements made on this form are true, complete and correct to the best of their knowledge and belief and are made in good faith, including any Exhibits attached to this form. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. The principal(s) further certify that to the best of their knowledge and belief:

- Schedule A contains a listing, for the last ten years, of every project assisted or insured by HUD, USDA, FmHA, and/or State and local government housing finance agencies in which the principal(s) have participated or are now participating.
- For the period beginning 10 years prior to the date of this certification, and except as shown on the certification:
  - No mortgage on a project listed has ever been in default, assigned to the Government or foreclosed, nor has it received mortgage relief from the mortgagee;
  - The principals have no defaults or noncompliance under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
  - There are no known unresolved findings as a result of HUD audits, management reviews or other Governmental investigations concerning the principals or their projects;
  - There has not been a suspension or termination of payments under any HUD assistance contract due to the principal's fault or negligence;
  - The principals have not been convicted of a felony and are not presently the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
  - The principals have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency;
  - The principals have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond;
  - All the names of the principals who propose to participate in this project are listed above.
  - None of the principals is a HUD/FmHA employee or a member of a HUD/FmHA household as defined in Standards of Ethical Conduct for Employees of the Executive Branch in 5 C.F.R. Part 2635 (57 FR 35006) and HUD's Standard of Conduct in 24 C.F.R. Part 0 and USDA's Standard of Conduct in 7 C.F.R. Part 0 Subpart B.
- None of the principals is a participant in an assisted or insured project as of this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification, have not been filed with HUD or FmHA.
- None of the principals have been found by HUD or FmHA to be in noncompliance with any applicable fair housing and civil rights requirements in 24 CFR 5.105(c). (If any principals or affiliates have been found to be in noncompliance with any requirements, attach a signed statement explaining the relevant facts, circumstances, and resolution, if any).
- None of the principals is a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America
- Statements above (if any) to which the principal(s) cannot certify have been deleted by striking through the words with a pen, and the relevant principal(s) have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances.

Name of Principal	Signature of Principal	Certification Date(mm/dd/yyyy)	Area Code and Tel. No.
This form prepared by (print name)			Area Code and Tel. No.



**Instructions for Completing the Previous Participation Certificate, form HUD-2530**

Carefully read these instructions and the applicable regulations. A copy of those regulations published at 24 C.F.R. 200.210 to 200.245 can be obtained from the Multifamily Housing Representative at any HUD Office. Type or print neatly in ink when filling out this form. Mark answers in all blocks of the form. If the form is not filled completely, it will delay approval of your application.

Attach extra sheets as you need them. Be sure to indicate "Continued on Attachments" wherever appropriate. Sign each additional page that you attach if it refers to you or your record.

**Carefully read the certification before you sign it.** Any questions regarding the form or how to complete it can be answered by your HUD Office Multifamily Housing Representative.

**Purpose:** This form provides HUD with a certified report of all previous participation in HUD multifamily housing projects by those parties making application. The information requested in this form is used by HUD to determine if you meet the standards established to ensure that all principal participants in HUD projects will honor their legal, financial and contractual obligations and are acceptable risks from the underwriting standpoint of an insurer, lender or governmental agency. HUD requires that you certify your record of previous participation in HUD/USDA-FmHA, State and Local Housing Finance Agency projects by completing and signing this form, before your project application or participation can be approved.

HUD approval of your certification is a necessary precondition for your participation in the project and in the capacity that you propose. If you do not file this certification, do not furnish the information requested accurately, or do not meet established standards, HUD will not approve your certification.

**Note that approval of your certification does not obligate HUD to approve your project application, and it does not satisfy all other HUD program requirements relative to your qualifications.**

**Who Must Sign and File Form HUD-2530:**

Form HUD-2530 must be completed and signed by all principals applying to participate in HUD multifamily housing projects, including those who have no previous participation. The form must be signed and filed by all principals and their affiliates who propose participating in the HUD project. Use a separate form for each role in the project unless there is an identity of interest.

Principals include all individuals, joint ventures,

partnerships, corporations, trusts, non-profit organizations, any other public or private entity that will participate in the proposed project as a sponsor, owner, prime contractor, turnkey developer, managing agent, nursing home administrator or operator, packager, or consultant. Architects and attorneys who have any interest in the project other than an arm's length fee arrangement for professional services are also considered principals by HUD.

In the case of partnerships, all general partners regardless of their percentage interest and limited partners having a 25 percent or more interest in the partnership are considered principals. In the case of public or private corporations or governmental entities, principals include the president, vice president, secretary, treasurer and all other executive officers who are directly responsible to the board of directors, or any equivalent governing body, as well as all directors and each stockholder having a 10 percent or more interest in the corporation.

Affiliates are defined as any person or business concern that directly or indirectly controls the policy of a principal or has the power to do so. A holding or parent corporation would be an example of an affiliate if one of its subsidiaries is a principal.

**Exception for Corporations** - All principals and affiliates must personally sign the certificate except in the following situation. When a corporation is a principal, all of its officers, directors, trustees and stockholders with 10 percent or more of the common (voting) stock need not sign personally if they all have the same record to report. The officer who is authorized to sign for the corporation or agency will list the names and title of those who elect not to sign. However, any person who has a record of participation in HUD projects that is separate from that of his or her organization must report that activity on this form and sign his or her name. The objective is full disclosure.

**Exemptions** - The names of the following parties do not need to be listed on form HUD-2530: Public Housing Agencies, tenants, owners of less than five condominium or cooperative units and all others whose interests were acquired by inheritance or court order.

**Where and When Form HUD-2530 Must Be Filed:** The original of this form must be submitted to the HUD Office where your project application will be processed at the same time you file your initial project application. This form must be filed with applications for projects, or when otherwise required in the situations listed below:

- Projects to be financed with mortgages insured under the National Housing Act (FHA).

• Projects to be financed according to Section 202 of the Housing Act of 1959 (Elderly and Handicapped).

• Projects in which 20 percent or more of the units are to receive a subsidy as described in 24 C.F.R. 200.213.

• Purchase of a project subject to a mortgage insured or held by the Secretary of HUD.

• Purchase of a Secretary-owned project.

• Proposed substitution or addition of a principal or principal participation in a different capacity from that previously approved for the same project.

• Proposed acquisition by an existing limited partner of an additional interest in a project resulting in a total interest of 25 percent or more or proposed acquisition by a corporate stockholder of an additional interest in a project resulting in a total interest of 10 percent or more.

• Projects with U.S.D.A., Farmers Home Administration, or with state or local government housing finance agencies that include rental assistance under Section 8 of the Housing Act of 1957. For projects of this type, form HUD-2530 should be filed with the appropriate applications directly to those agencies.

**Review of Adverse Determination:** If approval of your participation in a HUD project is denied, withheld, or conditionally granted on the basis of your record of previous participation, you will be notified by the HUD Office. You may request reconsideration by the HUD Review Committee. Alternatively, you may request a hearing before a Hearing Officer. Either request must be made in writing within 30 days from your receipt of the notice of determination.

If you do request reconsideration by the Review Committee and the reconsideration results in an adverse determination, you may then request a hearing before a Hearing Officer. The Hearing Officer will issue a report to the Review Committee. You will be notified of the final ruling by certified mail.

**Specific Line Instructions:**

**Reason for submitting this Certification:** e.g., refinance, change in ownership, change in management agent, transfer of physical assets, etc.

**Block 1:** Fill in the name of the agency to which you are applying. For example: HUD Office, Farmers Home Administration District office, or the name of a State or local housing finance agency. Below that, fill in the name of the city where the office is located.

**Block 2:** Fill in the name of the project, such as "Greenwood Apts." If the name has not yet been selected, write "Name unknown." Below that, enter the HUD contract or project identification number, the Farmers Home Administration project number, or

the State or local housing finance agency project or contract number. Include all project or contract identification numbers that are relevant to the project. Also enter the name of the city in which the project is located, and the ZIP Code.

**Block 3:** Fill in the dollar amount requested in the proposed mortgage, or the annual amount of rental assistance requested.

**Block 4:** Fill in the number of apartment units proposed, such as "40 units." For hospital projects or nursing homes, fill in the number of beds proposed, such as "100 beds."

**Block 5:** Fill in the section of the Housing Act under which the application is filed.

**Block 7:** Definitions of all those who are considered principals and affiliates are given above in the section titled "Who Must Sign and File..."

**Block 8:** Beside the name of each principal, fill in the appropriate role. The following are examples of possible roles that the principals may assume: Owner/Mortgagor, Managing Agent, Sponsor, Developer, General Contractor, Packager, Consultant, Nursing Home Administrator etc.

**Block 9:** Fill in the percentage of ownership in the proposed project that each principal is expected to have.

**Block 10:** Fill in the Social Security Number or IES employer number of every principal listed, including affiliates.

**Instructions for Completing Schedule A:** Be sure that Schedule A is filled-in completely, accurately and the certification is properly dated and signed, because it will serve as a legal record of your previous experience. All Multifamily Housing projects involving HUD/FmHA, and State and local Housing Finance Agencies in which you have previously participated must be listed. Applicants are reminded that previous participation pertains to the individual principal within an entity as well as the entity itself. A newly formed company may not have previous participation, but the principals within the company may have had extensive participation and disclosure of that activity is required.

**Column 2:** All previous projects must be listed or your certification cannot be processed. Include the name of all projects, project number, city where it is located and the governmental agency (HUD, USDA-FmHA or state or local housing finance agency) that was involved.

**Column 3:** List the role(s) as a principal, dates participated and if fee or identity of interest (IOI) with owners.

**Column 4.** Indicate the current status of the loan. Except for form HUD-2530, including schedule A, read the should fill in the date of the signature and a telephone number. If you are convicted of a felony within the past 10 years, strike out 2a and attach a statement of explanation. A felony conviction will not necessarily cause your participation to be disapproved unless there is a criminal record or other evidence that your previous conduct or method of doing business has been such that your participation in the project would make it an unacceptable risk from the underwriting stand point of an insurer, lender or governmental agency.

**Column 5.** Explain any project defaults during your participation. If you cannot certify and sign the certification as it is printed because some statements do not correctly describe your Corporation" in the section of the instructions titled "Who record, use a pen to strike through those parts that differ with your record, and then sign and certify. Attach a signed statement of explanation of the items you signing on behalf of the entity should attach signature. Attach a signed statement of explanation of the items you authority document. Each principal who signs the form have struck out on the certification. Item 2a relates to felony Certification: After you have completed all other parts of

The Department of Housing and Urban Development (HUD) is authorized to collect this information by law (42 U.S.C. 3535(d) and 24 C.F.R. 200.217) and by regulation at 24 CFR 200.210. This information is needed so that principals applying to participate in multifamily programs can become HUD-approved participants. The information you provide will enable HUD to evaluate your record with respect to established standards of performance, responsibility and eligibility. Without prior approval, a principal may not participate in a proposed or existing multifamily project. HUD uses this information to evaluate whether or not principals pose an unsatisfactory underwriting risk. The information is used to evaluate the potential principals and approve only individuals and organizations that will honor their legal, financial and contractual obligations.

**Privacy Act Statement:** The Housing and Community Development Act of 1987, 42 U.S.C. 3543 requires persons applying for a Federally-insured or guaranteed loan to furnish his/her Social Security Number (SSN). HUD must have your SSN for identification of your records. HUD may use your SSN for automated processing of your records and to make requests for information about you and your previous records with other public agencies and private sector sources. HUD may disclose certain information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law. You must provide all of the information requested in this application, including your SSN.

**Public reporting burden** for this collection of information is estimated to average 1 hour 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. 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.

A response is mandatory. Failure to provide any of the information will result in your disapproval of participation in this HUD program.

"General Decision Number: GA20230050 01/06/2023

Superseded General Decision Number: GA20220050

State: Georgia

Construction Type: Residential

Counties: Chattahoochee, Harris, Marion and Muscogee Counties in Georgia.

RESIDENTIAL CONSTRUCTION PROJECTS (Consists 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)(2)-(60).

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:	. Executive Order 14026 generally applies to the contract.  . The contractor must pay all covered workers at least \$16.20 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 2023.
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:	. Executive Order 13658 generally applies to the contract.  . The contractor must pay all covered workers at least \$12.15 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 2023.

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	01/06/2023

ENGI0474-010 07/01/2013

Chattahoochee and Marion Counties

	Rates	Fringes
Operating Engineers: Backhoe, Compactor, and Loader.....	\$ 22.72	12.30

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ENGI0926-012 07/01/2022

Harris and Muscogee Counties

	Rates	Fringes
Operating Engineers: Backhoe, Compactor, and Loader.....	\$ 24.75	13.28

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SHEE0085-004 08/01/2011

	Rates	Fringes
SHEET METAL WORKER Buildings up to 100,000 square feet.....	\$ 25.49	11.73
Buildings over 100,000 square feet.....	\$ 29.70	13.41

FOOTNOTE: Work on swinging stages, boatswains' chairs or scaffolds, booms, or scissors lifts over 50 ft. high: \$1.25 per hour additional.

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SUGA2008-106 08/14/2008

Rates	Fringes
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BRICKLAYER.....	\$ 13.83 **	0.00
CARPENTER.....	\$ 11.06 **	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 13.02 **	3.52
ELECTRICIAN.....	\$ 13.77 **	0.00
LABORER: Common or General.....	\$ 8.88 **	0.52
LABORER: Mason Tender.....	\$ 8.00 **	0.00
OPERATOR: Bulldozer.....	\$ 13.66 **	3.05
OPERATOR: Excavator.....	\$ 8.96 **	0.00
PAINTER: Brush, Roller and Spray.....	\$ 8.50 **	0.00
PLUMBER.....	\$ 10.86 **	0.00
ROOFER.....	\$ 9.47 **	0.00
TRUCK DRIVER.....	\$ 12.17 **	0.83

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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 (\$16.20) or 13658 (\$12.15). Please see the Note at the top of the wage determination for more information.

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) (ii)).

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

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than "SU" or "UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which 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. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average



calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of 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. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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#### WAGE DETERMINATION APPEALS PROCESS

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

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write 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 the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write 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 by 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

4.) All decisions by the Administrative Review Board are final.

=====

END OF GENERAL DECISION"



## 011100 – SUMMARY OF WORK COVERED BY CONTRACT DOCUMENTS

A. This Section includes the following:

1. Work covered by the Contract Documents.
2. Verification of Conditions by Contractor
3. Use of premises.

B. Work includes:

1. Protect residents, buildings, and surrounding grounds from work activities and debris.
2. Remove all tools, materials, and debris upon completion of work.

C. Contractor shall provide own power, water, and toilet facilities.

END OF SECTION 011100

## 011113 - WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: WILSON HOMES APARTMENTS #105-A Fire Damaged Unit Repairs

B. Project Location: Columbus, Georgia

C. Owner's Address: 1100 Wynnton Road, Columbus, Georgia

D. Owner's Contact: Rickey C. Miles (706) 571-2800

E. Owner's Email Address: [remiles@columbushousing.org](mailto:remiles@columbushousing.org)

F. Components of this work consist of: "SEE PROSTAR ADJUSTING LLC REPORT"

### INSTRUCTIONS TO BIDDERS:

1. Bidders shall carefully examine the documents, the construction site, and verify existing field conditions before submitting a Bid.
2. Bids shall be made on Bid Form included. Bids must be signed by the legal signature of an officer authorized to bind the contractor to a contract.
3. The contract, if awarded, will be a lump sum, and executed on the Owners Standard Form of Agreement.
4. The Owner reserves the right to reject any and all bids and to waive all technicalities and informalities.

### SPECIAL CONDITIONS:

1. Contractors shall obtain and pay for all permits, fees, federal, state, and local taxes as required by law.
2. The contractor shall employ a competent job superintendent who must always be on site when work is in progress.
3. Contractor must be a Georgia licensed contractor and have Workers Compensation Insurance, General Liability Insurance, and a valid E-Verify number.
4. Contractors must comply with the provisions of the Davis-Bacon Act with respect to wages and record keeping. The current wage decision for this project is GA20210149; Dated 01/03/2021.
5. The contractor shall be responsible for furnishing General Liability Insurance in the amount of \$1 million. The insurance must name Housing Authority of Columbus, Georgia as loss payee.
6. Contractor shall comply with "Georgia Security and Immigration Compliance Act" of 2006 (Chapter 300-10-1 Verify)
7. Contractors shall have current Workers Compensation Insurance and maintain the same throughout the course of the work.

GENERAL CONDITIONS: The Contractor shall provide all labor, equipment, supplies, materials, and services necessary to perform the work in accordance with General Conditions, HUD Form 5370 EZ.

### SUBMITTALS:

1. Product Data: Submit technical product data, installation instructions and recommendations from manufacturers, including data that materials comply with requirements.

### DELIVERY, STORAGE AND HANDLING:

1. Deliver materials in manufacturer's unopened, labeled containers.
2. Store materials to avoid water damage and store rolled goods on end. Comply with manufacturer's recommendations for job-site storage and protection.

PRE-WORK CONFERENCE: Prior to the start of the project, there shall be a conference attended by the contractor, his superintendent and Owner's representative at the work site to review the Scope, Specifications, Labor Standards, existing project conditions and resolve any questions.

GUARANTEE AND WARRANTY:

1. Contractor shall furnish a written guarantee that all work executed under the Scope and Specifications shall be free from defects in material and workmanship for a period of three years from the date of final acceptance and that all defects occurring within that period shall be replaced at no cost to Owner.
2. Contractors shall secure warranties from subcontractors, when warranties are required, and deliver them to Owner upon completion of the work.
3. Where guarantees are called for a period of more than three years, the longer term shall apply.
4. Nothing in the above guarantee shall apply to work which has been abused or neglected by Owner or residents.

CONTRACTOR USE OF PREMISES:

1. Operations of Contractor shall be limited to areas where work is indicated and allow for ongoing activities at the building and site.
2. Housing Authority residents shall occupy the adjunct units during the entire construction period. Contractor shall cooperate with Housing Authority in scheduling operations to minimize conflict and to facilitate resident safety.
3. Contractors shall protect residents and the public from injury from construction operations.
4. The contractor shall keep the premises free of debris and materials resulting from installation work.
5. Contractor is responsible for damage to grounds, contents of apartment units, planting, buildings, and any other facilities of property as a result of Contractor operations and shall pay for repair or replacement.

END OF SECTION

011113

011114 – VERIFICATION OF CONDITIONS BY CONTRACTOR

- A. The contractor shall field verify conditions to ascertain actual depths, lengths, locations and working conditions.
- B. The contractor shall verify the location of existing electrical, gas and water lines prior to the commencement of work and shall exercise due caution in avoiding damage to said lines.
- C. Contractor shall be responsible for repair of any utilities or facilities damaged by Contractor in the course of this work.

END OF SECTION 011114

011413 – ACCESS TO SITE

- A. General: Contractor will make every reasonable effort to minimize disruption and inconvenience to the residents during the progress of construction.
- B. Work Hours: All work shall be performed between the hours of 8:00 AM and 4:30 PM Monday through Friday. Work on weekends is not permitted.
- C. All deliveries should be coordinated with the modernization inspector on-site.
- D. Disruption of Services:
  - 1. Work shall be scheduled and performed such that disruption of residents shall occur only during work hours.
- E. Use of Facilities:
  - 1. The contractor shall supply all electricity, water and toilet facilities for its employees and subcontractors. At no time shall contractors, its employees or subcontractors utilize apartment unit electricity, water, or toilet facilities.
  - 2. Open trench work shall always be marked and barricaded properly to prevent harm or injury to any persons on the site.

END OF SECTION 011413

#### 011416 - COORDINATION WITH OCCUPANTS

- A. Contractor shall notify property management, in writing, two (2) workdays in advance of any work starting on the property.
- B. Contractor shall notify occupants of apartment prior to commencement of work each day.
- C. Any issues arising due to scheduling or access to the work site shall be reported promptly to the Owner's Representative for resolution.

END OF SECTION

011416

#### 011419 - USE OF PREMISES

- A. General: Contractor shall have limited access to premises for construction operations as indicated Section 011413 – Access to Site.
- B. Use of Site:
  - a. Limit use of premises to work in areas indicated. Do not disturb portions of the Project site beyond areas in which the Work is indicated.
  - b. Driveways, Entrances and Parking Spaces: Keep driveways, entrances, and parking spaces clear and available to tenants at all times.
  - c. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.

- d. Coordinate all work activities as stated in Section 011416 – Coordination with staff.

END OF SECTION

011419

## 012200 UNIT PRICES

### PART 1 - GENERAL

#### 1.1 DESCRIPTION

- A. Unit Price quotations shall be inserted in the appropriate spaces in the Bid Form for each Unit Price item of Work described herein.
- B. Unit Prices stated in the Agreement shall be used to compute adjustments of the Contract Sum for approved Unit Price items of Work. Such adjustments shall only be approved and made in advance by written Change Order.
- C. Unit Prices shall include all labor, materials, tools, and equipment; all other direct and indirect costs necessary to complete the item of Work and to coordinate the Unit Price Work with adjacent Work; and shall include all overhead and profit. The contractor shall accept compensation computed in accordance with the Unit Prices for work installed in place as full compensation for furnishing such Work.
- D. Unit Prices will be used to Add work or Delete work from the contract.

#### 1.2 SPECIFIED WORK

- A. Applicable Sections of the Specifications describe the materials and methods required under the various Unit Price items of Work.

#### 1.3 UNIT PRICES

- A. List of Unit Price Items and Descriptions

#### 1.4 ADVANCED COORDINATION

- A. Contractor shall immediately notify Owner's Representative when conditions may require a Change and the use of Unit Price items of Work.
- B. The applicability of measurement methods for, documentation of, and the final adjustment of the Contract Sum for Unit Price items of Work shall be determined by the Contracting Officer, by a Change Order.

END OF SECTION 012200

## 015100-TEMPORARY FACILITIES

### A. Temporary Toilet Facilities:

1. The Contractor shall provide and maintain a temporary toilet with proper enclosures for use of workers during construction.
2. Locate toilets where directed.
3. Keep toilets clean and comply with all local and State health requirements and sanitary regulations.
4. The permanent plumbing fixtures within the building shall not be used during construction.

END OF SECTION 015100

## 017400 – CLEANING

- A. Execute periodic cleaning to keep the work, the site, and adjacent properties free from accumulations of waste materials, rubbish, and windblown debris, resulting from construction operations.
- B. Provide on-site containers for the collection of waste materials, debris, and rubbish.
- C. Remove waste materials, debris, and rubbish from the site periodically and dispose of at legal disposal area away from the site.
- D. Broom clean exterior paved surfaces; rake clean other surfaces of the grounds.

END OF SECTION 017400

## 017700 - CONTRACT CLOSE-OUT

- A. Comply with requirements stated in Conditions of the Contract and in the Specifications for administrative procedures in closing out the work.
- B. SUBSTANTIAL COMPLETION:
  - 1. When Contractor considers the work is substantially complete, he shall submit to the Owner:
    - a. A written notice that the work, or designated portion thereof, is substantially complete.
    - b. A list of items to be completed or corrected.
  - 2. Within a reasonable time after receipt of such notice, the Owner will inspect to determine the status of completion.
  - 3. Should the Owner determine that the work is not substantially complete, Owner will promptly notify the Contractor in writing, giving the reasons. The contractor shall remedy the deficiencies in the work and send a second (2nd) notice of substantial completion to the Owner. The owner will re-inspect the work.
  - 4. When the Owner concurs that the work is substantially complete, he will:
    - a. Prepare a Certificate of Substantial Completion on AIA form 0704, accompanied by Contractor's list of items to be completed or corrected, as verified, and amended by the Owner. Submit the Certificate to the Contractor for their written acceptance of the responsibilities assigned to them in the Certificate.
- C. FINAL INSPECTION:
  - 1. When Contractor considers the work is complete, he shall submit written certification that:
    - a. Contract Documents have been reviewed.
    - b. Work has been inspected for compliance with Contract Documents.
    - c. Work has been completed in accordance with Contract Documents.
    - d. Equipment and systems have been assessed in the presence of the Owner's representative and are operational.
    - e. Work is completed and ready for final inspection.
  - 2. Owner will inspect to verify the status of completion with reasonable promptness after receipt of such certification.
  - 3. Should the Owner consider that the work is incomplete or defective:
    - a. Owner will promptly notify the Contractor in writing, listing the incomplete or defective work.

- b. Contractor shall take immediate steps to remedy the stated deficiencies and send a second (2nd) written certificate to the Owner that the work is complete.
  - c. The owner will re-inspect the work.
4. When the Owner finds that the work is acceptable under the Contract Documents, he shall request the Contractor to make close-out submittals.

D. CONTRACTOR'S CLOSE-OUT SUBMITTALS TO OWNER:

1. Evidence of compliance with requirements of governing authorities.
2. Project Record Documents.
3. Warranties and Bonds.
4. Evidence of Payment and Release of Liens: To requirements of Contract Conditions.
5. Certificate of Insurance for products and completed operations.
6. Schedule of Change Orders, Form HUD-51002, if applicable.
7. Contractor's Certificate and Release.

E. FINAL ADJUSTMENT OF ACCOUNTS:

1. Submit a final statement of accounting to the Owner.
2. Statement shall reflect all adjustments to the Contract Sum:
  - a. The original Contract Sum.
  - b. Additions and deductions resulting from:
    - (1). Previous Change Orders.
    - (2). Allowances.
    - (3). Unit Prices.
    - (4). Deductions for uncorrected work.
    - (5). Deductions for Liquidated Damages.
    - (6). Other adjustments.
  - c. Total Contract Sum, as adjusted.
  - d. Previous Payments.
  - e. The remaining sum due.
3. Owner will prepare a final Change Order, reflecting approved adjustments to the Contract Sum which was not previously made by Change Orders.

F. FINAL APPLICATION FOR PAYMENT:

1. Contractor shall submit the final Application for Payment in accordance with procedures and requirements stated in the General Conditions of the Contract. The Periodical Estimate for Partial Payment, form HUD-51001, shall be marked FINAL.

END OF SECTION

017700-1

017839 - PROJECT RECORD DOCUMENTS

- A. Provide felt tip marking pens for recording information in the following color code:
1. Graphic Work:
    - a. Red for architectural work.

- b. Brown for structural work.
    - c. Green for mechanical work.
    - d. Yellow for electrical work.
  - 2. Written Work:
    - a. Red.
- B. Label each document PROJECT RECORD in neat large, printed letters.
- C. Record information concurrently with construction progress:
  - 1. Do not conceal any work until the required information is recorded.
- D. Drawings:
  - 1. Legibly mark to record actual construction:
    - a. Depths of various elements of foundation in relation to finish first (1st) floor datum.
    - b. Horizontal and vertical locations of underground utilities and appurtenances are referenced to permanent surface improvements.
    - c. Location of internal utilities and appurtenances concealed in the construction, referenced to visible and accessible features of the structure.
    - d. Field changes of dimension and detail.
    - e. Changes made by Field Order or by Change Order.
    - f. Details not on original contract drawings.
- E. Specifications and Addenda:
  - 1. Legibly mark each Section to record:
    - a. Manufacturer, trade name, catalog number, and supplier of each product and item of equipment installed.
    - b. Changes made by Field Order or by Change Order.
- F. At Contract Close-out, deliver Record Documents to Owner for the Owner.

END OF SECTION

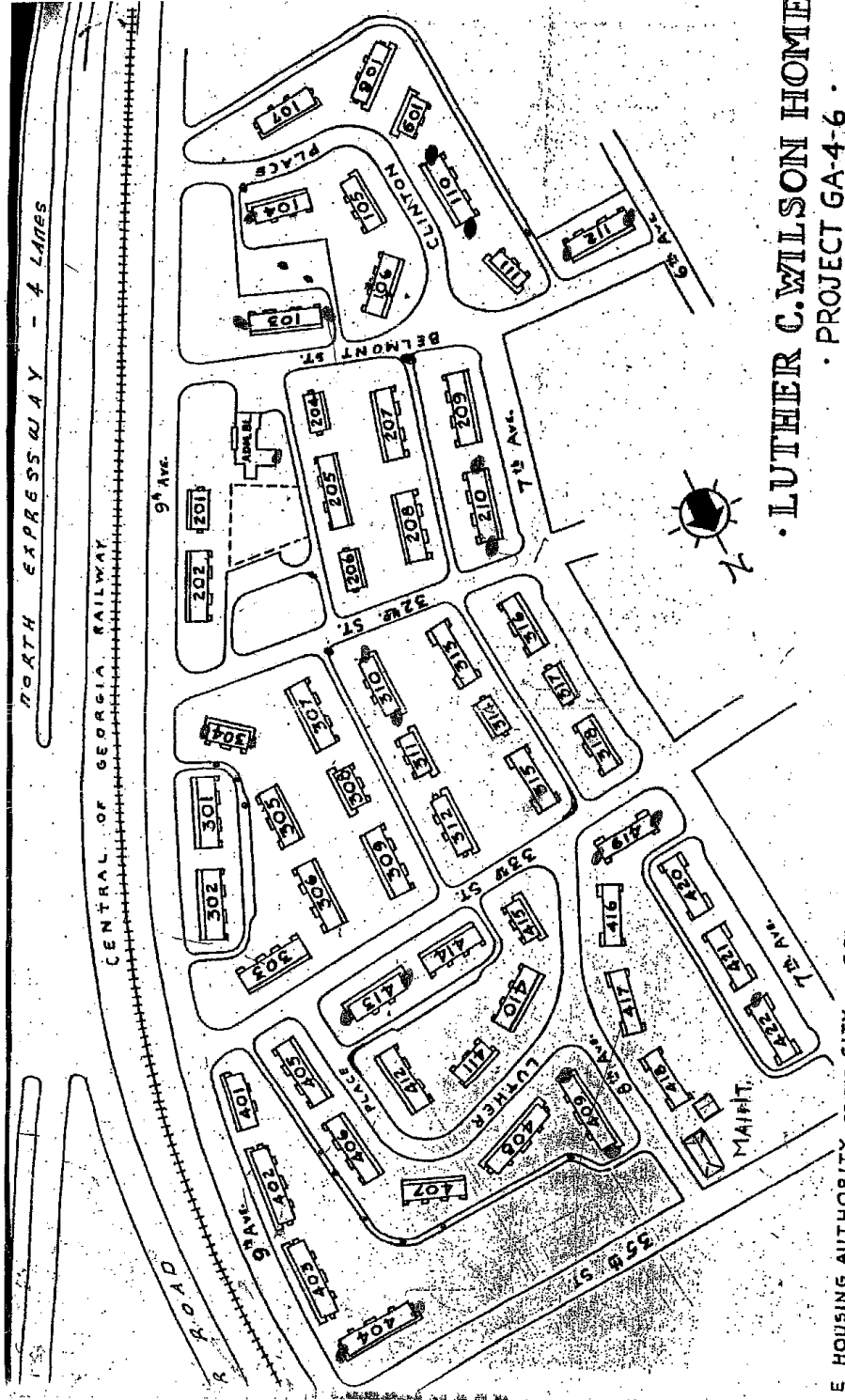
017839-1



## APPENDIX A

Partial List of materials and/or suppliers from RAD Renovations 2017 (ALL materials must meet the same quality of the renovations items unless substitute is approved by the owner).

Windows:	AMSCO WINDOWS-Serenity Series
Interior Doors:	Masonite Safe Sound Solid Core Doors
Entrance Doors:	Masonite HD Steel Six Panel
Gypsum Board:	National Gypsum Company
Painting:	Sherwin Williams
Mechanical Systems:	Rheem Manufacturing Company
Water Heater:	Ruud ProE36 S2 RU95
Cabinets:	Dudley Cabinets, Inc.
Lavatory:	KOHLER
Lavatory Faucets:	Delta
Toilet:	KOHLER
Bath/Shower System:	KOHLER
Cement Board Siding:	Hardie



LUTHER C. WILSON HOME  
 PROJECT GA-4-6

E HOUSING AUTHORITY





## ProStar Adjusting, LLC

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PO BOX 198  
Weatherford, TX 76086  
T: 866-620-0994  
F: 888-493-5175

Insured: HACG RAD I LP  
Property: 3400 8th Ave  
Columbus, GA 31904

Claim Rep.: John McFarland

Estimator: Brian Starkey  
Company: ProStar Adjusting, LLC

Business: (678) 879-3515  
E-mail: bstarkey@prostaradjusting.com

Reference:  
Company: Housing Enterprise Insurance Company  
Business: 189 Commerce Court  
Cheshire, CT 06410

**Claim Number:** 2BBJ2

**Policy Number:** HEICP-221231-230512-

**Type of Loss:** Fire

Date Contacted: 8/4/2023 5:30 PM

Date of Loss: 6/7/2023 2:22 PM

Date Inspected: 8/8/2023 10:00 AM

Date Received: 8/4/2023 2:22 PM

Date Entered: 8/8/2023 2:20 PM

Price List: GACU8X\_AUG23  
Restoration/Service/Remodel  
Estimate: 3400\_8TH\_AVE

PLEASE NOTE: The following is a detailed report showing the damages noted during our inspection of your claim. All repair items referenced below are also being submitted to your insurance carrier and are subject to their review and final approval. Adjustments to the following may be required following carrier review.

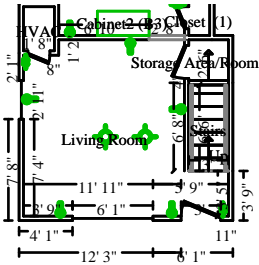


**ProStar Adjusting, LLC**

PO BOX 198  
 Weatherford, TX 76086  
 T: 866-620-0994  
 F: 888-493-5175

**3400\_8TH\_AVE**

**Main Level**



**Living Room**

**Height: 8'**

416.89 SF Walls	170.50 SF Ceiling
587.39 SF Walls & Ceiling	170.50 SF Floor
18.94 SY Flooring	51.67 LF Floor Perimeter
54.33 LF Ceil. Perimeter	

**Missing Wall**

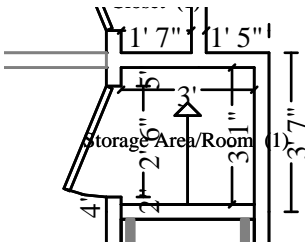
**3' X 8'**

**Opens into STAIRS**

**Missing Wall - Goes to Floor**

**2' 8" X 6' 8"**

**Opens into KITCHEN**



**Subroom: Storage Area/Room (1)**

**Height: Sloped**

76.01 SF Walls	15.15 SF Ceiling
91.16 SF Walls & Ceiling	9.25 SF Floor
1.03 SY Flooring	12.17 LF Floor Perimeter
16.10 LF Ceil. Perimeter	

**DESCRIPTION**

**QTY**

1. Demolish/remove - bedroom/room (up to 200 sf)	179.75 SF
<b>Ceiling</b>	
2. Seal floor or ceiling joist system (shellac)	185.65 SF
3. Batt insulation - 6" - R19 - paper / foil faced	185.65 SF
4. 1/2" drywall - hung, taped, floated, ready for paint	185.65 SF
5. Seal/prime then paint the ceiling (2 coats)	185.65 SF
6. Light fixture	1.00 EA
7. Smoke detector	1.00 EA
<b>Walls</b>	
8. Seal stud wall for odor control	492.90 SF
9. Batt insulation - 4" - R13 - paper / foil faced	226.67 SF
10. 1/2" drywall - hung, taped, floated, ready for paint	492.90 SF
11. Interior door unit	2.00 EA
12. Door knob - interior	2.00 EA
13. Clean window unit (per side) 10 - 20 SF - Heavy	1.00 EA
14. Clean window unit (per side) 21 - 40 SF - Heavy	1.00 EA
15. Seal/prime then paint the walls (2 coats)	492.90 SF



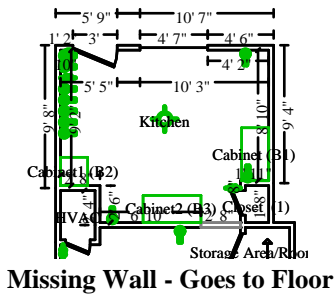
**ProStar Adjusting, LLC**

PO BOX 198  
 Weatherford, TX 76086  
 T: 866-620-0994  
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**CONTINUED - Living Room**

DESCRIPTION	QTY
16. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA
17. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA
18. Paint door slab only - 2 coats (per side)	4.00 EA
19. Cove base molding - rubber or vinyl, 4" high	63.83 LF
20. Window blind - PVC - 1" - 7.1 to 14 SF	3.00 EA
21. R&R 110 volt copper wiring run and box - rough in only	2.00 EA
22. R&R 110 volt copper wiring run, box and switch	2.00 EA
23. R&R 110 volt copper wiring run, box and outlet	5.00 EA
<b>Floor</b>	
24. Vinyl tile	179.75 SF
25. Final cleaning - construction - Residential	179.75 SF

NOTES:

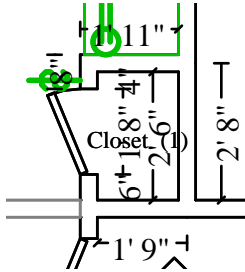


<b>Kitchen</b>		<b>Height: 8'</b>
394.22 SF Walls	152.21 SF Ceiling	
546.43 SF Walls & Ceiling	134.94 SF Floor	
14.99 SY Flooring	48.83 LF Floor Perimeter	
51.50 LF Ceil. Perimeter		
<b>2' 8" X 6' 8"</b>	<b>Opens into LIVING_ROOM</b>	



## ProStar Adjusting, LLC

PO BOX 198  
 Weatherford, TX 76086  
 T: 866-620-0994  
 F: 888-493-5175



### Subroom: Closet (1)

Height: 8'

65.33 SF Walls	3.96 SF Ceiling
69.29 SF Walls & Ceiling	3.96 SF Floor
0.44 SY Flooring	8.17 LF Floor Perimeter
8.17 LF Ceil. Perimeter	

### DESCRIPTION

### QTY

26. Demolish/remove - kitchen/laundry	138.90 SF
<b>Ceiling</b>	
27. Seal floor or ceiling joist system (shellac)	156.17 SF
28. Batt insulation - 6" - R19 - paper / foil faced	156.17 SF
29. 1/2" drywall - hung, taped, floated, ready for paint	156.17 SF
30. Seal/prime then paint the ceiling (2 coats)	156.17 SF
31. Fluorescent light fixture	1.00 EA
32. Smoke detector	1.00 EA
<b>Walls</b>	
33. Seal stud wall for odor control	459.56 SF
34. Batt insulation - 4" - R13 - paper / foil faced	264.66 SF
35. 1/2" drywall - hung, taped, floated, ready for paint	459.56 SF
36. Interior door unit	1.00 EA
37. Door knob - interior	1.00 EA
38. Clean window unit (per side) 21 - 40 SF - Heavy	1.00 EA
39. Seal/prime then paint the walls (2 coats)	459.56 SF
40. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA
41. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA
42. Paint door slab only - 2 coats (per side)	3.00 EA
43. Cove base molding - rubber or vinyl, 4" high	57.00 LF
44. Window blind - PVC - 1" - 7.1 to 14 SF	2.00 EA
45. R&R Door lockset & deadbolt - exterior	1.00 EA
46. Cabinetry - upper (wall) units	19.83 LF
47. Countertop - post formed plastic laminate	9.75 LF
48. Cabinetry - lower (base) units	9.50 LF
49. Sink - double basin	1.00 EA
50. Sink faucet - Kitchen	1.00 EA
51. Plumbing fixture supply line	2.00 EA
52. R&R Angle stop valve	1.00 EA
53. Gas/water line cap/plug - per cap	2.00 EA



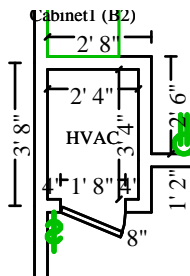
**ProStar Adjusting, LLC**

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**CONTINUED - Kitchen**

DESCRIPTION	QTY
54. Range - freestanding - electric	1.00 EA
55. Range hood	1.00 EA
56. Refrigerator - top freezer - 14 to 18 cf	1.00 EA
57. R&R 110 volt copper wiring run and box - rough in only	5.00 EA
58. R&R 110 volt copper wiring run, box and switch	3.00 EA
59. R&R Outlet - High grade	2.00 EA
60. R&R 220 volt copper wiring run, box and receptacle	1.00 EA
61. R&R Ground fault interrupter (GFI) outlet	2.00 EA
62. R&R 110 volt copper wiring run, box and outlet	6.00 EA
<b>Floor</b>	
63. Vinyl tile	138.90 SF
64. Final cleaning - construction - Residential	138.90 SF

NOTES:



**HVAC**

**Height: 8'**

90.67 SF Walls	7.78 SF Ceiling
98.44 SF Walls & Ceiling	7.78 SF Floor
0.86 SY Flooring	11.33 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

DESCRIPTION	QTY
65. R&R Ductwork system - hot or cold air - 901 to 1199 SF home Includes: Trunk and branch lines, registers, return air covers, furnace plenum, return air duct, foil tape and/or mastic, duct hanger strap, and installation labor. Labor cost to remove a ductwork system and to discard in job-site waste receptacle.	1.00 EA
66. Furnace - heavy clean, replace filters and service - w/ AC	1.00 EA





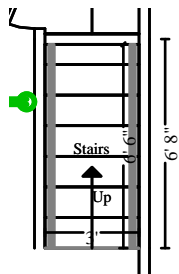
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**CONTINUED - HVAC**

**DESCRIPTION** **QTY**

NOTES:



**Stairs**

**Height: 12' 5"**

129.64 SF Walls	19.50 SF Ceiling
149.14 SF Walls & Ceiling	36.38 SF Floor
4.04 SY Flooring	15.44 LF Floor Perimeter
13.00 LF Ceil. Perimeter	

Missing Wall

3' X 12' 4 1/2"

Opens into LIVING\_ROOM

**DESCRIPTION** **QTY**

67. Demolish/remove - bedroom/room (up to 200 sf) 36.38 SF

**Ceiling**

- 68. Seal floor or ceiling joist system (shellac) 19.50 SF
- 69. Blown-in cellulose insulation - 12" depth - R44 19.50 SF
- 70. 1/2" drywall - hung, taped, floated, ready for paint 19.50 SF
- 71. Seal/prime then paint the ceiling (2 coats) 19.50 SF
- 72. Light fixture 1.00 EA

**Walls**

- 73. Seal stud wall for odor control 129.64 SF
- 74. Batt insulation - 4" - R13 - paper / foil faced 102.62 SF
- 75. 1/2" drywall - hung, taped, floated, ready for paint 129.64 SF
- 76. Seal/prime then paint the walls (2 coats) 129.64 SF
- 77. Cove base molding - rubber or vinyl, 4" high 15.44 LF
- 78. Handrail - round / oval - softwood - wall mounted 16.00 LF
- 79. Paint handrail - wall mounted 16.00 LF

**Floor**



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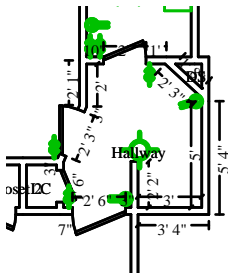
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**CONTINUED - Stairs**

DESCRIPTION	QTY
80. Final cleaning - construction - Residential	36.38 SF
81. R&R Stair tread - up to 4'	12.00 EA
82. R&R Stair riser - up to 4'	13.00 EA
83. Seal & paint stair tread - per side - per LF	36.00 LF
84. Seal & paint stair riser - per side - per LF	39.00 LF
85. Stair Skirt/Apron - wall side - paint grade	32.00 LF
86. Paint stair skirt/apron	32.00 LF

NOTES:

**Level 2**



Hallway	Height: 8'
231.78 SF Walls	38.13 SF Ceiling
269.91 SF Walls & Ceiling	38.13 SF Floor
4.24 SY Flooring	28.97 LF Floor Perimeter
28.97 LF Ceil. Perimeter	

DESCRIPTION	QTY
87. Demolish/remove - bedroom/room (up to 200 sf)	38.13 SF
<b>Ceiling</b>	
88. Seal floor or ceiling joist system (shellac)	38.13 SF
89. Blown-in insulation - 12" depth - R30	38.13 SF
90. 1/2" drywall - hung, taped, floated, ready for paint	38.13 SF
91. Seal/prime then paint the ceiling (2 coats)	38.13 SF
92. Light fixture	1.00 EA
93. Smoke detector	1.00 EA



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**CONTINUED - Hallway**

DESCRIPTION	QTY
<b>Walls</b>	
94. Seal stud wall for odor control	231.78 SF
95. Batt insulation - 4" - R13 - paper / foil faced	60.00 SF
96. 1/2" drywall - hung, taped, floated, ready for paint	231.78 SF
97. Interior door unit	1.00 EA
98. Door knob - interior	1.00 EA
99. Seal/prime then paint the walls (2 coats)	231.78 SF
100. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA
101. Paint door slab only - 2 coats (per side)	4.00 EA
102. Cove base molding - rubber or vinyl, 4" high	28.97 LF
103. R&R 110 volt copper wiring run and box - rough in only	1.00 EA
104. R&R 110 volt copper wiring run, box and switch	2.00 EA
105. R&R 110 volt copper wiring run, box and outlet	2.00 EA
<b>Floor</b>	
106. Vinyl tile	38.13 SF
107. Final cleaning - construction - Residential	38.13 SF

NOTES:



**Bathroom**

**Height: 8'**

185.33 SF Walls	32.78 SF Ceiling
218.11 SF Walls & Ceiling	18.52 SF Floor
2.06 SY Flooring	23.17 LF Floor Perimeter
23.17 LF Ceil. Perimeter	

DESCRIPTION	QTY
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### CONTINUED - Bathroom

DESCRIPTION	QTY
108. Demolish/remove - bathroom (up to 50 sf)	18.52 SF
<b>Ceiling</b>	
109. Seal floor or ceiling joist system (shellac)	32.78 SF
110. R&R Blown-in insulation - 12" depth - R30	32.78 SF
111. 1/2" drywall - hung, taped, floated, ready for paint	32.78 SF
112. Seal/prime then paint the ceiling (2 coats)	32.78 SF
113. Light fixture	1.00 EA
114. R&R Bathroom ventilation fan	1.00 EA
115. Smoke detector	1.00 EA
<b>Walls</b>	
116. Seal stud wall for odor control	185.33 SF
117. Batt insulation - 4" - R13 - paper / foil faced	96.00 SF
118. 1/2" mold resistant - hung, taped, floated ready for paint	92.67 SF
119. 1/2" Cement board	92.67 SF
120. Ceramic/porcelain tile	92.67 SF
121. Ceramic tile base	23.17 LF
122. Interior door unit	1.00 EA
123. Door knob - interior	1.00 EA
124. Medicine cabinet	1.00 EA
125. R&R Vinyl window, single hung, 4-8 sf	1.00 EA
126. Add. charge for a retrofit window, 3-11 sf - difficult	1.00 EA
127. Seal/prime then paint part of the walls (2 coats)	92.67 SF
128. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
129. Paint door slab only - 2 coats (per side)	1.00 EA
130. R&R 110 volt copper wiring run and box - rough in only	3.00 EA
131. R&R 110 volt copper wiring run, box and switch	2.00 EA
132. R&R Ground fault interrupter (GFI) outlet	1.00 EA
133. R&R 110 volt copper wiring run, box and outlet	2.00 EA
134. Vanity	1.75 LF
135. Countertop - post formed plastic laminate	1.75 LF
136. Sink - single	1.00 EA
137. Sink faucet - Bathroom	1.00 EA



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**CONTINUED - Bathroom**

DESCRIPTION	QTY
138. R&R Angle stop valve	3.00 EA
139. Water line copper cap/plug - per cap	3.00 EA
140. Plumbing fixture supply line	3.00 EA
141. R&R Tub/shower faucet	1.00 EA
142. Tile - towel bar	1.00 EA
143. Tile - soap dish	1.00 EA
144. Tile tub surround - up to 60 SF	1.00 EA
<b>Floor</b>	
145. Vinyl tile	18.52 SF
146. Bathtub	1.00 EA
147. Toilet	1.00 EA
148. Toilet seat	1.00 EA
149. Final cleaning - construction - Residential	18.52 SF

NOTES:



**Bedroom 2**

**Height: 8'**

320.55 SF Walls	108.87 SF Ceiling
429.42 SF Walls & Ceiling	108.87 SF Floor
12.10 SY Flooring	40.07 LF Floor Perimeter
40.07 LF Ceil. Perimeter	

**Missing Wall**

**2' 5 5/16" X 8'**

**Opens into BEDROOM\_2\_CL**

DESCRIPTION	QTY
150. Demolish/remove - bedroom/room (up to 200 sf)	108.87 SF
<b>Ceiling</b>	



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### CONTINUED - Bedroom 2

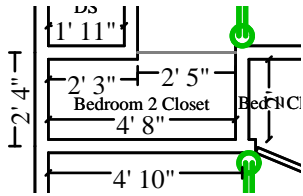
DESCRIPTION	QTY
151. Seal floor or ceiling joist system (shellac)	108.87 SF
152. Blown-in insulation - 12" depth - R30	108.87 SF
153. 1/2" drywall - hung, taped, floated, ready for paint	108.87 SF
154. Seal/prime then paint the ceiling (2 coats)	108.87 SF
155. Light fixture	1.00 EA
156. Smoke detector	1.00 EA
<b>Walls</b>	
157. Seal stud wall for odor control	320.55 SF
158. Batt insulation - 4" - R13 - paper / foil faced	172.00 SF
159. 1/2" drywall - hung, taped, floated, ready for paint	320.55 SF
160. Interior door unit	1.00 EA
161. Door knob - interior	1.00 EA
162. R&R Vinyl window, horizontal sliding, 24-32 sf	1.00 EA
163. Add. charge for a retrofit window, 24-40 sf - difficult	1.00 EA
164. Seal/prime then paint the walls (2 coats)	320.55 SF
165. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA
166. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
167. Paint door slab only - 2 coats (per side)	1.00 EA
168. Cove base molding - rubber or vinyl, 4" high	40.07 LF
169. R&R 110 volt copper wiring run and box - rough in only	1.00 EA
170. R&R 110 volt copper wiring run, box and switch	1.00 EA
171. R&R 110 volt copper wiring run, box and outlet	3.00 EA
172. R&R Stud wall - 2" x 4" x 8' - 16" oc	10.00 LF
<b>Floor</b>	
173. Vinyl tile	108.87 SF
174. Final cleaning - construction - Residential	108.87 SF

NOTES:



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**Bedroom 2 Closet**

**Height: 8'**

89.81 SF Walls	9.74 SF Ceiling
99.55 SF Walls & Ceiling	9.74 SF Floor
1.08 SY Flooring	11.23 LF Floor Perimeter
11.23 LF Ceil. Perimeter	

Missing Wall

2' 5 5/16" X 8'

Opens into BEDROOM\_2

**DESCRIPTION**

**QTY**

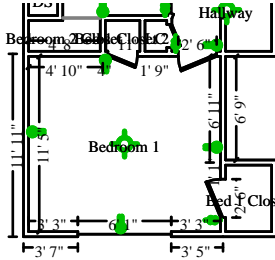
175. Demolish/remove - bedroom/room (up to 200 sf)	9.74 SF
<b>Ceiling</b>	
176. Seal floor or ceiling joist system (shellac)	9.74 SF
177. Blown-in insulation - 12" depth - R30	9.74 SF
178. 1/2" drywall - hung, taped, floated, ready for paint	9.74 SF
179. Seal/prime then paint the ceiling (2 coats)	9.74 SF
180. Light fixture	1.00 EA
<b>Walls</b>	
181. Seal stud wall for odor control	89.81 SF
182. Batt insulation - 4" - R13 - paper / foil faced	16.00 SF
183. 1/2" drywall - hung, taped, floated, ready for paint	89.81 SF
184. Seal/prime then paint the walls (2 coats)	89.81 SF
185. Cove base molding - rubber or vinyl, 4" high	11.23 LF
186. Shelving - 16" - in place	4.66 LF
187. Closet rod	4.66 LF
188. Seal & paint closet shelving - single shelf	1.00 EA
<b>Floor</b>	
189. Vinyl tile	9.74 SF
190. Final cleaning - construction - Residential	9.74 SF

NOTES:



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**Bedroom 1**

**Height: 8'**

382.67 SF Walls	142.71 SF Ceiling
525.38 SF Walls & Ceiling	142.71 SF Floor
15.86 SY Flooring	47.83 LF Floor Perimeter
47.83 LF Ceil. Perimeter	

**DESCRIPTION**

**QTY**

191. Demolish/remove - bedroom/room (up to 200 sf)	142.71 SF
<b>Ceiling</b>	
192. Seal floor or ceiling joist system (shellac)	142.71 SF
193. Blown-in insulation - 12" depth - R30	142.71 SF
194. 1/2" drywall - hung, taped, floated, ready for paint	142.71 SF
195. Seal/prime then paint the ceiling (2 coats)	142.71 SF
196. Light fixture	1.00 EA
197. Smoke detector	1.00 EA
<b>Walls</b>	
198. Seal stud wall for odor control	382.67 SF
199. Batt insulation - 4" - R13 - paper / foil faced	192.00 SF
200. 1/2" drywall - hung, taped, floated, ready for paint	382.67 SF
201. Interior door unit	3.00 EA
202. Door knob - interior	3.00 EA
203. R&R Vinyl window, horizontal sliding, 24-32 sf	1.00 EA
204. Add. charge for a retrofit window, 24-40 sf - difficult	1.00 EA
205. Seal/prime then paint the walls (2 coats)	382.67 SF
206. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA
207. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA
208. Paint door slab only - 2 coats (per side)	3.00 EA
209. Cove base molding - rubber or vinyl, 4" high	47.83 LF
210. R&R 110 volt copper wiring run and box - rough in only	1.00 EA
211. R&R 110 volt copper wiring run, box and switch	1.00 EA
212. R&R 110 volt copper wiring run, box and outlet	4.00 EA
<b>Floor</b>	
213. Vinyl tile	142.71 SF
214. Final cleaning - construction - Residential	142.71 SF





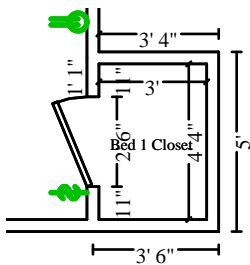
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**CONTINUED - Bedroom 1**

DESCRIPTION	QTY
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NOTES:



**Bed 1 Closet**

**Height: 8'**

117.33 SF Walls	13.00 SF Ceiling
130.33 SF Walls & Ceiling	13.00 SF Floor
1.44 SY Flooring	14.67 LF Floor Perimeter
14.67 LF Ceil. Perimeter	

DESCRIPTION	QTY
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215. Demolish/remove - bedroom/room (up to 200 sf)	13.00 SF
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**Ceiling**

216. Seal floor or ceiling joist system (shellac)	13.00 SF
217. Blown-in insulation - 12" depth - R30	13.00 SF
218. 1/2" drywall - hung, taped, floated, ready for paint	13.00 SF
219. Seal/prime then paint the ceiling (2 coats)	13.00 SF

**Walls**

220. Seal stud wall for odor control	117.33 SF
221. Batt insulation - 4" - R13 - paper / foil faced	60.00 SF
222. 1/2" drywall - hung, taped, floated, ready for paint	117.33 SF
223. Seal/prime then paint the walls (2 coats)	117.33 SF
224. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA
225. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
226. Paint door slab only - 2 coats (per side)	1.00 EA
227. Cove base molding - rubber or vinyl, 4" high	14.67 LF
228. Shelving - 16" - in place	4.33 LF
229. Closet rod	4.33 LF
230. Seal & paint closet shelving - single shelf	1.00 EA



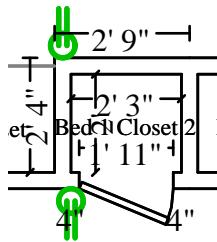
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**CONTINUED - Bed 1 Closet**

DESCRIPTION	QTY
<b>Floor</b>	
231. Vinyl tile	13.00 SF
232. Final cleaning - construction - Residential	13.00 SF

NOTES:



**Bed 1 Closet 2**

**Height: 8'**

68.00 SF Walls	4.50 SF Ceiling
72.50 SF Walls & Ceiling	4.50 SF Floor
0.50 SY Flooring	8.50 LF Floor Perimeter
8.50 LF Ceil. Perimeter	

DESCRIPTION	QTY
233. Demolish/remove - bedroom/room (up to 200 sf)	4.50 SF
<b>Ceiling</b>	
234. Seal floor or ceiling joist system (shellac)	4.50 SF
235. Blown-in insulation - 12" depth - R30	4.50 SF
236. 1/2" drywall - hung, taped, floated, ready for paint	4.50 SF
237. Seal/prime then paint the ceiling (2 coats)	4.50 SF
238. Light fixture	1.00 EA
239. Smoke detector	1.00 EA
<b>Walls</b>	
240. Seal stud wall for odor control	68.00 SF
241. 1/2" drywall - hung, taped, floated, ready for paint	68.00 SF
242. Seal/prime then paint the walls (2 coats)	68.00 SF
243. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA



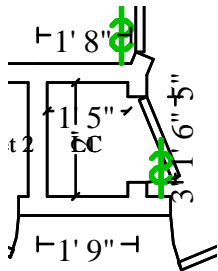
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**CONTINUED - Bed 1 Closet 2**

DESCRIPTION	QTY
244. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
245. Paint door slab only - 2 coats (per side)	1.00 EA
246. Cove base molding - rubber or vinyl, 4" high	8.50 LF
247. Shelving - 16" - in place	2.25 LF
248. Closet rod	2.25 LF
249. Seal & paint closet shelving - single shelf	1.00 EA
<b>Floor</b>	
250. Vinyl tile	4.50 SF
251. Final cleaning - construction - Residential	4.50 SF

NOTES:



LC

Height: 8'

54.67 SF Walls	2.83 SF Ceiling
57.50 SF Walls & Ceiling	2.83 SF Floor
0.31 SY Flooring	6.83 LF Floor Perimeter
6.83 LF Ceil. Perimeter	

DESCRIPTION	QTY
252. Demolish/remove - bedroom/room (up to 200 sf)	2.83 SF
<b>Ceiling</b>	
253. Seal floor or ceiling joist system (shellac)	2.83 SF
254. Blown-in insulation - 12" depth - R30	2.83 SF
255. 1/2" drywall - hung, taped, floated, ready for paint	2.83 SF
256. Seal/prime then paint the ceiling (2 coats)	2.83 SF
<b>Walls</b>	



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### CONTINUED - LC

<b>DESCRIPTION</b>	<b>QTY</b>
257. Seal stud wall for odor control	54.67 SF
258. 1/2" drywall - hung, taped, floated, ready for paint	54.67 SF
259. Seal/prime then paint the walls (2 coats)	54.67 SF
260. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
261. Paint door slab only - 2 coats (per side)	1.00 EA
262. Cove base molding - rubber or vinyl, 4" high	6.83 LF
263. Shelving - 16" - in place	10.00 LF
264. Closet rod	4.33 LF
265. Seal & paint closet shelving - single shelf	1.00 EA
<b>Floor</b>	
266. Vinyl tile	2.83 SF
267. Final cleaning - construction - Residential	2.83 SF

NOTES:

### Attic

<b>DESCRIPTION</b>	<b>QTY</b>
268. Seal attic framing for odor control - up to 5/12	562.27 SF

NOTES:



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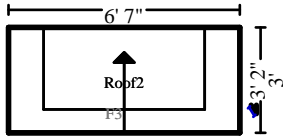
## Demo

DESCRIPTION	QTY
269. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA
270. Temporary toilet (per month)	2.00 MO

NOTES:

## Roof Area

### Roof2



20.82 Surface Area	0.21 Number of Squares
19.49 Total Perimeter Length	

DESCRIPTION	QTY
271. Roofing - Labor Minimum	1.00 EA
Minimum roofing charge to replace small area of roof off back of residence.	

NOTES:

## Rear Elevation

DESCRIPTION	QTY
272. Prime & paint exterior soffit - wood	20.00 SF
273. Prime & paint exterior fascia - wood, 4"- 6" wide	20.00 LF
274. Seal & paint wood siding	285.45 SF



## ProStar Adjusting, LLC

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### CONTINUED - Rear Elevation

DESCRIPTION	QTY
275. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
276. Paint door or window opening - 2 coats (per side)	1.00 EA

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NOTES:

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### Front Elevation

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DESCRIPTION	QTY
277. Prime & paint exterior soffit - wood	20.00 SF
278. Prime & paint exterior fascia - wood, 4"- 6" wide	20.00 LF
279. Seal & paint wood siding	285.45 SF
280. Paint door or window opening - Large - 2 coats (per side)	2.00 EA
281. Paint door or window opening - 2 coats (per side)	1.00 EA
282. Prime & paint door slab only - exterior (per side)	1.00 EA

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NOTES:

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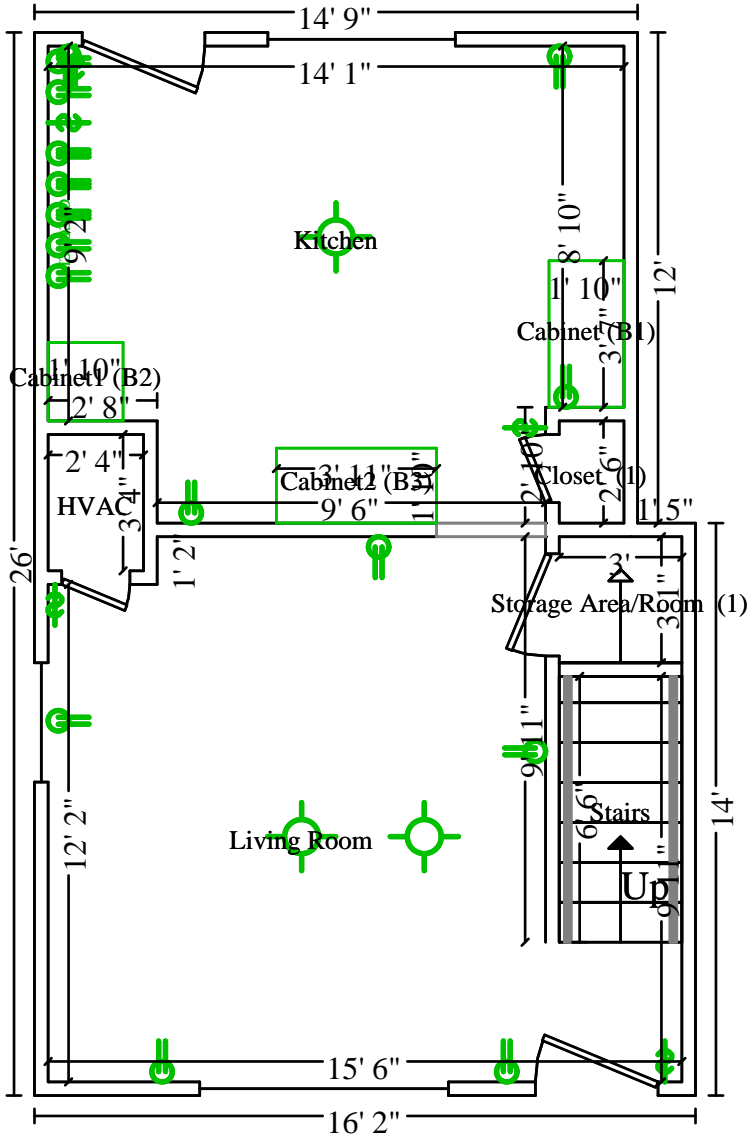
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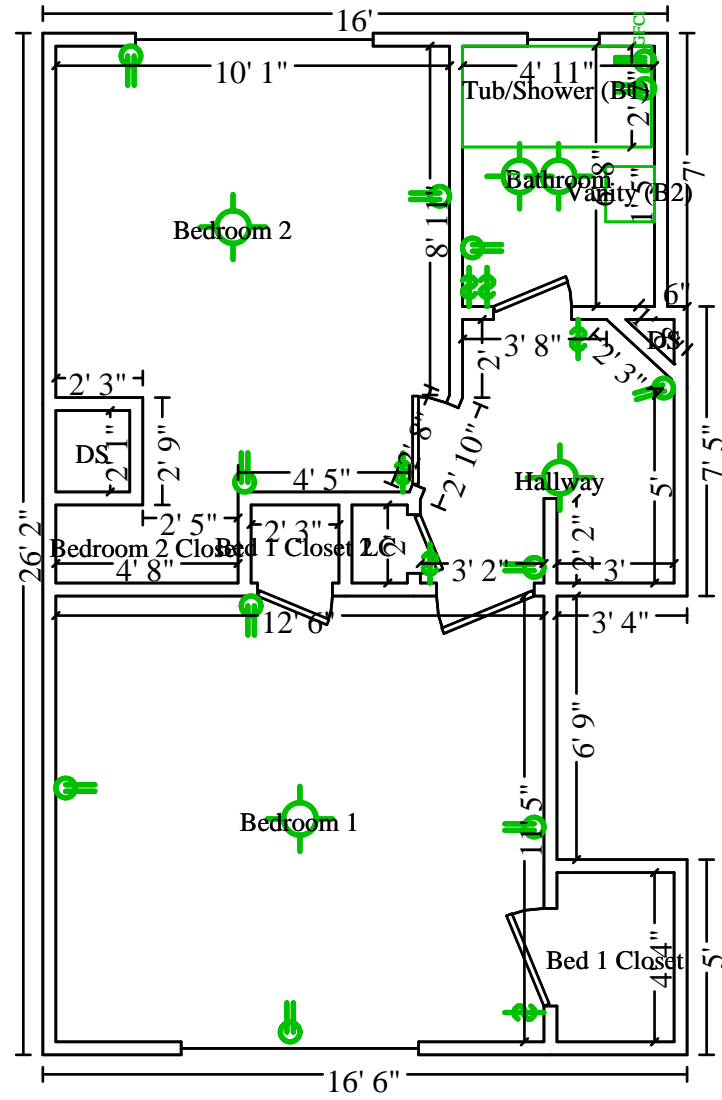
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### Grand Total Areas:

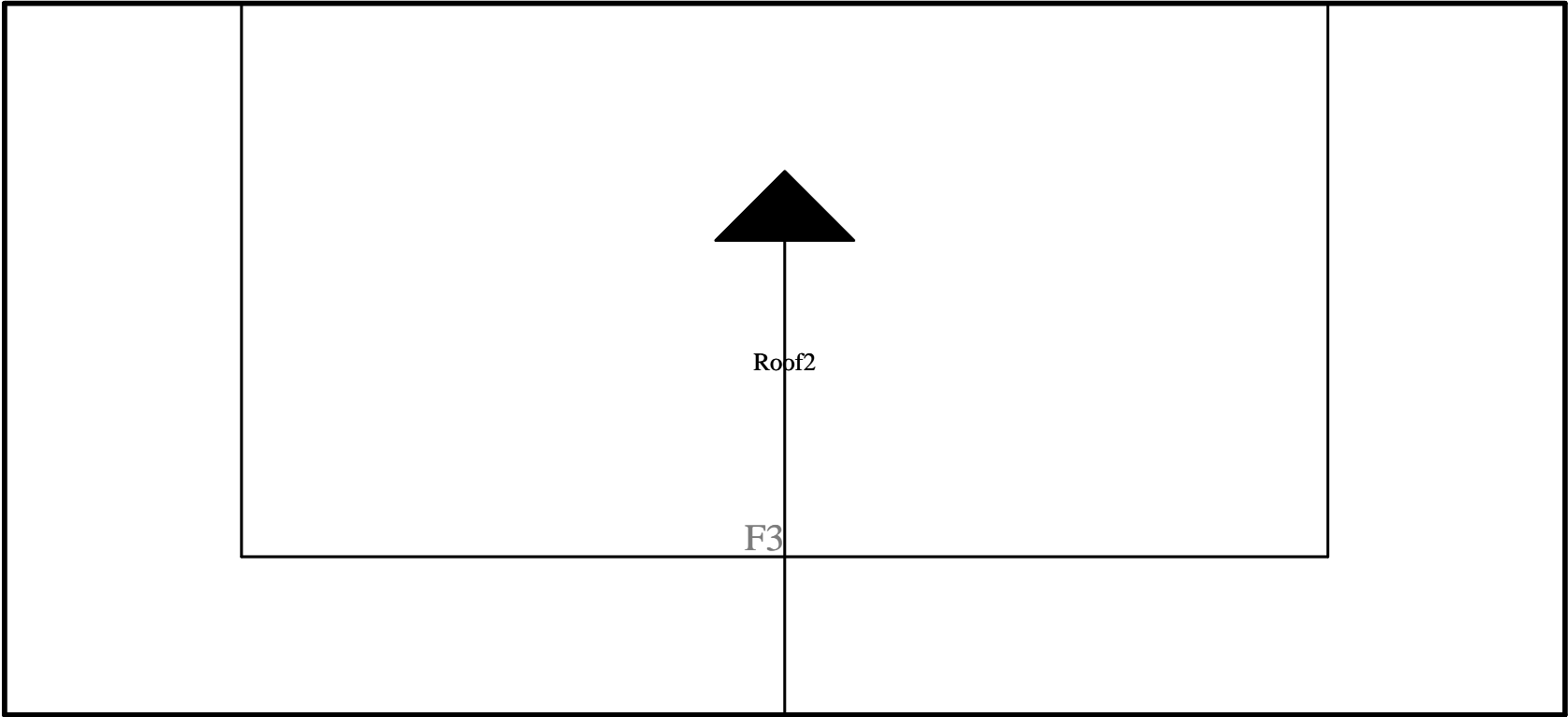
2,719.00	SF Walls	726.30	SF Ceiling	3,445.31	SF Walls and Ceiling
705.76	SF Floor	78.42	SY Flooring	340.89	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	347.71	LF Ceil. Perimeter
705.76	Floor Area	809.08	Total Area	2,558.36	Interior Wall Area
1,529.29	Exterior Wall Area	169.67	Exterior Perimeter of Walls		
20.82	Surface Area	0.21	Number of Squares	19.49	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		







6' 7"



3' 2"  
3'



Roof Area



# Gibraltar Construction Company, Inc. Apartment Remodeling Specialists

42 Hudson Street, Suite #107  
Annapolis, MD 21401  
Fax (410) 573-1004  
(410) 573-1000  
Matt@GibConst.com

Date: 5/17/16  
Trans No.: 24

Plumbing Fixture WH 1,2,3

From: Matthew Mitchell

## Letter of Transmittal

Please find RUUD submittals, which is made by Rheem for Noland.  
If you have any questions I have copied the rep on this transmittal.  
I have selected the PROE36 S2 ru95 as equal for WH3, as it does not require a jacket.  
Sincerely Matthew Mitchell

**STUDIO 8 design**  
SUBMITTAL REVIEW

NO EXCEPTIONS TAKEN       RESUBMIT  
 EXCEPTIONS NOTED       NOT REVIEWED

THE CONTRACTOR IS RESPONSIBLE FOR PRIOR REVIEW, COORDINATION AND APPROVAL OF ALL SUBMITTALS TO CONFIRM THEIR CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS INCLUDING PRODUCTS, QUANTITIES, DETAILS, DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF ASSEMBLY. THE ARCHITECT'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS BY THE ARCHITECT SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS OR PERMIT ANY DEVIATION FROM THEM.

BY: Chase Gregory      DATE: 5/18/2016

**DRIGGERS & ASSOCIATES, INC.**  
Consulting Engineers - Albany, Georgia  
229-432-8569      FAX: 229-432-8569

Reviewed for General Compliance Only.  
 Exceptions noted: Re-Submit Corrected Data.  
 Does not conform to the requirements of the Contract Documents: Re-Submit in its entirety.

By: Shannon M Driggers      Date: 5/18/16

# Professional Achiever Water Heaters



RUUD IS RHEEM

**Professional Achiever™ electric water heaters are engineered for longer life – restored heating elements and premium grade anode rod**

### Efficiency

- .95 EF
- Isolated tank design reduces conductive heat loss
- Restored copper upper element and restored Lifeguard™ stainless steel lower element to prolong anode rod and tank life



### Performance

- FHR: 42 - 71 gallons, based on gallon capacity
- Recovery: 21 GPH at a 90° F rise

### System Sentinel

(Available on selected models)

- Exclusive diagnostic system with glowing LEDs that verify heating element operation. LEDs pin point the exact location of functioning or non-functioning heating elements

### Longer Life

- Premium grade anode rod provides long-lasting tank protection

### Features

- Electric junction box located above heating elements for easy installation
- Over-temperature protector cuts off power in excess temperature situations
- Automatic thermostat keeps water at desired temperature

### Plus...

- EverKleen™ self cleaning device fights harmful sediment build-up with a high-velocity spiraling water stream – helps operating efficiency by saving energy, money and improving tank life



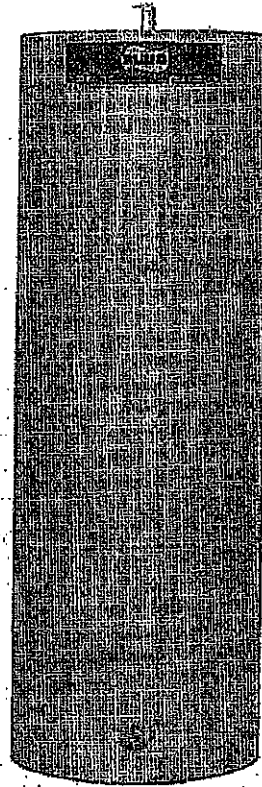
- Enhanced-flow brass drain valve
- Temperature and pressure relief valve included
- Low lead compliant

### Warranty

- 6-Year limited tank and parts warranty
- With ProtectionPlus™ the 6-year limited tank warranty becomes 10-year

\*See Residential Warranty Certificate for complete information

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.



**Professional Achiever**  
 19.9 to 65-Gallon Capacities  
 240 Volt AC/Single Phase  
 Double and Single Element Models  
 Electric



See specifications chart on back.



**Specifications**

WH1 →  
 WH2 →

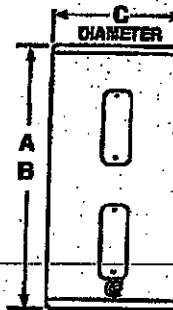
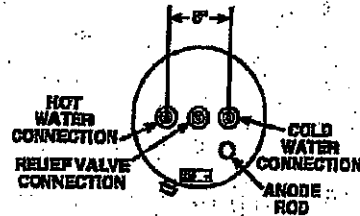
WH3 →

DESCRIPTION		FEATURES		ROUGHING IN DIMENSIONS (SHOWN IN INCHES)				ENERGY (NFC)	
TYPE	QAL. CAP. GAL. WATER	MODEL NUMBER	FIRST HOUR HEATING (F.H.H.)	RECOVERY IN GALL. 60°F RISE	TANK HEIGHT A	HEIGHT TO WATER COOL. B	DIAMETER C	APPROX. G.P.M. (G.P.H.)	ENERGY FACTOR
Tall	50	PRO60T2 RUG6*	48	21	42-1/2	50-3/8	18-1/4	92	0.96
Tall	40	PRO40T2 RUG6*	37	21	30-3/4	33-5/8	15-1/4	109	0.96
Tall	60	PRO60T2 RUG6*	57	21	52-3/8	61-5/8	20-1/4	121	0.96
Tall	55	PRO55T2 RUG6*	71	21	57	69-3/4	22-1/4	123	0.94
Med.	80	PRO80M2 RUG6*	44	21	39-1/2	40-1/2	20-1/4	92	0.95
Med.	40	PRO40M2 RUG6*	55	21	43-1/4	50-1/2	20-1/4	108	0.95
Med.	50	PRO50M2 RUG6*	65	21	48	50-1/2	23	132	0.95
Short	10.9	PRO10.9 S2 RUG6*	-	21	31-1/2	31-1/2	17	62	-
Short	28	PRO28 S2 RUG6*	42	21	30	31-1/2	23	85	0.95
Short	30	PRO30 S2 RUG6 B**	42	21	30-1/8	32	19-3/4	85	0.95
Short	36	PRO36 S2 RUG6 ALTERNATE	45	21	31-1/2	33	21-1/4	116	0.95
Short	35	PRO35 S2 RUG6 B**	55	21	31-1/2	32-5/8	23	108	0.95
Short	47	PRO47 S2 RUG6 B**	55	21	32	34	25-1/4	149	0.95

- Energy Factor based on D.O.E. (Department of Energy) test procedures.
- \* System Sentinel optional. Add ECT1 to the end of the model number. System Sentinel not available on single element models, available on dual element models only. System Sentinel not available in excess of 5 kW on 208 V models.
  - \*\* Water heater dimensions prior to installing insulation blanket that is included with water heater.
  - † Heaters furnished with standard 240 volt AC, single phase non-simultaneous wiring, and 4500 watt upper and lower heating elements.
  - ‡ If heating elements of different wattages than those shown are demanded by zone requirements, they must be specifically requested.
  - § Single element models available on special order (800W max). Substitute "1" for "2" in model number.
  - ¶ Special Wiring Options - A limited number of special wiring options are available. Consult factory for price and availability.
  - ‡‡ All models equipped with heat traps.

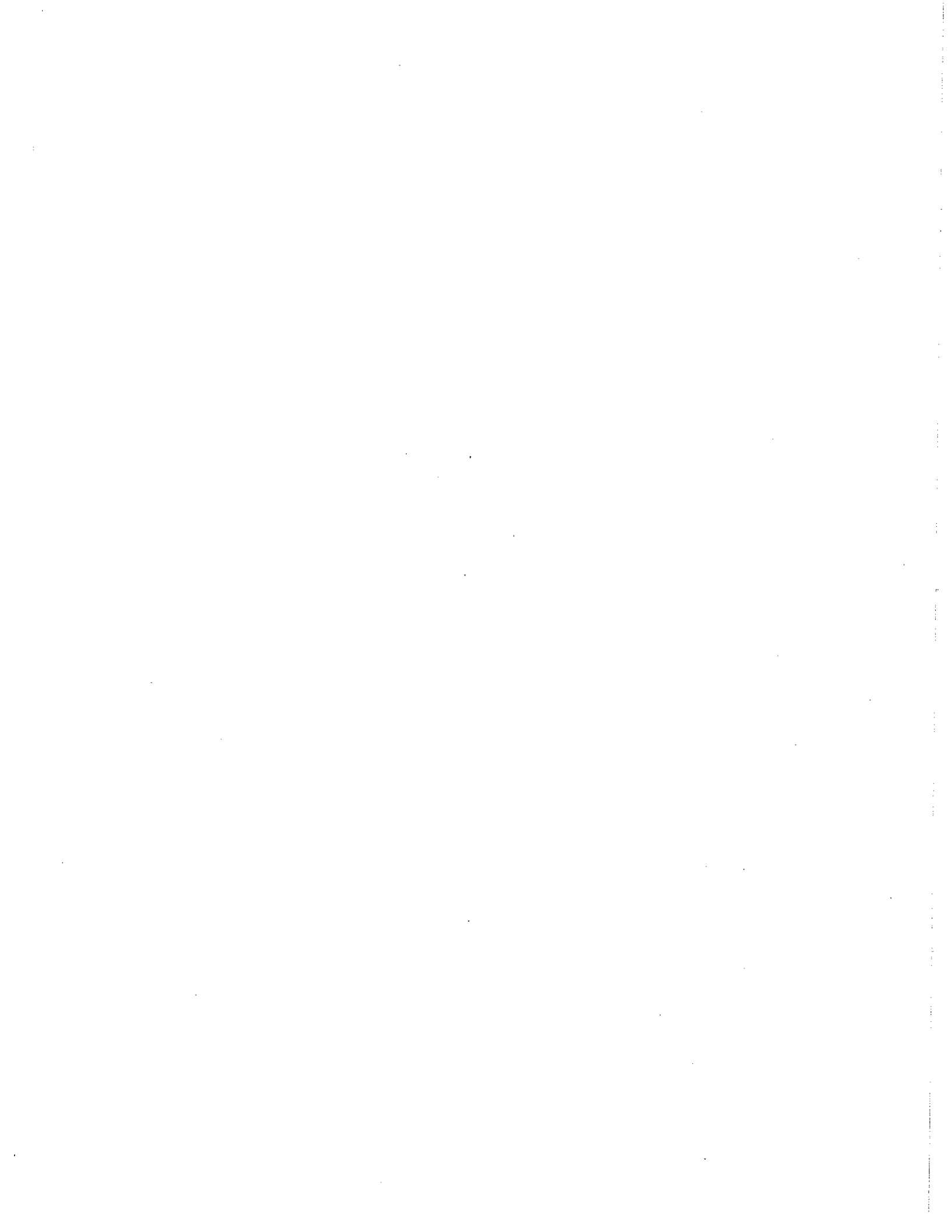
Recovery =  $\frac{\text{wattage}}{2.42 \times \text{temp. rise } ^\circ\text{F}}$   
 Example:  $\frac{4500\text{W}}{2.42 \times 90} = 21 \text{ GPH}$

Recovery calculations used are based on 4500 watt elements used in non-simultaneous operation.



WATER CONNECTIONS ALL 3/4" N.P.T.

*In keeping with its policy of continuous progress and product improvement, Ruud reserves the right to make changes without notice.*





The new degree of comfort.™

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Date: Jun 23 2016

Job: Luther Wilson

Customer: Gibraltar Construction

Address: BALTIMORE, MD

Submitted By:

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The new degree of comfort.™

## Units

Tag No	Model No	Description
HP - 1 AH - 1	RP1518BJ1 RH1T2417STANJC	RP15: Classic 1 1/2 ton 15 SEER Single Stage Heat Pump RH1T: Constant Torque Motor Single Stage Airflow with Aluminum Evaporator Coil Voltage: 208-230/60/1 Factory Options: None
HP - 2 AH - 2	RP1524BJ1 RH1T2417STANJC	RP15: Classic 2 ton 15 SEER Single Stage Heat Pump RH1T: Constant Torque Motor Single Stage Airflow with Aluminum Evaporator Coil Voltage: 208-230/60/1 Factory Options: None
HP - 3 AH - 3	RP1536AJ1 RH1T3617STANJC	RP15: Classic 3 ton 15 SEER Single Stage Heat Pump RH1T: Constant Torque Motor Single Stage Airflow with Aluminum Evaporator Coil Voltage: 208-230/60/1 Factory Options: None
HP - 4 AH - 4	RP1518BJ1 RF1T2421MTANJC	RP15: Classic 1 1/2 ton 15 SEER Single Stage Heat Pump RF1T: Front Return Air Handler Voltage: 208-230/60/1 Factory Options: None

## Accessories

For Tag No	Field Model	Description
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## Notes

For Tag No	Heat Input(kW)	Heater Field Model
HP - 1	4.8	RXBH-1724705J
HP - 2	3.6	RXBH-1724705J
HP - 3	7.2	RXBH-1724710J
HP - 4	3.6	RXHJ-21B/T05J



**Performance Summary**

Tag: <b>HP - 1</b>	Model No: <b>RP1518BJ1 / RH1T2417STANJC</b>	AHRI Ref: <b>8224074</b>
Project: <b>Luther Wilson</b>	City: <b>BALTIMORE</b>	State: <b>MD</b>
Altitude: <b>154</b>	Air Discharge: <b>Upflow/Downflow/Horizontal</b>	

**Cooling Performance**

AHRI Rating - Capacity: <b>18,500</b>	EER: <b>13</b>	SEER: <b>16</b>
Ambient Air (F) - Dry Bulb: <b>90.9</b>	Wet Bulb: <b>74.3</b>	
Airflow (CFM) - CFM: <b>600</b>	SCFM: <b>600</b>	
System Entering Air (F) - Dry Bulb: <b>80</b>	Wet Bulb: <b>67</b>	% RH: <b>51.1</b>
System Leaving Air (F) - Dry Bulb: <b>58.9</b>	Wet Bulb: <b>57</b>	
Air Enthalpy (btu/lb) - Entering: <b>31.4</b>	Leaving: <b>24.4</b>	
Design Net Cooling Capacity (btuh) - Total: <b>19,000</b>	Sensible: <b>13,700</b>	Latent: <b>5300</b>
Total Power - Watts: <b>1274.7</b>	KW: <b>1.3</b>	

**Heating Performance**

AHRI Rating @ High Heating - Capacity: <b>15700</b>	COP: <b>3.6</b>	HSPF: <b>9</b>
Electric Heat Input - KW: <b>4.8 @ 208 Volts</b>		
Heating Airflow (CFM) - CFM: <b>600</b>		
Air Dry Bulb (F) - Outdoor: <b>16.7</b>	Entering Air: <b>70</b>	Leaving Air: <b>89</b>
Air Temperature Rise (F) - Rise: <b>19</b>		
Capacity (btuh) - Total: <b>12,283</b>		
Total Heating Power - Watts: <b>3600</b>	KW: <b>3.6</b>	

**Air Moving System Characteristics**

External Static Pressure (Inches WG) - ESP: <b>0.5</b>	
Blower Speed or Speed Tap - Tap: <b>High</b>	Drive: <b>Direct</b>
Motor Characteristic (watts & BHP) - Power: <b>0</b>	

**Electrical Supply**

Outdoor Unit Power Supply (Volt/Hz/Ph) - Volt/Hz/Ph: <b>208-230/60/1</b>	
Outdoor Unit Min Ampacity (amps) - Ampacity: <b>12</b>	
Max Overcurrent Protection (amps) - Fuse: <b>20</b>	HACR Breaker: <b>20</b>
Field Installed Electric Heater Kit - <b>RXBH-1724705J</b>	
Power Supply (Voltage/Hz/Ph) - <b>208/60/1</b>	(Single circuit power supply for air handlers & heaters)
Minimum Ampacity (amps) - <b>26</b>	
Max Overcurrent Protection (amps) - Fuse: <b>30</b>	

**Dimensions, Weight & Clearances**

Dimensions - Length: <b>29 - 3/4</b>	Width: <b>29 - 3/4</b>	Height: <b>25</b>
Outdoor Unit Weight (lb) (lb) - Weight: <b>149</b>		
Air Handler Dimensions (inches) - Length: <b>21 11/16</b>	Width: <b>17 1/2</b>	Height: <b>42 1/2</b>
Air Handler Weight (lb) - Weight: <b>92</b>		
Outdoor Unit Clearances (inches) - Sides: <b>24</b>	Top: <b>36</b>	



Rheem logo of Rheem®

Product Submittal #: **ac3f7502-a6fb-44db-9054-322a88e8131e**

Submittal Printed on: **6/23/2016 3:12:02 PM**

For Model: **RP1518BJ1**

*In keeping with its policy of continuous progress and product improvement, reserves the right to make changes without notice.*

*Gross capacity does not include the effect of motor heat. AHRI rating is net capacity and includes the effect of fan motor heat. All net capacities also accounts for the effect of motor heat.*

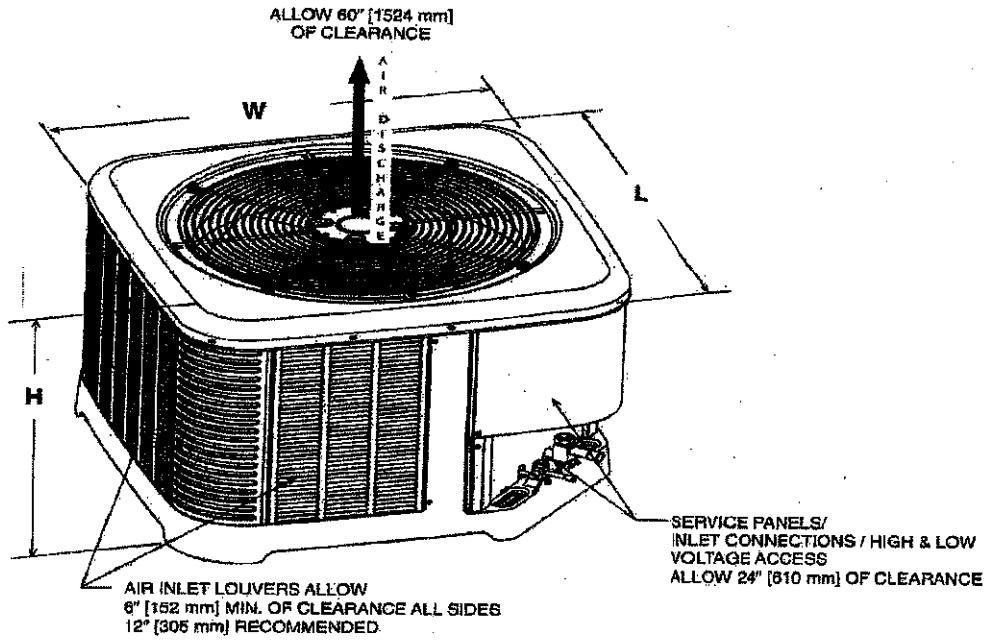
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# Unit Drawings for HP - 1 - RP1518BJ1

 Unit Dimensions  
RP15 Series

## Unit Dimensions

MODEL NUMBER	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RP1518	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1524	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1630	31	787	33.75	857	33.75	857	32.78	831	32.38	822	32.38	822
RP1636	35	889	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RP1642	35	889	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RP1648	39	990	35.75	908	35.75	908	40.75	1035	38.38	974	38.38	974
RP1660	45	1143	35.75	908	35.75	908	46.75	1187	38.38	974	38.38	974



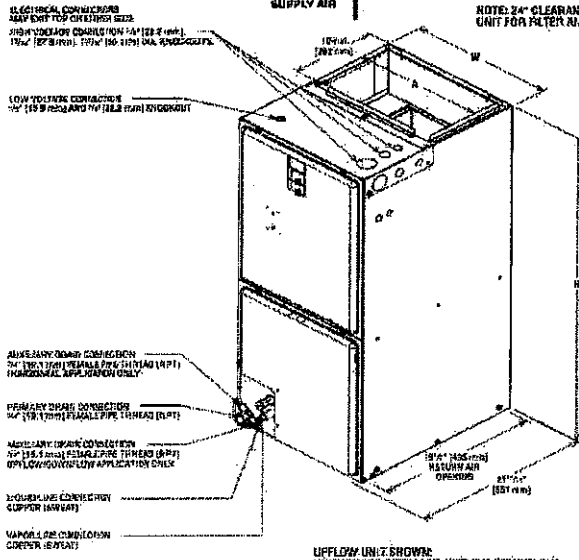
[ ] Designates Metric Conversions

ST-A1226-02-00

# Air Handler Unit Drawings for AH - 1 - RH1T2417STANJC

 Air | Dimensional Data  
RH1T/RH2T Series

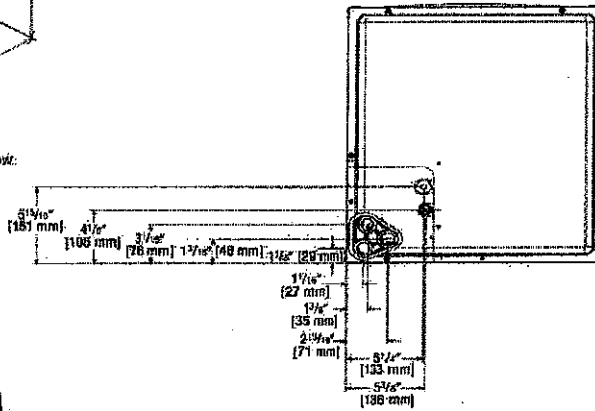
## Unit Dimensions



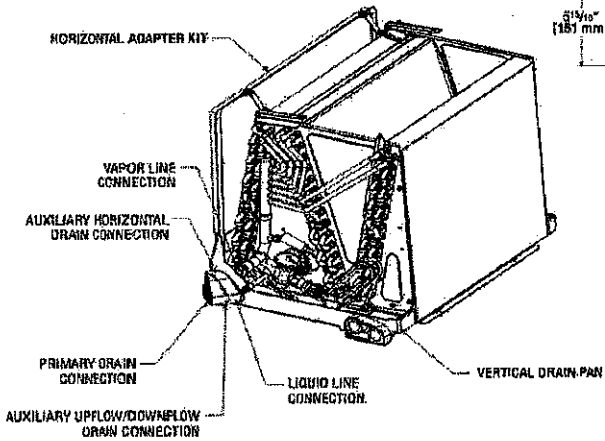
## Return Air Opening Dimensions

Model Cabinet Size	Return Air Opening Width (Inches)	Return Air Opening Depth/Length (Inches)
17	15 1/8	19 3/4
21	19 3/8	19 3/4
24	22 7/8	19 3/4

**UPFLOW UNIT SHOWN:**  
UNIT MAY BE INSTALLED UPFLOW, DOWNFLOW,  
HORIZONTAL, RIGHT OR LEFT AIR SUPPLY.



**UPFLOW UNIT SHOWN:**  
UNIT MAY BE INSTALLED UPFLOW,  
DOWNFLOW, HORIZONTAL, RIGHT  
OR LEFT AIR SUPPLY.



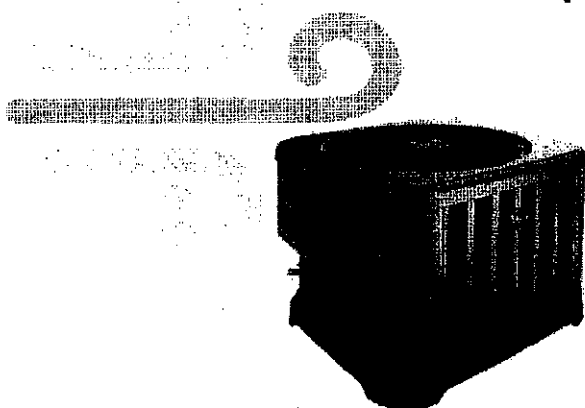
[ ] Designates Metric Conversions  
( ) Designates Unit with Double Coil Cabinet



Air Heat Pumps  
RP15 Series

The new degree of comfort.™

## Rheem Classic® Series Heat Pump



### RP15 Series

Efficiencies: 14-15 SEER/11.5-12.5 EER  
Nominal Sizes 1½ to 5 Ton (6.28 to 17.6 kW)  
Cooling Capacities 17.3 to 60.6 MBTU  
[5.7 to 17.7 kW]



*\*Proper sizing and installation of equipment is critical to achieve optimal performance. Ask your Dealer for details or visit [www.enrglobal.com](http://www.enrglobal.com).*

- New composite base pan – dampens sound; captures louver panels, eliminates corrosion and reduces number of fasteners needed
- Improved tubing design – reduces vibration and stress, making unit quieter and reducing opportunity for leaks
- Optimized defrost characteristics – decrease defrosting and provide better home comfort
- Powder coat paint system – for a long lasting professional finish
- Optimized reversing valve sizing – improves shifting performance for quieter unit operation and increased life of the system
- Enhanced mufflers – help to dissipate vibration energy for quieter unit operation
- Scroll compressor – a sound abating feature added to the compressor significantly reduces noise when system transitions in and out of defrost mode
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ Expanded Valve Space – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- Integrated heat pump lift receptacle – allows standard CPVC stands to be inserted into the base
- PlusOne™ Triple Service Access – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the TXV valves and the heat pump reversing valve before opening the unit.
- External gauge port access – allows easy connection of "low-loss" gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra-long wires – allows unit top to be removed without disconnecting fan wire

# Air Handler Feature List for AH - 1 - RH1T2417STANJC

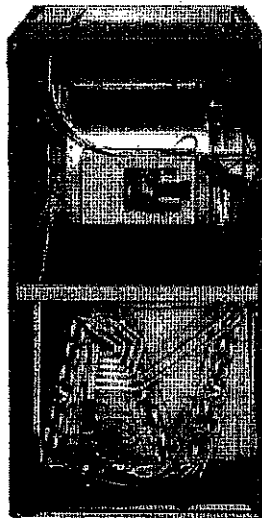
 Air | Engineering Features  
RH1T/RH2T Series

## Engineering Features

### RH1T/RH2T- Series

- The most compact unit design available, all standard heat air handler models only 42 1/2 to 55 1/2 inches [1079 to 1409 mm] high.
- Attractive pre-painted cabinet exterior.
- Rugged wall steel cabinet construction, designed for added strength and versatility.
- 1.0" foil faced insulation mechanically retained in blower compartment for excellent thermal and sound performance.
- Four leg blower motor mount.
- Blower housing with controls, motor and blower. Slide out design for service and maintenance convenience.
- Traditional open wire element design for heat applications.
- Field convertible for vertical downflow, horizontal left hand or right hand air supply.
- 3 combustible floor base accessories fit all model sizes when required for downflow installations on combustible floors.
- Indoor coil design provides low air side pressure drop, high performance and extremely compact size.
- Expansion valve on indoor coil provides for operation with air conditioning.
- Coils are constructed of aluminum fins bonded to internally grooved aluminum tubing.
- Coils are tested at the factory with an extensive refrigerant leak check.
- Coils have copper sweat refrigerant connections.
- Coils utilize chaffee metering device connections.
- Molded polymer corrosion resistant condensate drain pan is provided on all indoor coils.
- Supply duct flanges provided as standard on air handler cabinet.
- Provisions for field electrical connections available from either side or top of the air handler cabinet.
- Connection point for high voltage wiring is inside the air handler cabinet. Low voltage connection is made on the outside of the air handler cabinet.
- Concentric knockouts are provided for power connection to cabinet. Installer may pull desired hole size up to 2 inches [51 mm] for 1 1/2 inch [38 mm] conduit.
- Front refrigerant and drain connections.

[ ] Designates Metric Conversions



**Performance Summary**

Tag: <b>HP - 2</b>	Model No: <b>RP1524BJ1 / RH1T2417STANJC</b>	AHRI Ref: <b>8171209</b>
Project: <b>Luther Wilson</b>	City: <b>BALTIMORE</b>	State: <b>MD</b>
Altitude: <b>154</b>	Air Discharge: <b>Upflow/Downflow/Horizontal</b>	

**Cooling Performance**

AHRI Rating - Capacity: <b>24,000</b>	EER: <b>13</b>	SEER: <b>15.5</b>
Ambient Air (F) - Dry Bulb: <b>90.9</b>	Wet Bulb: <b>74.3</b>	
Airflow (CFM) - CFM: <b>800</b>	SCFM: <b>723</b>	
System Entering Air (F) - Dry Bulb: <b>80</b>	Wet Bulb: <b>67</b>	% RH: <b>51.1</b>
System Leaving Air (F) - Dry Bulb: <b>56.4</b>	Wet Bulb: <b>55.5</b>	
Air Enthalpy (btu/lb) - Entering: <b>31.4</b>	Leaving: <b>23.5</b>	
Design Net Cooling Capacity (btuh) - Total: <b>25,900</b>	Sensible: <b>18,400</b>	Latent: <b>7500</b>
Total Power - Watts: <b>1779.5</b>	KW: <b>1.8</b>	

**Heating Performance**

AHRI Rating @ High Heating - Capacity: <b>22000</b>	COP: <b>3.7</b>	HSPF: <b>9</b>
Electric Heat Input - KW: <b>3.6 @ 208 Volts</b>		
Heating Airflow (CFM) - CFM: <b>723</b>		
Air Dry Bulb (F) - Outdoor: <b>16.7</b>	Entering Air: <b>70</b>	Leaving Air: <b>85.7</b>
Air Temperature Rise (F) - Rise: <b>15.7</b>		
Capacity (btuh) - Total: <b>12,283</b>		
Total Heating Power - Watts: <b>3600</b>	KW: <b>3.6</b>	

**Air Moving System Characteristics**

External Static Pressure (inches WG)	ESP: <b>0.5</b>
Blower Speed or Speed Tap - Tap: <b>High</b>	Drive: <b>Direct</b>
Motor Characteristic (watts & BHP) - Power: <b>0</b>	

**Electrical Supply**

Outdoor Unit Power Supply (Volt/Hz/Ph) - Volt/Hz/Ph: <b>208-230/60/1</b>	
Outdoor Unit Min Ampacity (amps) - Ampacity: <b>15</b>	
Max Overcurrent Protection (amps) - Fuse: <b>25</b>	HACR Breaker: <b>25</b>
Field Installed Electric Heater Kit - <b>RXBH-1724705J</b>	
Power Supply (Voltage/Hz/Ph) - <b>208/60/1</b>	(Single circuit power supply for air handlers & heaters)
Minimum Ampacity (amps) - <b>26</b>	
Max Overcurrent Protection (amps) - Fuse: <b>30</b>	

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**Dimensions, Weight & Clearances**

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Dimensions - Length: <b>29 - 3/4</b>	Width: <b>29 - 3/4</b>	Height: <b>25</b>
Outdoor Unit Weight (lb) (lb) - Weight: <b>152</b>		
Air Handler Dimensions (inches) - Length: <b>21 11/16</b>	Width: <b>17 1/2</b>	Height: <b>42 1/2</b>
Air Handler Weight (lb) - Weight: <b>92</b>		
Outdoor Unit Clearances (inches) - Sides: <b>24</b>	Top: <b>36</b>	



The technology of comfort

Product Submittal #: ac3f7502-a6fb-44db-9054-322a88e8131e

Submittal Printed on: 6/23/2016 3:12:05 PM

For Model: **RP1524BJ1**


*In keeping with its policy of continuous progress and product improvement, reserves the right to make changes without notice.*

*Gross capacity does not include the effect of motor heat. AHRI rating is net capacity and includes the effect of fan motor heat. All net capacities also accounts for the effect of motor heat.*

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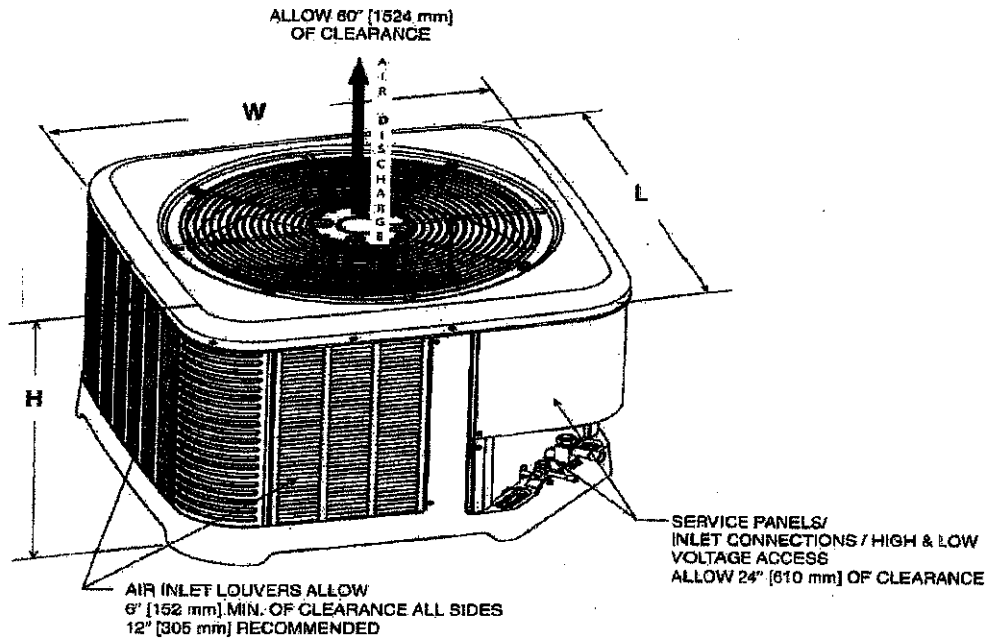


# Unit Drawings for HP - 2 - RP1524BJ1

 Air | Unit Dimensions  
RP15 Series

## Unit Dimensions

MODEL NUMBER	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RP1518	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1524	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1530	31	787	33.75	857	33.75	857	32.75	831	32.38	822	32.38	822
RP1536	36	889	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RP1542	36	889	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RP1548	39	890	35.75	908	35.75	908	40.75	1035	38.38	974	38.38	974
RP1560	46	1143	35.75	908	35.75	908	46.75	1187	38.38	974	38.38	974



[ ] Designates Metric Conversions

ST-A1226-02-00

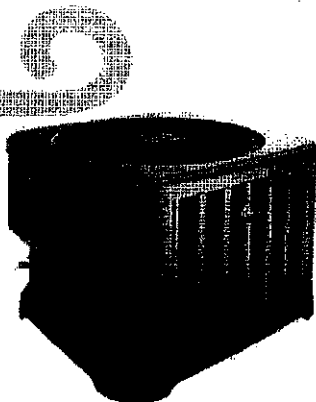




2P Air Heat Pumps  
RP15 Series

The new degree of comfort.™

## Rheem Classic® Series Heat Pump



### RP15 Series

Efficiencies: 14-15 SEER/11.5-12.5 EER  
Nominal Sizes 1½ to 5 Ton [5.28 to 17.6 kW]  
Cooling Capacities 17.3 to 60.5 kBtu  
[5.7 to 17.7 kW]



Proper sizing and installation of equipment is critical to achieve optimal performance. Ask your Dealer for details or visit [www.energy.gov](http://www.energy.gov).

- New composite base pan – dampens sound, captures lower panels, eliminates corrosion and reduces number of fasteners needed
- Improved tubing design – reduces vibration and stress, making unit quieter and reducing opportunity for leaks
- Optimized defrost characteristics – decrease defrosting and provide better home comfort
- Powder coat paint system – for a long lasting professional finish
- Optimized reversing valve sizing – improves shifting performance for quieter unit operation and increased life of the system
- Enhanced mufflers – help to dissipate vibration energy for quieter unit operation
- Scroll compressor – a sound abating feature added to the compressor significantly reduces noise when system transitions in and out of defrost mode
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ Expanded Valve Space – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- Integrated heat pump lift receptacle – allows standard CPVC stands to be inserted into the base
- PlusOne™ Triple Service Access – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the TXV valves and the heat pump reversing valve before opening the unit.
- External gauge port access – allows easy connection of "low-loss" gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra-long wires – allows unit top to be removed without disconnecting fan wire

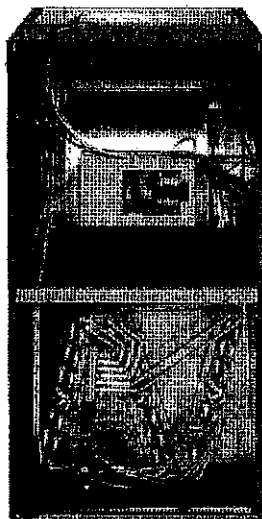
# Air Handler Feature List for AH - 2 - RH1T2417STANJC

## Engineering Features

### RH1T/RH2T- Series

- The most compact unit design available, all standard heat air handler models only 42 1/2 to 55 1/2 inches [1079 to 1409 mm] high.
- Attractive pre-painted cabinet exterior.
- Rugged wall steel cabinet construction, designed for added strength and versatility.
- 1.0" foil faced insulation mechanically retained in blower compartment for excellent thermal and sound performance.
- Four leg blower motor mount.
- Blower housing with controls, motor and blower. Slide out design for service and maintenance convenience.
- Traditional open wire element design for heat applications.
- Field convertible for vertical downflow, horizontal left hand or right hand air supply.
- 3 combustible floor base accessories fit all model sizes when required for downflow installations on combustible floors.
- Indoor coil design provides low air side pressure drop, high performance and extremely compact size.
- Expansion valve on indoor coil provides for operation with air conditioning.
- Coils are constructed of aluminum fins bonded to internally grooved aluminum tubing.
- Coils are tested at the factory with an extensive refrigerant leak check.
- Coils have copper sweat refrigerant connections.
- Coils utilize charge metering device connections.
- Molded polymer corrosion resistant condensate drain pan is provided on all indoor coils.
- Supply duct flanges provided as standard on air handler cabinet.
- Provisions for field electrical connections available from either side or top of the air handler cabinet.
- Connection point for high voltage wiring is inside the air handler cabinet. Low voltage connection is made on the outside of the air handler cabinet.
- Concentric knockouts are provided for power connection to cabinet. Installer may pull desired hole size up to 2 inches [51 mm] for 1 1/2 inch [38 mm] conduit.
- Front refrigerant and drain connections.

[ ] Designates Metric Conversions



**Performance Summary**

Tag: <b>HP - 3</b>	Model No: <b>RP1536AJ1 / RH1T3617STANJC</b>	AHRI Ref: <b>7512115</b>
Project: <b>Luther Wilson</b>	City: <b>BALTIMORE</b>	State: <b>MD</b>
Altitude: <b>154</b>	Air Discharge: <b>Upflow/Downflow/Horizontal</b>	

**Cooling Performance**

AHRI Rating - Capacity: <b>35,600</b>	EER: <b>12.5</b>	SEER: <b>15</b>
Ambient Air (F) - Dry Bulb: <b>90.9</b>	Wet Bulb: <b>74.3</b>	
Airflow (CFM) - CFM: <b>1200</b>	SCFM: <b>1200</b>	
System Entering Air (F) - Dry Bulb: <b>80</b>	Wet Bulb: <b>67</b>	% RH: <b>51.1</b>
System Leaving Air (F) - Dry Bulb: <b>58.3</b>	Wet Bulb: <b>57.2</b>	
Air Enthalpy (btu/lb) - Entering: <b>31.4</b>	Leaving: <b>24.5</b>	
Design Net Cooling Capacity (btuh) - Total: <b>37,300</b>	Sensible: <b>28,100</b>	Latent: <b>9200</b>
Total Power - Watts: <b>2390.3</b>	KW: <b>2.4</b>	

**Heating Performance**

AHRI Rating @ High Heating - Capacity: <b>33800</b>	COP: <b>3.66</b>	HSPF: <b>9</b>
Electric Heat Input - KW: <b>7.2 @ 208 Volts</b>		
Heating Airflow (CFM) - CFM: <b>1200</b>		
Air Dry Bulb (F) - Outdoor: <b>16.7</b>	Entering Air: <b>70</b>	Leaving Air: <b>89</b>
Air Temperature Rise (F) - Rise: <b>19</b>		
Capacity (btuh) - Total: <b>24,566</b>		
Total Heating Power - Watts: <b>7200</b>	KW: <b>7.2</b>	

**Air Moving System Characteristics**

External Static Pressure (inches WG)	ESP: <b>0.5</b>
Blower Speed or Speed Tap - Tap: <b>High</b>	Drive: <b>Direct</b>
Motor Characteristic (watts & BHP) - Power: <b>0</b>	

**Electrical Supply**

Outdoor Unit Power Supply (Volt/Hz/Ph) -	Volt/Hz/Ph: <b>208-230/60/1</b>
Outdoor Unit Min Ampacity (amps) -	Ampacity: <b>23</b>
Max Overcurrent Protection (amps) - Fuse: <b>35</b>	HACR Breaker: <b>35</b>
Field Installed Electric Heater Kit - <b>RXBH-1724710J</b>	
Power Supply (Voltage/Hz/Ph) - <b>208/60/1</b>	(Single circuit power supply for air handlers & heaters)
Minimum Ampacity (amps) - <b>49</b>	
Max Overcurrent Protection (amps) - Fuse: <b>50</b>	

---

**Dimensions, Weight & Clearances**

---

Dimensions - Length: <b>33 - 3/4</b>	Width: <b>33 - 3/4</b>	Height: <b>35</b>
Outdoor Unit Weight (lb) (lb) - Weight: <b>199</b>		
Air Handler Dimensions (inches) - Length: <b>21 11/16</b>	Width: <b>17 1/2</b>	Height: <b>42 1/2</b>
Air Handler Weight (lb) - Weight: <b>99</b>		
Outdoor Unit Clearances (inches) - Sides: <b>24</b>	Top: <b>36</b>	



Product Submittal #: ac3f7502-a6fb-44db-9054-322a88e8131e

Submittal Printed on: 6/23/2016 3:12:08 PM


For Model: **RP1536AJ1**

*In keeping with its policy of continuous progress and product improvement, reserves the right to make changes without notice.*

*Gross capacity does not include the effect of motor heat. AHRI rating is net capacity and includes the effect of fan motor heat. All net capacities also accounts for the effect of motor heat.*

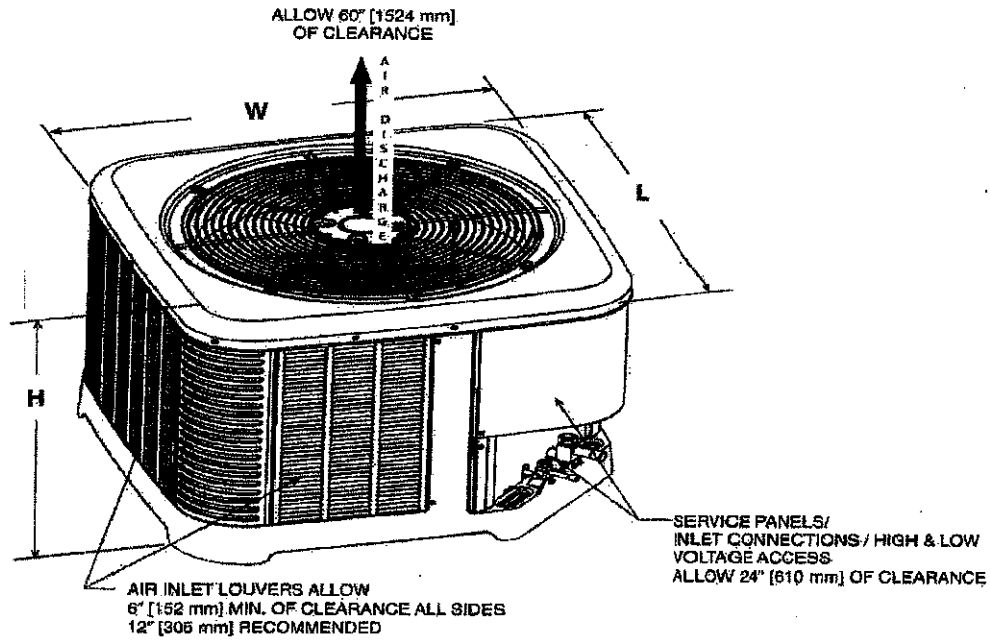
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# Unit Drawings for HP - 3 - RP1536AJ1

 Air Unit Dimensions  
RP15 Series

## Unit Dimensions

MODEL NUMBER	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RP1518	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1624	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1530	31	787	33.75	857	33.75	857	32.75	831	32.38	822	32.38	822
RP1636	35	890	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RP1642	35	889	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RP1648	39	980	35.75	908	35.75	908	40.75	1035	36.38	924	36.38	924
RP1660	46	1143	35.75	908	35.75	908	46.75	1187	36.38	924	36.38	924



[ ] Designates Metric Conversions

ST-A1226-02-00

# Air Handler Unit Drawings for AH - 3 - RH1T3617STANJC

 Air | Dimensional Data  
 RH1T/RH2T Series

## Unit Dimensions

ELECTRICAL CONNECTIONS  
 MAY BE EITHER TOP OR  
 HIGH VOLTAGE CONNECTION 3/4" (19.0 mm)  
 1/2" (12.7 mm), 1/4" (6.3 mm) DIA. HOLES ONLY.

LOW VOLTAGE CONNECTION  
 1/2" (12.7 mm) DIA. HOLES ONLY.

AUXILIARY DRAIN CONNECTION  
 1/4" (6.3 mm) DIA. HOLES ONLY.

PRIMARY DRAIN CONNECTION  
 1/2" (12.7 mm) DIA. HOLES ONLY.

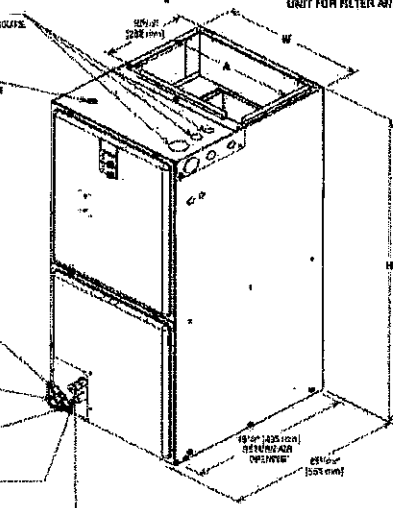
AUXILIARY DRAIN CONNECTION  
 1/4" (6.3 mm) DIA. HOLES ONLY.

LIQUID LINE CONNECTION  
 1/4" (6.3 mm) DIA. HOLES ONLY.

VAPOR LINE CONNECTION  
 1/4" (6.3 mm) DIA. HOLES ONLY.

SUPPLY AIR

NOTE: 24" CLEARANCE REQUIRED IN FRONT OF UNIT FOR FILTER AND COIL MAINTENANCE.



UPFLOW UNIT SHOWN.  
 UNIT MAY BE INSTALLED UPFLOW, DOWNFLOW,  
 HORIZONTAL RIGHT OR LEFT AIR SUPPLY.

## Return Air Opening Dimensions

Model Cabinet Size	Return Air Opening Width (Inches)	Return Air Opening Depth/Length (Inches)
17	18 1/8	19 3/4
21	19 3/8	19 3/4
24	22 1/8	19 3/4

HORIZONTAL ADAPTER KIT

VAPOR LINE CONNECTION

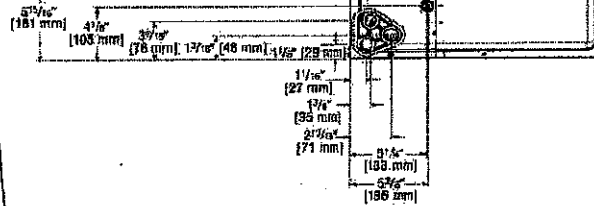
AUXILIARY HORIZONTAL DRAIN CONNECTION

PRIMARY DRAIN CONNECTION

AUXILIARY UPFLOW/DOWNFLOW DRAIN CONNECTION

LIQUID LINE CONNECTION

VERTICAL DRAIN PAN



UPFLOW UNIT SHOWN.  
 UNIT MAY BE INSTALLED UPFLOW,  
 DOWNFLOW, HORIZONTAL RIGHT  
 OR LEFT AIR SUPPLY.

[ ] Designates Metric Conversions  
 ( ) Designates Unit with Double Coil Cabinet

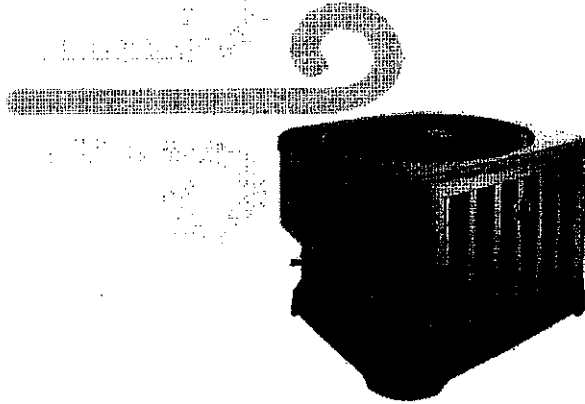




The new degree of comfort.

Air Heat Pumps  
RP15 Series

## Rheem Classic® Series Heat Pump



### RP15 Series

Efficiencies: 14-15 SEER/11.5-12.5 EER  
Nominal Sizes 1 1/2 to 5 Ton [5.28 to 17.6 kW]  
Cooling Capacities 17.3 to 60.5 kBTU  
[5.7 to 17.7 kW]



*Proper sizing and installation of equipment is critical to achieve optimal performance. Ask your dealer for details or visit [www.energychoices.com](http://www.energychoices.com).*

- New composite base pan – dampens sound, captures lower panels, eliminates corrosion and reduces number of fasteners needed
- Improved tubing design – reduces vibration and stress, making unit quieter and reducing opportunity for leaks
- Optimized defrost characteristics – decrease defrosting and provide better home comfort
- Powder coat paint system – for a long lasting professional finish
- Optimized reversing valve sizing – improves shifting performance for quieter unit operation and increased life of the system
- Enhanced mufflers – help to dissipate vibration energy for quieter unit operation
- Scroll compressor – a sound abating feature added to the compressor significantly reduces noise when system transitions in and out of defrost mode
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved lower panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ Expanded Valve Space – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- Integrated heat pump lift receptacle – allows standard CPVC stands to be inserted into the base
- PlusOne™ Triple Service Access – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual lower panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the TXV valves and the heat pump reversing valve before opening the unit.
- External gauge port access – allows easy connection of "low-loss" gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra-long wires – allows unit top to be removed without disconnecting fan wire

# Air Handler Feature List for AH - 3 - RH1T3617STANJC

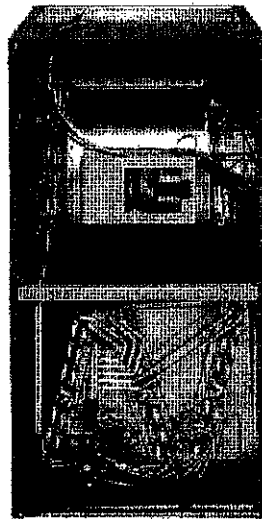
 Air | Engineering Features  
RH1T/RH2T Series

## Engineering Features

### RH1T/RH2T Series

- The most compact unit design available, all standard heat air handler models only 42 1/2 to 66 1/2 inches (1079 to 1409 mm) high.
- Attractive pre-painted cabinet exterior.
- Rugged wall steel cabinet construction, designed for added strength and versatility.
- 1.0" foil faced insulation mechanically retained in blower compartment for excellent thermal and sound performance.
- Four leg blower motor mount.
- Blower housing with controls, motor and blower. Slide out design for service and maintenance convenience.
- Traditional open wire element design for heat applications.
- Field convertible for vertical downflow, horizontal left hand or right hand air supply.
- 3 combustible floor base accessories fit all model sizes when required for downflow installations on combustible floors.
- Indoor coil design provides low air side pressure drop, high performance and extremely compact size.
- Expansion valve on indoor coil provides for operation with air conditioning.
- Coils are constructed of aluminum fins bonded to internally grooved aluminum tubing.
- Coils are tested at the factory with an extensive refrigerant leak check.
- Coils have copper sweat refrigerant connections.
- Coils utilize chateaufort metering device connections.
- Molded polymer corrosion resistant condensate drain pan is provided on all indoor coils.
- Supply duct flanges provided as standard on air handler cabinet.
- Provisions for field electrical connections available from either side or top of the air handler cabinet.
- Connection point for high voltage wiring is inside the air handler cabinet. Low voltage connection is made on the outside of the air handler cabinet.
- Concentric knockouts are provided for power connection to cabinet. Installer may pull desired hole size up to 2 inches (51 mm) for 1 1/2 inch (38 mm) conduit.
- Front refrigerant and drain connections.

[ ] Designates Metric Conversions



**Performance Summary**

Tag: <b>HP - 4</b>	Model No: <b>RP1518BJ1 / RF1T2421MTANJC</b>	AHRI Ref: <b>8224073</b>
Project: <b>Luther Wilson</b>	City: <b>BALTIMORE</b>	State: <b>MD</b>
Altitude: <b>154</b>	Air Discharge: <b>Upflow/Downflow/Horizontal</b>	

**Cooling Performance**

AHRI Rating - Capacity: <b>17800</b>	EER: <b>13</b>	SEER: <b>15.5</b>
Ambient Air (F) - Dry Bulb: <b>90.9</b>	Wet Bulb: <b>74.3</b>	
Airflow (CFM) - CFM: <b>600</b>	SCFM: <b>600</b>	
System Entering Air (F) - Dry Bulb: <b>80</b>	Wet Bulb: <b>67</b>	% RH: <b>51.1</b>
System Leaving Air (F) - Dry Bulb: <b>58.1</b>	Wet Bulb: <b>56.8</b>	
Air Enthalpy (btu/lb) - Entering: <b>31.4</b>	Leaving: <b>24.3</b>	
Design Net Cooling Capacity (btuh) - Total: <b>19,300</b>	Sensible: <b>14,200</b>	Latent: <b>5100</b>
Total Power - Watts: <b>1285.9</b>	KW: <b>1.3</b>	

**Heating Performance**

AHRI Rating @ High Heating - Capacity: <b>16000</b>	COP: <b>3.7</b>	HSPF: <b>8.5</b>
Electric Heat Input - KW: <b>3.6 @ 208 Volts</b>		
Heating Airflow (CFM) - CFM: <b>600</b>		
Air Dry Bulb (F) - Outdoor: <b>16.7</b>	Entering Air: <b>70</b>	Leaving Air: <b>89</b>
Air Temperature Rise (F) - Rise: <b>19</b>		
Capacity (btuh) - Total: <b>12,283</b>		
Total Heating Power - Watts: <b>3600</b>	KW: <b>3.6</b>	

**Air Moving System Characteristics**

External Static Pressure (inches WG) - ESP: <b>0.5</b>		
Blower Speed or Speed Tap - Tap: <b>High</b>	Drive: <b>Direct</b>	
Motor Characteristic (watts & BHP) - Power: <b>0</b>		

**Electrical Supply**

Outdoor Unit Power Supply (Volt/Hz/Ph) - Volt/Hz/Ph: <b>208-230/60/1</b>		
Outdoor Unit Min Ampacity (amps) - Ampacity: <b>12</b>		
Max Overcurrent Protection (amps) - Fuse: <b>20</b>	HACR Breaker: <b>20</b>	
Field Installed Electric Heater Kit - <b>RXHJ-21B/T05J</b>		
Power Supply (Voltage/Hz/Ph) - <b>208/60/1</b>	(Single circuit power supply for air handlers & heaters)	
Minimum Ampacity (amps) - <b>24</b>		
Max Overcurrent Protection (amps) - Fuse: <b>25</b>		

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**Dimensions, Weight & Clearances**

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Dimensions - Length: <b>29 - 3/4</b>	Width: <b>29 - 3/4</b>	Height: <b>25</b>
Outdoor Unit Weight (lb) (lb) - Weight: <b>149</b>		
Air Handler Dimensions (inches) - Length: <b>17</b>	Width: <b>21 1/2</b>	Height: <b>36</b>
Air Handler Weight (lb) - Weight: <b>75</b>		
Outdoor Unit Clearances (inches) - Sides: <b>24</b>	Top: <b>36</b>	



The new degree of comfort

Product Submittal #: ac3f7502-a6fb-44db-9054-322a88e8131e

Submittal Printed on: 6/23/2016 3:12:11 PM


For Model: **RP1518BJ1**

*In keeping with its policy of continuous progress and product improvement, reserves the right to make changes without notice.*

*Gross capacity does not include the effect of motor heat. AHRI rating is net capacity and includes the effect of fan motor heat. All net capacities also accounts for the effect of motor heat.*

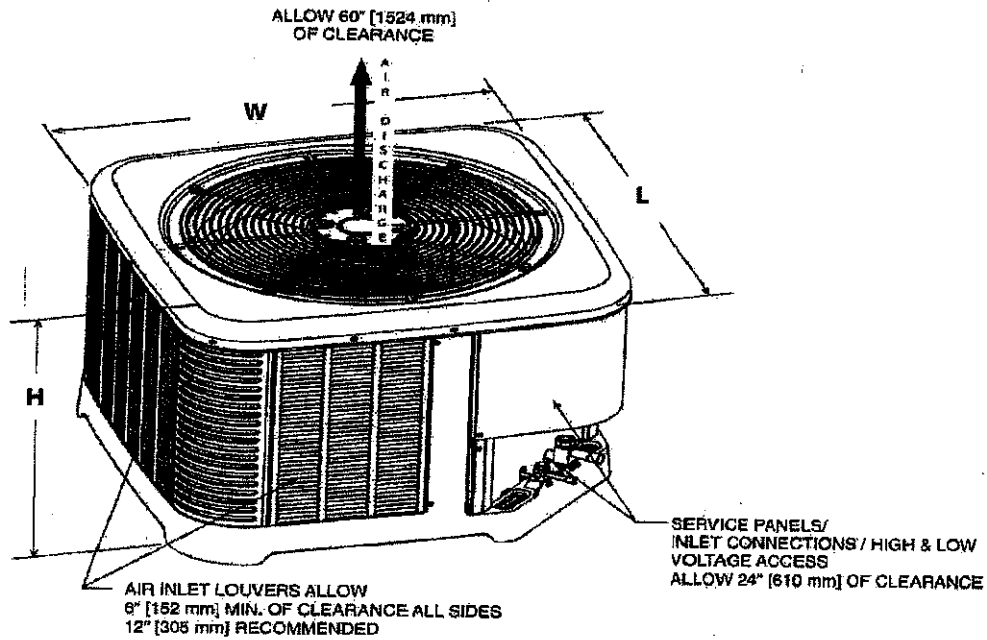
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# Unit Drawings for HP - 4 - RP1518BJ1

 Air Unit Dimensions  
RP15 Series

## Unit Dimensions

MODEL NUMBER	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RP1518	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1524	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RP1530	31	787	33.75	857	33.75	857	32.75	831	32.38	822	32.38	822
RP1536	35	889	33.75	857	33.75	857	38.75	933	36.38	924	36.38	924
RP1542	35	889	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RP1548	39	990	35.75	908	35.75	908	40.75	1035	38.38	974	38.38	974
RP1560	45	1143	35.75	908	35.75	908	46.75	1187	38.38	974	38.38	974



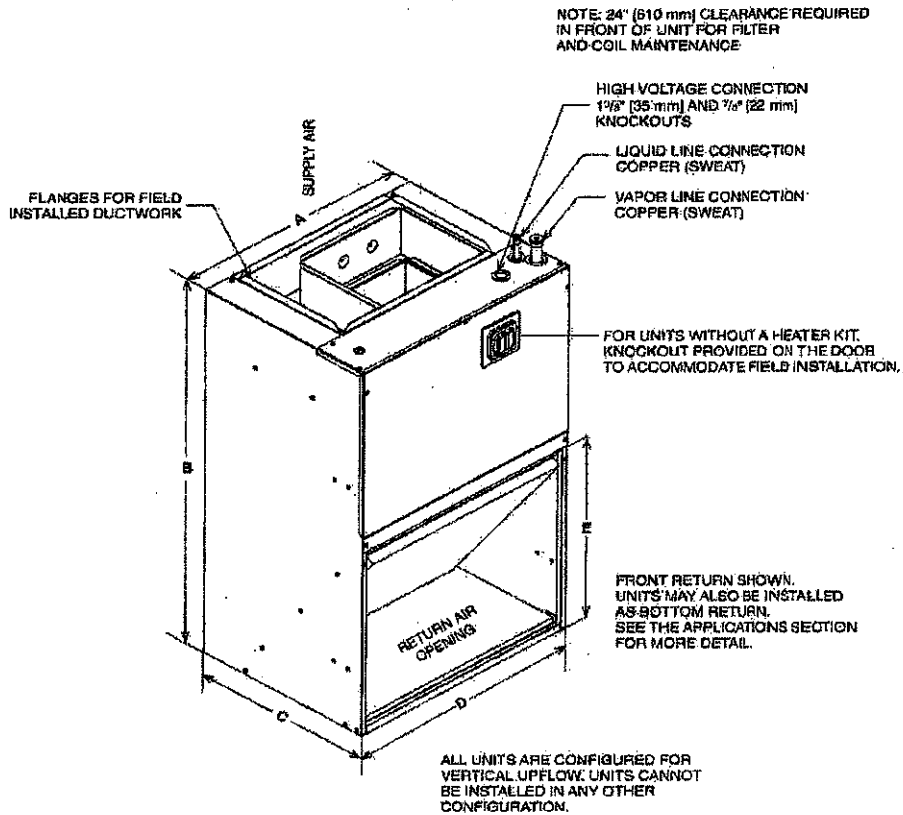
[ ] Designates Metric Conversions

ST-A1226-02-00

# Air Handler Unit Drawings for AH - 4 - RF1T2421MTANJC

Air | Dimensional Data  
RF1T/RF1P Series

## Unit Dimensions



## Unit Dimensions & Weights

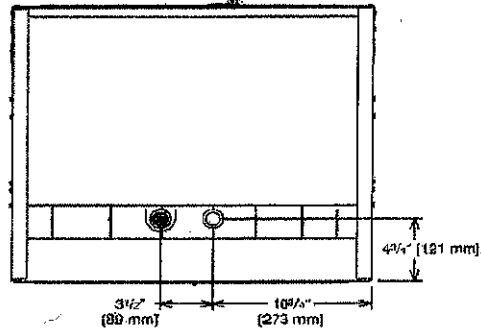
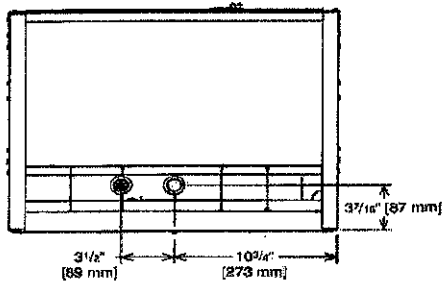
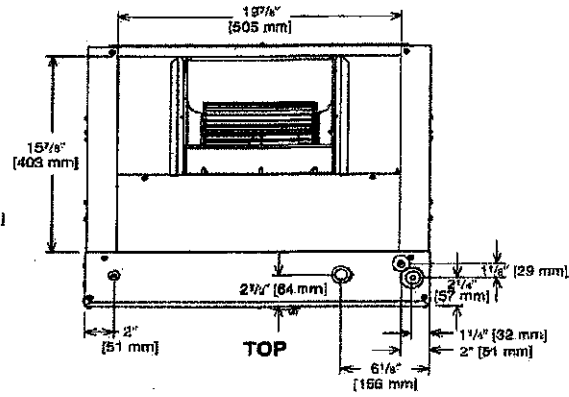
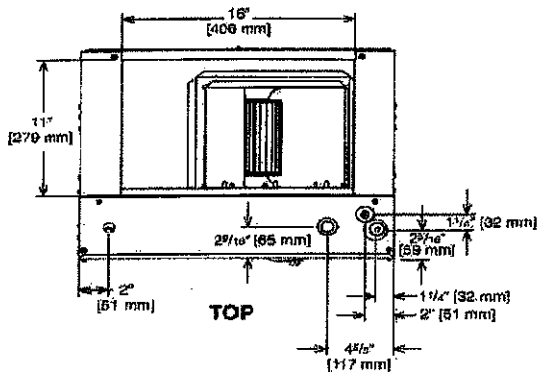
Model	Dimensional Data							
	(A) Unit Width In. (mm)	(B) Unit Height In. (mm)	(C) Unit Depth In. (mm)	(D) Return Air Opening Width In. (mm)	(E) Return Air Opening Height In. (mm)	Air Flow CFM (Mon.) (L/s)		Unit Weight/ Shipping Weight (Lbs.) (kg)
						Low	High	
RF1P18	21 1/2 [546.1]	36 [914.4]	17 [431.8]	20 [508]	17 7/16 [442.9]	600 [263]	—	80 [36] / 90 [41]
RF1P24	21 1/2 [546.1]	36 [914.4]	17 [431.8]	20 [508]	17 7/16 [442.9]	800 [378]	—	80 [36] / 90 [41]
RF1P30	24 [609.6]	36 [914.4]	21 [533.4]	23 [584.2]	21 3/8 [542.9]	1000 [472]	—	95 [43] / 105 [48]
RF1P36	24 [609.6]	36 [914.4]	21 [533.4]	23 [584.2]	21 3/8 [542.9]	1200 [566]	—	95 [43] / 105 [48]
RF1T24	21 1/2 [546.1]	36 [914.4]	17 [431.8]	20 [508]	17 7/16 [442.9]	600 [283]	800 [378]	95 [43] / 105 [48]
RF1T36	24 [609.6]	36 [914.4]	21 [533.4]	23 [584.2]	21 3/8 [542.9]	1000 [472]	1200 [566]	95 [43] / 105 [48]

[ ] Designates Metric Conversions

# Air Handler Unit Drawings for AH - 4 - RF1T2421MTANJC

→ Air | Dimensional Data  
RF1T/RF1P Series

## Unit Dimensions (con't.)



**1 1/2 & 2 TON [5.28 & 7.03 kW] MODELS**

**2 1/2 & 3 TON [8.78 & 10.5 kW] MODELS**

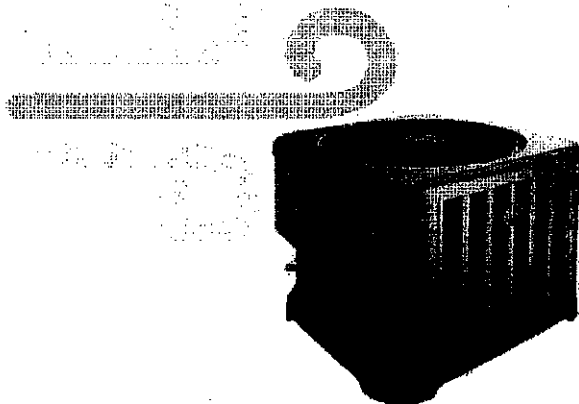
[ ] Designates Metric Conversions



Air Heat Pumps  
RP15 Series

The new degree of comfort.™

## Rheem Classic® Series Heat Pump



### RP15 Series

Efficiencies: 14-15 SEER/11.5-12.5 EER  
Nominal Sizes 1½ to 5 Ton [5.28 to 17.6 kW]  
Cooling Capacities 17.3 to 60.5 kBTU  
[6.7 to 17.7 kW]



*\*Proper sizing and installation of equipment is critical to achieve optimal performance. Ask your Dealer for details or visit [www.aclwgsystems.com](http://www.aclwgsystems.com).*

- New composite base pan – dampens sound, captures louver panels, eliminates corrosion and reduces number of fasteners needed.
- Improved tubing design – reduces vibration and stress, making unit quieter and reducing opportunity for leaks.
- Optimized defrost characteristics – decrease defrosting and provide better home comfort.
- Powder coat paint system – for a long lasting professional finish.
- Optimized reversing valve sizing – improves shifting performance for quieter unit operation and increased life of the system.
- Enhanced mufflers – help to dissipate vibration energy for quieter unit operation.
- Scroll compressor – a sound abating feature added to the compressor significantly reduces noise when system transitions in and out of defrost mode.
- Modern cabinet aesthetics – increased curb appeal with visually appealing design.
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity.
- Optimized fan orifices – optimizes airflow and reduces unit sound.
- Rust resistant screws – confirmed through 1500-hour salt spray testing.
- PlusOne™ Expanded Valve Space – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access.
- Integrated heat pump lift receptacle – allows standard CPVC stands to be inserted into the base.
- PlusOne™ Triple Service Access – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly.
- Diagnostic service window with two-fastener opening – provides access to the TXV valves and the heat pump reversing valve before opening the unit.
- External gauge port access – allows easy connection of "low-loss" gauge ports.
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance.
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal.
- Service trays – hold fasteners or caps during service calls.
- QR code – provides technical information on demand for faster service calls.
- Fan motor harness with extra-long wires – allows unit top to be removed without disconnecting fan wire.



# Air Handler Feature List for AH - 4 - RF1T2421MTANJC

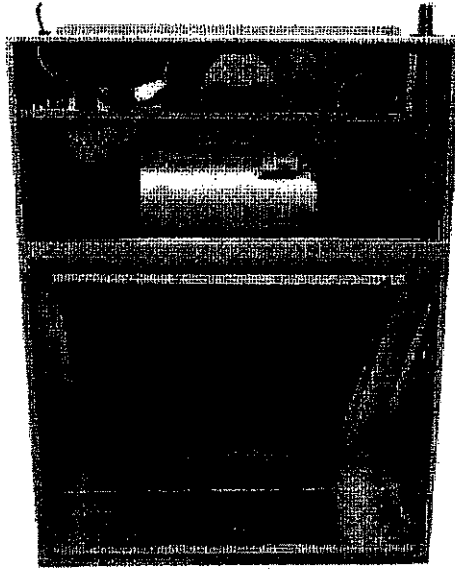
Air | Engineering Features  
RF1T/RF1P Series

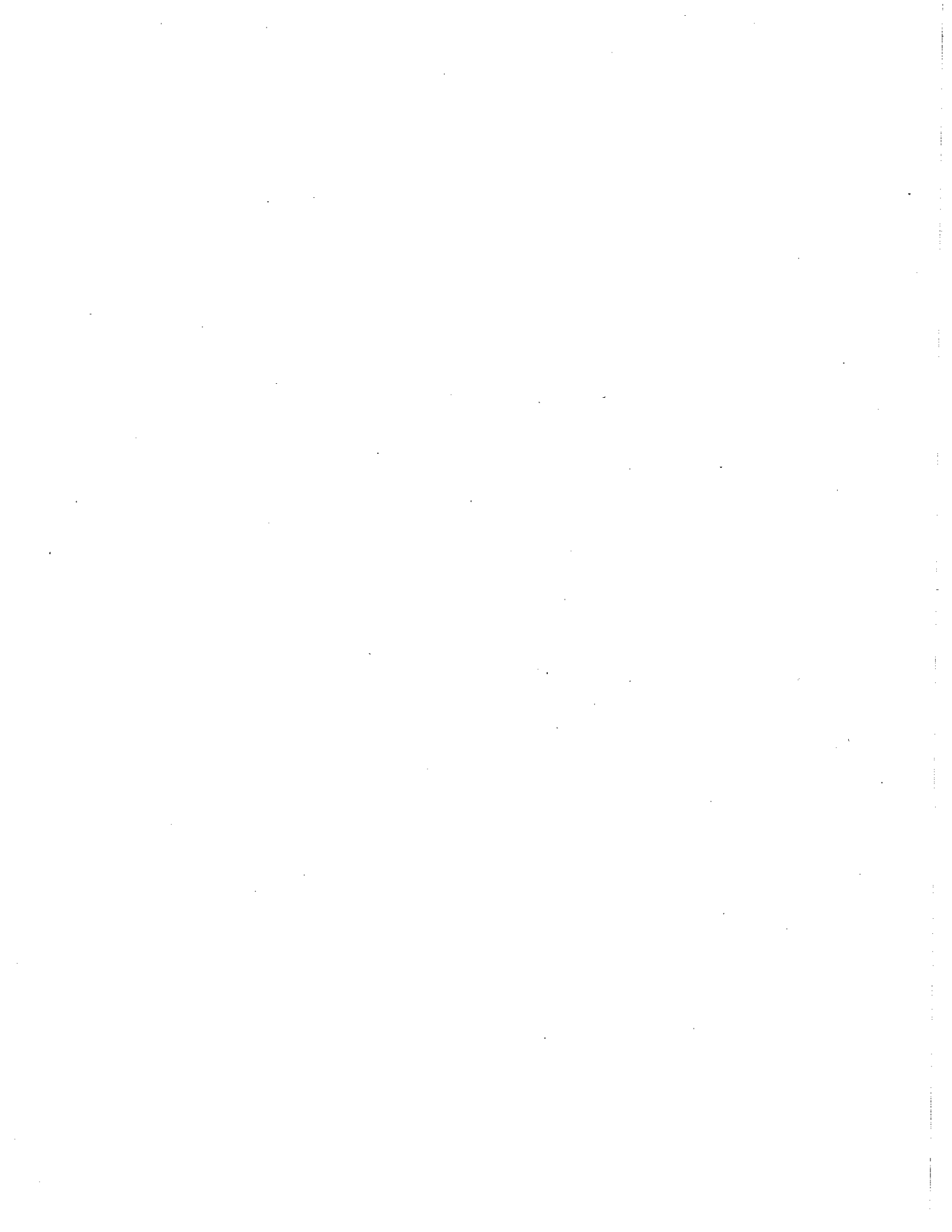
## Engineering Features

### RF1T/RF1P- Series

- The most compact unit design available, all standard heat air handler models only 38" (915 mm).
- Rugged wall steel cabinet construction, designed for added strength and versatility.
- 1.0" foil faced insulation for excellent thermal and sound performance.
- Four leg blower motor mount.
- Traditional open wire element design for heat applications.
- Indoor coil design provides low air side pressure drop, high performance and extremely compact size.
- Coils are constructed of aluminum fins and internally grooved aluminum tubing.
- Molded polymer corrosion resistant condensate drain pan is provided for all indoor coils.
- Connection point for high voltage wiring is inside the air handler cabinet. Low voltage connection is made on the outside of the air handler cabinet.
- Concentric knockouts are provided for power connection to cabinet. Installer may pull desired hole size up to 1 1/8 inch inches (35 mm) for 7/8 inch (22 mm) conduit.

[ ] Designates Metric Conversions







# Gibraltar Construction Company, Inc. Apartment Remodeling Specialists

42 Hudson Street, Suite #107  
Annapolis, MD 21401  
Fax (410) 573-1004  
(410) 573-1000  
Matt@GibConst.com

Date: 6/3/2016  
Trans No. 10

**DIVISION 8 - OPENINGS**  
Hollow Metal Doors/Entry Door  
81113

From: Matthew Mitchell

## Letter of Transmittal

Please find submittal for Entry Door at LWH and ADA units only, threshold and peep knocker to comply with Plans and Specs

Work to comply with manufactures instructions.

Sincerely Matthew Mitchell

**REVIEWED**

By Matthew Mitchell at 12:04 pm, Jun 03, 2016

STUDIO8design

### SUBMITTAL REVIEW

- NO EXCEPTIONS TAKEN       RESUBMIT  
 EXCEPTIONS NOTED       NOT REVIEWED

THE CONTRACTOR IS RESPONSIBLE FOR PRIOR REVIEW, COORDINATION AND APPROVAL OF ALL SUBMITTALS TO CONFIRM THEIR CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS INCLUDING PRODUCTS, QUANTITIES, DETAILS, DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF ASSEMBLY. THE ARCHITECT'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS BY THE ARCHITECT SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS OR PERMIT ANY DEVIATION FROM THEM.

BY Chase Gregory DATE 6/15/16

LWH  
- EP 210  
EP 30

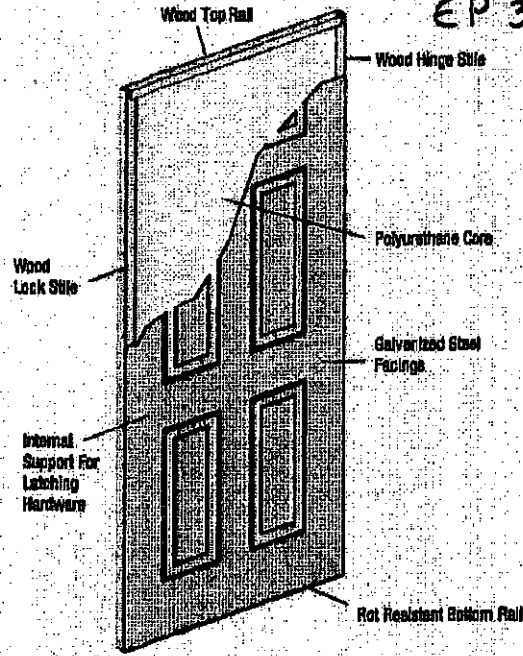
### Part 1: GENERAL

1.1 Scope: Subject to local building codes, this product is intended for use in:

- 1.1.1 One and two family dwellings.
- 1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.
- 1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings.

1.2 Product Description: 1-3/4" slide-hinged door systems manufactured by MASONITE or meeting MASONITE specifications.

1.2.1 Door system components include: door panel(s), sidelite panel(s), glass inserts, door frame, hinges, weather seals.



### Part 2: BASIC MATERIALS

2.1 Door Panel: Masonite HD wood-edge steel doors shall be fabricated using 8-piece construction that includes primed white 0.0215" (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Lock and hinge stiles and top rail are finger jointed wood or laminated lumber. Composite bottom rail is moisture and decay resistant. Lock areas reinforced for single and double bore configurations. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place, high performance polyurethane foam (2.0 pcf minimum) forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. Mounting surface for latching hardware to be reinforced with solid internal blocking. Hinge preparations are to be placed at MASONITE specifications and are to be machined for standard weight full mortise 4" butt hinges. Latch preparations are to be placed at MASONITE specifications. Face bore(s) for cylindrical lock and deadbolt are to be 2-1/8" diameter at 2-3/4" or 2-3/8" backset and 5-1/2" on center (5-1/2" or 10-1/2" on 8'0" panels).

### 2.2 Sidelite Panel:

2.2.1 Masonite® HD wood-edge steel sidelites shall be fabricated using 8-piece construction that includes primed white 0.0215" (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place polyurethane or expanded polystyrene foam forming a secure attachment to all door components.

2.3 Glass Insert: Specialty™ insulated glass inserts shall be fabricated in 1/2" double pane or 1" triple pane construction. Glass frame may be "lip lite" design in rigid plastic or cellular vinyl.

\* 2.4 Door Frame: Wood frames shall be fabricated as a single rabbet jamb design. Hinge jamb(s), strike jamb, head jamb, and mullion(s) shall be machined to accept a kerf applied weather seal. Hinge jamb preparations are to be placed at MASONITE specifications and are to be machined for standard weight full mortise 4" butt hinges. Strike jamb preparations are to be placed at MASONITE specifications and are to be machined for full lip cylindrical strike plate. Inswing or bumper outswing threshold shall be high-dam design. Low profile threshold shall be required for handicap accessible openings. Double door units shall include a t-astagal attached to the "passive" panel with top and bottom flush bolts that securely strike into the head jamb and threshold. *Sized to fit.*

2.5 Hinges: (3) standard weight full mortise 4" butt hinges are required on doors 7'0" height or smaller & (4) on doors greater than 7'0".

2.6 Weather Seal: Door frame shall be fabricated featuring a vinyl wrapped foam filled compression design that is kerf installed. Corner seals shall be installed to the rabbet section of the door frame at the bottom of the hinge and lock jamb. Door bottom sweep shall be sealed and securely attached to the operable door panel(s).

**Part 3: DELIVERY, STORAGE & HANDLING**

**3.1 Delivery:** Reasonable care shall be exercised during shipping and handling in keeping with the decorative nature of product.

**3.2 Storage & Protection:** Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2" high to prevent moisture at threshold and/or possible damage. Do not place in non-vented plastic or canvas shelters.

**Part 4: EXECUTION**

**4.1 Examination:** Site verification of substrate conditions, which have been previously completed, are acceptable for the product installation in accordance with manufacturer's specifications. Verify that door frame openings are constructed plumb, true and level before beginning installation process. Select fasteners of adequate type, number and quality to perform the intended functions.

**4.2 Installation:** Remove protective packaging just prior to installation. Installer shall be experienced in performing work required and shall be specialized in the installation of work similar to that required for this project. Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product packaging instructions for installation.

**4.3 Flashing, Insulating & Trimming:** Exterior of installed unit shall be flashed, trimmed & sealed to prevent air infiltration and/or water penetration. Interior of installed unit shall be insulated & trimmed to prevent thermal and/or acoustical transmission.

**4.4 Finishes:** Various types of materials are used in the construction of the door system; each shall be sealed in accordance with manufacturer's specifications to protect against various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the protective packaging was removed and/or the installation was performed. Conduct periodic inspections of all coated surfaces to insure that door components are not exposed. Inspections should occur at least once a year. Reseal the surface as needed.

**Part 5: BUILDING CODE & REGULATORY COMPLIANCE**

**5.1 Fire Resistance:** Unit scheduled for installation in openings requiring compliance with national, state or local fire guidelines shall be clearly noted when product is ordered. Masonite® HD wood-edge steel door panels have been evaluated for use as fire doors in 20-minute locations; available up to 3'0" x 7'0" maximum size for single door opening requirements. Labeling is

available under the Intertek Testing services / Warnock Hersey program. Fire doors require the use of a fire rated frame system and must be installed in accordance with NFPA 80 guidelines. (Please check with manufacturer or distributor for limitations of use).

**5.2 Structural Performance & Impact Rating:** Unit scheduled for installation in openings requiring compliance with national, state or local wind load and/or missile impact resistance shall be clearly noted when product is ordered. Design pressure (DP) ratings are available for a wide selection of door styles and configurations are listed under the National Accreditation & Management Institute (NAMI) program. Masonite® HD wood-edge steel door unit is available up to +76.0 / -76.0 Design Pressure (DP) rating available up to 3'0" x 8'0" maximum size for single door. (See structural performance data for unit specific DP/impact information).

**5.3 Thermal Performance:** Unit scheduled for installation in openings requiring compliance with national, state, or local thermal resistance and/or solar heat gain shall be clearly noted when product is ordered. U-Factor & SHGC ratings in accordance with the International Energy Conservation Code (IECC) and/or the National Fenestration Rating Council (NFRC) are available for a wide selection of door styles. ENERGY STAR compliance / labeling is available for various door styles. Masonite® HD wood-edge steel door unit without glass has 0.13 U-factor/ 0 SHGC. (See thermal performance data for unit specific thermal information).

**5.4 Acoustical Performance:** Unit scheduled for installation in openings requiring a specified noise control rating shall be clearly noted when product is ordered. Masonite® HD wood-edge steel sound transmission classification (STC) rating is 24 for a door without a glass insert. (See acoustical performance data for unit specific information).

**5.5 General Performance:** All door systems are designed to comply with water penetration guidelines in accordance with ASTM E331 and/or Florida Building Code TAS202; air infiltration guidelines in accordance with ASTM E283 and/or Florida Building Code TAS202; forced entry resistance guidelines in accordance with Florida Building Code TAS202.

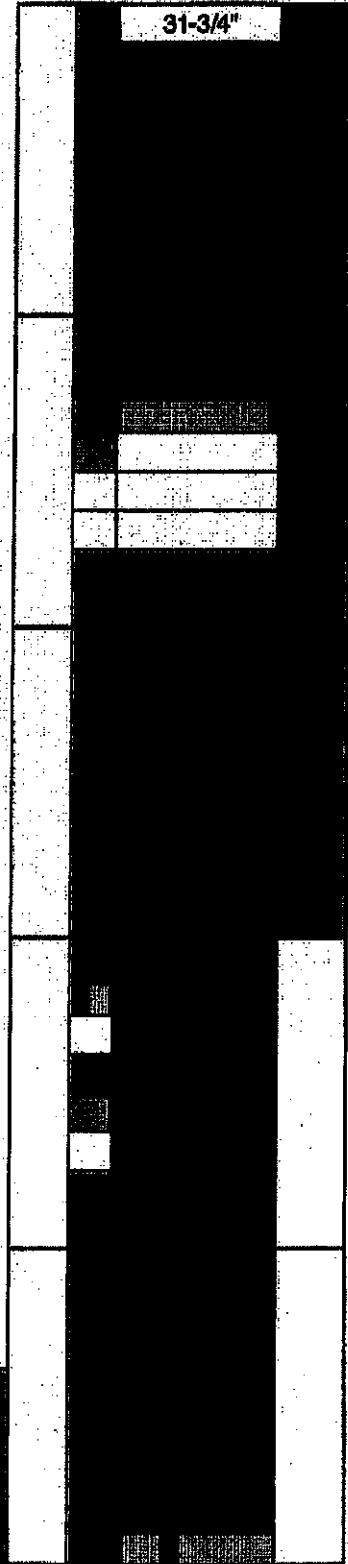
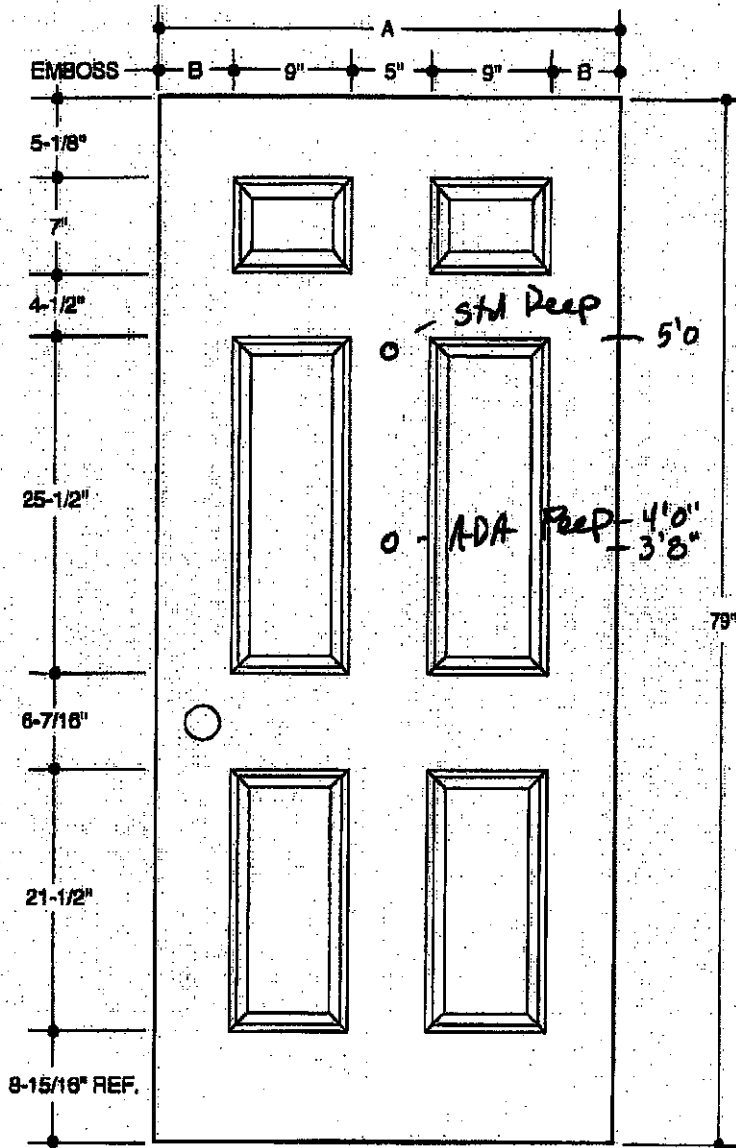
**Part 6: WARRANTY**

**6.1 Manufacturer warrants** the panel to be free of manufacturing defects in material and workmanship for 5-years. Please check with manufacturer or distributor for current warranty terms and conditions.

Our continuing program of product improvement makes significant area design and product detail subject to change without notice.

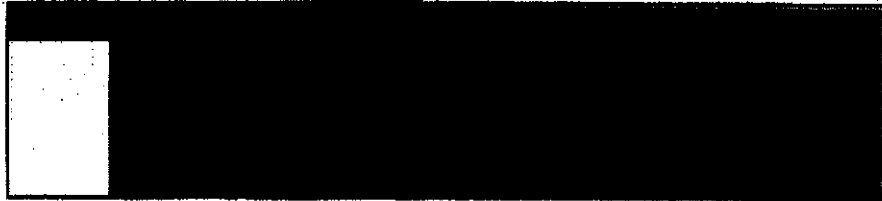
© 2011 Masonite International Corporation. All Rights Reserved.

8 PANEL



Please Note:

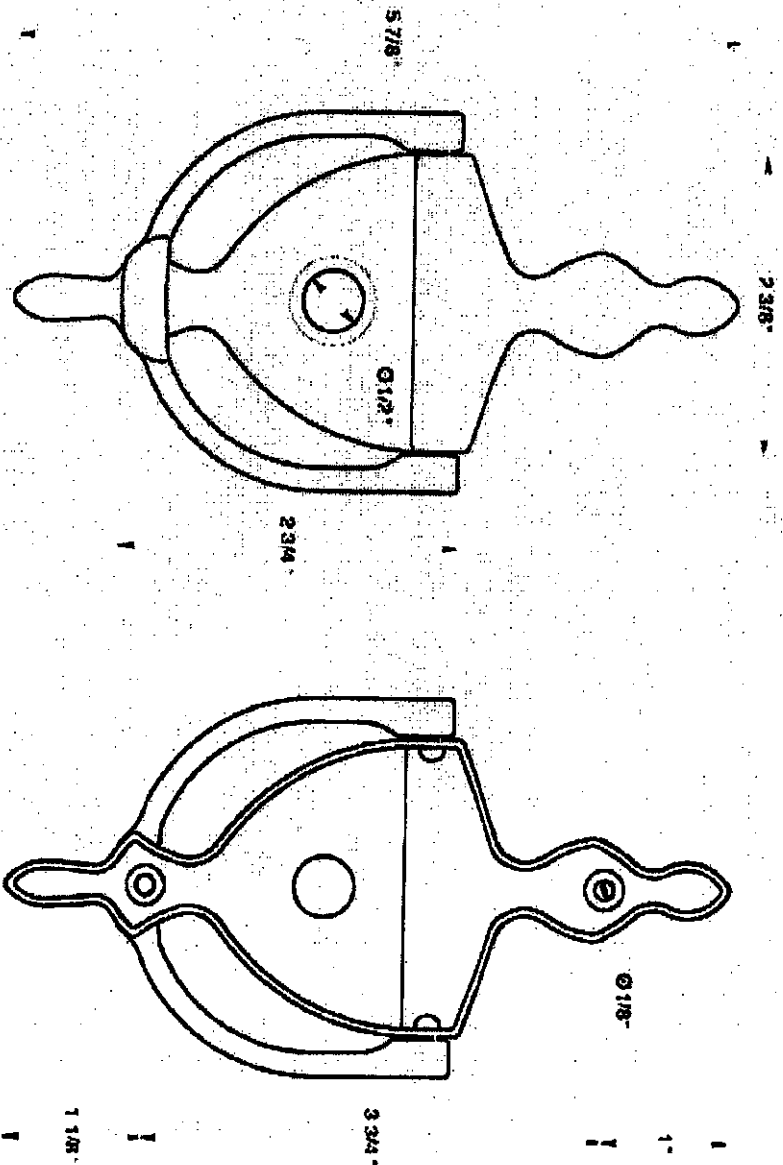
1. Available as Fire Rated - Warnock Hersey Labeled.
2. Available as 83" Length.





DKV630

DOOR KNOCKER WITH VIEWER / SOLID BRASS



FRONT VIEW

BACK VIEW

Packed with 2 using inset 2" machine screws.  
 For doors 1-3/8" - 1-3/4" thick.  
 View hole location may vary.  
 It is not recommended to use this schematic for door preps.

DRAWING NOT TO SCALE

NOTE: Delta reserves the right to constantly improve its products and is not responsible for differences between the product in-hand and the specifications contained in this drawing. We do not recommend to pre-drill holes or pre-cut woods or metals based on the drawing information if the variety of the specifications has not been proven by this line product.

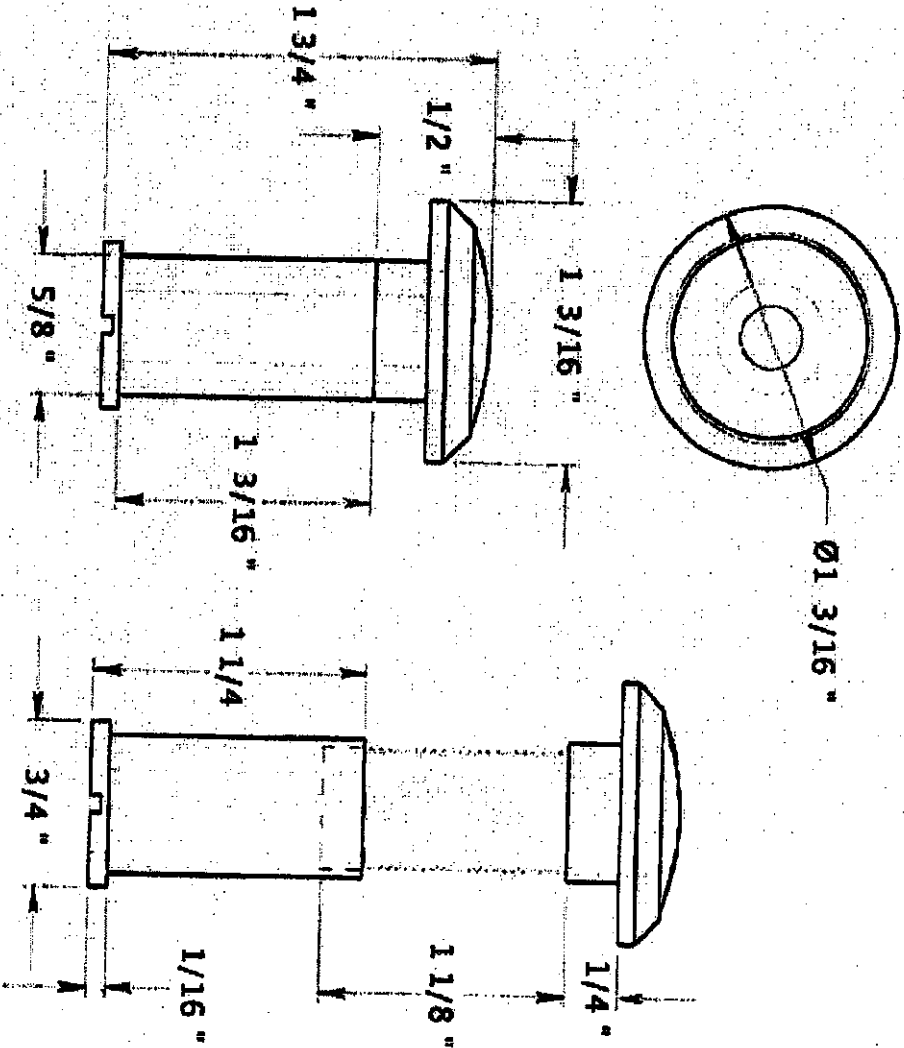
626  
match  
Hardware



55211

DOOR VIEWER / 200 DEGREES / SOLID BRASS / GLASS LENS  
SOLID BRASS

**DELTA**  
TANA



DRAWING NOT TO SCALE

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# Gibraltar Construction Company, Inc. Apartment Remodeling Specialists

42 Hudson Street, Suite #107  
Annapolis, MD 21401  
Fax (410) 573-1004  
(410) 573-1000  
Matt@GibConst.com

Date: 6/3/2016  
Trans No. 10

**DIVISION 8 - OPENINGS**  
Hollow Metal Doors/Entry Door  
81113

From: Matthew Mitchell

## Letter of Transmittal

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**REVIEWED**

By Matthew Mitchell at 12:04 pm, Jun 03, 2016

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### Part 2: BASIC MATERIALS

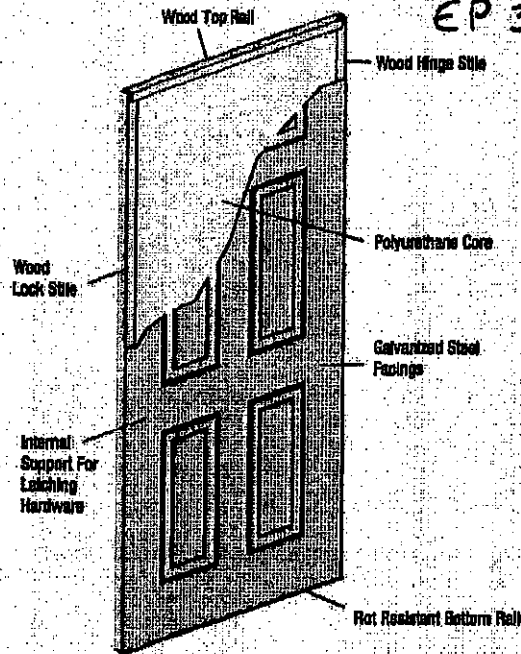
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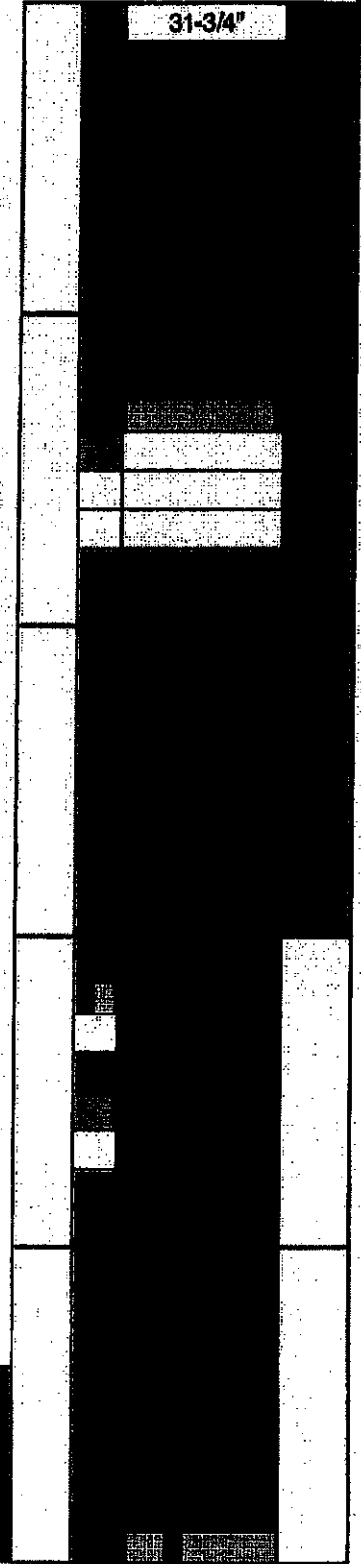
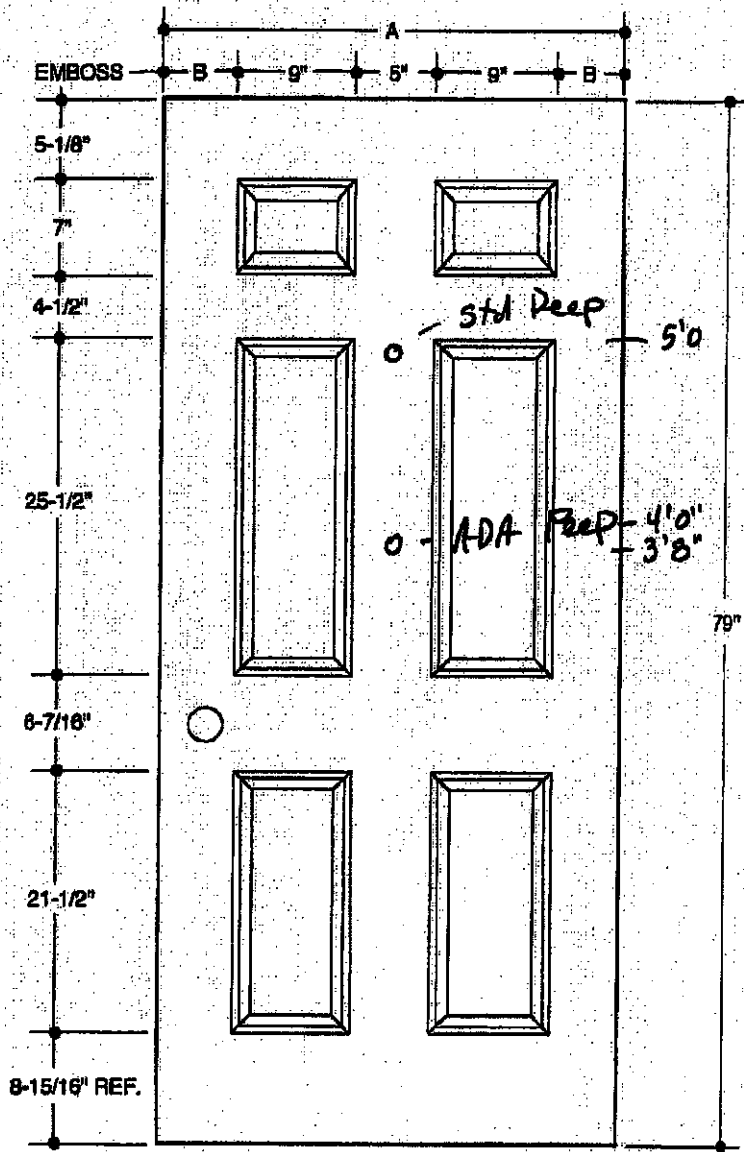
**Part 6: WARRANTY**

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Our continuing program of product improvement makes specifications, design and product detail subject to change without notice.

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**8 PANEL**



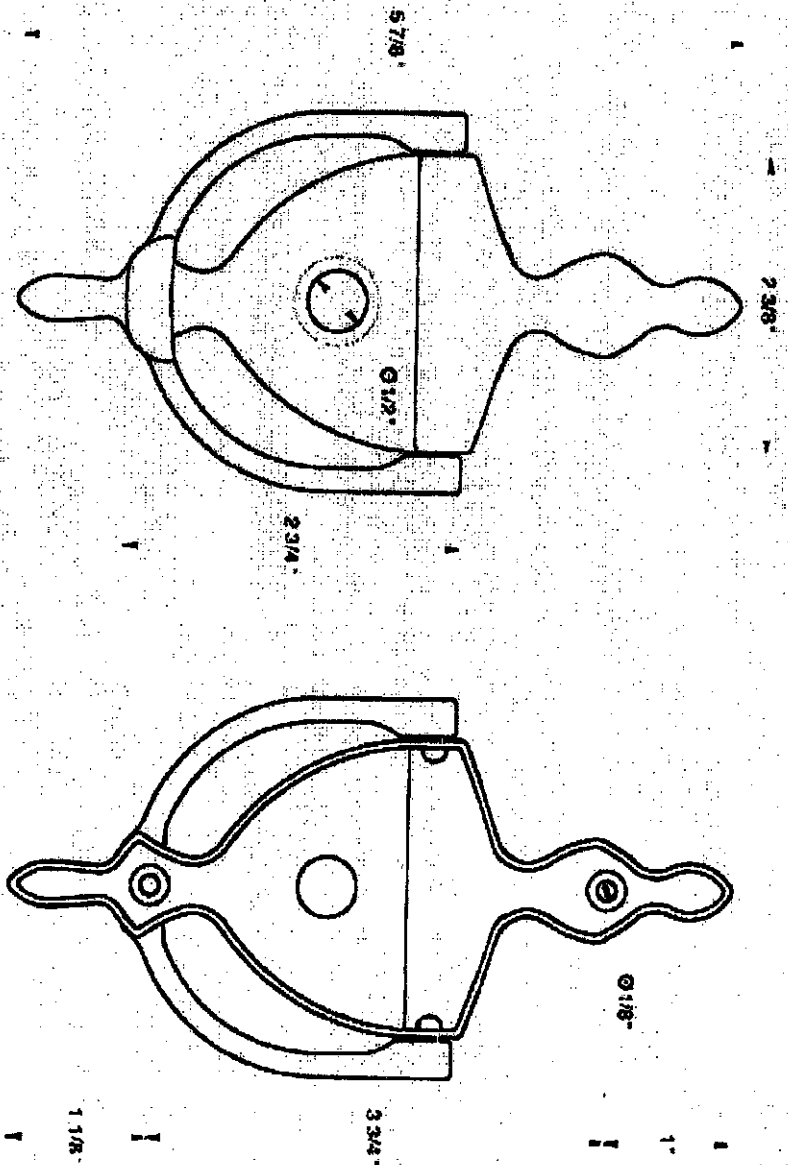
**Please Note:**

1. Available as Fire Rated - Warnock Hersey Labeled.
2. Available as 83" Length.





**DKV630**  
**DOOR KNOCKER WITH VIEWER / SOLID BRASS**



**FRONT VIEW**

**BACK VIEW**

Packed with 2 cutting nuts, 2 machine screws.  
 For doors 1-3/4" ~ 1-3/4" thick.  
 View hole location may vary.  
 It is not recommended to use this schematic for door preps.

**DRAWING NOT TO SCALE**

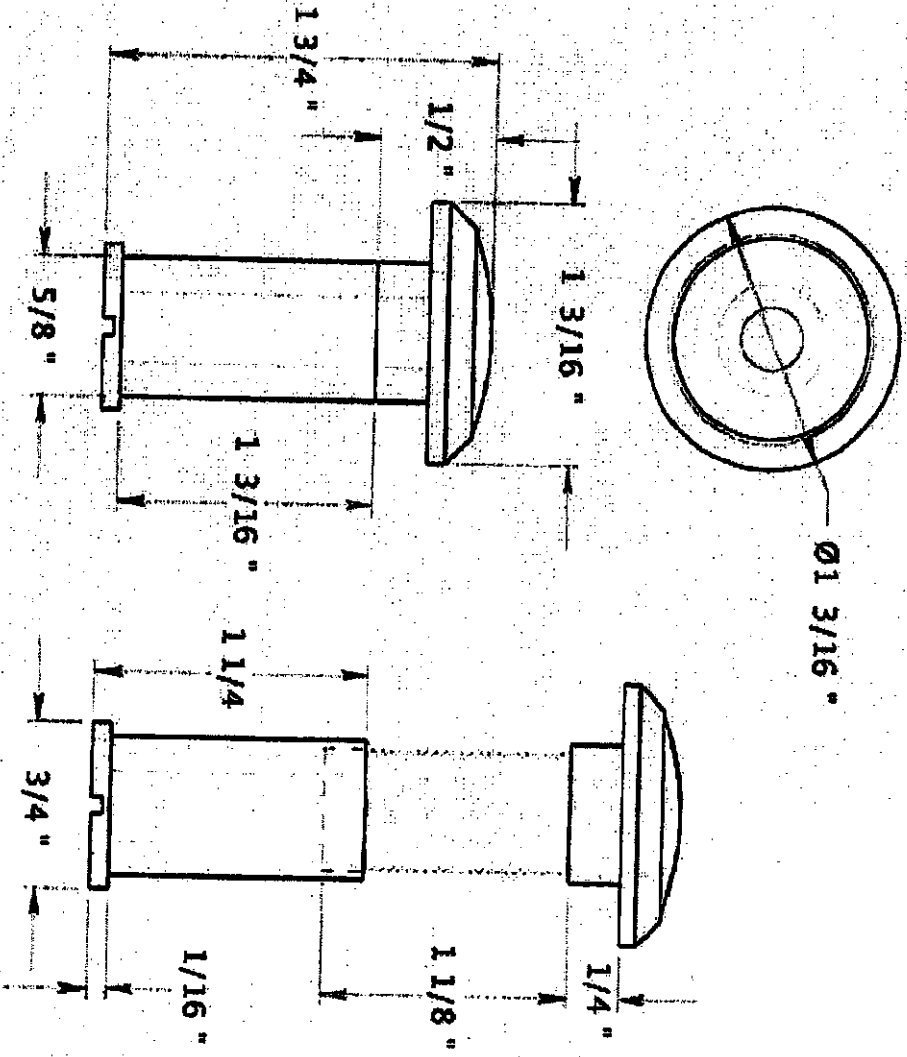
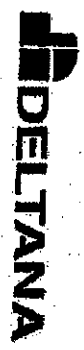
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*626  
 match  
 Hardware*



55211

DOOR VIEWER / 200 DEGREES / SOLID BRASS / GLASS LENS  
SOLID BRASS



DRAWING NOT TO SCALE

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