



P.O. Box 5327 • 5700 R Street • Lincoln, NE 68505

REQUEST FOR PROPOSALS

PROJECT: **AHT Carport Beam Cladding – 2024**
Arnold Heights (Scattered Sites)
Lincoln, Nebraska

OWNER: Lincoln Housing Authority
5700 "R" Street
Lincoln, Nebraska 68505

ARCHITECT: Bob Goggins, Development Coordinator
Lincoln Housing Authority
P. O. Box 5327, 5700 "R" Street
Lincoln, Nebraska 68505
Telephone: 402-434-5559
E-mail: bob@l-housing.com

DATE: September 27, 2024

JOB NUMBER CI-2025-02

PROJECT DESCRIPTION

Project consists of removing and replacing approximately 190 linear feet of wood beams at scattered sites throughout Arnold Heights, Lincoln, Nebraska.

Lincoln Housing Authority standard purchase order conditions will apply (see attached).

Proposals should be submitted by **Tuesday, October 15, 2024, at 5:00 P. M.**

SECTION 01 00 00 - GENERAL

1. Proposal: Provide proposal on Contractor's standard form. Provide pricing to remove and replace existing pavement shown on the attached Site List and Drawings. Proposal shall reference this Request for Proposal document. Please submit proposal by **Tuesday, October 15, 2024, at 5:00 P. M.**

2. Review of Site and Documents: Determine that the Work can be executed as shown on the Drawings and in the Specifications. Notify the Architect immediately of any discrepancies. If any errors or omissions are found in the Drawings or any other documents during bidding or construction, the Contractor shall notify the Architect and request clarification before proceeding with the Work.

3. Purchase Order Terms & Conditions: The written agreement shall be a Lincoln Housing Authority purchase order. Payment will be made in one lump sum after all work is completed. LHA Purchase Order Terms & Conditions 1 through 10 will apply as attached below.

4. Insurance: **Before starting any work**, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage as attached below is in force.

5. Contractors Responsibility for Work: The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them. The Contractor shall be responsible for submitting all required shop drawings as specified in the Contract Documents.

Protect the Work, adjoining property, and the public. The Contractor shall be responsible for any and all damage or injury due to his acts or neglect. Furnish all such repair work to rectify any damage at no extra cost to the Owner.

6. Tenant Notice: The Contractor shall notify affected tenants and the LHA Project Coordinator (Bob Goggins at 402-429-9616) at least 48 hours prior to the commencement of the work at the site. Tenant Notice slips are available at the LHA office and should be posted on Tenant doors by the Contractor prior to the commencement of work at the respective units.

7. Construction Schedule: Coordinate with Owner's representative to schedule work. No work shall be commenced prior to 8:00 AM or continued after 5:00 PM. Work shall be done on weekdays only; no work shall be permitted on Saturdays or Sundays or holidays as determined by LHA.

Work shall be completed in the least practical amount of time.

8. Temporary Facilities & Controls: Provide all temporary utilities, (water & electricity) as may be required. Do not use tenant's water or electricity without specific permission. Provide barricades and signs as required to direct traffic around work. Provide temporary sanitary facilities for the use of all workmen.

9. Cleaning: Keep the site clean. Clean up and remove work related trash immediately upon completion of each day's work. No debris shall be allowed to blow about on the site or on adjacent property.

END OF SECTION

SECTION 01 60 01 - SUBSTITUTION OF MATERIALS AND APPROVAL

1.1 Work included: Wherever possible throughout the Specifications, the minimum acceptable quality of materials, products, equipment and methods of installation has been defined by manufacturer's name and catalog number, reference to recognized industry and government standards, or description of required attributes and performance. To ensure that the specified quality of materials, products, equipment and methods of installation is furnished, procedures have been established for approval of proposed substitutions.

1.2 Approval required: The Contract is based on the materials, products, equipment and methods of installation described in the Contract Documents. Do not substitute materials, products, equipment, or methods of installation unless such substitution has been specifically approved for this Work by the Architect or Owner. Where two or three materials, products, pieces of equipment or methods are noted or specified, the choice of one of these shall be optional with the Contractor. The Architect and Owner will consider proposals for substitution of materials, products, equipment and methods only as described in Paragraph "1.3" below.

1.3 Requesting approval: **Each proposal shall be made in writing** to the Architect and shall include the name of the material, product, equipment or method for which the proposal is to be substituted and a complete description of the proposed substitute including drawings, brochures, performance and test data and all other information required by the Architect and Owner to make an evaluation.

1.4 Substitution alterations: Where substitutions alter the design or space requirements indicated on the Drawings, the Contractor shall include in his bid all items of cost for the revised design and construction including costs of all allied trades involved. A statement describing the changes in other materials, equipment or other Work, that incorporation of the substitute would require, shall be included with the proposal for substitution.

1.5 Form of approval: If the Architect and Owner approve any proposed substitution, such approval shall be made in writing.

1.6 Products not requiring approval: Materials, products, equipment and methods specified by reference to standard specifications, such as ASTM and similar standards, do not require further approval except for interface within the Work. Where two or more materials, products, pieces of equipment or methods are specified, and the Contractor chooses one of these for use in the work, no further approval is required, except for approval of the interface within the Work.

1.7 "Or Equivalent": Where the phrase "or equivalent" occurs in the Specifications, the Contractor may provide an unlisted product he may consider equivalent. The burden of proof of equivalency of a substituted product rests with the Contractor, and no adjustment to the Contract Sum or Contract Time will be considered because of the Contractor's inability to obtain approval from the Architect and Owner, for a substituted product. A contractor may obtain prior approval of a substituted product by making application to the Architect as stated in Paragraph "1.3" above.

1.8 "No Substitute": Where the phrase "No Substitute" occurs in the Specifications, provide and install such materials, products and equipment as specified.

1.9 Availability of specified items: Verify prior to bidding that all specified items will be available in time for installation during orderly and timely progress of the Work. In the event specified items will not be so available, notify the Architect prior to receipt of bids. Requests for extension of the Contract completion date, or requests for extra compensation, due to delay because of non-availability of specified items, when such delays could have been avoided by the Contractor, will not be granted.

END OF SECTION

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART ONE - GENERAL

1.1 DESCRIPTION

1.1.1 Work included: Selective removal and subsequent off-site disposal of existing construction including, but not necessarily limited to:

- 1) Removal of existing exterior trim, coping, and other items to be replaced and/or reinstalled;
- 2) Removal of existing wood beam
- 3) All other items which must be removed to complete work as described in the Drawings and these Specifications.

1.2 JOB CONDITIONS

1.2.1 Occupancy: Owner's Tenants will occupy buildings immediately adjacent to areas of selective demolition. Conduct selective demolition work in a manner that will minimize the need for disruption of Owner's Tenant's normal operations. Coordinate with Owner to schedule demolition activities.

1.2.2 Condition of Structures: Owner assumes no responsibility for actual condition of items to be demolished. Conditions existing at time of commencement of contract will be maintained by Owner insofar as practicable; however, variations may occur.

1.2.3 Salvageable Items: All removed material shall be removed from the site for disposal or Contractor's salvage. Contractor's storage or sale of removed items on site will not be permitted.

1.2.4 Utility Services: Maintain existing utilities to remain. Keep in service and protect against damage during demolition.

1.3 PRODUCT HANDLING

1.3.1 Protection: Provide temporary barricades and other forms of protection as required to protect Owner's Tenants and general public from injury due to selective demolition work. Use all means necessary to protect all items and construction to remain, including but not limited to flagging and barricades. Do not allow water to stand on subgrades where concrete has been removed.

1.3.2 Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART TWO - PRODUCTS

2.1 ENVIRONMENTAL CONTROLS

Comply with governing regulations pertaining to environmental protection.

PART THREE - EXECUTION

3.1 INSPECTION

Prior to all work of this Section, inspect areas in which work will be performed. Photograph existing conditions of structure, surfaces, equipment, or surrounding properties that could be misconstrued as damage resulting from selective demolition work; file with Architect prior to starting work.

3.2 PREPARATION

3.2.2 Structural protection: Provide interior and exterior shoring, bracing, or support to prevent movement settlement, or collapse of adjacent facilities to remain. Cease operations and notify Architect immediately if safety of structures appears to be endangered. Take precautions to support structure until determination is made for continuing operations.

3.3 DEMOLITION

3.3.1 Scheduling: Coordinate removal and replacement to comply with the following requirements:

- a) No site shall be started and not fully completed for more than three (3) calendar days without being 100% complete. The Owner may regard Contractor's failure to abide by the Contract sufficient cause to refuse to award any future work to Contractor.
- b) No work shall be commenced prior to 8:00 AM or continued after 6:00 PM. Work shall be on week days only; no work shall be permitted on Saturdays or Sundays or holidays as determined by LHA.

3.3.2 Removal Methods: Use removal methods that will not damage adjacent materials or finishes. Where demolition requires removal of material to be re-installed at a later date, Contractor shall store such material and ensure it remains dry and protected from theft or damage. Stored material that is damaged or stolen shall be replaced by the Contractor at no cost to the Owner.

3.3.3 If unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

3.4 CLEANUP

3.4.1 Disposal of Demolished Materials: Remove debris, rubbish, and other materials resulting from demolition operation from building site. Transport and legally dispose off site. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution. Burning of removed materials is not permitted on project site.

3.4.2 Final Cleanup: Upon completion of demolition work, remove tools, equipment, and demolished materials from site.

END OF SECTION

SECTION 06 10 00 - ROUGH CARPENTRY

PART ONE - GENERAL

1.1 DESCRIPTION

1.1.1 Work included: Provide and install all wood and lumber products, including beams, nails, bolts, screws, framing anchors, and other rough hardware, and all other items needed for rough carpentry in this Work, all as shown on the Drawings, specified herein but not specifically described in other Sections of these Specifications.

1.2 QUALITY ASSURANCE

1.2.1 Qualifications of workmen: Provide sufficient workmen and supervisors who shall be present at all times during execution of this portion of the Work, and who shall be thoroughly familiar with the type of construction involved and the materials and techniques specified.

1.2.2 Standards: Comply with all pertinent codes and regulations, and with the standards listed in this Section.

1.2.3 Conflicting requirements: In the event of conflict between pertinent codes and regulations and the requirements of the referenced standards or these Specifications, the provisions of the more stringent shall govern.

1.3 SUBMITTALS

1.3.1 Substitutions: No submittals are required for this section.

1.4 PRODUCT HANDLING

1.4.1 Protection: Use all means necessary to protect lumber materials before, during, and after delivery to the job site, and to protect the installed work and materials of all other trades. Keep materials dry during delivery and storage. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber and plywood, and provide air circulation within stacks. Protect all metal products with adequate waterproof outer wrappings.

1.4.2 Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART TWO - PRODUCTS

2.1 GRADE STAMPS

2.1.1 Framing lumber: Identify all framing lumber by the grade stamp of the Western Spruce-Pine-Fir Association (WSPFA); or the Western Wood Products Association(WWPA); or the Southern Forest Products Association (SFPA).

2.1.2 Plywood: Identify all plywood as to species, grade, and glue type by the stamp of the American Plywood Association.

2.2 MOISTURE CONTENT

All lumber shall be kiln-dried and surfaced at a moisture content not exceeding 19%.

2.3 MATERIALS

All materials shall meet or exceed the following, unless otherwise specifically approved in advance by the Architect:

<u>Item:</u>	<u>Description:</u>
Sill, plates and wood in contact with grade:	Pressure-treated Southern Pine, blocking in Construction Grade or better; concrete
Sill and plates, and all framing:	Spruce-Pine-Fir or Hem-Fir, Construction Grade or better
Exterior wood beams:	Pressure-treated Southern Pine; AWP A Use Category UC3B or better
Studs:	Spruce-Pine-Fir or Hem-Fir Stud Grade up to 10'-0 high, #2 or better over 10'-0 high
Headers and interior beams:	Hem-Fir, # 2 or better, unless specified otherwise on the Drawings
Joist hangers, wood connectors, etc.:	Simpson Co., or TECO, or Silver Metal Products. Provide in sizes and types required.
Slip connections:	Provide U.L. rated one hour deflection track system as manufactured by Fire Trak Corp., or approved equivalent)
Steel hardware:	ASTM A 7 or A 36 (use galvanized at exterior locations)
Machine bolts:	ASTM A 307
Lag bolts:	Fed. Spec. FF-B-561
Nails:	Common or box, except as noted or required Fed. Spec. FF-N-1-1 (use galvanized at exterior locations)
Construction adhesive:	PL100, PL200, or equivalent

2.4 OTHER MATERIALS

All other materials not specifically described but required for a complete and proper installation as indicated on the Drawings, shall be new, suitable for intended use, and subject to the approval of the Architect.

PART THREE - EXECUTION

3.1 INSPECTION

Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to the proper and timely completion of the Work. Do not proceed until unsatisfactory conditions have been corrected.

3.2 WORKMANSHIP

3.2.1 General: All rough carpentry shall produce joints true, tight, and well nailed, with all members assembled in accordance with the Drawings and with all pertinent codes and regulations. Set rough carpentry work accurately to required levels and lines, with members plumb and true.

3.2.2 Selection of lumber pieces: Carefully select all members. Select individual pieces so that knots and obvious defects will not interfere with placing bolts or proper nailing or making connections. Cut out and discard all defects which will render a piece unable to serve its intended function. Lumber may be rejected by the Architect, whether or not it has been installed, for excessive warp, twist, bow, crook, mildew, fungus, or mold, as well as for improper cutting and fitting.

3.2.3 Shimming: Do not shim sills, joists, short studs, trimmers (jamb studs), headers, lintels, or other framing components.

3.3 TREATED LUMBER

3.3.1 Decay and termite resistant wood: Provide treated lumber where wood sills or plates are embedded in concrete or in contact with concrete floors or walls, masonry walls, and elsewhere as shown on the Drawings.

3.4 FASTENING

3.4.1 Nailing: For "Nailing Schedule", refer to Table No. 2304.9.1--Fastening Schedule of the International Building Code unless other instructions are given on the Drawings (See Sheer Wall Schedule on Drawing 2.1). Use only common wire nails or spikes no smaller than shown on the Nailing Schedule, except as otherwise called for on the Drawings, or herein specified unless pneumatically driven nails or staples and fastening patterns have been submitted to the Architect and approved by the Engineer. Do all nailing without splitting wood. Pre-bore as required. Replace all split members.

3.4.2 Bolting: Drill holes 1/16" larger in diameter than the bolts being used. Drill straight and true from one side only. Use washers under head where head bears on wood, and use washers under all nuts.

3.4.3 Screws: For lag screws and wood screws, pre-bore holes same diameter as root of thread and enlarge holes to shank diameter for length of shank. Screw, do not drive, all lag and wood screws.

3.5 CLEANING-UP

Keep the premises in a neat, safe, and orderly condition at all times during execution of this portion of the Work, free from accumulation of sawdust, cut ends, and debris.

END OF SECTION

SECTION 07 46 33 - PLASTIC SIDING

PART ONE - GENERAL

1.1 DESCRIPTION

1.1.1 Work included: Provide the following listed products, complete, in place, as shown on the Drawings, specified herein or needed for a complete and proper installation:

- 1) Prefinished aluminum trim at beams;
- 2) All other miscellaneous items required.

1.1.2 Related work described elsewhere:

- 1) Joint Sealants: Section 07 92 00

1.2 QUALITY ASSURANCE

1.2.1 Standards: Comply with the standards herein specified.

1.2.2 Qualifications of installers: Use adequate numbers of skilled personnel who are thoroughly trained and experienced in the necessary skills, completely familiar with the manufacturer's recommended methods of application, and completely familiar with the specified requirements for this Work. In acceptance or rejection of the work of this Section, the Architect will make no allowance for lack of skill on the part of workmen.

1.3 SUBMITTALS

1.3.1 General: Comply with the provisions of Section 01 33 01.

1.3.2 Product data: Furnish Shop Drawings containing the following information:

- 1) Complete materials list of all items proposed to be furnished under this Section;
- 2) Samples of the proposed colors available from the proposed manufacturer;

1.3 PRODUCT HANDLING

1.3.1 Protection: Use all means necessary to protect materials of this Section before, during and after installation and to protect the work and materials of all other trades.

1.3.2 Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

1.4 GUARANTEES

Furnish 2 copies to the Architect, of a limited, 50 year, non-prorated warranty on material defects of prefinished aluminum trim. The Contractor shall furnish 2 copies of warranty on his own letterhead that he will warrant his workmanship for a period of 5 years.

PART TWO - PRODUCTS

2.1 PVC COATED ALUMINUM TRIM

Provide preformed or field fabricated, PVC coated, .019" thick prefinished aluminum with embossed wood grained texture. Provide at all replaced beam sections and as noted on the Drawings. Provide all related accessories. Colors shall be "White" and "Brown" to match existing trim cladding. Provide materials manufactured by one of the following or an approved equivalent:

- 1) Alcoa; Sidney, Ohio;
- 2) Aluminum Industries, Inc.; St. Louis, MO;
- 3) Nichols-Homeshield, Inc.; St. Charles, IL;
- 4) Wolverine Bldg. Products; Lincoln Park, MI;
- 5) CertainTeed Corp.; Valley Forge, PA.

2.2 OTHER MATERIALS

Other materials, not specifically described but required for a complete and proper installation of the work of this Section, shall be new, first quality and as selected by the Contractor subject to the approval of the Architect. Colors shall match siding, soffits or trim.

PART THREE - EXECUTION

3.1 GENERAL

Work shall be performed in conformance with the "Rigid Vinyl Siding Application Manual" published by the Society of the Plastics Industry, Inc., recommendations of the material manufacturers, the details shown on the Drawings, and these Specifications. In the event of a conflict between the "Rigid Vinyl Siding Application Manual" and the Drawing Details or these Specifications, consult the Architect for direction as how to proceed.

3.2 SURFACE PREPARATION

Before beginning work, verify governing dimensions; and examine, clean, and repair any adjoining work on which this work is in any way dependent for its proper installation. Installing of materials shall be construed as acceptance of the building sub-surface and no allowances will be made for failure to produce work to the standards specified.

3.3 INSTALLATION

3.3.1 Prefinished aluminum trim: Install prefinished aluminum trim and accessories at replaced beam sections and as noted on the Drawings. Field break to clean, straight lines. Use full 180 degree crimp edges where abutting dissimilar materials or at other exposed cut edges. Use maximum practical lengths to minimize end joints in trim. Make all trim joints neat and tight with no unsightly gaps or overlaps.

3.3.2 Fasteners: Using matching finished aluminum fasteners wherever visible, fasten corner stiffeners and prefinished aluminum materials tight to the substrate at the recommended spacing so the materials are flat and smooth, without twist, buckle or rippling. (Drawings show separation between materials only to clearly delineate each material; materials are to be installed tight with no separation.)

3.3.3 Other items: Install other items not covered in this specification as required to provide a complete installation.

3.3.4 Site clean-up: At completion of work, remove all material scraps, fasteners, etc. from around the structure. Transport and legally dispose all debris off site.

END OF SECTION

SECTION 07 92 00 – JOINT SEALANTS

PART ONE - GENERAL

1.1 DESCRIPTION

1.1.1 Work included: Throughout the Work, seal and caulk all joints where shown on the Drawings and elsewhere as required to provide a positive barrier against passage of air and passage of moisture. The required applications of sealants and caulking include, but are not necessarily limited to, the following:

- 1) Around all pipes, conduit, etc., penetrating the exterior walls of the building;
- 2) Exterior building wall joints (construction, expansion and control joints), and masonry to wood or vinyl trim joints;
- 3) Flashing reglets and retainers, and flashing and coping joints;
- 4) Joints between dissimilar materials not otherwise shown, which require a barrier against air or moisture passage.
- 5) Prefinished metal beam cladding edges, joints, and seams.

1.1.2 Related work described elsewhere: Adhere strictly to any caulking details shown on the Drawings.

1.2 QUALITY ASSURANCE

1.2.1 Standards: Comply with standards specified in this Section.

1.2.2 Qualifications of installers: Proper installation of sealants and caulking requires that installers be thoroughly trained and experienced in the necessary skills and thoroughly familiar with the specified requirements. For caulking and installation of sealants throughout the Work, use only personnel who have been specifically trained in such procedures and who are completely familiar with the joint details shown on the Drawings and the installation requirements specified, and who can fill joints solidly and neatly.

1.3 SUBMITTALS

1.3.1 General: Comply with the provisions of Section 01 33 01.

1.3.2 Manufacturer's data: Furnish shop drawings containing the following information:

- 1) A complete materials list showing all items proposed to be furnished and installed under this Section;
- 2) Sufficient data to demonstrate that all such materials meet or exceed the specified requirements;
- 3) Color charts from which to select caulking colors;
- 4) Specifications, installation instructions, and general recommendations from the materials manufacturers showing procedures of installation.

1.4 PRODUCT HANDLING

1.4.1 Delivery and storage: Deliver all materials of this Section to the job site in the original unopened containers with all labels intact and legible at time of use. Store only under conditions recommended by the manufacturers. Do not retain on the job site any materials which have exceeded the shelf life recommended by their manufacturer.

1.4.2 Protection: Use all means necessary to protect the materials of this Section before, during, and after installation and to protect the work and materials of all other trades.

1.4.3 Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART TWO - PRODUCTS

2.1 SEALANTS AND CAULKING

2.1.1 Exterior surface joints shall be caulked with a one part, low modulus silicone compound, conforming to Fed. Spec. TT- S-1543A, and TT-S-230C, Type II, Class A and ASTM C-920. Caulking compound shall be selected from the following products, or shall be an equivalent approved by the Architect:

- 1) "Architectural Silicone 864" by Pecora Corporation;
- 2) "Chem-Calk 1000" by Bostik Construction Products Div.;
- 3) "Silicone 1200 Construction Sealant" by GE.

2.1.4 Colors of sealants and caulking compounds shall be selected from the standard colors normally available from the specified manufacturers to match adjacent finished surfaces as approved by Architect.

2.2 PRIMERS

Use only those primers which are non-staining, have been tested for durability on the surfaces to be caulked, and are specifically recommended for this installation by the manufacturer of the caulking used.

2.3 BACKUP MATERIALS

Use only those backup materials which are specifically recommended for this installation by the manufacturer of the caulking used and which are non-absorbent, non-staining, flexible and durable.

2.4 BOND-PREVENTIVE TAPE

Provide polyethylene tape or other plastic tape as recommended by the sealant manufacturer to be applied to sealant-contact surfaces where bond to the substrate or joint filler must be avoided for proper performance of sealant. Provide pressure-sensitive adhesive tape wherever applicable.

2.5 OTHER MATERIALS

All other materials, not specifically described but required for complete and proper caulking, shall be first quality of their respective kinds, new, and as selected by the Contractor subject to the approval of the Architect.

PART THREE - EXECUTION

3.1 INSPECTION

Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to the proper and timely completion of the Work. Do not proceed until unsatisfactory conditions have been corrected.

3.2 PREPARATION

3.2.1 General: Clean all surfaces per manufacturer's recommendations before applying caulk.

3.2.2 Aluminum surfaces: Aluminum surfaces in contact with sealants/caulking shall be cleaned of temporary protective coatings, dirt, oil, and grease. Use only such solvents to remove protective coatings as are recommended for that purpose by the manufacturer of the aluminum work, and which are non-staining.

3.2.3 Concrete, brick and other cementitious surfaces: All surfaces in contact with sealants/caulking shall be dry, sound, and well brushed and cleaned free of dust. Use solvent to remove oil and grease, wiping surfaces with clean rags. Remove all surface treatments by sandblasting or wire brushing and remove all laitance and mortar from joint cavities to be caulked.

3.2.4 Steel surfaces: Steel surfaces in contact with sealants/caulking shall be scraped or wire-brushed to remove mill scale. Use solvent to remove oil and grease, wiping the surfaces with clean rags. Remove protective coatings on steel by a solvent that leaves no residue.

3.3 INSTALLATION OF BACKUP MATERIAL

Use only the backup material recommended by the manufacturer of the sealants/caulking. Select rod diameter in accordance to the joint width, so as to compress the backup material 25% to 50% to secure a positive and secure fit. Position

backup material against joint and roll into place achieving the recommended joint depth. Avoid lengthwise stretching of the material or twisting of the material.

3.4 PRIMING

Use only the primer recommended by the manufacturer of the sealant/caulking and approved by the Architect for the particular installation. Apply the primer in strict accordance with the manufacturer's recommendations. Surfaces must be dry, clean and free from oils. Apply primer in a thin, continuous film, free of runs, drops and pools. Allow primer to dry thoroughly to touch.

3.5 BOND-BREAKER INSTALLATION

Install an approved bond-preventative tape where recommended by the manufacturer of the sealant/caulking used. Adhere strictly to the installation recommendations.

3.6 INSTALLATION OF SEALANTS AND CAULKING

3.6.1 General: Prior to start of installation in each joint, verify that the required proportion of width of joint to depth of joint has been achieved by the proper installation of the backup material.

3.6.2 Mixing: Mix multi-component sealants as recommended by the manufacturer, using the appropriate equipment and for the required amount of time. Mix only the quantity of sealant material that can be applied during the next 4 hours. Do not use material mixed the previous day or longer.

3.6.3 Equipment: Apply sealants and caulking under pressure with hand or power-actuated gun or other appropriate means. Guns shall have nozzle of proper size and shall provide sufficient pressure to completely fill joints as designed.

3.6.4 Masking: Thoroughly and completely mask all joints where the appearance of caulking on adjacent surfaces would be objectionable.

3.6.5 Installation: Install the sealant/caulking in strict accordance with the manufacturer's recommendations as approved by the Architect, thoroughly filling all joints to the recommended depth. Tool all joints as required for a watertight and neat appearing job, applying adequate pressure to spread the sealant against the backup material and onto the joint surfaces. Tool the joint to a concave profile.

3.7 CLEANING UP

3.7.1 Masking: Remove masking tape immediately after joints have been tooled. Clean adjacent surfaces free from caulking as the installation progresses. Use solvent or cleaning agent as recommended by the manufacturer.

3.7.2 Cleaning: If sealants come into contact with surfaces other than the joint requiring caulking, clean adjacent surfaces free from sealants as the installation progresses. While sealant is uncured, dry-wipe surface followed with a solvent cleaning agent as recommended by the manufacturer.

END OF SECTION

Purchase Order Terms & Conditions: The written agreement shall be a Lincoln Housing Authority purchase order. Payment will be made in one lump sum after all work is completed. The following conditions shall apply to the agreement:

1.) It is the responsibility of the Contractor to ensure that all items/services provided under this Contract are provided in compliance with all applicable Federal, State and local laws, statutes and codes.

2.) The Contractor acknowledges and understands that the Lincoln Housing Authority is exempt from all State and local sales tax. The Authority will provide the Contractor with a copy of State Department of Revenue Form 17, "Purchasing Agent Appointment", in which the Authority shall appoint the Contractor a purchasing agent. In turn, the Contractor shall submit to each subcontractor and materials supplier, State Department of Revenue Form 13, "Nebraska Resale or Exempt Sales Certificate", which shall allow them to purchase materials exempt from sales tax.

3.) If the Contractor has not previously contracted with the Lincoln Housing Authority, the Contractor acknowledges and understands that he/she will furnish and deliver to the Housing Authority an executed Internal Revenue Service Form W-9 prior to any payment under the Contract.

4.) The Contractor acknowledges and understands that under Nebraska law, he/she is not entitled to file a non-consequential lien against the Lincoln Housing Authority's personal or real property pertaining to the items/services detailed in the Contract.

5.) Termination for Cause and for Convenience (contracts of \$10,000 or more):

(a) The Lincoln Housing Authority may terminate this contract in whole, or from time to time in part, for the Lincoln Housing Authority's convenience or the failure of the Contractor to fulfill the contract obligations (cause/default). The Lincoln Housing Authority shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the Lincoln Housing Authority all information, reports, papers, and other materials accumulated or generated in performing the contract, whether completed or in process.

(b) If the termination is for the convenience of the Lincoln Housing Authority, the Housing Authority shall be liable only for payment for services rendered before the effective date of the termination.

(c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (cause/default), the Lincoln Housing Authority

may (1) require the Contractor to deliver to it, in the manner and to the extent directed by the Housing Authority, any work described in the Notice of Termination; (2) take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable for any additional cost incurred by the Housing Authority; and (3) withhold any payments to the Contractor, for the purpose of set-off or partial payment, as the case may be, of amounts owed by the Housing Authority by the Contractor. In the event of termination for cause/default, the Housing Authority shall be liable to the Contractor for reasonable costs incurred by the Contractor before the effective date of the termination. Any dispute shall be decided by the Executive Director of the Lincoln Housing Authority.

6.) The Contractor acknowledges and understands that he/she will furnish and deliver to the Lincoln Housing Authority current proof of insurance in the form specified. (Prior to doing any work on LHA property.)

7.) The Contractor acknowledges and understands that if he/she is an Independent Contractor, the Authority will register the Contractor as a New Hire on www.ne-newhire.com. as required under Nebraska Statute 48-2301 for the purposes of facilitating the collection of child support.

8.) The Contractor acknowledges and understands that he/she meets the definition of a "Public Contractor" for the purposes of Nebraska Revised Statutes, Chapter 4, 4-114, and he/she will furnish and deliver to the Lincoln Housing Authority an executed Lincoln Housing Authority E-Verify Certification. (Prior to doing any work on LHA property.)

9.) By submitting a bid or cost proposal, the Contractor acknowledges and understands that under Nebraska law, he/she is not entitled to file any construction lien against the real estate owned by the Lincoln Housing Authority for or pertaining to the work, materials or equipment detailed in the contract or purchase order. The Contractor also agrees to include this same disclosure in any subcontracts with subcontractors or suppliers related to the bid or cost proposal. For only those construction contracts for which the contract sum is greater than \$100,000, in order to protect the rights of your suppliers and subcontractors to be paid as set out in Neb. Rev. Stat. Sections 52-118.01 and 52.118.02, the Contractor acknowledges and understands that he/she will furnish and deliver to the Lincoln Housing Authority a Labor and Material Payment Bond and the cost of said bond is to be included in the bid or cost proposal.

10.) For construction contracts, the Contractor acknowledges and understands that under the provisions of the Toxic Substances Control Act, effective April 22, 2010, all contractors who disturb painted surfaces in pre-1978 housing must be a U.S. Environmental Protection Agency recognized "Certified Renovator" unless the property meets one of the exceptions (i.e., property tested negative for lead paint, not a child occupied facility, etc.). *Mahoney Manor is not a child occupied facility, so this regulation would not apply to this project.*

Insurance: Before starting any work, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage listed below, or greater if required by law, is in force. Contractor shall maintain the specified insurance coverage until all obligations under this Contract are satisfied. Failure to do so shall constitute material breach of this Contract upon which the Owner may immediately terminate the Contract. Insuring company must be lawfully authorized to do business in the State of Nebraska and rated at least A-VII in the current Best Company ratings. Evidence of rating must be provided along with the certificate of insurance. The Contractor’s insurance certificate shall list The Housing Authority of the City of Lincoln, its officers, officials, agents, employees and volunteers as Additional Insureds. If, by the terms of this insurance, any mandatory deductibles are required, the Contractor shall be responsible for payment of mandatory deductibles in the event of a paid claim.

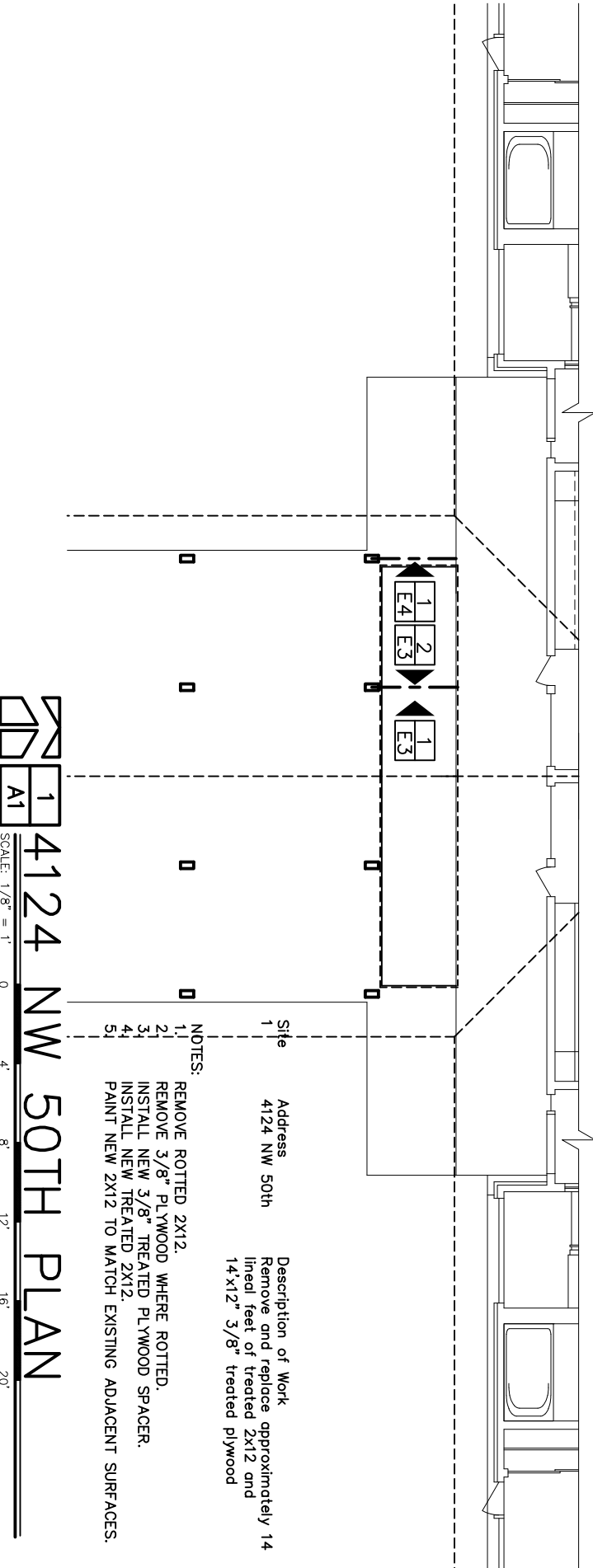
1.	General Liability:	
	Each Occurrence	\$1,000,000
	Damage to Rented Premises	\$ 0
	Medical Expense (Any one person)	\$ 0
	Personal & Advertising Injury	\$1,000,000
	General Aggregate	\$2,000,000
	Products Completed/Operations Aggregate	\$2,000,000
2.	Automobile Liability:	
	Combined Single Limit	\$ 500,000
	or	
	Bodily Injury (Per person)	\$ 250,000
	Bodily Injury (Per accident)	\$ 500,000
	Property Damage (Per accident)	\$ 100,000
3.	Umbrella Liability/Excess Liability:	
	Each Occurrence	\$ 0
	Aggregate	\$ 0
4.	Worker’s Compensation & Employer’s Liability:	
	Worker’s Compensation	Statutory
	E.L. Each Accident:	\$ 500,000
	E.L. Disease (Each employee)	\$ 500,000
	E.L. Disease (Policy limit)	\$ 500,000

SITE LIST

Site	Location	Remarks*
1.	4124 NW 50th	See drawings 2/A2, 1/E3, 2/E3, and 1/E4 for work at this site.
2.	5139 W Loring	See drawings 1/A3 and 1/E1 for work at this site.
3.	5024/30 W Metzger	See drawings 2/A1, 2/E1, 1/E2, 2/E2, 1/E3, 2/E3, and 1/E4 for work at this site.
4.	5124 W Vale	See drawings 1/A4, 1/E3, 2/E3, and 1/E4 for work at this site.
5.	5201/07 W Vance	See drawings 2/A4, 2/E1, 1/E2, 2/E2, 1/E3, 2/E3, and 1/E4 for work at this site.
6.	5124/30 W Superior	See drawings 1/A5, 2/E1, 1/E2, 2/E2, 1/E3, 2/E3, and 1/E4 for work at this site.
7.	5030 W Elba	See drawings 2/A5, 1/E3, and 2/E3 for work at this site.


END OF SITE LIST

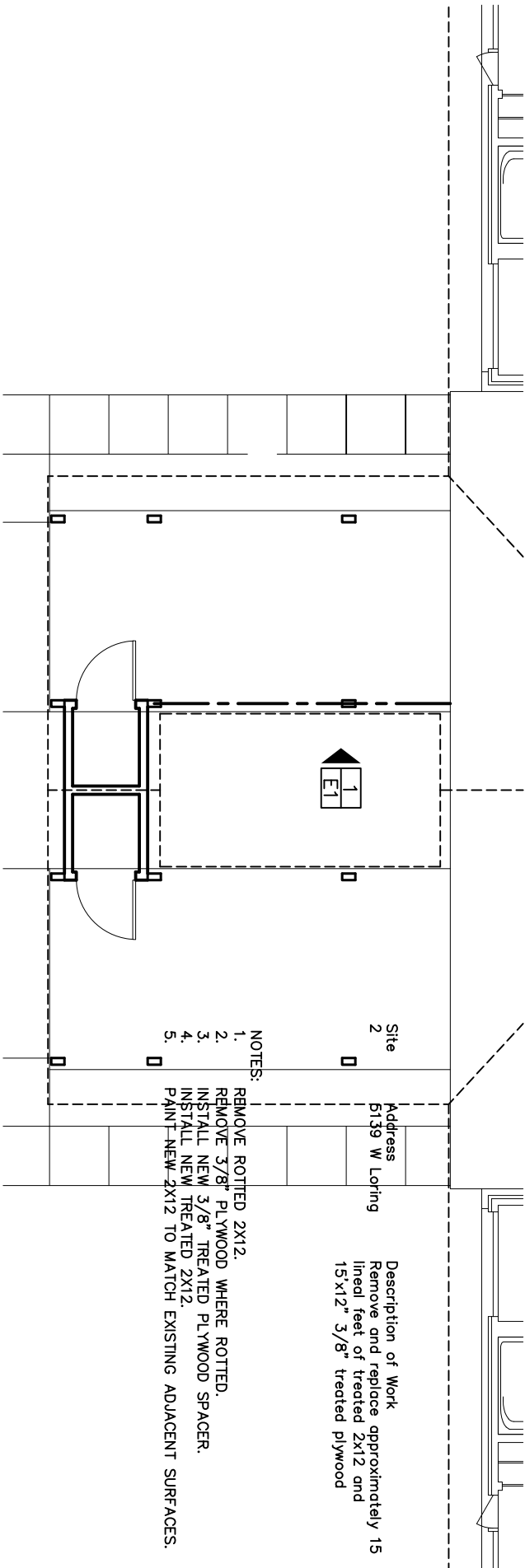
**Contractor shall verify quantities of material at each site prior to submitting a proposal for the work.*



Site
 Address
 4124 NW 50th
 Description of Work
 Remove and replace approximately 14
 lineal feet of treated 2x12 and
 14'x12" 3/8" treated plywood

NOTES:
 1. REMOVE ROTTED 2X12.
 2. REMOVE 3/8" PLYWOOD WHERE ROTTED.
 3. INSTALL NEW 3/8" TREATED PLYWOOD SPACER.
 4. INSTALL NEW TREATED 2X12.
 5. PAINT NEW 2X12 TO MATCH EXISTING ADJACENT SURFACES.


 1
 A1
 4124 NW 50TH PLAN
 SCALE: 1/8" = 1'
 0 4 8 12 16 20



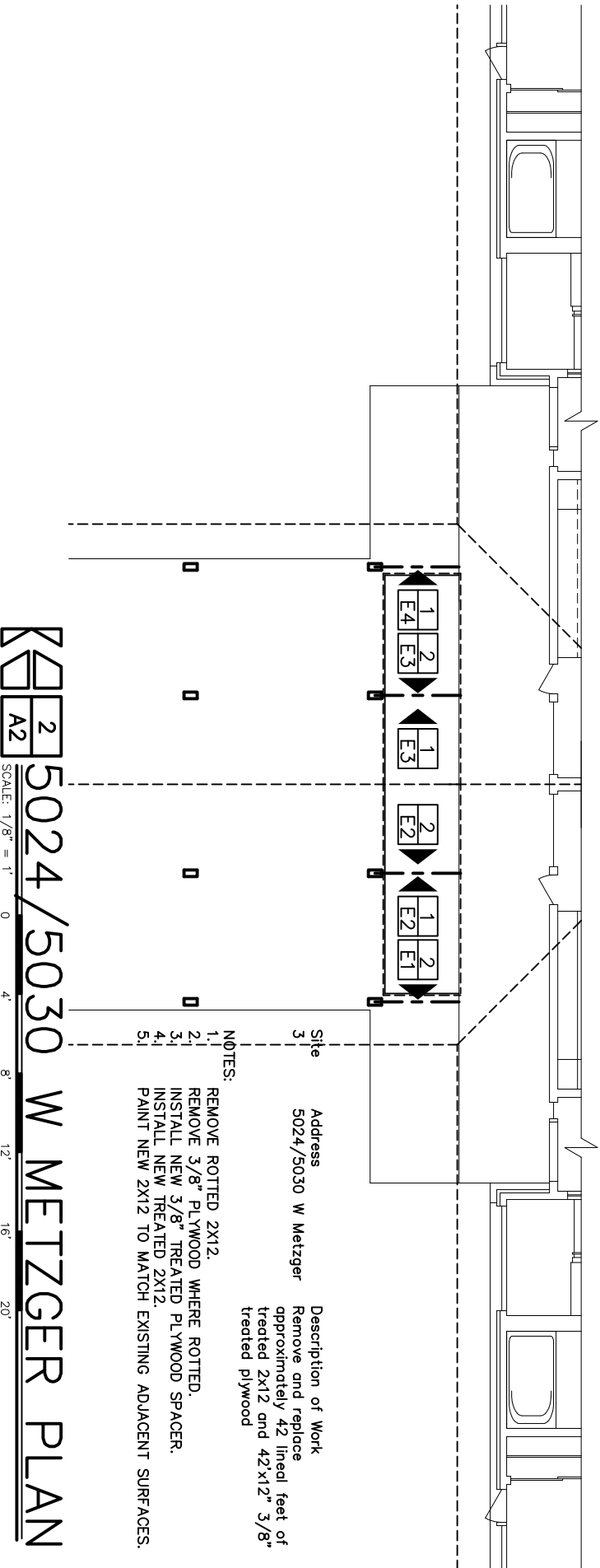
Site
Address
5139 W Loring

Description of Work
Remove and replace approximately 15
lineal feet of treated 2x12 and
15'x12" 3/8" treated plywood

- NOTES:
1. REMOVE ROTTED 2X12.
 2. REMOVE 3/8" PLYWOOD WHERE ROTTED.
 3. INSTALL NEW 3/8" TREATED PLYWOOD SPACER.
 4. INSTALL NEW TREATED 2X12.
 5. PAINT NEW 2X12 TO MATCH EXISTING ADJACENT SURFACES.

5139 W LORING PLAN

SCALE: 1/8" = 1' 0" 4' 8' 12' 16' 20'



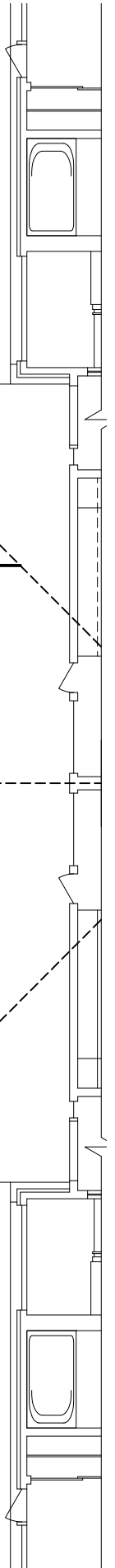
Site
Address
5024/5030 W Metzger

Description of Work
Remove and replace
approximately 42 lineal feet of
treated 2x12 and 42'x12" 3/8"
treated plywood

- NOTES:
1. REMOVE ROTTED 2X12.
 2. REMOVE 3/8" PLYWOOD WHERE ROTTED.
 3. INSTALL NEW 3/8" TREATED PLYWOOD SPACER.
 4. INSTALL NEW TREATED 2X12.
 5. PAINT NEW 2X12 TO MATCH EXISTING ADJACENT SURFACES.

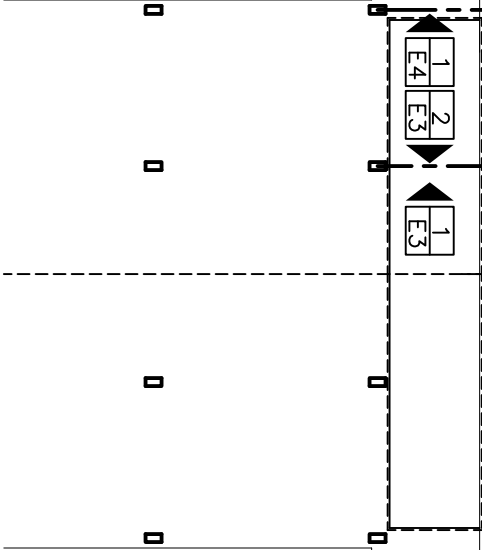
5024/5030 W METZGER PLAN

SCALE: 1/8" = 1' 0" 4' 8' 12' 16' 20'



Site 4
Address 5124 W Vale

Description of Work
Remove and replace approximately 21 lineal feet of treated 2x12 and 21'x12" 3/8" treated plywood

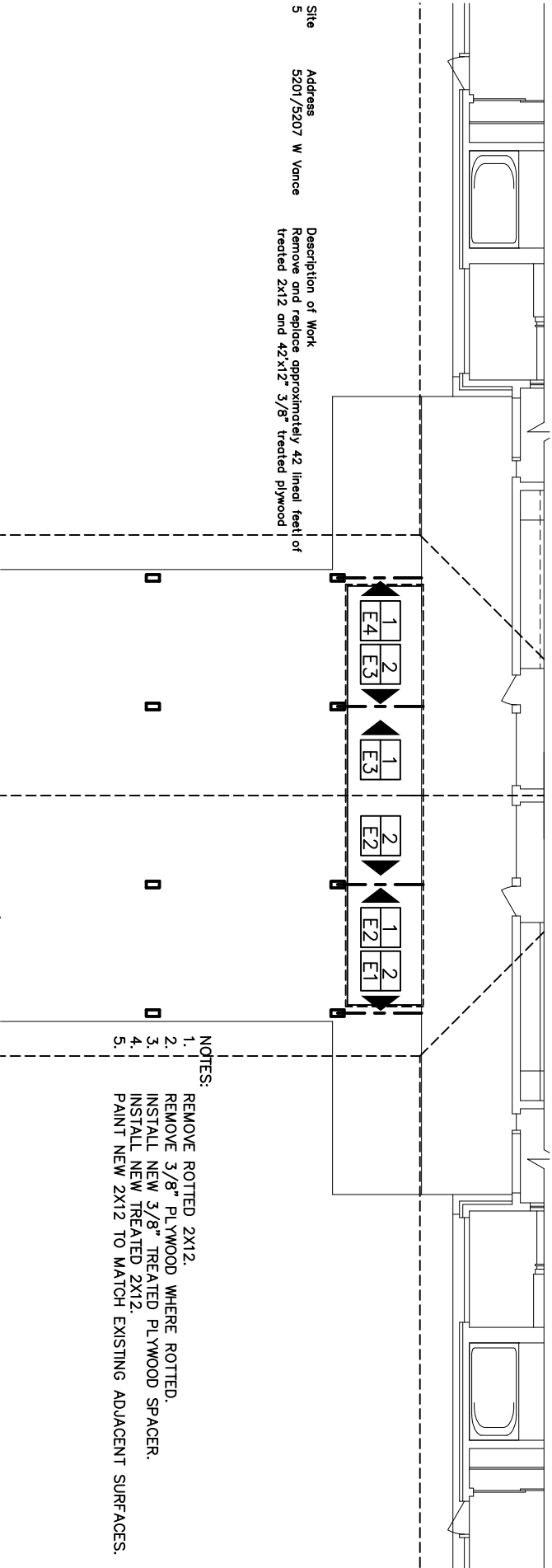


- NOTES:
1. REMOVE ROTTED 2X12.
 2. REMOVE 3/8" PLYWOOD WHERE ROTTED.
 3. INSTALL NEW 3/8" TREATED PLYWOOD SPACER.
 4. INSTALL NEW TREATED 2X12.
 5. PAINT NEW 2X12 TO MATCH EXISTING ADJACENT SURFACES.

5124 W VALE PLAN
SCALE: 1/8" = 1' 0"

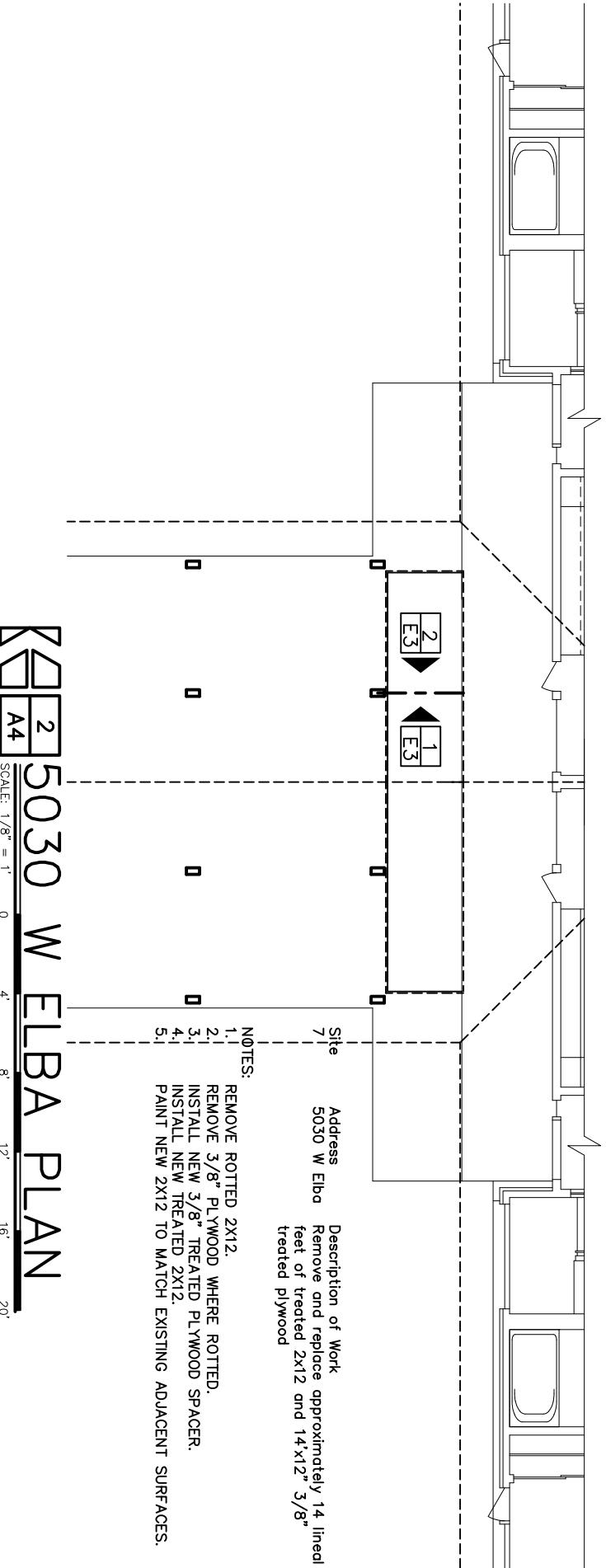
Site 5
Address 5201/5207 W Vance

Description of Work
Remove and replace approximately 42 lineal feet of treated 2x12 and 42'x12" 3/8" treated plywood



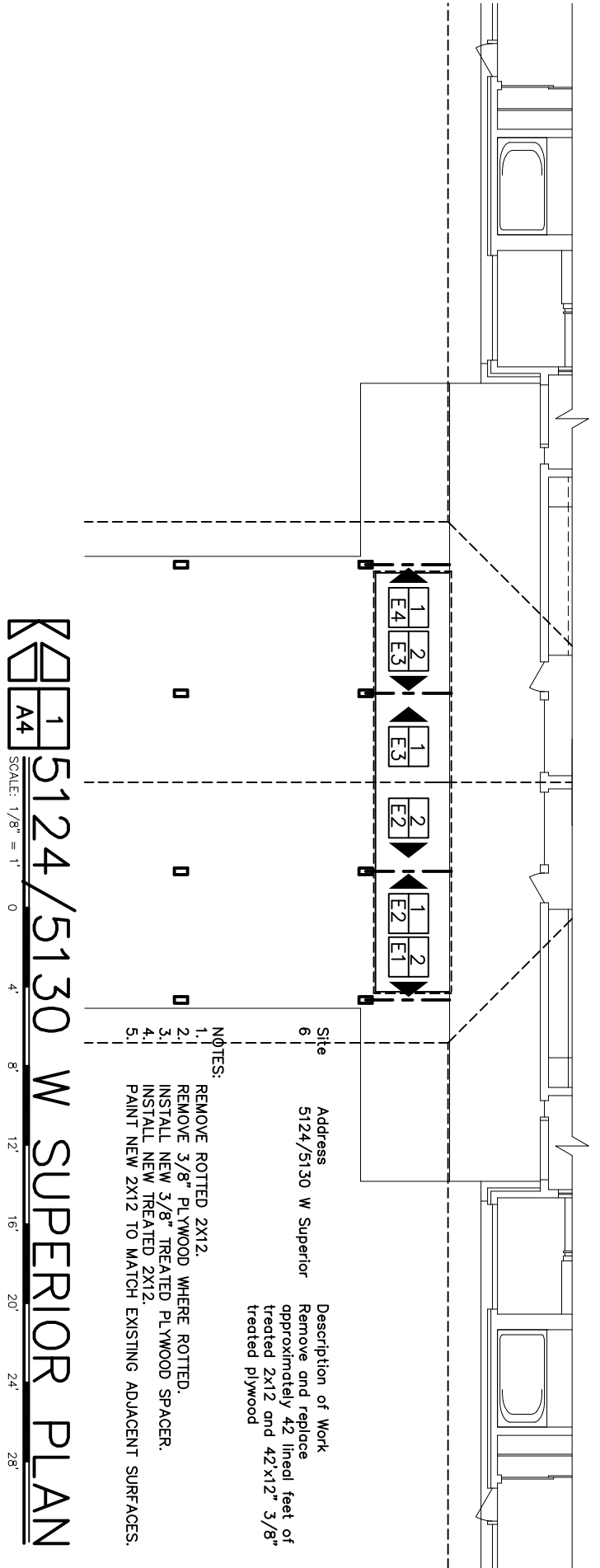
- NOTES:
1. REMOVE ROTTED 2X12.
 2. REMOVE 3/8" PLYWOOD WHERE ROTTED.
 3. INSTALL NEW 3/8" TREATED PLYWOOD SPACER.
 4. INSTALL NEW TREATED 2X12.
 5. PAINT NEW 2X12 TO MATCH EXISTING ADJACENT SURFACES.

5201/5207 W VANCE PLAN
SCALE: 1/8" = 1' 0"



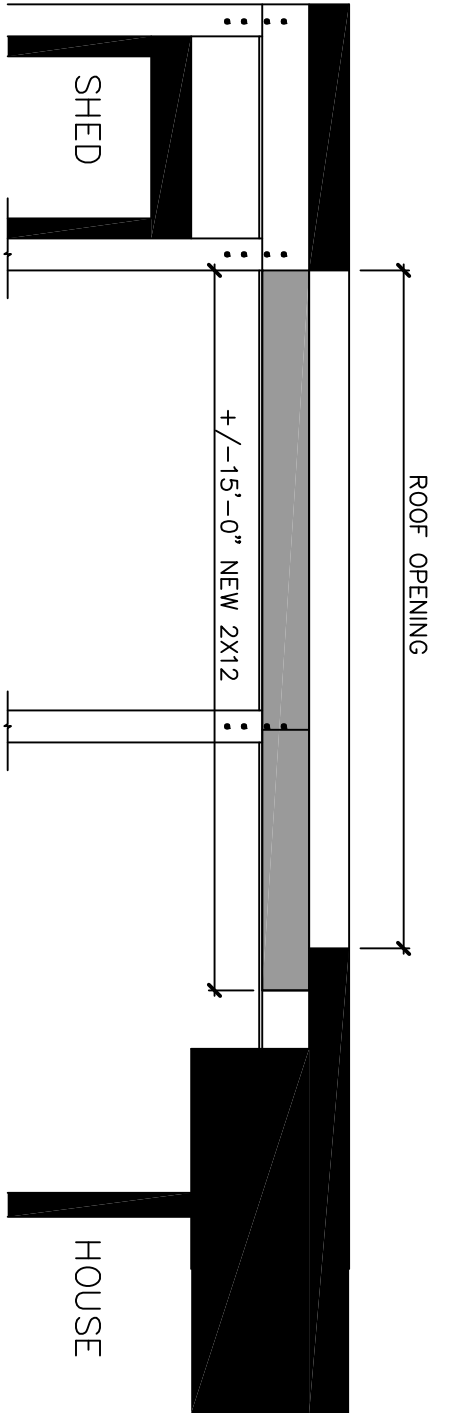
Site
Address
5030 W Elba
Description of Work
Remove and replace approximately 14 lineal feet of treated 2x12 and 14'x12" 3/8" treated plywood

NOTES:
1. REMOVE ROTTED 2X12.
2. REMOVE 3/8" PLYWOOD WHERE ROTTED.
3. INSTALL NEW 3/8" TREATED PLYWOOD SPACER.
4. INSTALL NEW TREATED 2X12.
5. PAINT NEW 2X12 TO MATCH EXISTING ADJACENT SURFACES.



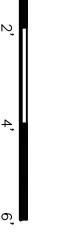
Site
Address
5124/5130 W Superior
Description of Work
Remove and replace approximately 42 lineal feet of treated 2x12 and 42'x12" 3/8" treated plywood

NOTES:
1. REMOVE ROTTED 2X12.
2. REMOVE 3/8" PLYWOOD WHERE ROTTED.
3. INSTALL NEW 3/8" TREATED PLYWOOD SPACER.
4. INSTALL NEW TREATED 2X12.
5. PAINT NEW 2X12 TO MATCH EXISTING ADJACENT SURFACES.



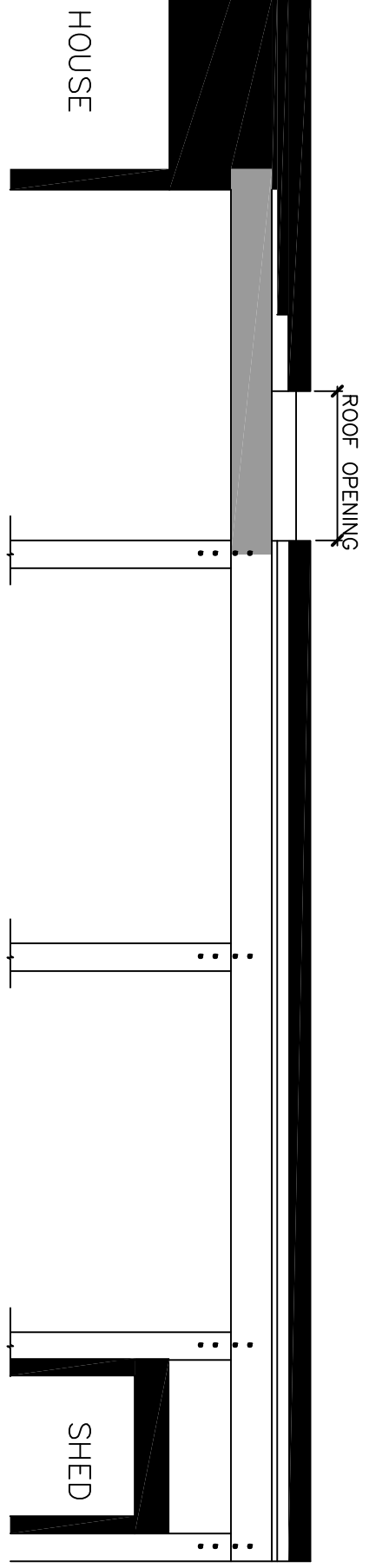
1
E1

SECTION



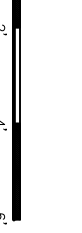
SITE 2

ADDRESS 5139 W LORING



2
E1

SECTION



SITE 3
5
6

ADDRESS 5024/5030 W METZGER
5201/5207 W VANCE
5124/5130 W SUPERIOR

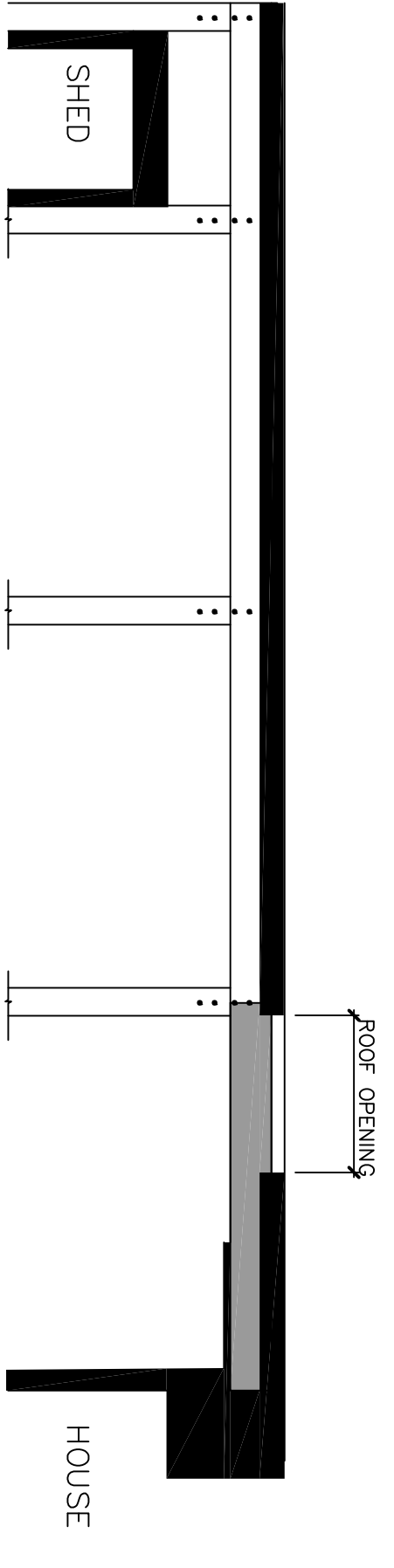
E1

Lincoln Housing Authority

5700 "R" Street Lincoln, Nebraska 68505 Ph.(402) 434-5558

9/27/2024

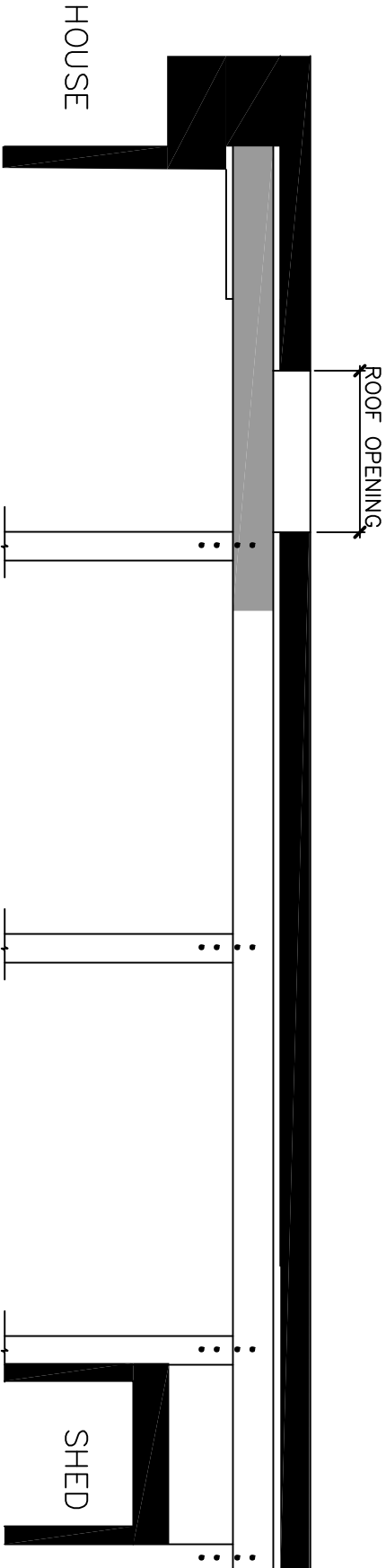
AHT CARPORT BEAMS 2024



1
SECTION

SCALE: 1/4" = 1' 0 2' 4' 6'

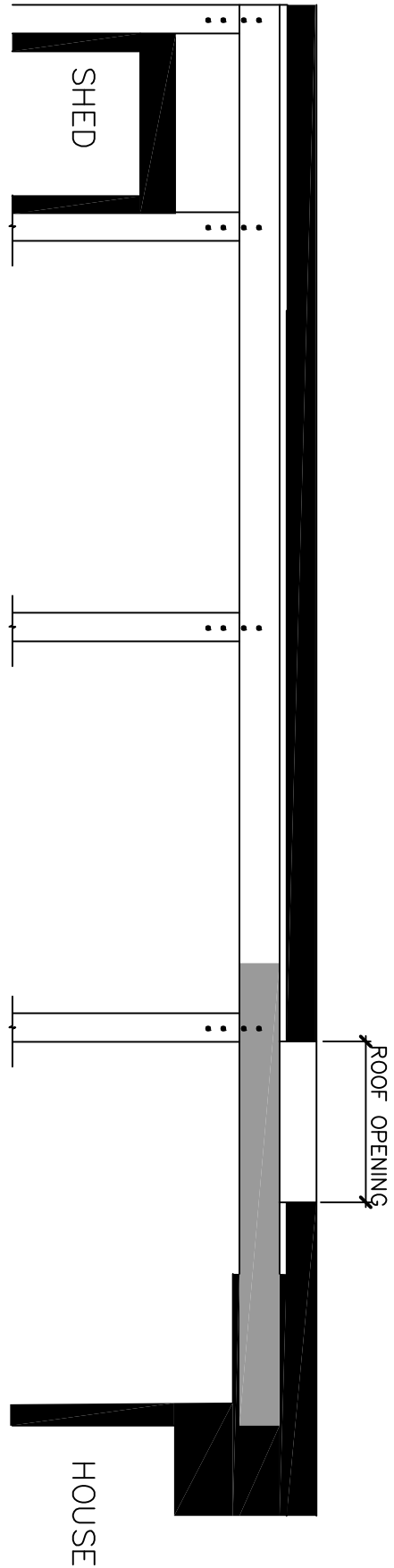
SITE
ADDRESS
 3 5024/5030 W METZGER
 5 5201/5207 W VANCE
 6 5124/5130 W SUPERIOR



2
SECTION

SCALE: 1/4" = 1' 0 2' 4' 6'

SITE
ADDRESS
 3 5024/5030 W METZGER
 5 5201/5207 W VANCE
 6 5124/5130 W SUPERIOR



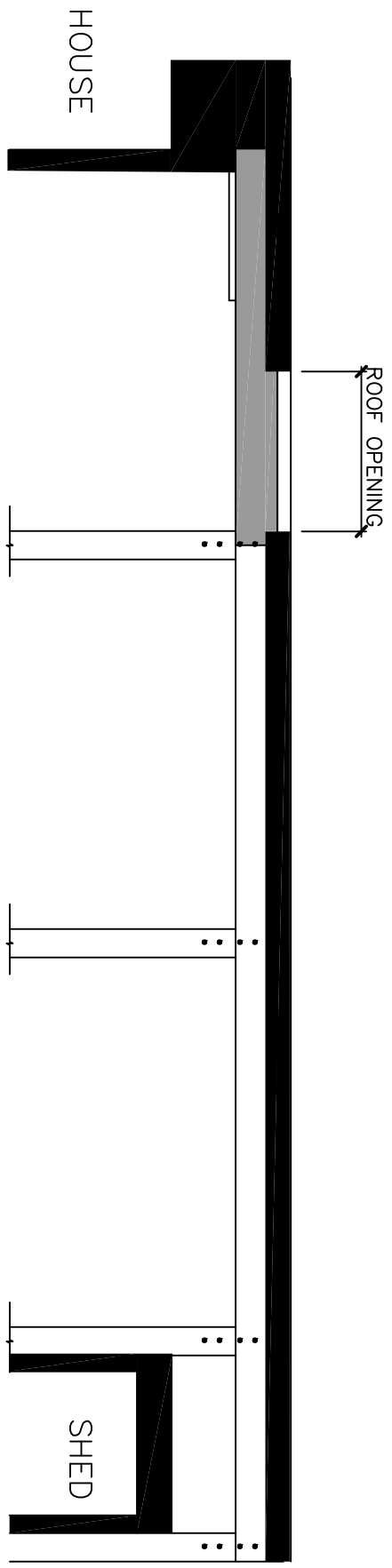
SLED

ROOF OPENING

HOUSE

1
SECTION
E3
SCALE: 1/4" = 1'

- | | |
|------|----------------------|
| SITE | ADDRESS |
| 1 | 4124 NW 50TH |
| 3 | 5024/5030 W METZGER |
| 4 | 5124 W VALE |
| 5 | 5201/5207 W VANCE |
| 6 | 5124/5130 W SUPERIOR |
| 7 | 5030 W ELBA |



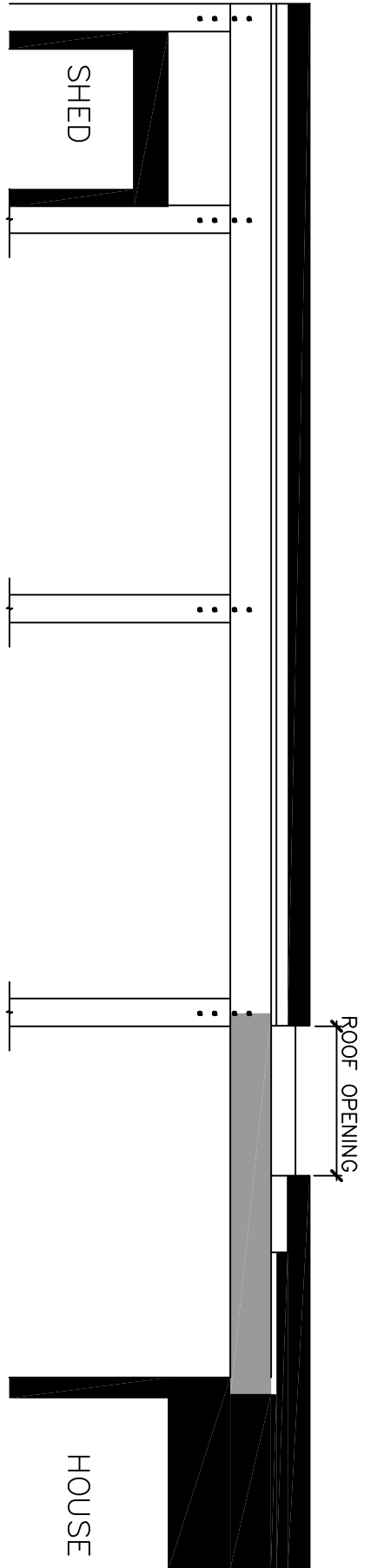
HOUSE

ROOF OPENING

SLED

2
SECTION
E3
SCALE: 1/4" = 1'

- | | |
|------|----------------------|
| SITE | ADDRESS |
| 1 | 4124 NW 50TH |
| 3 | 5024/5030 W METZGER |
| 5 | 5201/5207 W VANCE |
| 6 | 5124/5130 W SUPERIOR |
| 7 | 5030 W ELBA |



1
E4

SECTION

SCALE: 1/4" = 1' 0 2' 4' 6'

SITE	ADDRESS
1	4124 NW 50TH
3	5024/5030 W METZGER
5	5201/5207 W VANCE
6	5124/5130 W SUPERIOR

E4

Lincoln Housing Authority
5700 "R" Street Lincoln, Nebraska 68505 Ph.(402) 434-5558

AHT CARPORT BEAMS 2024