

**Exhibit 1**

**SCOPE OF SERVICES**

1.1 The HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY is soliciting bids for the renovation/repair of ten (10) 1BR Dwelling Unit housing units. The work under this IFB shall be performed at the Cottage City Community 4142 Bunker Hill Road, Cottage City, MD 20722 and shall include furnishing all labor, material, equipment, tools, supplies, services and incidentals, and performing all work necessary for the renovation of kitchen, baths, and flooring of ten (10) residential units to include two (2) fully accessible residential units and associated improvements in strict conformance with all of the Contract documents. The work is to include the painting of each unit. All walls shall be cleaned, patched and painted. This work is being financed, in whole or in part, through grants provided by the Prince George's County Community Development Block Grant (CDBG) the Housing and Urban Development, **Davis-Bacon labor standards** will apply.

**GENERAL**

**1. PAINTING**

Contractor to include all materials labor and tools. Prepare and evenly apply 2 coats of paint to all walls, trim and ceiling surfaces, per specifications. Living room to have one(1) feature wall painted one of two pre-selected colors. Clean all surfaces upon completion

**2. FLOORING & BASE**

Install new LVT planks flooring over existing. Install 4" cove base . Level all floors w/latex underlayment(as needed). All necessary thresholds are to be installed. All seams invisible. All Whole boxes to remain on site.

**3. LIGHTING**

Remove existing and install new energy efficient light fixtures. Install, connect, patch, repair and paint per CDs. LED lighting to be used wherever possible.

**4. INTERIOR DOORS**

Remove existing closet doors & frames. Install new doors, framing and finish per CDs. Install new Pre-hung 6 panel hollow core doors and bi-fold doors and hardware. Install door stops at all doors and provide hardware and locksets as required. Patch, repair & paint walls & ceilings Patch, repair & paint, per specifications.

**5. SMOKE DETECTORS ( Provided by HAPGC)**

Remove existing and install new wired smoke detectors with battery backup unit. Install a additional unit in bedroom. Inter connect to existing circuit. Install, connect, patch, and repair. Paint per · CDs.

#### 6. SUPPLY AND RETURN AIR REGISTERS

Remove existing and Provide and install new supply and return registers.

#### 7. ELECTRICAL OUTLET AND SWITCH COVERS

Replace all existing GFCI with new. Replace all existing outlets and switches. Remove existing and install new outlet and switch covers

#### 8. Horizontal Louver blinds

Remove all existing blinds. Provide and install new 1" slat plastic room darkening, white horizontal Louver cordless binds within all window jambs. Patch, repair & paint, per specifications.

### **KITCHEN AREAS**

#### 9. Owner supplied Items

The Owner is to supply kitchen cabinets and countertops. The Owner is to supply the following appliances: Refrigerator, electric stove and garbage disposal.

#### 10. Quality and Workmanship

All materials and workmanship shall meet or exceed all requirements of the local plumbing and electrical codes.

#### 11. WALL & BASE CAB INETS & COIJNTERTOPS

Remove existing cabinets, countertops and splashes. Install new wood wall and base cabinets, countertops and splashes. Patch, repair and paint, per CDs. The Owner is to supply kitchen cabinets and countertop.

#### 12. KITCHEN SINK & FAUCET

Remove existing & install new single bowl sink, faucet & Accessories. Connect to existing waste, vent lines. Provide new Supply line and cut-off valves. Connect, patch, repair & paint, per specifications.

#### 13. GARBAGE DISPOSALS

Remove existing Install new garbage disposals. Install connect, patch, and repair and paint per CDs. The Owner is to supply garbage disposal.

#### 14. RANGEHOODS & RANGE OUTLETS

Remove existing and install new range hoods. Install over existing range outlet and install new recessed outlet behind range. Install, connect, patch, repair and paint, per specifications.

**BATH ROOM AREAS**

**15. CERAMIC TILE FLOORING AND TUB SURROUND**

Remove existing wall surround panels & tub liners. Install new tub. Install cement backer and 6x6 Ceramic tile and 2x2 accent tile, to tub surround (wet) area. Tile is to extend from tub rim to ceiling. The Bathroom floor is to receive 2x2 ceramic tiles. Apply one course of curved base tile around perimeter of floor. Install beveled 4" x ¾" marble threshold at door. Patch, repair & paint, per specifications.

**16. WATER CLOSET**

Remove existing and install new 2-piece 1.28 GPF HI-EFF toilet (ADA Compliant) , elongated seats, piping valves, accessories, and toilet paper dispensers. Patch, repair & paint, per specifications.

**17. SINK, FAUCETS, MEDICINE CABS & VANITIES**

Remove existing & install new sink, faucets, shower faucet, vanities, medicine cabinets light fixtures, GFI outlets, soap dish, toothbrush holders, towel rod & accessories. Water saving aerators are to be employed. Patch, repair & paint, per specifications.

**18. SAFETY GRAB BARS**

Remove existing & install new safety grab (1 ½" dia.) bars in bathroom per plan an specifications. Patch, repair & paint, per specifications. 505 Units will have additional requirements and or equipment, see detailed specifications.

**19. Bath Exhaust Vent**

Remove existing and install new bath exhaust vent. Install in existing opening. Install, connect, patch, repair and paint, per specifications

END