

April 11, 2024

**ADDENDUM #7**  
**TO THE**  
**BID CONTRACT DOCUMENTS AND SPECIFICATIONS**  
**FOR IFB-2024-16**  
**INTERIOR REMODEL AND SITE IMPROVEMENTS OF ROSELAND ESTATES AND**  
**ROSELAND TOWNHOMES LOCATED IN DALLAS, TEXAS**

Clarifications, amendments, additions and/or deletions to the plans and specifications are hereby incorporated as follows:

**Additions:** *N/A*

**Amendments:** *N/A*

**Clarifications:** *N/A*

**Questions:**

1. Are the existing thermostats to be changed out?  
*Yes. Replace with Honeywell, non-programmable thermostat (on, off, auto) or DHA approved equal. Contractor shall pull new low voltage wiring if existing wiring is faulty.*
2. Some restrooms have been found to have a tile wainscot, some not. What is to be done, as there is no way to properly bid not knowing which ones do or do not?  
*Replace all tile wainscot that exceeds the tub/shower area with sheetrock. Patch, tape, texture and paint for a consistent repair throughout all units and bathrooms. Bid Form has been revised to include a cost for material/labor per sq. ft. to account for the specific instances where this condition exists.*
3. Are we to change out the restroom exhaust fans?  
*Yes. Replace existing restroom exhaust fans per the DHA Finish Guide. Install new exhaust fans in restrooms that do not have an existing fan. Wire so that light and fan are controlled by one switch. Bid Form has been revised to include a cost for material/labor per bathroom.*
4. Are we to install new smoke detectors in the units?  
*Yes. Replace/install all smoke/carbon monoxide detectors in accordance with the Dallas Fire Code.*

5. The SOW for IFB2024-16, Addendum 5, states the contractor shall "Furnish and Install new EnergyStar rated appliances (refrigerator, stove, dishwasher, and hood vent). The DHA Finish Guide shows an undercabinet microwave instead of the hood vents). Are we to include pricing to provide a microwave or a hood vent (which is currently in place)?  
*In this scope of work the contractor shall replace existing vent hoods with same/similar ductless vent hoods.*  
*The DHA Finish Guide is not intended to be all inclusive of every material item but to standardize the interior look of all DHA properties, where and when possible.*
6. The SOW for IFB2024-16, Addendum 5, states the contractor shall "Remove all existing interior doors and install new". The DHA Finish Guide includes a Steel Pre-hung Exterior Door. Are we to provide pricing for the Front and Rear Entry exteriors doors?  
*The scope of work is for the replacement of interior doors per the DHA Finish Guide. No exterior doors, front or back, are being replaced in this scope of work.*
7. Has DHA established an estimated budget for renovations at both Roseland Estates and Roseland Townhomes? If so, can that information be shared as a R.O.M. to help guide overall pricing?  
*Yes. A R.O.M. will not be provided at this time.*
8. Will DHA establish an Owner Controlled Contingency to cover any unforeseen scope gaps discovered during renovations?  
*Yes.*
9. The porcelain tile w/ marble look finish, does not come with a cove base style accessory tile. We can 1) use a cut tile base as a replacement for cove base, 2) Use a Schluter metal cove trim insert, 3) Or select a different tile line altogether. Please advise.  
*Use a Schluter metal cove trim insert.*

**Deletions:** *N/A*



**BID FORM**

Date \_\_\_\_\_

**DHA  
3939 N. Hampton Road  
Dallas, Texas 75212**

Gentlemen:

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and the specifications (including Invitation for Bids, Instruction to Bidders, this Bid, the Forms of Bid Bond, Non-Collusive Affidavit, Contract, Performance Bond, Payment Bond, General Conditions, Special Conditions, Technical Provisions and the Drawings) and Addenda, if any, and on file in the office of the Housing Authority of the City of Dallas, 3939 N. Hampton Road, Dallas, Texas, 75212, hereby propose to furnish all labor, materials, equipment and services required for the work, all in accordance therewith.

**TOTAL BASE BID** for the **Interior Remodel at Roseland Estates and Roseland Townhomes** as specified herein for the sum of:

\_\_\_\_\_

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

**TOTAL BASE BID** for the **Interior Remodel at Roseland Estates** as specified herein for the sum of:

\_\_\_\_\_

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

**TOTAL BASE BID** for the **Interior Remodel at Roseland Townhomes** as specified herein for the sum of:

\_\_\_\_\_

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

**Trash out cost:**

Light – sweeping, small debris removal.	\$ _____ per/unit
Medium – bags, boxes, trash and debris.	\$ _____ per/unit
Heavy – furniture, mattresses, bags, boxes, debris	\$ _____ per/unit

Exhaust fan installation	\$ _____ per/bathroom
Sheetrock	\$ _____ per/sq.ft.

Bidder acknowledges receipt of the following addenda \_\_\_\_\_. Yes/No

**BID FORM**

Bidder acknowledges completion of the Bid Qualification Schedule \_\_\_\_\_.

Yes/No

2. In submitting the bid, it is understood that the right is reserved by the PHA to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within 60 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within the ten (10) days after the contract is presented to him for signature.

3. Security in the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) in the form of \_\_\_\_\_ is submitted herewith in accordance with the Specifications.

4. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

5. The bidder represents that he ( ) has, ( ) has not, participated in a previous contract or subcontract subject to the equal opportunity clause prescribed by Executive Orders 10925, 11114 or 11246 or the Secretary of Labor; that he ( ) has, ( ) has not, filed all required compliance reports; and that representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards.(The above representation need not be submitted in connection with contract or subcontracts which are exempt from the clause.)

6. Certification of Non-segregated Facilities, by signing this bid, the bidder certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms,

restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking facilities provided for employees which are segregated by explicit directive or are in fact

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segregated on the basis of race, color, religion or national origin, because of habit, local custom or otherwise.

- 7. He further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause; that he will retain such certification in his files; and that he will forward a notice to his proposed subcontractors as provided in the Instructions to Bidders.

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

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

BY: \_\_\_\_\_  
(Signature of Bidder)

\_\_\_\_\_  
(Name of Bidder)

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

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

\_\_\_\_\_  
(Tax I.D. #)