

PAINTING SPECIFICATIONS/STATEMENT OF WORK

The Contractor shall provide painting services to the following PHA properties as they become vacant, that includes (420 public housing units located within 9 developments and ranging from 0-5 bedrooms) plus affordable housing units.

• Westover Manor	0 – 2	Bedrooms	
• Annie Mae Spells		1	“
• Lemon Heights Homes	1 – 4	“	
• Madison Court	0 – 2	“	
• Northside Homes	2 – 5	“	
• Dr. James A. Long	1 – 4	“	
• Dr. James A. Long CTs	4 – 5	“	
• Rosa K. Ragsdale	2 – 3	“	
• Westover AL’s	0 – 1	“	

Below is a list of average square footage per bedroom size. (Please note that these are only average square footages and we strongly suggest that you take your own measurements for accuracy):

- Efficiency – 468 SQ FT
- 1 Bedroom – 533 SQ FT
- 2 Bedroom – 826 SQ FT
- 3 Bedroom – 1037 SQ FT
- 4 Bedroom – 1318 SQ FT
- 5 Bedroom – 1475 SQ FT

1. The Contractor agrees to prepare all units for painting such as removal of door hardware, globes, shades, switch covers, receptacle covers, and nails from walls. In addition, the Contractor will scrap any loose paint, caulk (spackle) holes and cracks in walls and any other items that may be in the way of painting.

2. Contractor agrees to complete units within 72 hours (including weekends and holidays) of notification of vacancy (This means that the contractor shall have the unit painted and completed within 3 days of notification). A penalty clause in the amount of **\$50.00** per day per unit for units not completed within the required timeframe, unless a contractor has a valid reason for delay. Contractor must provide valid reasoning for painting delay and acceptable to CEO or his designee.

3. General painting of units shall include the following:
 - All interior walls
 - Baseboard
 - Ceiling
 - Shelving

- Interior and exterior doors and jambs
 - Bathroom medicine cabinets
 - Exterior storage rooms shall also be painted along with exterior window ledges and exterior wood posts on porch.
 - All screen doors and window frames.
4. Contractor will paint all screen doorjambs and window frames, as needed both interior and exterior.
 5. Contractor agrees to provide all equipment, materials and tools for painting. If contractor is to provide paint, specifications of paint must be approved by PHA.
 6. Contractor will apply 2 coats of paint.
 7. Contractor will not clean brushes, rollers or any other painting tools in the units. Paint is not to be poured down any drains or in bathtubs.
 8. Contractor is required to clean any over spray and to remove painting debris from each unit after the job is complete.
 9. Contractor is responsible to move appliances for painting walls that are located behind such appliance.
 10. All paint and finish must be done at a professional level.
 11. The Local Authority Director of Maintenance or his designee will inspect and approve all work.

