



Keystone Family Homes

## **Scope-Of-Work:**

### **FAMILY UNIT REHABILITATION & NEW COMMUNITY BUILDINGS**

Housing Authority of the City of Springfield is a Public Housing Agency in Springfield, Missouri that participates in the Section 8 Housing Choice Voucher (HCV), and Public Housing programs.

The Housing Authority of the City of Springfield Housing Choice Voucher Waiting List is open indefinitely and the Public Housing Waiting List is also open indefinitely.

The Housing Authority of the City of Springfield, Missouri, (**H.A.S. Properties**) is committed to providing quality, affordable housing that is decent and safe to eligible families in the community. The Housing Authority strives to make the best use of all available resources so that residents may live in an environment that is clean, well-maintained, and attractive.

The goal of Housing Authority of Springfield is to manage public housing units in a manner that is consistent with good, financially sound property management practices. By taking advantage of available community and government resources and to provide residents with as many opportunities for economic self-sufficiency as can be identified.

Housing Authority of Springfield endeavors to instill pride and a desire for an enhanced quality of life for its residents and their families. The Authority is committed to serving its residents and the entire community in a manner that demonstrates professional courtesy, respect and caring. It is this drive to seek excellent that the Housing Authority has established a partnership with **BGC Advantage** to assist in refocusing its business model to Rental Assistance Demonstration (RAD) Program.

Under this RAD Program, the Housing Authority has committed itself to rehabilitating all the buildings in its portfolio. The first phase of this rehabilitation includes the following building sites:

- **1. Bolivar Road Apartments (Including New Community Building)**
- **2. Cedarbrook Apartments (Including New Community Building)**
- **3. Dogwood Apartments**
- **4. Glenwood Apartments**
- **5. Scattered & Circle Unit Duplexes**
- **6. Villa Marie Apartments**

## **BOLIVAR ROAD APARTMENTS:**

Bolivar Road Apartment Complex was built in June 1971, it is located on 2336 North Bolivar Road, it consists of 12 Buildings, and one single story house within the complex. The 12 buildings that serves as apartment complex consists of 76 Units, with the following breakdown: 14-One Bedroom Units, 33-Two Bedroom Units, 19-Three Bedroom Units, 8-Four Bedroom Units, and 2-Five Bedroom Units.

Each Unit in the complex shall receive extensive rehabilitation which includes the following:



- 1 Removal and replacement of new flooring in each unit, new flooring shall consist of vinyl plank flooring in all public and private areas including living rooms, dining areas, bathrooms, hallways, and any other areas within the units that receives public or visitors. Each bedroom shall also receive new vinyl plank flooring, old carpets or vinyl planks shall be removed and discarded.
- 2 Interior walls shall be repaired and patched as necessary, areas requiring new walls shall match existing, all walls shall be painted with one-coat of primer and two coats of finish.
- 3 Existing windows shall be removed in all units and replaced with single or double hung energy efficient window units. New windows to match existing openings.
- 4 All existing interiors doors shall be replaced with new wood doors, where necessary, walls and frames shall be replaced or adjusted to allow for new doors. New doors to receive new door hardware.
- 5 Attic spaces in all units shall be insulated to meet R-43 insulation.
- 6 Existing kitchen cabinets shall be reworked to allow for new dishwashers. All lower cabinets in kitchen shall receive new plastic laminate countertop.
- 7 All designated handicap units shall be upgraded to full ADA standard Units and all Units shall meet ANSI requirements.
- 8 See specific Interior Finish Schedule for Units to receive new sinks and faucets in the kitchen.
- 9 All Units shall receive garbage disposal and new energy star dishwashers.
- 10 All Units shall receive new energy star washer/dryer combos or separate energy star washers and dryers as space allows.
- 11 All Units shall receive new energy star water heaters
- 12 **PLUMBING:** All tub-showers or shower units to remain in all standard Units, lavatories, and faucets to also remain as existing, However, new 2.5gallon shower heads be installed in tub-showers or shower units. See specific drawings for ADA Units and the specific renovation or rehabilitation required. Insulate all exposed hot water lines.

- 13 HVAC: All existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats.
- 14 ELECTRICAL: (All units) Install new smoke detectors with battery backup, all wiring shall be brought up to current codes, GFI's shall be installed, lights that are not currently energy efficient lights shall be replaced with energy efficient lighting, including exterior wall mounted lighting at the front and back entries  
Install **broadband infrastructure** that will consist of cables, fiber optics, wiring, or other permanent platform necessary to result in the installation of broadband infrastructure in each dwelling unit as necessary to meet Federal Communications Commission's (FCC's)

### **BUILDING EXTERIOR & SITE IMPROVEMENTS:**



- 15 All exterior bricks shall be cleaned, and all exterior sidings shall be removed and replaced with fiber cement siding, color by owner. (Alternate: Replace all existing siding with new vinyl siding. Color by Owner.)
- 16 Remove and replace all shingles on the roofs, new shingles shall be asphalt shingles. if damaged wood decking's' are encountered, they shall be removed and replaced.
- 17 Remove and replace gutters and downspouts as directed by owner's representative.
- 18 All exterior windows shall be removed and replaced with energy efficient windows.
- 19 Wherever necessary, 2" asphalt overlay shall be installed in parking areas.
- 20 All parking shall receive new stripping and handicap signage as required.
- 21 6-Foot Iron Rod fencing with gates shall be installed along property lines.
- 22 New landscaping shall be installed in all areas affected by construction.
- 23 Install new monument identification sign at property.
- 24 New Community Building that includes new administrative office and a common area for residences.
- 25 Existing Community/Maintenance Building will remain but will continue to serve as learning Center for Ozark Community College and Security office. Building shall receive new siding and new shingle roof. Roof shall be extended at entry to serve as canopy at east and west entries.

## **CEDARBROOK APARTMENTS:**

Cedarbrook Apartment Complex was built in June 1972, it is located on 811 North Cedarbrook Avenue, it consists of 20 Buildings, and one single story Office/Maintenance Building within the complex. The 20 buildings that serves as apartment complexes consists of 80 Units, with the following breakdown: 24-One Bedroom Units, 32-Two Bedroom Units, 16-Three Bedroom Units, and 8-Four Bedroom Units.

Each Unit in the complex shall receive extensive rehabilitation which includes the following:



- 1 Removal and replacement of flooring in each unit, new flooring shall consist of vinyl plank flooring in all public and private areas including living rooms, dining areas, bathrooms, hallways, and any other areas within the units that receives public or visitors. Each bedroom shall also receive new vinyl plank flooring, old carpets or vinyl planks shall be removed and discarded.
- 2 Interior walls shall be repaired and patched as necessary, areas requiring new walls shall match existing, all walls shall be painted with one-coat of primer and two coats of finish.
- 3 Existing windows shall be removed in all units and replaced with single or double hung energy efficient window units. New windows to match existing openings.
- 4 All existing interior doors shall be replaced with new wood doors. Where necessary, walls and frames shall be replaced or adjusted to allow for new doors. New doors to receive new door hardware.
- 5 Attic spaces in all units shall be insulated to meet R-43 insulation.
- 6 Existing kitchen cabinets shall be reworked to allow for new dishwashers. All lower cabinets in kitchen shall receive new plastic laminate countertop.
- 7 All designated handicap units shall be upgraded to full ADA standard Units and all Units shall meet ANSI requirements including Americans with Disabilities Act – Title III, 2010 ADA Standards for Accessible Design and Section 504 of the Rehabilitation Act of 1973 – 24 CFR 8.
- 8 See specific Interior Finish Schedule for Units to receive new sinks and faucets in the kitchen.
- 9 All Units shall receive garbage disposal and new energy star dishwashers.
- 10 All Units shall receive new energy star washer/dryer combos or separate energy star washers and dryers as space allows.

- 11 All Units shall receive new energy star water heaters
- 12 **PLUMBING:** All tub-showers or shower units to remain in all standard Units, lavatories, and faucets to also remain as existing, However, new 2.5gallon shower heads be installed in tub-showers or shower units. See specific drawings for ADA Units and the specific renovation or rehabilitation required. Insulate all exposed hot water lines.
- 13 **HVAC:** All existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats.
- 14 **ELECTRICAL:** (All units) Install new smoke detectors with battery backup, all wiring shall be brought up to current codes, GFI's shall be installed, lights that are not currently energy efficient lights shall be replaced with energy efficient lighting, including exterior wall mounted lighting at the front and back entries.  
Install **broadband infrastructure** that will consist of cables, fiber optics, wiring, or other permanent platform necessary to result in the installation of broadband infrastructure in each dwelling unit as necessary to meet Federal Communications Commission's (FCC's)

### **BUILDING EXTERIOR & SITE IMPROVEMENTS:**



- 15 All exterior bricks shall be cleaned, and all exterior sidings shall be removed and replaced with fiber cement siding, color by owner. (Alternate: Replace all existing siding with new vinyl siding. Color by Owner.)
- 16 Remove and replace all shingles on the roofs, new shingles shall be asphalt shingles. if damaged wood decking's' are encountered, they shall be removed and replaced.
- 17 Remove and replace gutters and downspouts as directed by owner's representative.
- 18 All exterior windows shall be removed and replaced with energy efficient windows.
- 19 Wherever necessary, 2" asphalt overlay shall be installed in parking areas.
- 20 All parking shall receive new stripping and handicap signage as required.
- 21 6-Foot Iron Rod fencing with gates shall be installed along property lines.
- 22 New landscaping shall be installed in all areas affected by construction.
- 23 Install new monument identification sign at property.
- 24 New Community Building shall be constructed to serve as common area for residences.



## DOGWOOD APARTMENTS:

Dogwood Apartment Complex was built in December 1982, it fronts the following streets: South Campbell Avenue, South Patton Avenue and West Madison Street. It consists of 6 Four Plex Houses of One-Bedroom Units for a total of 24 – One Bedroom Units.

Each Unit in the complex shall receive extensive rehabilitation which includes the following:



- 1 Removal and replacement of flooring in each unit, new flooring shall consist of vinyl plank flooring in all public and private areas including living rooms, dining areas, bathrooms, hallways, and any other areas within the units that receives public or visitors. Each bedroom shall also receive new vinyl plank flooring, old carpets or vinyl planks shall be removed and discarded.
- 2 Interior walls shall be repaired and patched as necessary, areas requiring new walls shall match existing, all walls shall be painted with one-coat of primer and two coats of finish.
- 3 Existing windows shall be removed in all units and replaced with single or double hung energy efficient window units. New windows to match existing openings.
- 4 All existing interior doors shall be replaced with new wood doors. Where necessary, walls and frames shall be replaced or adjusted to allow for new doors. New doors to receive new door hardware.
- 5 Attic spaces in all units shall be insulated to meet R-43 insulation.
- 6 Existing kitchen cabinets shall be reworked to allow for new dishwashers. All lower cabinets in kitchen shall receive new plastic laminate countertop.
- 7 All designated handicap units shall be upgraded to full ADA standard Units and all Units shall meet ANSI requirements including Americans with Disabilities Act – Title III, 2010 ADA Standards for Accessible Design and Section 504 of the Rehabilitation Act of 1973-24 CFR 8.
- 8 See specific Interior Finish Schedule for Units to receive new sinks and faucets in the kitchen.
- 9 All Units shall receive garbage disposal and new energy star dishwashers.
- 10 All Units shall receive new energy star washer/dryer combos or separate energy star washers and dryers as space allows.

- 11 Existing energy star water heaters in these Units to remain.
- 12 **PLUMBING:** All tub-showers or shower units to remain in all standard Units, lavatories, and faucets to also remain as existing, However, new 2.5gallon shower heads shall be installed in tub-showers or shower units. Insulate all exposed hot water lines.
- 13 **HVAC:** All existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats.
- 14 **ELECTRICAL:** (All units) Install new smoke detectors with battery backup, all wiring shall be brought up to current codes, GFI's shall be installed, lights that are not currently energy efficient lights shall be replaced with energy efficient lighting, including exterior wall mounted lighting at the front and back entries.  
Install **broadband infrastructure** that will consist of cables, fiber optics, wiring, or other permanent platform necessary to result in the installation of broadband infrastructure in each dwelling unit as necessary to meet Federal Communications Commission's (FCC's)

### **BUILDING EXTERIOR & SITE IMPROVEMENTS:**



- 15 All exterior bricks shall be cleaned, and all exterior sidings shall be removed and replaced with fiber cement siding, color by owner. (Alternate: Replace all existing siding with new vinyl siding. Color by Owner.)
- 16 Remove and replace all shingles on the roofs, new shingles shall be asphalt shingles. if damaged wood decking's' are encountered, they shall be removed and replaced.
- 17 Remove and replace gutters and downspouts as directed by owner's representative.
- 18 All exterior windows shall be removed and replaced with energy efficient windows.
- 19 Clean and power wash existing concrete parking, restripe as required. Allotted Handicap parking shall be designated, and international H/C symbol and signage installed.
- 20 All parking shall receive new stripping and handicap signage as required.
- 21 6-Foot Iron Rod fencing with gates shall be installed along property lines.
- 22 New landscaping shall be installed in all areas affected by construction.
- 23 Install new monument identification sign at property.

## GLENWOOD APARTMENTS:

Glenwood Apartment Complex was built in June 1973, it is located on 722 East Glenwood Street, it consists of 5 Buildings, and one single story office building within the complex. The 5 buildings that serves as apartment complex consists of 33 Units, with the following breakdown: 13-Two Bedroom Units and 20 -Three Bedroom Units.

Each Unit in the complex shall receive extensive rehabilitation which includes the following:



- 1 Removal and replacement of flooring in each unit, new flooring shall consist of vinyl plank flooring in all public and private areas including living rooms, dining areas, bathrooms, hallways, and any other areas within the units that receives public or visitors. Each bedroom shall also receive new vinyl plank flooring, old carpets or vinyl planks shall be removed and discarded.
- 2 Interior walls shall be repaired and patched as necessary, areas requiring new walls shall match existing, all walls shall be painted with one-coat of primer and two coats of finish.
- 3 Existing windows shall be removed in all units and replaced with single or double hung energy efficient window units. New windows to match existing openings.
- 4 All existing interior doors shall be replaced with new wood doors, where necessary, walls and frames shall be replaced or adjusted to allow for new doors. New doors to receive new door hardware.
- 5 Attic spaces in all units shall be insulated to meet R-43 insulation.
- 6 Existing kitchen cabinets shall be reworked to allow for new dishwashers. All lower cabinets in kitchen shall receive new plastic laminate countertop.
- 7 All designated handicap units shall be upgraded to full ADA standard Units and all Units shall meet ANSI requirements. However, due to the nature of this existing complex, Handicap Units shall be developed during rehabilitation of existing Strip Center to west of property.
- 8 See specific Interior Finish Schedule for Units to receive new sinks and faucets in the kitchen.
- 9 All Units shall receive garbage disposal and new energy star dishwashers.
- 10 All Units shall receive new energy star washer/dryer combos or separate energy star washers and dryers as space allows.
- 11 All Units shall receive new energy star water heaters.



- 12 **PLUMBING:** All tub-showers or shower units to remain in all standard Units, lavatories, and faucets to also remain as existing, However, new 2.5gallon shower heads be installed in tub-showers or shower units. Insulate all exposed hot water lines.
- 13 **HVAC:** All existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats.
- 14 **ELECTRICAL:** (All units) Install new smoke detectors with battery backup, all wiring shall be brought up to current codes, GFI's shall be installed, lights that are not currently energy efficient lights shall be replaced with energy efficient lighting, including exterior wall mounted lighting at the front and back entries.  
Install **broadband infrastructure** that will consist of cables, fiber optics, wiring, or other permanent platform necessary to result in the installation of broadband infrastructure in each dwelling unit as necessary to meet Federal Communications Commission's (FCC's)

### **BUILDING EXTERIOR & SITE IMPROVEMENTS:**



- 15 All exterior bricks shall be cleaned, and all exterior sidings shall be removed and replaced with fiber cement siding, color by owner. (Alternate: Replace all existing siding with new vinyl siding. Color by Owner.)
- 16 Remove and replace all shingles on the roofs, new shingles shall be asphalt shingles. if damaged wood decking's' are encountered, they shall be removed and replaced.
- 17 Remove and replace gutters and downspouts as directed by owner's representative.
- 18 All exterior windows shall be removed and replaced with energy efficient windows.
- 19 Clean and power wash existing parking, restripe as required.
- 20 All parking shall receive new stripping and handicap signage as required.
- 21 6-Foot Iron Rod fencing with gates shall be installed along property lines.
- 22 New landscaping shall be installed in all areas affected by construction.
- 23 Install new monument identification signs at each property.

## SCATTERED & CIRCLE UNIT DUPLEXES:

Scattered and Circle Units are a series of Duplexes built in late 70's and early 1980's. They are mostly located around Cul de Sacs (Circle Units) and along public streets (Scattered). They are located on the following streets: South Weaver CT., North Delaware, South Grant, East High Street, and West Sunset. There are 26 Duplex Single Story Buildings. These 26 buildings consist of 52 Units, with the following breakdown: 3-One Bedroom Units, 31-Two Bedroom Units, and 18-Three Bedroom Units.

Each Unit in the complex shall receive extensive rehabilitation which includes the following:



- 1 Removal and replacement of flooring in each unit, new flooring shall consist of vinyl plank flooring in all public and private areas including living rooms, dining areas, bathrooms, hallways, and any other areas within the units that receives public or visitors. Each bedroom shall also receive new vinyl plank flooring, old carpets or vinyl planks shall be removed and discarded.
- 2 Interior walls shall be repaired and patched as necessary, areas requiring new walls shall match existing, all walls shall be painted with one-coat of primer and two coats of finish.
- 3 Existing windows shall be removed in all units and replaced with single or double hung energy efficient window units. New windows to match existing openings.
- 4 All existing interior doors shall be replaced with new wood doors. Where necessary, walls and frames shall be replaced or adjusted to allow for new doors. New doors to receive new door hardware.
- 5 Attic spaces in all units shall be insulated to meet R-43 insulation.
- 6 Existing kitchen cabinets shall be reworked to allow for new dishwashers. All lower cabinets in kitchen shall receive new plastic laminate countertop.
- 7 All designated handicap units shall be upgraded to full ADA standard Units and all Units shall meet ANSI requirements including Americans with Disabilities Act – Title III, 2010 ADA Standards for Accessible Design and Section 504 of the Rehabilitation Act of 1973-24 CFR 8.
- 8 See specific Interior Finish Schedule for Units to receive new sinks and faucets in the kitchen.
- 9 All Units shall receive garbage disposal and new energy star dishwashers.
- 10 All Units shall receive new energy star washer/dryer combos or separate energy star washers and dryers as space allows.
- 11 All Units shall receive new energy star water heaters

- 12 PLUMBING: All tub-showers or shower units to remain in all standard Units, lavatories, and faucets to also remain as existing, However, new 2.5gallon shower heads be installed in tub-showers or shower units. See specific drawings for ADA Units and the specific renovation or rehabilitation required. Insulate all exposed hot water lines.
- 13 HVAC: All existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats. All ductwork in the crawl spaces SHALL be removed and discarded, new ductwork SHALL be installed in attic and duct system shall be rerouted for a complete relocation and functional system.
- 14 ELECTRICAL: (All units) Install new smoke detectors with battery backup, all wiring shall be brought up to current codes, GFI's shall be installed, lights that are not currently energy efficient lights shall be replaced with energy efficient lighting, including exterior wall mounted lighting at the front and back entries.  
Install **broadband infrastructure** that will consist of cables, fiber optics, wiring, or other permanent platform necessary to result in the installation of broadband infrastructure in each dwelling unit as necessary to meet Federal Communications Commission's (FCC's)

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- 16 Remove and replace all shingles on the roofs, new shingles shall be asphalt shingles. if damaged wood decking's' are encountered, they shall be removed and replaced.
- 17 Remove and replace gutters and downspouts as directed by owner's representative.
- 18 All exterior windows shall be removed and replaced with energy efficient windows.
- 19 Replace wood columns at carports, power wash concrete carport and drive.
- 20 New landscaping shall be installed in all areas affected by construction.

## VILLA MARIE APARTMENTS:

Villa Marie Apartment Complex was built in March 1972, it is located on 1000 Block of East Norton Road and 1000 Block of East Villa Marie. It consists of 11 Single Story Buildings, there are single-story office/maintenance building and a standalone Community Building within the complex. The 11 buildings that serves as apartment complex consists of 32 Units, with the following breakdown: 3-One Bedroom Units, 15-Two Bedroom Units, 10-Three Bedroom Units, and 4-Four Bedroom Units.

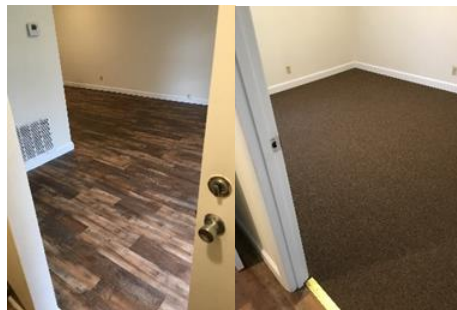
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- 4 All existing interior doors shall be replaced with new wood doors, where necessary, walls and frames shall be replaced or adjusted to allow for new doors. New doors to receive new door hardware.
- 5 Attic spaces in all units shall be insulated to meet R-43 insulation.
- 6 Existing kitchen cabinets shall be reworked to allow for new dishwashers. All lower cabinets in kitchen shall receive new plastic laminate countertop.
- 7 All designated handicap units shall be upgraded to full ADA standard Units and all Units shall meet ANSI requirements including Americans with Disabilities Act – Title III, 2010 ADA Standards for Accessible Design and Section 504 of the Rehabilitation Act of 1973 – 24 CFR 8.
- 8 See specific Interior Finish Schedule for Units to receive new sinks and faucets in the kitchen.
- 9 All Units shall receive garbage disposal and new energy star dishwashers.
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- 11 All Units shall receive new energy star water heaters.
- 12 **PLUMBING:** All tub-showers or shower units to remain in all standard Units, lavatories, and faucets to also remain as existing, However, new 2.5gallon shower heads shall be installed in tub-showers or shower units. See specific drawings for ADA Units and the specific renovation or rehabilitation required. Insulate all exposed hot water lines.
- 13 **HVAC:** All existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats.
- 14 **ELECTRICAL:** (All units) Install new smoke detectors with battery backup, all wiring shall be brought up to current codes, GFI's shall be installed, lights that are not currently energy efficient lights shall be replaced with energy efficient lighting, including exterior wall mounted lighting at front and back entries  
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- 17 Remove and replace gutters and downspouts as directed by owner's representative.
- 18 All exterior windows shall be removed and replaced with energy efficient windows.
- 19 Clean and power wash existing concrete parking restripe as required. Allotted Handicap parking shall be designated, and international H/C symbol and signage installed.
- 20 All parking shall receive new stripping and handicap signage as required.
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- 22 New landscaping shall be installed in all areas affected by construction.
- 23 Install new monument identification sign at property.