

The Housing Authority of the County of Merced intends to enter into a contract with a Company to provide Rental Readiness services on an as-needed basis. The company will be responsible for preparing units for occupancy. The company will be responsible for all materials, labor and equipment required to complete the work. Due to funding sources, **this project will NOT be subject to Prevailing Wages**. Proposals are due in our office, 405 U Street, Merced, on Tuesday, August 29<sup>th</sup> by 2:00PM.

We will be holding a Voluntary walk-through at 10:00am on Wednesday, August 23<sup>rd</sup>. This walk-through will commence at the Midway Project office, 21227 South Reynolds, Dos Palos, California. For more information, please download the Rental Readiness Packet (SC 2006-103) below. Please email us at [development@merced-pha.com](mailto:development@merced-pha.com), identify subject as "SC 2006-103" or call the development department at (209) 722-3501 Ext. 137, or [Click Here](#) to email.

**Request for Proposals  
Housing Authority of the County of Merced  
405 "U" Street  
Merced, CA 95340**

**SC 2006-103: RENTAL READINESS SERVICE**

Notice is hereby given that the Housing Authority of the County of Merced (HACM) intends to enter into a One-Year (1-Year) contract with a qualified company to provide Rental Readiness Service. Work shall include all labor, equipment, materials, and supplies necessary (except as otherwise stated) to prepare individual rental units for rent. This will be on an as needed basis only. Projects included are located in Atwater and Dos Palos. Bidders must submit proposal for all sites and may not "pick and choose".

Voluntary bid conference have been scheduled for 10:00A.M on Tuesday, August 23, 2006. The conference will commence at Midway project, 21227 South Reynolds, Dos Palos, CA.

Interested parties must submit one set of signed bid documents to the Housing Authority of the County of Merced, 405 "U" Street, Merced, California, 95340, Attn: Don Borgwardt, no later than 2:00 P.M. on Tuesday, August 29, 2006, after which time bids will be reviewed. The Housing Authority reserves the right to reject any and/or all bidders.

Specifications for the Rental Readiness Service, which includes the bid documents, site maps, and the General Scope of Work, are on file and copies may be obtained at the HACM main office, 405 U Street, Merced, CA. Prospective bidders may also obtain a copy of the bid documents and receive further Project information by:

- 1) sending an email request to [development@merced-pha.com](mailto:development@merced-pha.com), SUBJECT: CS 2006-103, please include all relevant contact information;
- 2) by telephoning the HACM at (209) 722-3501, extension 137; OR
- 3) downloading the information from the HACM website @ [www.merced-pha.com](http://www.merced-pha.com)
- 4) Accessing e-procurement at <https://nahro.economicengine.com>

These projects are not funded by the Department of Housing and Urban Development (HUD) and therefore are not regulated by Prevailing Wage regulations, including Davis-Bacon and related acts.

Attention is called to the Notice of Requirement for Affirmative Action to insure Equal Employment Opportunity (Executive Order 11246).

No bid shall be withdrawn for a period of sixty days subsequent to the opening of bids without the prior written consent of the HACM.

The HACM reserves the right to sole and exclusive judgement in the determination of the qualifications of the bidder. Further, the HACM reserves the right to reject any and all bids, or to accept or select any bid that the HACM, in its sole and absolute discretion, determines best meets its needs.

The Housing Authority shall select the successful bidder who, in the sole opinion of the Housing Authority, is the most economically advantageous and who will best provide the rental readiness service as described in the contract documents. Following the bid process, the successful bidder will be scheduled for final contract negotiations. The successful bidder will be expected to proceed with service within 30 calendar days after issuance of a Letter of Intent.

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Nicholas Benjamin  
Executive Director

# Housing Authority of The County of Merced

405 U STREET MERCED, CA 95340

PHONE (209) 722-3501 FAX (209) 722-7338

VISIT OUR WEB SITE AT: [www.merced-pha.com](http://www.merced-pha.com)

NICHOLAS BENJAMIN  
EXECUTIVE DIRECTOR



## RENTAL READINESS VALLEY VIEW HOMES RFP #SC 2006-103

Thank you for your interest in our RFP #SC 2006-103. We look forward to meeting with qualified proposers.

All the accompanying documents must be completely filled out, signed as appropriate and submitted to the Housing Authority's main office, 405 U Street, Merced, CA 95340, no later than 2:00PM on Tuesday , August 29, 2006.

Please note that this project is not Federally or State funded and therefore does not fall under prevailing wage requirements.

Please email questions to: [development@merced-pha.com](mailto:development@merced-pha.com). Again, we thank you for your interest.

Sincerely,

*Don Borgwardt*

Don Borgwardt

Director Development/Asset Management

# Housing Authority of The County of Merced

405 U STREET MERCED, CA 95340

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NICHOLAS BENJAMIN  
EXECUTIVE DIRECTOR



## SCOPE OF WORK RENTAL READINESS VALLEY VIEW HOMES

**Brief Description:** The HACM is seeking proposals from qualified, insured and licensed entities to provide the following detailed services; Scope of Work/Technical Specifications detail is for Bid Purposes only, actual work will be determined by HACM on an unit by unit basis:

**SCOPE OF PROPOSAL/TECHNICAL SPECIFICATIONS:** The HACM may request the following services for units that may be temporarily vacant:

- Remove from (interior/exterior) unit all trash and debris (including shelf paper; tub decals; etc);
- Repair minor wall damage with texture, as determined by HACM, paint as needed.
- Prepare and paint interior, including trim and doors
  - ✓ Wall color: Kelly-Moore #34, Dove White
  - ✓ Trim color: Kelly-Moore #KM3972-2, Earth Stone
- Clean/wash all window sills; closet shelves; and medicine cabinets, including shelves;
- Clean/wash cabinets (inside and out); Refinish as determined by HACM
- Clean/wash all sinks; bathtubs; showers; plumbing fixtures; and tub and shower enclosures;
- Clean, Strip and wax tile floors;
- Clean baseboards
- Mop and clean all tile areas;
- Shampoo all carpet areas;
- Wash down exterior unit, removing spider webs, dirt, etc. off walls and walkways
- Clean and wash all windows (interior and exterior sides), including removing screens, cleaning, and reinstalling. EXCEPTION: The exterior of windows in multi-story buildings that do not have a porch or a protected landing immediately outside the window that would allow safe access;
- Clean and wash patio doors (interior and exterior), including cleaning and removal of all debris from patio door and window tracks;
- Clean all appliances (range; refrigerator; range hood; and dishwasher, if present);
- Clean all light covers/shades, including removal and reinstalling;
- Spray paint all sheet metal components; i.e. registers, supply grills
- Clean all air conditioning vents; water heater vents; return air vents.
- Clean all storage and water heater rooms of debris, including sweeping out and wiping down shelves and water heater;
- Remove all ensuing cleaning equipment and debris.

### NOTES:

- ❑ This project is NOT subject to prevailing wage requirements.
- ❑ Contractor will be responsible for employing all measures necessary to protect tenants, staff, general public and property from damage, harm, and injury including exposure to hazardous materials.