

MEMORANDUM OF UNDERSTANDING

[REDACTED]

This Memorandum of Understanding is entered into by and between the City of Las Vegas Neighborhood Services Department ("Neighborhood Services") and the City of Las Vegas Department of Field Operations ("Field Operations").

WITNESSETH:

WHEREAS, the City has entered into an agreement (the "Grant Agreement") with the U.S. Department of Housing and Urban Development ("HUD"), for participation in the Housing Opportunities for Persons with AIDS Program ("HOPWA") Program under 24 CFR Part 574 as amended. For purposes of reference, the Catalog of Federal Domestic Assistance number for HUD-HOPWA grant programs is 14.241; and

WHEREAS, the City, as the Entitlement Grantee for the HOPWA program, is responsible for planning, administering, implementing and evaluating the HOPWA program to ensure that it conforms to the HUD-approved Consolidated Plan for the City; and

WHEREAS, the HOPWA program is designed to provide States and localities with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of low-income persons who suffer with the acquired immunodeficiency syndrome or related diseases (hereinafter referred to as "HIV/AIDS") and their families; and

WHEREAS, the Neighborhood Services is the local grant administrator for the Fiscal year 2008-2009 HUD Entitlement Grant, and the City Council of Las Vegas has allocated funds for HOPWA projects, and

WHEREAS, the City desires to utilize HOPWA funds for the property rehabilitation identified below, which will be used to meet the housing needs of low income HIV/AIDS persons and their families; and

WHEREAS, the Field Operations desires to provide for the rehabilitation of the property identified below; and

WHEREAS, the parties desire to record their agreement and understanding concerning the rehabilitation and mold remediation for the property identified below by means of this Memorandum of Understanding.

NOW, THEREFORE, in accordance with 24 CFR Part 574 et. seq. and all relevant federal related regulations and in consideration herein, the parties hereby agree as follows:

1. The City shall provide a maximum of **\$24,700** from the City's HOPWA funds allocated for the Federal Fiscal Year 2008/2009 for the rehabilitation and mold remediation of the property located at [REDACTED], Las Vegas, Nevada, (the "Project") according to the Project Budget set forth in Exhibit "B" and the Scope of Service set forth in Exhibit "C," both of which are attached hereto and by this reference made a part hereof. Field Operations agrees to comply with the requirements set forth in the Federal Requirements, Exhibit "A" attached

hereto and by this referenced made a part hereof, of the property located at 7054 Burcot Avenue, Las Vegas, Nevada.

2. It is specifically understood and agreed by Field Operations and Neighborhood Services that the activities to be performed under the Scope of this Agreement shall assist low-income individuals with HIV/AIDS and their families residing in "EMSA"; and

3. It is specifically understood and agreed by Field Operations that Neighborhood Services shall not be obligated to fund the HOPWA rehabilitation project hereunder and hereinafter in the event that such HOPWA funds for any reason are terminated or withheld from the City or are otherwise not forthcoming, and in such event, Neighborhood Services may terminate this Agreement. Furthermore, Neighborhood Services shall be liable only for payment proportional to the extent that HOPWA grant award funds are received by the City of Las Vegas. Field Operations also understands and agrees in accordance with 24 CFR Part 85.43 that Neighborhood Services may suspend or terminate this Agreement if Field Operations materially fails to comply with any term as stated herein, and that the award may be terminated for convenience in accordance with 24 CFR Part 85.44.

4. It is specifically understood and agreed by Field Operations that Neighborhood Services shall be the Financial Project Manager maintaining fiduciary oversight.

5. It is specifically understood and agreed by Neighborhood Services that Field Operations shall be the Construction Manager.

6. It is specifically understood and agreed by Field Operations that Neighborhood Services must review all invoices and sign all pay requests prior to their being processed forward to Finance and Business Services for payment.

7. It is specifically understood and agreed by Field Operations that all pay requests must be stamped and approved by construction manager and then submitted to Neighborhood Services for processing.

8. It is specifically understood and agreed by Field Operations that all change orders will be submitted to Neighborhood Services for approval and signature by the Neighborhood Development Director for approval prior to authorization to proceed is given. If such approval is not obtained prior to the change order being executed by the Neighborhood Services Director, Neighborhood Services will not be responsible for any funding required for the change orders work.

9. It is specifically understood and agreed by Field Operations that Neighborhood Services staff must be invited to attend all construction meetings.

10. It is specifically understood and agreed by Field Operations that all federal language (Exhibit "A") will be attached in any agreements Field Operations enters into with other agencies that will be working on this project which receives receiving federal funding.

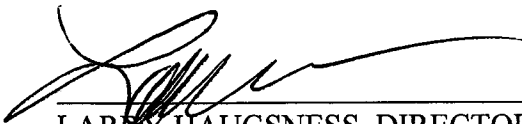
11. It is specifically understood and agreed by Field Operations that all unexpended HOPWA funds will be returned to Neighborhood Services. Any additional services must receive written approval from the Neighborhood Services Director prior to additional funds being expended.

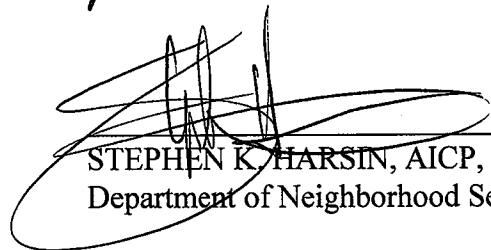
12. This Memorandum Of Understanding constitutes the entire understanding of the parties concerning the subject matter hereof, and no prior agreement between the parties except as contained herein. This Memorandum Of Understanding may be amended solely by means of amendment signed by both parties.

SIGNATORIES

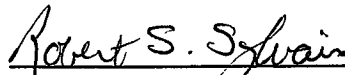
In accordance with the regulations established in HUD Entitlement Grant Regulations, 24 Code of Federal Regulations (CFR) Part 574 et. seq., the Director of Neighborhood Services and the Director of Field Operations are authorized to sign documents on behalf of the administrative sub-entities.

ENTERED INTO this 15TH day of April, 2009.


LARRY HAUGSNESS, DIRECTOR
Department of Field Operations


STEPHEN K. HARSIN, AICP, DIRECTOR
Department of Neighborhood Services

APPROVED AS TO FORM:

 3-18-09
ROBERT S. SYLVAIN, DATE
DEPUTY CITY ATTORNEY

..


Oscar B. Goodman, Mayor

Attest:


Beverly K. Bridges, CMC, City Clerk

EXHIBIT "A"
FEDERAL REQUIREMENTS

The Field Operations acknowledges that CDBG funds shall be used for the services contracted hereunder and the Field Operations agrees to comply with the following federal laws, orders, regulations and directives:

A. RELIGIOUS ACTIVITIES (24 CFR 574.300)

As a general rule, in accordance with First Amendment Church/State Principles, HOPWA assistance may not be used for religious activities or provided to primarily religious entities for any activities, including secular activities.

B. POLITICAL ACTIVITIES (24 CFR 574.615) AND HATCH ACT(CHAPTER 15, TITLE5, 8 US CODE)

The Project Sponsor agrees not to use the HOPWA funding to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation, or voter registration.

The Project Sponsor further agrees that none of the personnel employed in the administration of the within defined Project shall be in any way or to any extent, engaged in the conduct of political activities in contravention of Chapter 15, Title 5, U.S. Code.

C. PROGRAM INCOME (24 CFR PART 84)

"Program Income" includes, but is not limited to, the following:

1. Proceeds from the disposition by sale or long-term lease of real property purchased or improved with HOPWA funds;
2. Proceeds from the disposition of equipment purchased with HOPWA funds;
3. Gross income from the use or rental of real or personal property acquired by Project Sponsor with HOPWA funds, less costs incidental to generation of the income;
4. Gross income from the use or rental of real property, owned by the Project Sponsor, that was constructed or improved with HOPWA funds, less costs incidental to generation of the income;
5. Interest earned on program income pending its disposition.

DISPOSITION OF PROGRAM INCOME (24 CFR PARTS 84 AND 85)

The Project Sponsor agrees that any income generated by the Program shall be subject to the provisions of this Section and applicable federal law rules and regulations. Program Income shall be recorded separately and returned to the City for disposition. Upon approval by the City Program Income may be retained by the Project Sponsor provided that written notification is given to the Neighborhood Services Director and that the Project Sponsor certifies that the Program income is to be used for the exclusive benefit of the Program. Such income may be used only according to the guidelines set forth in the HUD regulations.

D. OTHER PROGRAM REQUIREMENTS

The Project Sponsor shall carry out its activities in compliance with all Federal laws and regulations, except that the Project Sponsor will not assume the City's environmental responsibilities. The Project Sponsor understands and agrees that the City shall not release any

HOPWA program funds unless and until the required Environmental Reviews, if any, are completed by HUD.

1. **CIVIL RIGHTS ACT OF 1964; AND FAIR HOUSING ACT; EXECUTIVE ORDER 11063**

This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964, P.L. 88-352; the Fair Housing Act; and Executive Order 11063, as amended by Executive Order 12259; and HUD regulations at 24 CFR Part 1, providing for non-discrimination on the grounds of race, color, creed, sex, familial status, disability, or national origin under any activity receiving Federal funds and also obligating Project Sponsor to use Federally-funded property for the purpose for which the Federal funds were awarded.

2. **HOUSING AND COMMUNITY DEVELOPMENT ACT, AGE DISCRIMINATION ACT of 1975 REHABILITATION ACT OF 1973**

This Agreement is subject to Section 109 of the Housing and Community Development Act of 1974, The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973, which requires that no person in the United States shall, on the grounds of age, race, color, national origin, disability, or sex, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or in part with HOPWA funds.

3. **LABOR STANDARDS & DAVIS BACON ACT (24 CFR 574.655)**

The provisions of the Davis-Bacon Act (40 U.S.C. 276a-276a-5) do not apply to this program, except where funds received under this part are combined with funds from other Federal programs which are subject to the Act.

4. **ENVIRONMENTAL STANDARDS (24 CFR 574.510)**

This Agreement is subject to the National Environmental Policy Act of 1969, as detailed in implementing regulations 24 CFR Part 58.

5. **NATIONAL FLOOD INSURANCE PROGRAM (24 CFR 574.640)**

This Agreement is subject to the Flood Disaster Protection Act of 1973, and the regulations in 44 CFR Parts 59 through 79.

6. **DISPLACEMENT, RELOCATION, ACQUISITION, AND REPLACEMENT OF HOUSING (24 CFR 574.630)**

The Project Sponsor shall assure that they have taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, non-profit organizations, and farms). Relocation of displaced persons shall be provided in conformance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.

7. **EMPLOYMENT AND CONTRACTING OPPORTUNITIES**

The Project Sponsor shall comply with Executive Order 11246, as amended by Executive Order 12086, which provides for Equal Employment Opportunity, and Section 3 of the Housing and Urban Development Act of 1968, with implementing regulations at 24 CFR Part 135. Section 3 requires that employment and other economic development opportunities arising in connection with housing

rehabilitation, housing construction, or other public construction projects shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be given to low- and very low-income persons.

8. **LEAD-BASED PAINT (24 CFR 574.635)**

This Agreement is subject to the regulations described in 24 CFR Part 35, prohibiting the use of lead-based paint in residential structures constructed or rehabilitated with assistance provided, notification of hazards of lead-based paint poisoning; and elimination of lead-based paint hazards.

9. **USE OF DEBARRED, SUSPENDED, OR INELIGIBLE CONTRACTORS OR PROJECT SPONSORS**

This Agreement is subject to the requirements set forth in 24 CFR Part 5, in which is incorporated 24 CFR Part 24, which provides for the listing of debarred and suspended participants, participants declared ineligible, and participants who have voluntarily excluded themselves from participation in covered transactions pursuant to Part 24.

10. **UNIFORM ADMINISTRATIVE REQUIREMENTS AND COST PRINCIPLES**

The Project Sponsor shall comply with the requirements and standards of OMB Circular A-122, "Cost Principles for Non-profit Organizations"; OMB Circular A-133, "Audits of Institutions of Higher Education and Other Non-profit Institutions". Audits shall be conducted annually. Project Sponsor's shall also comply with the provisions of OMB Circular A-110, "Uniform Administrative Requirements", implemented at 24 CFR Part 84, "Uniform Requirements for Grants and Agreements With Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations" and the related HOPWA provisions.

11. **CONFLICT OF INTEREST (24 CFR 574.625) and (24 CFR Part 85.36(b)(3))**

This Agreement is subject to the general rule that no person who is an employee, agent, consultant, officer, or elected official or appointed official of the City as Recipient, or of any designated public agencies, or of the Project Sponsor, who exercises or has exercised any functions or responsibilities with respect to HOPWA activities assisted pursuant to 24 CFR 574.625, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a HOPWA-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a HOPWA-assisted activity, or with respect to the proceeds of the HOPWA-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

12. **LIMITED ENGLISH PROFICIENCY (LEP)**

Executive Order 13166 enacted August 11, 2000, mandates the federal government reduce language barriers to limited English proficiency (LEP) persons with regard to accessing federal benefits. Recipients of HUD assistance including state and local governments, public housing authority assisted housing, Project Sponsors, profit and non-profit organizations and other entities receiving funds directly or indirectly from HUD are subject to Executive Order 13166 and Title VI provisions as a condition of receiving federal funds. Failure to ensure

limited English persons (LEP) access to HUD benefits may violate Title VI of the Civil Rights Act which prohibits discrimination based upon national origin.

E. DRUG-FREE WORKPLACE

As a condition to receiving the HOPWA Funding, the Project Sponsor agrees to comply with the provisions of the Drug-Free Workplace Act of 1988, 45 CFR Part 76, Subpart F, which requires that the Project Sponsor shall maintain a facility free from the illegal use, possession, or distribution of drugs or alcohol by its beneficiaries.

F. EXPIRATION OR REVOCATION OF AGREEMENT

Upon the expiration or revocation of this Agreement, the Project Sponsor shall transfer to the City any HOPWA Funding on hand at that time and any accounts receivables attributable to the use of the HOPWA Funding.

G. ANTI-LOBBYING

Section 319 of Public Law 101-121, of the Department of the Interior Appropriations Act prohibits the Project Sponsor from using appropriated federal funds for lobbying the Executive or Legislative Branches of the Federal Government in connection with a specific contract, grant, or loan, and requires that no Federal appropriated funds have been paid or will be paid, by or on behalf of the Project Sponsor to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

H. AMERICANS WITH DISABILITIES ACT

The Project Sponsor agrees to comply fully with any and all provisions of the Americans with Disabilities Act (hereinafter referred to as "ADA") as applicable to the Project Sponsor and the activities to be performed by Project Sponsor under the scope of this Agreement. If employing more than fifteen (15) employees, the Project Sponsor agrees to comply fully with Title I of ADA as set forth at 28 CFR Part 130. If providing "public accommodations" as defined by the Act in Section 301(7)(A)-(L), the Project Sponsor agrees to comply fully with Title III of ADA as set forth at 28 CFR Part 36. If providing public transportation, the Project Sponsor agrees to comply fully with the federal regulations as set forth at 49 CFR Parts 37 and 38.

I. CONFIDENTIALITY (24 CFR 574.440)

The Project Sponsor agrees to ensure the confidentiality of the name of any individual assisted under the HOPWA program and any other information regarding individuals receiving assistance.

EXHIBIT "B"

PROJECT BUDGET

Organization: City of Las Vegas, Department of Field Operations
Project: Burcot Condo Rehabilitation and Mold Remediation
Programs: Housing Opportunities For Persons With Aids
Fiscal Year 2008/2009

Project Budget

Total Project based on Scope of Service attached as Exhibit "C".

Description	Amount Authorized
Mold Remediation by contractor / monitored by Facilities (3 visits)	\$3,600
Carpentry (doors, drywall, cabinets, etc.)	\$6,000
Plumbing (sinks, valves, etc.)	\$800
Electrical (fixtures, switches, etc.)	\$300
Painting (primer, paint, sundries, etc.)	\$1,000
Total man hours (290)	\$14,500
Total Authorized	\$26,200

EXHIBIT "C"
Scope of Service for [REDACTED]

Interior Paint

Upstairs Bathroom, Downstairs Bathroom, Kitchen, Stairway, Living Room, Water heater enclosure, Pantry, Kitchen closet.

Paint interior walls with a 10-year quality latex paint. All voids are to be caulked with a latex based caulking. Bathroom and kitchen walls and ceilings shall be latex enamel. All surfaces shall be free from holes, defects, irregularities, islands and textured to match existing. Surface shall be prepared, primed and the paint shall be applied in accordance with manufacturer's recommendations.

Quantity: 400 SF

Plumbing

Kitchen

Kitchen Sink - R/R

Remove and replace kitchen sink with a new stainless steel Sterling, or equal, 20 gauge, deep bowl, 4-hole sink, complete with baskets. Fasten securely and caulk rim. Reconnect plumbing.

Kitchen Faucet - R/R

Provide new Moen #87511, or equal, single handle washerless kitchen faucet.

Kitchen Sink Fittings - R/R

Provide new angle stops, flex lines and fittings at the kitchen sink. One piece wall escutcheons shall be included.

Kitchen Drain Lines - R/R

Provide new drain lines and trap at the kitchen sink. One piece wall escutcheon shall be included.

Garbage Disposal

Do not install a garbage disposal.

Downstairs Bathroom

Bathtub - R/R

Remove and replace bathtub with standard 5' white porcelain enamel on steel bathtub.

Waste/Overflow - R/R

Provide new Price Pfister #819030, or equal, chrome plated waste and overflow in bathtub. Include tailpiece and new trap.

Bath/Shower Faucet- R/R

Provide new Moen #82339, or equal, tub and shower faucet and valves. Include new riser to new shower head. The control valve shall be installed immediately ahead of the water supplied appliance and immediately ahead of each slip joint of non-metallic fixture supply or appliance supply. (UPC 605.5) The valve body shall contain integral stops.

Toilet R/R

Remove and replace old toilet with new white Gerber "Gerberette" or Kohler model #3422. Include new toilet seat and cover. Connect to existing sewer pipe with new bolts and wax ring. Provide new supply flex and chrome angle stop. Round seat is standard. Elongated seat is an option at owners request.

Lav Faucet R/R

Provide new Moen #84521, or equal, single handle washerless bath faucet, including pop-up and drain piece.

Lav Supply Lines R/R

Provide new angle stops, supply lines and fittings at bath sink. One piece wall escutcheons shall be included.

Lav Drain Lines R/R

Provide new drain lines and trap at bathroom sink. One piece wall escutcheons shall be included.

Tub Surround

Furnish and install acrylic or fiberglass tub surround at bathtub to 5' above rim of tub. Surround may be one piece or three piece type. Adhere to properly prepared surface with approved adhesive.

Upstairs Bathroom

Bathtub - R/R

Remove and replace bathtub with standard 5' white porcelain enamel on steel bathtub.

Waste/Overflow - R/R

Provide new Price Pfister #819030, or equal, chrome plated waste and overflow in bathtub. Include tailpiece and new trap.

Bath/Shower Faucet- R/R

Provide new Moen #82339, or equal, tub and shower faucet and valves. Include new riser to new shower head. The control valve shall be installed immediately ahead of the water supplied appliance and immediately ahead of each slip joint of non-metallic fixture supply or appliance supply. (UPC 605.5) The valve body shall contain integral stops.

Toilet R/R

Remove and replace old toilet with new white Gerber "Gerberette" or Kohler model #3422. Include new toilet seat and cover. Connect to existing sewer pipe with new bolts and wax ring. Provide new supply flex and chrome angle stop. Elongated seat is standard.

Lav Faucet R/R

Provide new Moen #84521, or equal, single handle washerless bath faucet, including pop-up and drain piece.

Lav Supply Lines R/R

Provide new angle stops, supply lines and fittings at bath sink. One piece wall escutcheons shall be included.

Lav Drain Lines R/R

Provide new drain lines and trap at bathroom sink. One piece wall escutcheons shall be included.

Tub Surround

Furnish and install acrylic or fiberglass tub surround at bathtub to 5' above rim of tub. Surround may be one piece or three piece type. Adhere to properly prepared surface with approved adhesive.

Electrical

Kitchen

GFCI Receptacles

Install GFCI circuit breakers or GFCI receptacles in all locations as required per 2005 N.E.C. All Kitchen and Bathroom outlets shall be GFCI protected.

Bedroom 1

Smoke Detectors (hard wire)

Furnish and install hard wired smoke detector(s) per 2006 IRC R313 and 2006 IBC 907.2.10. Mount detector(s) on ceiling or wall at point centrally located in hallway and all bedrooms.

Hall

Smoke Detectors (hard wire)

Furnish and install hard wired smoke detector(s) per 2006 IRC R313 and 2006 IBC 907.2.10. Mount detector(s) on ceiling or wall at point centrally located in hallway and all bedrooms.

Bedroom 2

Smoke Detectors (hard wire)

Furnish and install hard wired smoke detector(s) per 2006 IRC R313 and 2006 IBC 907.2.10. Mount detector(s) on ceiling or wall at point centrally located in hallway and all bedrooms.

Downstairs Bathroom

GFCI Receptacles

Install GFCI circuit breakers or GFCI receptacles in all locations as required per 2005 N.E.C. All Kitchen and Bathroom outlets shall be GFCI protected.

Upstairs Bathroom

GFCI Receptacles

Install GFCI circuit breakers or GFCI receptacles in all locations as required per 2005 N.E.C. All Kitchen and Bathroom outlets shall be GFCI protected.

Doors

Bedroom 1

Interior Door Slab

Furnish and install a 6'-8" x 1-3/8" interior grade hollow core hardboard door and fit to existing jamb. **Match existing as close as possible.**

Door Knob Bed/Bath

Provide Kwikset 300 Series, or equal, privacy lockset on bedroom and bathroom doors as specified.

Closet Door - Bypass Furnish and install hollow core, hardboard closet doors, complete with all track and hardware as applicable for the type of door installed. Doors shall be installed level and plumb. Adjust doors as necessary to ensure ease of operation. **Match existing as close as possible.**

Living Room

Casing

Remove casing and replace door casing on specified doors to match existing trim. **Front entrance.**

Bedroom 2

Closet Door Hardware

Provide and install the necessary hardware to ensure the bi-pass closet door operates properly.

Water Heater Enclosure

Interior Door Slab

Furnish and install a 6'-8" x 1-3/8" interior grade hollow core hardboard door and fit to existing jamb. **Match existing style as close as possible.**

Door Knob Bed/Bath

Provide Kwikset 300 Series, or equal, privacy lockset on bedroom and bathroom doors as specified.

Upstairs Bathroom

Interior Door Slab

Furnish and install a 6'-8" x 1-3/8" interior grade hollow core hardboard door and fit to existing jamb.

Interior Pocket Door

Provide and install a new pocket door, complete with all hardware, to match existing.

Door Knob Bed/Bath

Provide Kwikset 300 Series, or equal, privacy lockset on bedroom and bathroom doors as specified.

Drywall

Install Drywall

Install new 1/2" material using acceptable code standards and practices. Install with long edges perpendicular to supports with end joints staggered. Provide corner bead on all outside edges and corners. Compound and tape all joints and corners. Sand to ensure smooth finish or match existing finish. Texture to match existing or new condition. Bath, kitchen and laundry area ceilings shall be shot with smooth or knock-down texture. **Upstairs Bathroom, Downstairs Bathroom, Kitchen, Stairway, Living Room, Water heater enclosure, Pantry, Kitchen closet.**

Bedroom 2

Repair Walls/Ceilings

Remove and replace damaged gypsum wallboard. Tape, compound, sand, texture and paint to match existing. **Texture the wall and apply acoustic spray on the ceiling, all to match existing.**

Downstairs Bathroom

Install Rockboard

Remove all surface covering from tub/shower walls. Remove material (including plaster, drywall, and/or plywood) from walls and install new 3/8" rockboard. Thoroughly prepare all walls by sanding, patching, scraping, and filling, so as to ensure a smooth and level finish to receive ceramic tile, tub surround and/or paint.

Upstairs Bathroom

Install Rockboard

Remove all surface covering from tub/shower walls. Remove material (including plaster, drywall, and/or plywood) from walls and install new 3/8" rockboard. Thoroughly prepare all walls by sanding, patching, scraping, and filling, so as to ensure a smooth and level finish to receive ceramic tile, tub surround and/or paint.

Construction

Microbial Infestation Treatment

Remove all deteriorated drywall and insulation in the affected area(s). Treat structural members with a 10:1 ratio mix of water to bleach or approved treatment. After treatment, encapsulate all of the affected structural members with an approved fungicidal protective coating. **Upstairs Bathroom, Downstairs Bathroom, Kitchen walls and soffit, Stairway, Living Room, Water heater enclosure, Pantry, Kitchen closet.**

Ceramic Tile

Downstairs Bathroom

Remove Ceramic Tile

Remove and properly dispose the existing ceramic tile and grout from the specified area.

Upstairs Bathroom

Remove Ceramic Tile

Remove and properly dispose the existing ceramic tile and grout from the specified area.

Cabinets

Kitchen

Remove Kitchen Cabinets

Remove and properly dispose of all kitchen cabinets and tops.

Install Kitchen Cabinets Uppers

Furnish and install base and/or upper wall cabinets. Cabinets shall be Merillat Woodward Series "Milbridge", Kraftline "Sherwood", or equal. Face frames and doors shall be wood; box may be plywood or particle board, either plastic laminated or vinyl finished. Cabinets shall be installed level and plumb in an acceptable, workmanlike manner. Cabinets shall be fastened by screws.

Install Kitchen Cabinets Lowers

Furnish and install base and/or upper wall cabinets. Cabinets shall be Merillat Woodward Series "Milbridge", Kraftline "Sherwood", or equal. Face frames and doors shall be wood; box may be plywood or particle board, either plastic laminated or vinyl finished. Cabinets shall be installed level and plumb in an acceptable, workmanlike manner. Cabinets shall be fastened by screws.

Install Counter Top

Furnish and install Formica, or equal, plastic laminate counter tops with roll edge, 4" roll backsplash and properly trimmed end caps. Owner to have choice of standard color and pattern. Counter top shall be properly fitted, caulked and installed in a workmanlike manner.

Downstairs Bathroom

R/R Vanity

Furnish and install vanity with cultured marble top. Frame face and door shall be wood. Box may be plywood or particle board, either plastic laminated or vinyl finished. Cabinet shall be installed level and plumb in an acceptable, workmanlike manner. Cabinet shall be secured to wall with screws. Owner to have choice of white or oak color. Owner to pay the difference if another color is selected. **Size: 42"**

Upstairs Bathroom

R/R Vanity

Furnish and install vanity with cultured marble top. Frame face and door shall be wood. Box may be plywood or particle board, either plastic laminated or vinyl finished. Cabinet shall be installed level and plumb in an acceptable, workmanlike manner. Cabinet shall be secured to wall with screws. **Size: 42"**

Flooring

Remove Flooring

Remove and properly dispose of flooring to bare concrete or wood. **Stairs and Landing, Upstairs Hall.**

Kitchen

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing. **Includes the pantry and water heater enclosure areas.**

Bedroom 1

Remove Flooring

Remove and properly dispose of flooring to bare concrete or wood. **Closet.**

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing. **Bedroom**

Install Carpet & Pad – Closet Only

Furnish and install new carpet and pad. Both carpet and pad shall meet FHA requirements, per UM-44e, which shall be stamped on the materials. Pad shall be a Bonded Urethane 7/16" thick, with a 5 lb. density rating. Carpet shall have a "Face Weight" of 32oz., be 100% nylon with a 10 year wear warranty. Carpet must also have "Scotchguard" stain release, or equivalent stain protection. Proof of carpet specification shall be provided to the City of Las Vegas Housing Rehabilitation Specialist prior to installation. Owner to have choice of color and pattern. Pad shall be glued, new tack strip shall be installed, and carpet shall be installed with a minimum number of seams. If contractor installs carpet and/or pad not specified, he shall provide the Housing Rehab Specialist with proof of FHA certification.

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing. **Closet.**

Hall

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing. **Upstairs & Downstairs.**

Side Stairs

Install Carpet & Pad

Furnish and install new carpet and pad. Both carpet and pad shall meet FHA requirements, per UM-44e, which shall be stamped on the materials. Pad shall be a Bonded Urethane 7/16" thick, with a 5 lb. density rating. Carpet shall have a "Face Weight" of 32oz., be 100% nylon with a 10 year wear warranty. Carpet must also have "Scotchguard" stain release, or equivalent stain protection. Proof of carpet specification shall be provided to the City of Las Vegas Representative prior to installation. Pad shall be glued, new tack strip shall be installed, and carpet shall be installed with a minimum number of seams. If contractor installs carpet and/or pad not specified, contractor shall provide the City of Las Vegas representative with proof of FHA certification. **Stairs and Landing, Upstairs Hall.**

Living Room

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing.

Bedroom 2

Remove Flooring

Remove and properly dispose of flooring to bare concrete or wood. **Closet.**

Install Carpet & Pad - Closet

Furnish and install new carpet and pad. Both carpet and pad shall meet FHA requirements, per UM-44e, which shall be stamped on the materials. Pad shall be a Bonded Urethane 7/16" thick, with a 5 lb. density rating. Carpet shall have a "Face Weight" of 32oz., be 100% nylon with a 10 year wear warranty. Carpet must also have "Scotchguard" stain release, or equivalent stain protection. Proof of carpet specification shall be provided to the City of Las Vegas Housing Rehabilitation Specialist prior to installation. Owner to have choice of color and pattern. Pad shall be glued, new tack strip shall be installed, and carpet shall be installed with a minimum number of seams. If contractor installs carpet and/or pad not specified, he shall provide the Housing Rehab Specialist with proof of FHA certification.

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing. **Bedroom**

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing. **Closet.**

Water Heater Enclosure

Remove Flooring

Remove and properly dispose of flooring to bare concrete or wood.

Install Sheet Vinyl Flooring

Furnish and install continuous vinyl sheet goods over prepared floor. Vinyl shall be Manington "Star Dance" series or equal. Vinyl sheet goods shall meet FHA requirements, per ASTM F 1301 1996, which shall be stamped on the materials. Install in accordance with manufacturer's recommendations. Flooring shall be installed flush to all walls with the edges covered by base. Caulk all edges. Product name is to be left on for inspection and shall be removed upon approval by the Housing Rehab Specialist. Owner shall have choice of color.

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing.

Downstairs Bathroom

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing.

Upstairs Bathroom

Remove Flooring

Remove and properly dispose of flooring to bare concrete or wood. **Remove the existing tile around the toilet to assess the water damage to the floor. R/R as needed to ensure solid sheathing for installation of the new flooring.**

Install Wood Base

Furnish and install wood base at specified areas (generally in areas with carpeting or wood flooring). Base to be 2-1/2"x1/4" or match existing.

Paint - Quantity: 400.00 SF

Interior Paint

Paint interior walls with a 10-year quality latex paint. All voids are to be caulked with a latex based caulking. Bathroom and kitchen walls and ceilings shall be latex enamel. All surfaces shall be free from holes, defects, irregularities, islands and textured to match existing. Surface shall be prepared, primed and the paint shall be applied in accordance with manufacturer's recommendations. **Upstairs Bathroom, Downstairs Bathroom, Kitchen, Stairway, Living Room, Water Heater enclosure, Pantry, Kitchen closet.**

Plumbing

Bathroom 1

Bathtub - R/R

Remove and replace bathtub with standard 5' white porcelain enamel on steel bathtub.

Waste/Overflow - R/R

Provide new Price Pfister #819030, or equal, chrome plated waste and overflow in bathtub. Include tailpiece and new trap.

Bath/Shower Faucet- R/R

Provide new Moen #82339, or equal, tub and shower faucet and valves. Include new riser to new shower head. The control valve shall be installed immediately ahead of the water supplied appliance and immediately ahead of each slip joint of non-metallic fixture supply or appliance supply. (UPC 605.5) The valve body shall contain integral stops.

Toilet R/R

Remove and replace old toilet with new white Gerber "Gerberette" or Kohler model #3422 or equal. Include new toilet seat and cover. Connect to existing sewer pipe with new bolts and wax ring. Provide new supply flex and chrome angle stop. Elongated seat is standard.

Lav Faucet R/R

Provide new Moen #84521, or equal, single handle washerless bath faucet, including pop-up and drain piece.

Lav Supply Lines R/R

Provide new angle stops, supply lines and fittings at bath sink. One piece wall escutcheons shall be included.

Lav Drain Lines R/R

Provide new drain lines and trap at bathroom sink. One piece wall escutcheons shall be included.

Kitchen

Kitchen Sink - R/R

Remove and replace kitchen sink with a new stainless steel Sterling, or equal, 20 gauge, deep bowl, 4-hole sink, complete with baskets. Fasten securely and caulk rim. Reconnect plumbing.

Kitchen Faucet - R/R

Provide new Moen #87511, or equal, single handle washerless kitchen faucet.

Kitchen Sink Fittings - R/R

Provide new angle stops, flex lines and fittings at the kitchen sink. One piece wall escutcheons shall be included.

Kitchen Drain Lines - R/R

Provide new drain lines and trap at the kitchen sink. One piece wall escutcheon shall be included.

Doors

Interior Door Slab

Furnish and install a 6'-8" x 1-3/8" interior grade hollow core hardboard door and fit to existing jamb. Match existing style as close as possible. **Water Heater Enclosure.**

Living Room

Casing

Remove casing and replace door casing on specified doors to match existing trim. **Front entrance.**

Drywall

Install Drywall

Install new 1/2" material using acceptable code standards and practices. Install with long edges perpendicular to supports with end joints staggered. Provide corner bead on all outside edges and corners. Compound and tape all joints and corners. Sand to ensure smooth finish or match existing finish. Texture to match existing or new condition. Bath, kitchen and laundry area ceilings shall be shot with smooth or knock-down texture. **Upstairs Bathroom, Downstairs Bathroom, Kitchen, Stairway, Living Room, Water Heater Enclosure, Pantry, Kitchen closet.**

Bathroom 1

Install Rockboard

Remove all surface covering from tub/shower walls. Remove material (including plaster, drywall, and/or plywood) from walls and install new 3/8" rockboard. Thoroughly prepare all walls by sanding, patching, scraping, and filling, so as to ensure a smooth and level finish to receive ceramic tile, tub surround and/or paint.

Construction

Microbial Infestation Treatment

Remove all deteriorated drywall and insulation in the affected area(s). Treat structural members with a 10:1 ratio mix of water to bleach. After treatment, encapsulate all of the affected structural members with an approved fungicidal protective coating. **Upstairs Bathroom, Downstairs Bathroom, Kitchen walls and soffit, Stairway, Living Room, Water Heater Enclosure, Pantry, Kitchen closet.**

Bathroom 1

Remove Ceramic Tile

Remove and properly dispose the existing ceramic tile and grout from the specified area.

Install Tub/Shower Surround

Furnish and install acrylic or fiberglass tub surround at bathtub to 5' above rim of tub. Surround may be one piece or three piece type. Adhere to properly prepared surface with approved adhesive.

Cabinets

Bathroom 1

R/R Vanity - Size: 42"

Furnish and install vanity with cultured marble top. Frame face and door shall be wood. Box may be plywood or particle board, either plastic laminated or vinyl finished. Cabinet shall be installed level and plumb in an acceptable, workmanlike manner. Cabinet shall be secured to wall with screws.

Kitchen

Remove Kitchen Cabinets

Remove and properly dispose of all kitchen cabinets and tops.

Install Kitchen Cabinets Uppers. Quantity - 18 LF

Furnish and install base and/or upper wall cabinets. Cabinets shall be Merillat Woodward Series "Milbridge", Kraftline "Sherwood", or equal. Face frames and doors shall be wood; box may be plywood or particle board, either plastic laminated or vinyl finished. Cabinets shall be installed level and plumb in an acceptable, workmanlike manner. Cabinets shall be fastened by screws.

Install Kitchen Cabinets Lowers. Quantity - 10 LF

Furnish and install base and/or upper wall cabinets. Cabinets shall be Merillat Woodward Series "Milbridge", Kraftline "Sherwood", or equal. Face frames and doors shall be wood; box may be plywood or particle board, either plastic laminated or vinyl finished. Cabinets shall be installed level and plumb in an acceptable, workmanlike manner. Cabinets shall be fastened by screws.

Flooring - Quantity: 250.00 SF

Remove Flooring

Remove and properly dispose of flooring to bare concrete or wood. **Living Room, Stairs and Landing, Upstairs Hall.**

Install Carpet & Pad

Furnish and install new carpet and pad. Both carpet and pad shall meet FHA requirements, per UM-44e, which shall be stamped on the materials. Pad shall be a Bonded Urethane 7/16" thick, with a 5 lb. density rating. Carpet shall have a "Face Weight" of 32oz., be 100% nylon with a 10 year wear warranty. Carpet must also have "Scotchguard" stain release, or equivalent stain protection. Proof of carpet specification shall be provided to the City of Las Vegas Representative prior to installation. Pad shall be glued, new tack strip shall be installed, and carpet shall be installed with a minimum number of seams. If contractor installs carpet and/or pad not specified, contractor shall provide the City of Las Vegas representative with proof of FHA certification. **Living Room, Stairs and Landing, Upstairs Hall.**