CARPET/ VINYL MATERIAL & INSTALLATION

GENERAL PARAMETERS

Bids shall include all materials, labor, tools, equipment, debris/removal, transportation, services, permits or anything else required for completion of the required work as outlined and shall be in accordance with all governmental standards, codes and ordinances.

Each apartment unit should be measure to determine yardage with minimum seam work on carpet installation. Bills should be approved on square yard determined.

PRODUCT AND SPECIFICATIONS

Carpet

Carpet material should be continuous filament heat set nylon or polyester carpet with jute backing. Manufactured backings must be approved on an individual basis.

Colors should be variations of tans or grays. Champagne is too light and other special colors should be approved on an individual basis.

Carpet should be at least 24 oz with FHA stamp on the back of carpet.

Pad

Pad should be rebond 3/8 inch with weight of 3.75 lb.

Another option is ½ inch pad with minimum weight of 5 oz. Interior door clearance should be evaluated before this decision is made.

INSTALLATION SPECIFICATIONS

Recommend carpet installation guidelines be developed by floor plan to facilitate the least amount of seams.

Materials should be looked at on installation to make sure FHA stamp is on back of carpet.

If floor has pet urine, then floor shall be sealed prior to re-installation.

Tack strip should be one inch away from all outside walls.

Periodic testing of pad and carpet should be done to assure quality and minimum specifications.

PRICE RANGES – Volume and Competitive Bidding will influence unit costs. Below are estimates only

<table>
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<th>Material</th>
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<tr>
<td>Carpet Material</td>
<td>$6.00 - $7.00 per Yard</td>
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<tr>
<td>Rebond pad</td>
<td>$1.25 - $1.50 per Yard</td>
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<td>Installation</td>
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CARPETING

Carpeting for (_____) units shall meet the FHA-UM 44c requirements for heavy traffic carpeting except as further modified herein.

Composition and construction shall meet or exceed the following requirements and modifications:

Yarn: 24 oz. or more FHA approved continuous filament nylon carpet.

The color and pattern of the carpeting shall be selected by the authorized representative.

UNDERLAYMENT

The carpet pad (cushion) shall meet or exceed the following criteria:

Minimum thickness: 3/8" with a minimum weight of 3.75 lb.

TEST OF MATERIALS

We reserve the right to have any and all materials being used under these specifications tested by a reputable testing laboratory at the Contractor's expense.

TACKLESS MATERIALS

The Contractor shall replace all missing and/or damaged tackless stripping in all apartments.

It is the intent of these specifications to have stripping installed around the perimeter walls of all areas in all apartments to be carpeted and replacement stripping shall be installed in the same manner as existing stripping which is in good condition and not being replaced.

DOOR METALS

Replace all door metals between carpeted and uncarpeted areas.

Replacement metals shall be aluminum.

INSTALLATION OF CARPETING & UNDERLAYMENT

Area to Be Carpeted

Carpeting and underlayment shall be installed wall-to-wall in the units except for the kitchen and bathroom(s). Install carpeting and underlayment in all closets continuous to carpeted areas. Carpet shall extend to center line of doorway leading to uncarpeted areas.

Preparation

Remove existing carpeting and underlayment in those apartments designated by the authorized representative. Carpeting and underlayment being removed shall become the property of the Contractor.

All areas to be carpeted shall be broom cleaned prior to installation of new underlayment and carpeting.
Replace all broken, damaged, and/or missing tackless stripping with new materials.

Carpeting shall be cut evenly and fitted close to walls and all other projections. It shall be cut to fit closely and evenly into trim strips and through thresholds where carpet joins together in doorways.

All seams and cross seams of carpeting shall have the salvage edge trimmed and shall be joined together in a professional workmanship manner. Seams shall be held to an absolute minimum.

All carpet shall be lined up so that all lines (weaving) of carpet match as woven, both width and length.

Carpet shall be hooked to spines of carpet strip and trim strip and properly stretched so that carpet is smooth and even.

Filler strips in carpeting shall not be less than 9” in width and not less than 36” in length.

Re-fit all doors as necessary so that they clear the carpeting completely when opening and closing.

After installation has been completed, remove all dirt and debris, clean spots from carpet with proper spot cleaner. Remove all loose threads with sharp scissors.

**INSTALLATION OF VINYL TILE**

**Vinyl Tile**

Areas to be tiled are the kitchens and bathroom(s) of (_____) apartments and all entry corridors of (_____) of buildings.

Provided the existing tile is smooth and securely attached the new tile may be applied over the old. If tiles are mission on loose, the floor shall be properly prepared using floor stone or equal to provide a smooth surface for installation.

Following installation the edges are to be properly sealed using caulk, dap or a suitable substitute.

Vinyl tile shall be 12”x12” square .045 gauge, high gloss no wax Armstrong Vernay, Amitico carefree equal.

The cost of floor prep will be based on a per unit average and will be included in the bid price.

The cost per unit will be reflected in the bid along with the cost of carpet and tile on a per unit basis.

**ADDITIONAL TERMS & CONDITIONS**

Bidder shall visit the site and become thoroughly acquainted with all conditions incidental to the completion of all work specified.

Arrangements for inspection shall be made through management office.

The bid shall be submitted on the basis of a price per square feet for vinyl.

All salvaged carpeting and underlayment shall be removed from the project after installation if new carpet and underlayment in each apartment.
ADDITIONAL GENERAL PARAMETERS

Quality Assurance

Fire test data – The materials shall be certified by the manufacturer as needed. Refer to individual product specification pages for reference information.

(Optional) – Qualifications of installer for heat welding. The installer shall be certified in writing by the manufacturer as qualified for installation of sheet vinyl flooring employing heat-welded seams.

Product Delivery, Storage & Handling

Deliver material in good condition to the job site manufacturer’s original unopened containers with label information clearly marked thereon.

Store material in a heated space protected from the weather and maintained at a temperature of 65 degrees Fahrenheit and a maximum of 100 degrees Fahrenheit.

Job Conditions

Maintain the temperature of the space to receive the flooring and the materials to be installed at a minimum of 65 degrees Fahrenheit and maximum of 100 degrees Fahrenheit for at least forty-eight (48) hours prior to, during, and forty-eight hours after installation.

Maintain a minimum temperature of 55 degrees Fahrenheit thereafter.

Install flooring after all other trades, including painting, have been completed.

All surfaces to receive resilient flooring finished shall be dry, clean and smooth.

Product/Materials

Provide 3/32”, 12”x12” vinyl tile, meeting the size, thickness, volatility and squareness requirements of Federal Specification SS-T-312B (1), Type IV, Comp.1 and ASTM-F1066, Comp. 1.

The through-grained tile pattern shall have uniform dispersion of color and texture throughout the thickness of the tile. Colors will be selected from the range currently available from the manufacturer.

Execution/Installation

Install tile in strict accordance with manufacturer’s written instructions.

Inspection

Examine substrate and conditions under which flooring is to be installed.

Do not proceed with installation until unsatisfactory conditions have been corrected.
Preparation

Concrete shall be clean, dry, smooth and flat. Remove all ridges and other irregularities. Fill all cracks, holes and depressions with latex cement underlayment as recommended by the flooring manufacturer.

Remove all paint, oils, release agents, waxes, sealers (and curing and hardening compounds not compatible with the adhesives employed). Remove residual adhesives as recommended by the flooring manufacturer. Avoid organic solvents.

Moisture Tests: Determine the suitability of the concrete subfloor for receiving the flooring with regard to moisture content (and curing compounds) by a bond test as recommended by the flooring manufacturer.

Subfloor Cleaning: Broom or vacuum clean subfloor prior to the installation of the flooring material.

Installation

Flooring installation: Install the flooring in strict accordance with the manufacturer’s written instructions.

Make all seams in flooring, using tools, materials, methods and sequence of work in conformance with the written instructions of the flooring manufacturer. Finish all seams flush to the floor and free from voids, recesses and raised areas.

Cleaning & Protection

Remove all excessive adhesive from the surface of the flooring and the cove.

Perform initial maintenance on the completed installation as recommended by the flooring manufacturer.

Protect the flooring as recommended by the flooring manufacturer against damage from rolling loads, other trades and the placement of fixtures and furnishings.