



2100 MEMORIAL SENIOR LIVING COMPLEX

PRE-BID CONFERENCE | AUGUST 20, 2020

BETTER WORK, STRONGER RELATIONSHIPS

Full project engagement. Quality over quantity. Safety first and always. Unsurpassed professionalism. It's all part of our shared mission to deliver a construction experience you won't find anywhere else.

BLOCK
BUILDERS

Pre-Bid Conference

Agenda:

- I. Welcome & Overview of Project
- II. Introduction to Block Subcontractor Support Team
- III. Instructions to Bidder
- IV. Bids Wanted
- V. Subcontractor Pre-Qualifications Form
- VI. How to Bid Successfully With Block
- VII. Insurance Requirements
- VIII. Compliance | Costs to be included into your bid
- IX. Division 00
- X. Division 01
- XI. Questions & Answers

I. Welcome & Overview



Welcome & Overview

- 2100 Memorial is a Senior Living Complex located at 2100 Memorial Drive, Houston, Texas.
- 2100 Memorial Senior Living Complex is **owned by the Houston Housing Authority** and will be **developed in partnership with Columbia Residential**.
- 2100 Memorial Senior Living Complex **consist of new construction for (1) building, 5-stories, on (approximately) 1.6 Acre Site, with 197 unites of Affordable Housing**
- The Building features a podium over parking, concrete storm water detention vault, and structural steel at Clubhouse and Common areas.
- This is a **Tax Exempt, Energy Star certified and NGBS Green-Bronze Level development**

II. Introduction of The Block • Subcontractor Support Team



Subcontractor Support Team for 2100 Memorial Senior Living Complex



Adrian Villarreal-Senior Estimator
avillarreal@blockcompanies.com
(832) 538-1221 (o)



Jason Keller-Managing Partner
jekeller@blockcompanies.com
(832) 667-9221 (o)



Hien Ngo-Assistant Estimator
hngo@blockcompanies.com
(832) 973-7085 (o)



Amanda LeBlanc-Director of Compliance
aleblanc@blockcompanies.com
(225) 372-2186 ext. 107 (o)



**Deirdre Barrett-Director of Diversity,
Inclusion and Marketing**
dbarrett@blockcompanies.com
(832) 673-7083 (o)

III. Instructions to Bidders



Instructions to Bidders:

- We are currently **performing further site investigations** on the existing foundations and amended foundation plans will be issued in a future Addenda.
- The **demolition and the subsequent redevelopment** of 2100 Memorial are **two separate projects**.
- The **City of Houston is ONLY a funding partner for the redevelopment** of the site with the construction of a new 197-unit Affordable Senior Living Housing Complex.
- The **demolition of the current building IS NOT a City of Houston funded project**.
- The Houston Housing Authority (HHA), the owner of 2100 Memorial, is directly responsible for the demolition.

IV. Bids Wanted



- Block is Soliciting Specialty Contractor and Material Suppliers **competitive bid proposals, including City of Houston certified MWSBE and Section 3 Businesses.**
- This project has a **34% MWSBE** participation goal (23%MBE, 11% WBE) and a **10% Section 3** goal
- Davis-Bacon wages, Certified Payroll, OSHA 10/30, Section 3, and Pay or Play.
- MBE, SBE and WBE firms are **strongly encouraged to submit**
- **All Bids must be submitted prior to 11:00am on Thursday, September 17th, 2020.**

BIDS WANTED

2100 MEMORIAL SENIOR LIVING COMPLEX HOUSTON, TEXAS

— DETAILS —

BLOCK is soliciting Specialty Contractor and Material Supplier competitive bid proposals, including City of Houston certified MWSBE and Section 3 businesses. All contractors and suppliers are encouraged to submit their bids prior to 11:00 AM on Thursday, September 17, 2020. A Pre-Bid Meeting will be held via video conference on Thursday August 20, 2020 at 10:00 AM. Please join us at the following <https://blockcompanies.webex.com/meet/keller> into your browser or call in by phone 1-408-418-9388, Access Code 968 767 404. This bid for the City of Houston and Houston Housing Authority, 2100 Memorial Senior Living Complex, consists of new construction for 1 building, 5-stories, on (approximately) 1.6 Acre Site, with 197 units of Affordable Housing at 2100 Memorial Drive, Houston Texas.

The building also features a podium over parking, concrete storm water detention vault, and structural steel at Clubhouse and Common areas. This job is Tax Exempt, Energy Star certified, NGBS Green-Bronze Level, Davis-Bacon wages, certified payroll, OSHA 10/30, and Pay or Play.

All bid documents, plans, specifications, etc. are available for review at no cost. Please contact, Hien Ngo at hngo@blockcompanies.com. Bid Proposals shall be submitted in accordance with instructions to bidders on or before, Thursday, September 17, 2020 at 11:00 AM. This project has a 34% MWSBE participation goal (23% MBE, 11% WBE, 10% Section 3) and MBE/SBE/WBE firms are strongly encouraged to submit.

Submit bid proposals to Block Builders, LLC via email to Adrian.Villarreal@blockcompanies.com.

CLICK HERE
for information
on **BLOCK** Bid

BLOCK
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BLOCK
BUILDERS

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We Build Success, One Relationship at a Time

**2100 MEMORIAL
SENIOR LIVING COMPLEX**

HOUSTON, TEXAS

**CONSTRUCTION
STARTS
OCTOBER 2020****BIDDING
STARTS
AUGUST 2020**

BLOCK has been awarded 2100 Memorial, a Senior Living Complex located at 2100 Memorial Drive in Houston, Texas. This project is funded by the City of Houston and is subject to MWSBE, Section 3, Pay or Play and Davis-Bacon and Related Acts. BLOCK invites qualified contractors and vendors to submit bid proposals for this City of Houston project. City of Houston certified, Minority, Women Owned and Section 3 businesses are strongly encouraged to bid. BLOCK is committed to creating strategic business partnerships that strengthen the local construction industry and sustain our communities.

All Contractors are encouraged to complete the BLOCK Pre-Qualification form prior to BD submission.

Contact Hien Ngo at hngo@blockcompanies.com
Complete the pre-qualification TODAY!

Join the **BLOCK** family**BLOCK**
COMPANIES

We Build Success, One Relationship at a Time

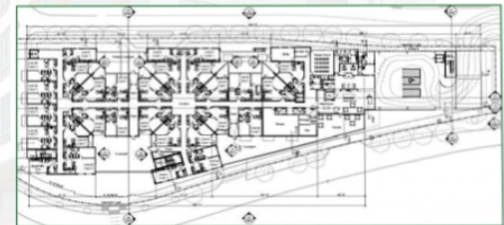
**2100 MEMORIAL
SENIOR LIVING COMPLEX**

HOUSTON, TEXAS

City of Houston Certified MWSBE and
Section 3 Businesses are Strongly
Encouraged to Bid.

Contact BLOCK Sr. Estimator
Adrian Villarreal
832-538-1221 (o)
713-621-8079 (f)
avillarreal@blockcompanies.com

- New Construction of a Senior Living Complex on a 1.6 Acre Site | 197-Units of Affordable Housing
- 1 Building | 5-Stories | Podium over Parking | Structural Concrete Storm Water Detention Vault | Structural Wood Framing | Structural Steel at Clubhouse and Common Areas | Brick | Nichiha Panels | Fiber Cement Panels | Architectural Composite Metal Panels
- Includes: Fitness Center | Community Theatre | Laundry | Dining
- Energy Star Certification | NGBS Green-Bronze Level
- Tax Exempt | Davis Bacon Wages
- City of Houston MWSBE Goal 34% | MBE 23% | WBE 11% | Section 3 Businesses 10%



ITEMS	SPEC SECTION	SCOPE OF WORK
1		Temporary Fences
2		Demolish
3		Temporary Toilet
4		Final Clearing
5		Landscape/Hardscape
6		Erosion Control
7		Soil Treatment
8		Shedding
9		Demolition
10		Surveying
11	02 41 00	Demolition / Asbestos abatement
12	03 11 00	Concrete Formwork
13	03 21 00	Concrete Reinforcement
14	03 30 00	Cast-In-Place Concrete
15	03 35 00	Concrete Finishes
16	03 38 00	Post-Tensioned Concrete
17	03 54 12	Concrete Tapping
18	03 54 13	Gypsum Underlayment
19	04 05 11	Mortar and Grout
20	04 20 01	Concrete Unit Masonry
21	04 21 00	Brick Masonry
22	05 12 00	Structural Steel
23	05 30 00	Decking
24	05 40 00	Cold-Formed Metal Framing
25	05 50 00	Metal Fabrications
26	06 10 00	Rough Carpentry
27	06 18 00	Glass-Met Gypsum Sheathing (Sengstien)
28	06 17 54	Wood Trusses
29	06 18 10	Steel Reinforced Structural Units
30	06 20 00	Finish Carpentry
31	07 10 00	Membrane Waterproofing
32	07 13 00	Sheet Membrane Waterproofing / Non Blind Side
33	07 14 00	Fluid Applied Waterproofing / Deck System
34	07 16 00	Crytalline Waterproofing
35	07 20 00	Building Insulation
36	07 21 00	Weather Barriers
37	07 42 14	Composite Metal Wall Panels
38	07 44 63	Horizontal Rain Screen Systems
39	07 46 20	Fiber Cement Siding Panels
40	07 48 40	Fiber Cement Siding
41	07 54 23	Single Ply TPO Roofing

ITEMS	SPEC SECTION	SCOPE OF WORK
42	07 62 00	Flashing and Sheet Metal
43	07 61 00	Applied Fireproofing
44	07 61 23	Intumescent Fireproofing
45	07 64 00	Firestopping
46	07 60 00	Sealant and Caulking / Wall Flashing
47	07 65 13	Expansion Joints / Cover Assemblies
48	08 11 13	Hollow Metal Doors and Frames
49	08 14 16	Wood Doors
50	08 16 13	Glassed Fiberglass Patio Doors
51	08 11 00	Access Doors
52	08 33 23	Overhead Coiling Doors
53	08 41 13	Aluminum Entrances and Storefronts
54	08 42 29	Automatic Entrances
55	08 53 13	Vinyl Windows and Sliding Doors
56	08 71 00	Finish Hardware
57	08 80 00	Glazing
58	09 21 00	Gypsum Drywall
59	09 21 16	Gypsum Board Assemblies
60	09 30 00	Ceramic Tile
61	09 65 00	Resilient Flooring
62	09 66 00	Carpet
63	09 90 00	Painting
64	10 20 00	Bath Accessories
65	10 55 00	Partial Specifiers
66	10 71 00	Aluminum Slatwall
67	10 80 00	Miscellaneous Accessories
68	11 12 00	Parking Control Equipment
69	11 30 00	Domestic Appliances
70	11 62 22	Waste Compactors
71	12 20 80	Lower Blinds
72	12 35 30	Pre-Built Cabinets
73	12 93 13	Bicycle Equipment
74	14 20 00	Misc. Elevators
75	14 81 80	Toilet Chutes
76	21 13 00	Fire Suppression Sprinklers
77	22 05 53	Identification for Plumbing Piping Equipment
78	22 07 16	Plumbing Equipment Insulation
79	22 07 19	Plumbing Piping Insulation
80	22 10 05	Plumbing Piping
81	22 10 06	Plumbing Piping Specialties
82	22 30 00	Plumbing Equipment
83	22 40 00	Plumbing Fixtures

ITEMS	SPEC SECTION	SCOPE OF WORK
84	23 05 13	Common Motor Requirement for HVAC Equipment
85	23 05 53	Identification for HVAC Piping Equipment
86	23 07 13	Duct Insulation
87	23 23 00	Refrigerant Piping
88	23 31 00	HVAC Duct and Casing
89	23 33 00	Air Duct Accessories
90	23 34 16	Centrifugal HVAC Fans
91	23 37 00	Air Outlets and Inlets
92	23 41 27	Small Split-System Heating and Cooling
93	26 05 26	Grounding and Bonding for Electrical Systems
94	26 05 33 13	Conduit for Electrical Systems
95	26 05 33 16	Boxes for Electrical Systems
96	26 05 36	Cable Trays for Electrical Systems
97	26 05 53	Identification for Electrical Systems
98	26 05 63	Wiring Connectors
99	26 24 13	Switchboards
100	26 24 16	Panelboards
101	26 27 01	Electrical Service Entrance
102	26 27 16	Electrical Cabinets and Enclosures
103	26 27 26	Wiring Devices
104	26 28 16 13	Enclosed Circuit Breakers
105	26 28 16 16	Enclosed Switches
106	26 31 00	Interior Lighting
107	26 30 00	Exterior Lighting
108	28 10 00	Access Control
109	28 31 11	Building Intrusion Detection
110	28 40 00	Fire Detection and Alarm
111	31 00 00	Earthwork
112	31 63 29	Drill Concrete Piers and Shafts
113	31 66 13	Aggregate Piers
114	32 15 23	Concrete Pathways
115	32 17 10	Precast Concrete Accessories
116	32 17 23	Precast Markings

ESTIMATOR RESPONSIBILITIES (Revised)

Adrian Villarreal | avillarreal@blockcompanies.com
Hien Ngo | hngo@blockcompanies.com
Paul Webb | pwebb@blockcompanies.com

Please contact the appropriate person handling your trade(s).

BLOCK
BUILDERS

V. Subcontractor Pre-Qualification



Subcontractor Pre-Qualifications Form

BLOCK BUILDERS SUBCONTRACTOR PRE-QUALIFICATION FORM [Exhibit A]

All subcontractors are required to complete this questionnaire. The contents will be considered and used to determine your company's qualification to perform work for Block Builders, LLC. This form must be filled out completely. Missing information may result in disqualification of consideration.

Return completed form to: Info@Blockcompanies.com

Application Date: _____ Multi-Family experience? Yes ☐ No ☐

Background

Company name	Type of company	Type of work performed
Street Address	Phone number	Fax Number
City/State/Zip	Contact Name	Email address
Year business was established	States we do work in	Previous name of company (if applicable)
Contractor's license #, if applicable	OSHA #	Union Non Union

Safety

Please check if your Company implements the following safety controls:

	Yes	No
Has a written safety program	<input type="checkbox"/>	<input type="checkbox"/>
Has an implemented drug screening policy for all employees	<input type="checkbox"/>	<input type="checkbox"/>
Performs safety orientation and training for all employees	<input type="checkbox"/>	<input type="checkbox"/>
Performs continuing safety education for all employees	<input type="checkbox"/>	<input type="checkbox"/>
Does your Company provide OSHA 10 training?	<input type="checkbox"/>	<input type="checkbox"/>
Does your Company provide OSHA 30 training?	<input type="checkbox"/>	<input type="checkbox"/>
If not, is your Company willing to provide OSHA 10/ 30 training, if necessary?	<input type="checkbox"/>	<input type="checkbox"/>

Certification

Please check if your Company has any of the following certifications:

	Yes	No
Qualified minority business AND/OR Section 3 certified business?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is your Company certified in the City of Houston?	<input type="checkbox"/>	<input type="checkbox"/>
Does your Company utilize apprenticeship programs?	<input type="checkbox"/>	<input type="checkbox"/>
If no, is your Company willing to utilize apprenticeship programs, if necessary?	<input type="checkbox"/>	<input type="checkbox"/>

If YES for any of the above, attach proof and/ or certifications to pre-qualification form.

Compliance

Is your Company familiar with the following?

	YES	NO		YES	NO
Does Bacon Wage Rates?	<input type="checkbox"/>	<input type="checkbox"/>	City of Houston Pay or Play program?	<input type="checkbox"/>	<input type="checkbox"/>
Certified Payroll?	<input type="checkbox"/>	<input type="checkbox"/>	Section 3 labor goal requirements?	<input type="checkbox"/>	<input type="checkbox"/>
LEP/Tracker?	<input type="checkbox"/>	<input type="checkbox"/>	MVA/BE goal requirements?	<input type="checkbox"/>	<input type="checkbox"/>
Has your Company done work on a HUD funded project that required certified payroll within the past 2 years?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Does your company provide health insurance for all employees working 30 or more hours weekly?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
If no, is your Company willing to provide health insurance to these employees during a specific project?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Compliance officer Contact: _____ Phone number: _____ Email address: _____

Page 1 of 2

1. Background
2. Safety
3. Certification
4. Compliance
5. Schedule
6. Bonding
7. Banking
8. References

BLOCK BUILDERS SUBCONTRACTOR PRE-QUALIFICATION FORM [Exhibit A]

Schedule

Provide summary of the 3 largest projects completed	Location	Start/ Completion	Amount

Bonding Information

Please provide the following bonding information:

Can you provide a Performance Bond?	YES	NO	Bond Rating	Bonding Capacity
Single Project	<input type="checkbox"/>	<input type="checkbox"/>	Aggregate	Bond Cost (\$ or \$/1000)
Name of Bonding company	Contact	Phone Number		
Last type of bond issued	Date	Amount		

Banking Information

Please provide financial references:

Name of current bank	Contact	Phone Number
Line of credit	Amount	

References (The below references may be contacted by Block Builders for verification purposes)

Please provide 3 client/ supplier references:

Company name	Contact	Phone Number
Company name	Contact	Phone Number
Company name	Contact	Phone Number

I hereby certify that to the best of my knowledge, the information submitted herein, including any attachments is true and sufficiently complete so as not to be misleading.

Completed by: _____ (Print or Type) _____ (Signature)

Title: _____ (Title) Date: _____

Block Builders, LLC will use this documentation to pre-qualify contractors. Therefore, if you intend to work with us, it is essential that you return the documentation. This document should not be construed to constitute a commitment, or a request to perform any work.

page 2 of 2

VI. How To Successfully Bid



How To Successfully Bid

- Adhere to **All Plans Specifications and Addenda**
- **Complete Scope of Work and Proposal** with Inclusions and Exclusions
 - ✓ Davis-Bacon Wage Rates
 - ✓ City of Houston Compliance Requirements
- Include **All Contact Information** on Your Bid
- **Be Available** to Discuss Your Proposal
- **Communicate, Communicate and Communicate** with the Block Sub Support Team
- Price Confidentiality is Key

VII. Insurance Requirements



Insurance Requirements:

- All Subcontractors **must carry the minimum insurance** requirements that follows as indicated below.
- If you don't currently have the following insurance requirements then please **contact your insurance agent** for the cost to increase your limits to the required limits shown.
- There **should be no out-of-pocket cost** to you from your insurance agent for this estimate.
- You need to **add the additional cost of the insurance to meet our minimum insurance requirements** to your bid.
- Sub-Subcontractors **coverage must be as broad** as that of the Subcontractors
- Our Acceptance of a **certificate with deficient coverage does not constitute a waiver** of any coverage requirement

I. General Liability:

\$1,000,000 Occurrence, \$2,000,000 General Aggregate, Products and Completed Operations Aggregate: \$2,000,000

- a. Primary/Non-Contributory Endorsements in favor of Holder
- b. Waiver of Subrogation, Blanket or Specific.
- c. Subcontractor must name "Block Builders, LLC" as Additional Insured

The Following forms ARE Acceptable:

Copy of Endorsement must be attached

- 1. CG2010 11/85 (preferred)
- 2. CG2010 (07/04) AND CG 2037. (7/04)
- 3. CG 2010 (04/13) or 2033 (04/13) AND CG 2037 (04/13) (acceptable)

GL endorsements ARE NOT Allowed:

- 1. Contractual Liability Limitation Endorsement (CG 2139), (or similar language)
- 2. Amendment of Insured Contract Definition (CG24 26), (or similar language) Exclusion
- 3. Bodily Injury to employees of Subcontractors, (or similar language)

2. Workers Compensation:

a. **Statutory Coverage in the State where the work is being performed.**

*The State where work is being performed must be shown in items “3A” and “3C” of the Declaration Page

*A Copy of the Declarations Page or Endorsement must be attached

b. **Employers Liability 1,000,000/\$1,000,000/\$1,000,000**

c. If any owner is excluded from coverage, then the Subcontractor is NOT allowed on the jobsite

3. Automobile Liability:

a. \$1,000,000 Combined Single Limit

b. Scheduled or Blanket Waiver of Subrogation

c. Primary Non-Contributory wording

d. Names “Block Builders, LLC” as Additional Insured

e. If the Subcontractor **OWNS** autos, the following must be provided:

1. Owned Autos | 2. Non-Owned Autos | 3. Hired Autos

f. If Subcontractor **DOES NOT OWN** vehicles, the following must be provided: 1. Non-owned Auto Coverage | 2. Hired Auto Coverage

4. Umbrella Liability | \$1,000,000

- a. Certificate must state Umbrella is Excess over GL, Auto, and Workers Comp Employers Liability

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE: (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL insured provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Producer Name Producer Address City, State ZIP	CONTACT NAME: Agent's Name PHONE (A/C No. Ext): Agent's Phone FAX (A/C No.): Agent's Fax EMAIL ADDRESS: Agent's Email INSURERS AFFORDING COVERAGE INSURER A: Insurance Company Name INSURER B: Insurance Company Name INSURER C: Insurance Company Name INSURER D: Insurance Company Name INSURER E: INSURER F:
-------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

INSURED Insured Name Insured Address City, State Zip	REVISION NUMBER:
----------------------------------------------------------------------	-------------------------

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENTS, TERMS OR CONDITIONS OF ANY POLICY WHICH MAY BE APPLICABLE TO SUCH POLICIES. THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADD. INSD	WVD	POLICY NUMBER	RENEWAL DATE (MM/DD/YYYY)	EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	Policy Number	Effective Date	Expiration Date	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ MEDICAL EXP (ANY ONE PERSON) \$ PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOUND AGG \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> RENTED AUTO ONLY OWNED AUTO ONLY UNOWNED AUTO ONLY	Y	Y	Policy Number	Effective Date	Expiration Date	OWNERS' EXCESS LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIMIT EXCESS LIMIT DSD RETENTION	Y	Y	Policy Number	Effective Date	Expiration Date	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 OTHER \$
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY WORKERS COMPENSATION AND EMPLOYERS LIABILITY MANDATORY TO THE STATE OF LOUISIANA DESCRIPTION OF OPERATIONS/LOCATION(S) (INCLUDES SCHEDULED LOCATIONS)	Y	Y	Policy Number	Effective Date	Expiration Date	PER STATUTE <input checked="" type="checkbox"/> OTHER S.L. EACH ACCIDENT \$ 1,000,000 S.L. DISEASE - EA EMPLOYEE \$ 1,000,000 S.L. DISEASE - POLICY LIMIT \$ 1,000,000

Holder is Additional Insured on Comprehensive General Liability (CGL) CG 2010 11/05 OR CG 2010 (07/04) AND CG 2027 (04/12) OR CG 2033 (04/12) AND CG 2037 (04/12). CGL policy does not include Contractual Liability Limitation Endorsement (CG 21 30) or Amendment of Insured Contract Definition (CG 24 26). Primary/Non-Contributory Endorsement in favor of Holder on Auto, CGL, and Umbrella.
Waiver of Subrogation Endorsement in favor of Holder on CGL, Workers Comp., Auto and Umbrella. Umbrella Follows form on CGL, Auto, and Employers Liability.
Texas is shown as an Insured State in Item 3A and 3C of the Workers Compensation policy.

CERTIFICATE HOLDER Block Builders, LLC 619 Jefferson Highway, Suite 2G Baton Rouge, Louisiana 70806	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS AUTHORIZED REPRESENTATIVE
---------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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VIII. Compliance |

Costs To Be Included in Bid



Compliance | Costs To Be Included In Bid

Please consider the following financial requirements in preparing your bids.

1. PAY or PLAY |

Applies to Subcontractors whose Contracts are over \$200,000

If you choose to **PAY and NOT PROVIDE** health care insurance for employees, **You MUST Pay** \$1.00 per employee per hour, for employees who work at least 30 hours per week. Overtime is excluded; therefore you don't have to pay for hours worked past 40 hours per week.

Example: \$1.00 per hour for 40 hours = \$40.00/week/employee

If you choose to **PLAY** and provide health care insurance for employees who work 30 hours per week, you must abide by the following:

- Company must pay no less than \$150.00 per covered employee per month
- Employee must not pay more than 50% and no more than \$150.00 per month towards the total premium

Examples: \$510.00 Monthly Insurance

Employee Portion: \$150.00

Company pays the balance: \$360.00

\$240.00 Month Insurance

Employee Portion 50%: \$120.00

Company pays the balance: \$120.00

Exclusions:

- Under the age of 18
- Have insurance under Medicare/Medicaid (proof required)
- Have insurance through a parent or a spouse (proof required)

2. OSHA |

Applies to ALL Subcontractors and Subs of Subs

EVERY employee, regardless of hours, status, job title, or job responsibilities **MUST** carry an OSHA 10 construction training certification card on their person **AT ALL TIMES** while on site. Block will check for OSHA cards every day.

See below for online options and prices to get OSHA 10 certifications:

- OSHA.com | 10 Hour Construction | Online - \$89.00
- OSHAoutreachcourses.com | 10 Hour Construction | Online - \$55.00

These prices are not guaranteed through Block Companies. Please verify pricing with the websites beforehand.



3. CERTIFIED PAYROLL |

Applies to ALL Subcontractors

Davis Bacon Wage Rates (to be issued in an addendum at a later date) and \$15.00/hour minimum regardless of job status or title.

If you hire or outsource an employee to handle all certified payroll and compliance forms, do not forget to include this in your bid.

Compliance Requirements:

- ✓ Certified Payroll – **Weekly**
- ✓ Compliance Forms as included in Exhibit C of the Bid Invitation previously issued in addendum 001 - **Monthly**
- ✓ B2GNOW - **Monthly**

IX. Division 00 | Project Manual



Division 00 | Project Manual:

PROJECT MANUAL

FOR

2100 MEMORIAL

HOUSTON, TEXAS

Architect's Project Number 2018067



JHP ARCHITECTURE / URBAN DESIGN, PC
PERMIT SET 07/24/2020

PROJECT MANUAL – 2018067

**2100 MEMORIAL
HOUSTON, TEXAS**

Permit Set
July 24, 2020

2100 MEMORIAL REDEVELOPMENT
1718 Peachtree St. NW, Suite 684, South Tower

JHP ARCHITECTURE / URBAN DESIGN, PC
8340 Meadow Road, Suite 150

**INNOVATIVE STRUCTURAL
CONSULTANTS, LLC**
7676 Hillmount St., Suite 191

PHA CONSULTING ENGINEERS, INC.
1101 E. Arapaho Rd., Suite 130

DIRECT CONSULTANTS TO THE OWNER

KIMLEY-HORN & ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower
Suite 700

STITCHCO
2255 Cumberland Pkwy, Suite 1965

HOLT INTERIORS
18 East Andrews Dr. NW

SK COLLABORATIVE
333 Adams Street



DEVELOPER
Atlanta, Georgia 30309

ARCHITECT
Dallas, Texas 75231

STRUCTURAL ENGINEER
Houston, Texas 77040

MEP ENGINEER
Richardson, Texas 75081

CIVIL ENGINEER

Dallas, Texas 75240

LANDSCAPE ARCHITECT
Atlanta, Georgia 30339

INTERIOR DESIGN
Atlanta, Georgia 30305

SUSTAINABILITY
Decatur, Georgia 30030

X. Division 01 | Summary of Work



Division 01 | Summary of Work

1.01 Work Covered by Contract Documents

1.02 Contract

1.03 Owner Furnished Products

1.04 Contractor Use of Premises

1.05 Partial Owner Occupancy

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SECTION 011000 - SUMMARY OF WORK

PART 1 - GENERAL

1.01 WORK COVERED BY CONTRACT DOCUMENTS

- A. Work includes the complete construction of a 197 unit rental apartment project over one level of parking structure which includes stairs, elevators, site improvements, underground detention, and all other items as indicated on the Contract Documents and as may be required for the completion of the project. Project construction to be composed of a 5 story wood frame component and a cast-in place concrete podium over the cast-in place garage. Project is located at Memorial Way in Houston, Texas.

1.02 CONTRACT

- A. Work shall be completed under a single lump sum contract including general construction, site work, mechanical and electrical work, interiors, graphic and landscape work. Project to be built to comply with NGBS Energy requirements and per worksheet included.
- B. Contractor shall refer to Contract Documents outlining scope of work requirements prepared by Direct Consultants to the Owner. Costs associated with such work items are to be included in the single lump sum contract.
- C. The intent of the Contract Documents is to include all items necessary for the proper execution of the Work by the Contractor. Notwithstanding anything contained herein to the contrary, it is expressly agreed and understood that the Contractor's agreement is to encompass the complete construction of the project and that Contractor will perform all items of work and provide all labor and materials necessary to accomplish this.
- D. The Contract Documents are complimentary and what is required by one shall be as binding as if required by all. In the event of any conflict or discrepancy between or among the Contract Documents, the Contractor agrees to perform the Work in the highest quantity and with the highest quality material set forth in any of the Contract Documents.

1.03 OWNER FURNISHED PRODUCTS

- A. Owner's duties: Schedule delivery date with suppliers of Owner provided products in accordance with the construction schedule.
- B. Contractor's duties:
 - 1. Designate required delivery date for each product that affects Project Construction Schedule.
 - 2. Promptly inspect delivered products, report damaged or defective items.
 - 3. Repair or replace items damaged as a result of the Contractor's operations.
 - 4. Install equipment in accordance with approved shop or installation of drawings.

1.04 CONTRACTOR USE OF PREMISES

- A. Confine operations at site areas permitted by Law, Ordinances, Permits, Contract Documents and Owner approved locations.
- B. Do not unreasonably encumber site with materials or equipment.
- C. Do not load structure with weight that will endanger structure during construction; provide temporary shoring as may be required.
- D. Assume full responsibility for protection and safekeeping of products stored on premises. Provide fencing and barricades as needed at the site.
- F. Move any stored products which interfere with operations of Owner or other contractors.
- F. Obtain and pay for use of additional storage, work areas or parking areas needed for operations.
- G. Review for approval from the Owner the location of any concrete or equipment wash-down area (in regard to impact on existing storm water inlets).

1.05 PARTIAL OWNER OCCUPANCY

- A. It is the intention of the Owner to schedule early completion of the building to permit a staged occupancy of the project. Owner will identify such staging phasing in the Owner/Contractor Agreement form. Contractor to include early completion dates in the Contractor's progress schedule.

1.06 CLEANING UP

- A. Refer to Section 017400 for specific requirements.

1.07 MATERIALS

- A. No known asbestos containing materials or other hazardous materials as defined by the EPA allowed for this project.

END OF SECTION

XI. Questions & Answers

