

Request for Quote

Part 1 - Unit Turn Services for Sunshine Inn

Part 2 – Modernization Upgrades for Sunshine Inn

Part 1 – Unit Turn Services

The Alachua County Housing Authority (ACHA) is looking to contract for unit turn services at the Sunshine Inn located at 4155 NW 13th Street, Gainesville, FL 32609. This contract will include the scope of work as noted below for unit turns on as needed basis for one year with the possibility of four additional one-year extensions under an Indefinite Delivery Indefinite Quantity (IDIQ) Service Contract. The Sunshine Inn has 31 Single Room Occupancy (SRO) units and one two-bedroom unit. There is no guarantee of the quantity of units; however, we generally turn eight vacated SRO units and the two-bedroom unit twice a year.

Scope of Work – Part 1

The general Scope of Work under part 1 of this RFQ is for the periodic unit turn of vacated units to prepare for the next resident. This will include painting with additional repair work as needed. All supplies/materials needed to complete the project are the responsibility of the contractor and should be included in your quote.

Painting:

1. Scrape all old loose and/or peeling paint from walls ceilings, etc. and patch any hole under 2" in diameter (see other items below);
2. Remove all outlet/switch plate covers and light covers to prepare for cleaning;
3. Apply one coat of Primer to all areas that may bleed after painting (i.e. Crayon, darker paint marker, marker, etc.);
4. Paint all surfaces including walls, ceiling, Interior and exterior doors (inside and out), windowsills, A/C and windows trim, etc.;
5. All floors and furniture should be covered during painting;
6. Clean up is the responsibility of the contractor, all areas should remain clean at all times;

Paint Colors:

1. Interior walls, baseboards and doors –Mission White / Semi-gloss, Sherwin – Williams Pro-Mar 400
2. Exterior door – Flower Pot – Semi-gloss, Sherwin-Williams #633
3. Exterior trims – Vanillin- Satin, Sherwin – Williams #6371

Note: These paint specifications are for design and quality standards. Any approved equal may be substituted but the product specifications listing the equivalence must be provided with your quote for consideration by staff. Otherwise, the specified product is to be used.

Additional Work:

Other potential repair/replacement items under part 1 as assigned through an agreed upon task order with an agreed upon price that includes all parts, materials and labor.

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1. Window;
2. Plumbing for bath and kitchen sinks;
3. Door jambs, doors and thresholds;
4. Wall patching;
5. Floor tile;
6. Base boards;
7. window sills;
8. Toilet;
9. Bathroom Vanities;
10. Medicine cabinets;
11. Outlets;
12. Light Switches;
13. GFIC;
14. Light Fixtures;
15. Ceiling Fan;

- Your quote needs to show a base price for the two-bedroom unit and for Single Room Occupancy (SRO) units.

Part 2 – Modernization Upgrades

The ACHA would like to receive quotes for Modernization Upgrades to the units. This will include the following:

- Removal of the current kitchenette;
- Installing new kitchen cabinets with a built in two-burner electric stove;
- Build a closet for a new refrigerator and microwave;
- Build a closet for tenant's clothes;
- Build a desk following the same layout of the rooms currently modified and as shown at the walkthrough. Pictures attached for reference.
- Modify Kitchen Plumbing and electrical to accept new cabinets and stove.

Your quote needs to address how you will charge for these additional work items as issued by task orders. Example, Cost +, actual, labor rate at, etc.

- There will be a Non-Mandatory site visit on November 18, 2024 from 10:00am to 11:00am at 4155 NW 13th Street, Gainesville, FL 32609.
 - Other dates and times may be arranged by contacting the Director of Maintenance Robert Cortes at 352-372-2549 x522 or via email at robert@acha-fl.com
- Questions regarding this RFQ are due in writing via email to Ron Hall, Director of Operations @ ron@acha-fl.com by November 19, 2024 at 4:00pm.
- Submission deadline is Monday November 25, 2024 @ 4:00pm

This Request for Quote is not a guarantee of work and the Alachua County Housing Authority reserves the right to accept or reject any and all quotes.

Please have proposals submitted to:
 Alachua County Housing Authority
 Attn. Ron Hall, Director of Operations
 703 NE 1st Street Gainesville, FL 32601
 Or via email to: Ron@acha-fl.com

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ACHA is not responsible for delays in receipt of your quote regardless of the method of delivery.

Notes:

Please include the following items with your quote; failure to provide one or more of these items may deem your quote non-responsive:

- a. Copy of your business license and/or proof of paid local business tax
- b. EIN number and/or DUNS#
- c. Proof of Workman's Compensation Insurance or exemption
- d. General Liability Insurance
- e. Listing of any Sub-Contractors to be used including items a-d above for each

Thank you

Ronald Hall

Director of Operations

352-372-2549 x512

ron@acha-fl.com

Pictures to follow show an example of a modernization to a unit for Part 2 of this RFQ. Please take advantage of the Non-Mandatory site visit on November 18, 2024 from 10:00am to 11:00am at 4155 NW 13th Street, Gainesville, FL 32609.

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Before Kitchenette setup



After Kitchenette setup



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Before open area setup



After open area setup

