

EXHIBIT 'A'

AMENITIES SHEET

The City of Houston's Housing and Community Development, New Home Development Programs is soliciting qualified contractors to develop and provide full sets of permitted construction documents, build single family residences, and provide warranties for those homes in the Greater Houston Area as designated in the bid document.

- All bids shall include construction documents that include site specifics, such as all site prep, site demo, tree removal, and all water and sewer taps, either long or short, and ready to build as a "Turn-Key" project without the risk of change orders. A proposed site plan with a fence layout and demolition plan will be required to accompany each bid.
- Qualified contractors are required to provide an Energy Star rated 3 or 4-bedroom, 2 or 2.5 bath homes with 1 or 2 car garages as designated in the attached bid sheet.
- Warranty periods shall include a 2-year workmanship, 2-year systems (MEP) and a 10-year structural system warranty coverage.

SPECIFICALLY, THE ADDRESSES TO BE BID UNDER THIS REQUEST ARE AS FOLLOWS.

Acres Home Phase 14 (11/6/23)

- **6604 ARABELLA STREET (77091) (A & B)**
EXISTING LOT SIZE: 9,000 SF, BUT THIS LOT WILL HAVE 2 HOMES (A & B)
EACH HOME LOT SIZE: 4,500 SF, total of 9,000 SF
NEW HOME PARTICULARS: 3 BEDROOM/ 2.5 BATH/ 2 CAR GARAGE
- **6729 UTAH STREET (77091) (A & B)**
EXISTING LOT SIZE: 9,000 SF, BUT THIS LOT WILL HAVE 2 HOMES (A & B)
EACH HOME LOT SIZE: 4,500 SF, total of 9,000 SF
NEW HOME PARTICULARS: 3 BEDROOM/ 2.5 BATH/ 2 CAR GARAGE
- **6824 COHN STREET (77091) (A & B)**
EXISTING LOT SIZE: 9,000 SF, BUT THIS LOT WILL HAVE 2 HOMES (A & B)
EACH HOME LOT SIZE: 4,500 SF, total of 9,000 SF
NEW HOME PARTICULARS: 3 BEDROOM/ 2.5 BATH/ 2 CAR GARAGE

GENERALLY, EACH PARTICIPATING BIDDER SHALL SUBMIT BIDS BASED ON THE FOLLOWING CRITERIA.

GENERAL CONDITIONS:

- Dumpster
- Site Toilet
- Site prep including tree removal and grade and fill per the survey
- Full sod
- Subterranean termite protection w/ certification

THE STRUCTURE:

- Preferred area calculation: Provide for square foot area per bid sheet (air-conditioned) w/ non-conditioned garage (per bid sheet)
- Post tension monolithic slab on foundation @ 3000 psi
- Driveway/ approach and sidewalks per submitted proposed site plan

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PLUMBING:

- Complete plumbing system per submitted plan type and Minimum Construction Standards
- Complete underground water/sewer taps for selected building envelope
- Short water tap @ \$1,800.00. (Contractor shall submit invoice for payment)
- Long water tap @ \$3,600.00. (Contractor shall submit invoice for payment)
- Complete interior plumbing system to include shut off manifold
- Gas and electric furnace, water heaters, dryers, and stove
- The preferred kitchen plumbing fixtures include Kohler, Moen, Delta, American Standard, or an approved equal product

ELECTRICAL:

- Complete Electrical system per submitted plan type and Minimum Construction Standards
- The preferred kitchen lighting shall include 4-6 Halo Airtight IC Baffle can-less recessed Light Kits or an approved equal product
- All bedrooms shall have ceiling fans with light kits by Harbor Breeze, Hunter, or an approved equal product

MECHANICAL:

- Complete 16 seer minimum Mechanical system per submitted plan type and Minimum Construction Standards

FRAMING AND EXTERIOR SURFACES:

- Complete framing package per submitted plan type and Minimum Construction Standards
- Minimum 9' ceilings or ceiling w/ 8' plate with 9' ceiling heights
- Complete Full brick veneer
- 6:12 pitch composition tile roofs with 30-year architectural tab shingles over 30# felt w/ painted led roof jacks and vents
- Energy rated dual pane vinyl, low E windows and Masonite doors per Minimum Construction Standards and the IECC 2015, with screens
- Open concept plans (preferred)
- Cast Stone address block for brick homes
- Concrete Driveway & Walkways
- Covered Front Porch
- Deadbolt Locks on All Exterior Doors (keyed alike)
- Exterior Front & Rear Coach Lighting

FINISHES:

- Complete trim package per submitted plan type and Minimum Construction Standards
- Complete floor finish packages per submitted plan type and Minimum Construction Standards.
 - 32 oz. carpet in bedrooms on a 6 lbs. pad and
 - Armstrong "LuxePlank" or Mannington "Natural Path"
 - or equal product in all high traffic areas.
- 36" high upper and lower cabinets with solid surface countertops per the selected plan and the Minimum Construction Standards

APPLIANCES:

- Complete, matching appliance package per the Minimum Construction Standards. Appliances shall include:
 - Stainless Steel Range and vent hood with exterior discharge
 - Stainless Steel OTR Microwave
 - Stainless Steel Refrigerator
 - Stainless Steel Dishwasher

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All appliances shall meet or exceed the items under Section III of the Minimum Standards for Basic Equipment and Facilities as listed in the Minimum Construction Standards for Rehabilitation, Reconstruction and New Construction.

MISCELLANEOUS QUALITY FEATURES:

- ½ Horsepower Garbage Disposal
- Alarm System (Pre-wire Only)
- Brush Nickel Fixtures (Electrical & Hardware)
- Cable and Cat-5 Outlets (Per Plan)
- Custom Millwork (Closets, Entry, Family)
- Custom Millwork 5 shelves in pantry and linen closets
- Dual Stainless Steel Kitchen Sink
- Ceramic Tile Walls in bathrooms
- LVP floors at all wet areas
- Carpet floors at halls, closets, living, dining & bedrooms
- Raised 6 Panel Doors
- Round Corners Throughout Interior
- 2" Blinds for all windows
- Garage Door opener with remote control

GENERAL NOTE TO BIDDING CONTRACTORS:

- All submissions shall follow the Minimum Construction Standards for Rehabilitation, Reconstruction and New Construction
- The intent of this bid process will be to award a winning contractor who submits designs and specifications that are most responsible and responsive to the Minimum Standards and submits the most reasonable bid.

Please direct all questions or concerns regarding this Bid Scope by **Monday, December 11, 2023, in written form** to [HCD- procurement@houstontx.gov](mailto:HCD-procurement@houstontx.gov) or 832-394-6204

All bids must be hand delivered or mailed by cob by **Friday, December 15, 2023**, to:

Housing and Community Development Department
Attention:
Tywana Rhone
2100 Travis St. Suite 900
Houston, TX 77002

The required bid forms, The Minimum Construction Standards and other supporting documents are available on our website. <http://houstontx.gov/housing/rfp.html>

Thank you for your continued participation in our programs!!

City of Houston
Housing and Community Development Department