**Scope of Work**

**Water Fixture Replacements at Bell Tower**

**1) Background**

SHA is upgrading the Low Income Public Housing building Bell Tower with water-efficient showerheads, faucet aerators and toilets.

SHA has identified the building as having high per capita water consumption compared to the rest of the housing stock. The work outlined in this contract implements measures to improve water efficiency in the buildings.

**2) Scope**

The contractor shall supply and install the following for 120 units: water-efficient showerheads, kitchen faucet aerator, bathroom faucet aerator, and toilets with seats in each unit of Bell Tower (2215 1st Ave, Seattle WA 98121).

SHA shall be responsible for posting notice to tenants, providing either onsite or nearby storage space for toilets and fixtures to be installed, and space onsite for waste collection.

**3) Detailed Work Requirements**

The contractor shall acquire, transport and deliver all necessary toilets, showerheads and aerators to each site. The service provider shall:

* replace showerheads in all showers with Niagara Earth 3-spray Wall Mount Handheld Showerhead with flow rate at or below one and a half gallons per minute (1.5 gpm), or approved equivalent, except where ADA compliant equipment is required and not met by the replacement,
* install aerators on all sink faucets where possible with aerators with flow rates of one gallon per minute (1 gpm) or less, and,
* replace all toilets with Niagara Stealth eight tenths of a gallon per flush (0.8 gpf) and raised push buttons, or approved equivalent, except in cases indicated in Section 5, “Special Considerations,” of this contract.

The contractor shall repair any broken flanges and angle stops as needed at an additional cost to SHA and document these repairs as indicated in Section 4 “Project Reports,” of this contract.

The contractor shall dispose of all replaced toilets and fixtures. Waste porcelain shall be taken to a City of Seattle Qualified Receiving and Recycling Facility per Seattle Municipal Code 21.36.089. The service provider shall leave any uninstalled equipment with onsite property management staff.

**4) Project Reports**

The contractor shall provide a summary checklist for each building of the work completed. The summary shall indicate for each unit whether all fixtures were installed (showerhead, toilet, toilet seat, kitchen aerator, bathroom aerators), list reasons any were not installed, indicate any additional repairs made (e.g., flanges or angle stops), and list other plumbing issues that could affect water consumption.

The contractor shall submit a record of waste disposal and recycling that includes the following information: Material Type, Diversion Method, Quantity, Unit of Measure, Hauler, Date and Receiving Facility.

The reports shall be provided within sixty days of project completion to Ralph A Nettles Jr, 190 Queen Anne Ave N, POB 19028, 98109, ralph.nettles@seattlehousing.org.

**5) Special Considerations**

Any installations in units designated as a unit compliant with Uniform Federal Accessibility Standards (UFAS) must comply with UFAS standards. The following 15 units are UFAS-designated: 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106,1206,1306,1406, 1506 and 1606. Any installations in units where special accommodations have been made for a tenant’s disability must fulfill the accommodation requirements.

Where tenants have installed their own toilet seats, that toilet seat shall be reinstalled on the new toilet if possible. Where re-installation of new toilet seat is not possible, the toilet shall not be replaced. Where tenants have installed their own showerheads, do not replace the showerhead, but leave the uninstalled replacement showerhead with property management.