



Clarion County Housing and Redevelopment Authority

8 West Main Street, Clarion, PA 16214

Voice/TTY: (814) 226-8910

Fax: (814) 226-6039

Email: ccha@clarionhousing.com

Website: clarionhousing.com

Scope of Work

Community Room and Common Area Renovation at Cherry Run Estates 514/536 Chestnut Street Rimersburg, PA 16248

Project Description

The Contractor shall furnish all labor, materials, equipment, supervision, permits (if required), transportation, and incidental items necessary to complete the renovation of the community room and associated common areas. Work shall include demolition, preparation, installation, finishing, testing, cleanup, and disposal of all construction debris. All work shall be completed in accordance with applicable building codes, manufacturer specifications, and industry standards.

1. Ceiling System

Provide and install a new suspended acoustical ceiling system including, but not limited to:

- 2' x 2' acoustical ceiling tiles
- New recessed LED ceiling light fixtures 10 year or more
- New Pendant light fixtures
- Remove and dispose of existing ceiling materials

2. Flooring

Provide and install new Luxury Vinyl Tile (LVT) flooring throughout designated project areas.

Work shall include:

- Removal and disposal of existing flooring where required
- Floor preparation and leveling as necessary
- Moisture mitigation (if needed)
- Installation of LVT flooring and coordinating transition strips
- Finish materials to match approved selections

3. Doors and Hardware

Provide and install new doors and associated hardware including:

- Apartment entry doors (Lowes #833539 white or equivalent) 36-inch -3 Right, 4 Left
- Closet doors (Lowes #856642 white or equivalent) 36-inch -1 Right, 2 Left
- Bathroom door (Lowes #856642 white or equivalent) 36-inch Right
- Exterior aluminum black frame entrance door (non-ADA)
- Exterior aluminum black frame entrance door equipped with ADA low energy automatic door operator
- Unit door hardware black Kw1 not smart key
- Closet door hardware black Kw1 not smart key
- Bathroom door hardware black Kw1 not smart key
- Hallway bi-fold door(s) (Lowes 6888752 or equivalent)

Adjust all doors to ensure proper operation.

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4. Windows

Provide and install new aluminum-black frame windows where indicated (8)

5. Kitchen Area

Provide and install new kitchenette based upon general mock up including:

- Cabinetry
- Countertop
- Wood shelving
- Finish trim and hardware

Coordinate all cabinetry for proper alignment and operation.

6. Bathroom Improvements

Provide and install:

- Toilet
- Sink and Hardware (Lowe's #9776034 or equivalent)
- Mirror (Lowe's #7130645 or equivalent)
- Toilet paper, paper towel holder, waste bin
- LED vanity or overhead light fixture

Reconnect plumbing and verify proper operation.

7. HVAC

Provide and install:

- 2 new Mini-split heating and cooling system
- 4 New baseboard units

Complete startup and verify proper operation of all HVAC equipment.

8. Built-In Features

Provide and install a custom built-in enclosure for existing utility meters. The enclosure design shall be to improve the overall appearance and integrating into the surroundings rather than appearing as a standalone feature.

9. Lighting

Provide and install new LED lighting throughout:

- Apartment entry areas (Lowe's #9337866 or equivalent/similar)
- Hallways (Lowe's #5439073 or equivalent/similar)

Replace fixtures as required and verify proper operation.

10. Drywall and Painting

Repair and finish walls and ceilings as necessary.

Work includes:

- Drywall repairs
- New drywall where required where there is currently T1-11 horizontally
- Painting entire space

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11. Miscellaneous Improvements

Provide and install:

- Community bulletin board in both hallways (Lowes #7522277 or equivalent)
- New switch plates
- New outlet covers
- Exit signs with integrated emergency lighting

12. Demolition and Preparation

Contractor shall perform demolition necessary to complete the renovation including:

- Removal of existing flooring
- Removal of existing ceiling system
- Removal of designated doors, fixtures, cabinets, and finishes
- Disposal of all demolition debris
- Site preparation prior to installation

Protect occupied portions of the building from dust, debris, and damage throughout construction.

Warranty

Provide a minimum one (1) year workmanship warranty on all installed materials and labor unless a longer manufacturer warranty applies.

Other notable items: Awarded contractor must be able to provide proof of insurance, W-9 and 90 days completion date after contract signing

Mandatory Pre-Bid on August 11, 2026 @ 9:30 AM at Cherry Run Estates

Bids due on 8/28/2026 @ 1:59 PM, opening to follow at 2:00 PM

Kelly Simpson at kellysimpson@clarionhousing.com

814-226-8910 ext.110

90 days completion date after contract signing

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