



# **Portage Metropolitan Housing Authority**

August 31, 2026

## **Scope of Work**

### **Paint Scope**

#### **Site Location:**

#### **Portage Landings**

The following is the outline of the project to be completed at the above-named site: Four two bedroom occupied units at 2300 sq ft.

### **Overall project Notes:**

1. Water, power, and restroom facilities are available on site.
2. **Units will be occupied! Residents will move belongings to the center of each room.**
3. Bidding contractors must view site to evaluate conditions.
4. Contractor is responsible for bidding based on necessary labor, means and methods of construction, and all requirements to complete the scope of work.
5. Bids can be submitted via email and must be received by **September 16<sup>th</sup>, 2026**

### **General Specifications**

1. All holes (nail holes, dings, and other wall damage) are to be addressed prior to painting.
2. Walls that need to be patched must be primed before painting.
4. Outlet and light switch covers are to be removed before painting and replaced after painting is complete.
5. Paint all walls with two (2) coats of agency-supplied paint.
6. Paint all ceilings with agency-supplied paint.

### **Property Specific Specifications:**

Any closet doors and window casing should be painted with agency applied enamel paint.

Unit List:

**Portage Landings : Kent**

**170 #103 Spaulding Drive**

170 #201 Spaulding Drive

170 #203 Spaulding Drive

170 #204 Spaulding Drive

**\*You must include the time frame in which you can have the units completed.**

**Contractor (or subcontractor) must agree to the following:**

- a) Contractor (or subcontractor) shall not to smoke near the site as all Public Housing sites are Smoke Free.
- b) Contractor (or subcontractor) must agree to the Drug Free policy.
- c) Contractor agrees to hold harmless the PMHA for any injuries or accidents suffered as a result of his own negligence or poor judgment of its employees in the execution of their work and additionally agrees to assume those obligations and liabilities customarily assumed by one holding a position as an Independent Contractor (Subcontractor).
- d) Contractor agrees to contact the PMHA, in advance, if a completion date cannot be met.
- e) Contractor hereby agrees that it is an Equal Opportunity Employer and all employees are hired without regard to their race, color, age, creed, sex, handicap or national origin.

**\*This is a Davis Bacon/Prevailing Wage project and will be subject to Portage County, Ohio Davis Bacon Residential wage rates (See included wage decision. Wage Rates are subject to change based on classification, and if additional classifications are required).\***  
**Contractor is responsible for all permits, inspections, and licensing.**

All questions about this project should be directed to:

Lee Lovejoy

Cell: (234) 973-9289

Email: [llovejoy@portagehousing.org](mailto:llovejoy@portagehousing.org)