

Housing Authority City of Newport (HACN)

REQUEST FOR PROPOSALS (RFP)

TO PROVIDE FLOORING REMOVAL, INSTALLATION, AND REPAIR SERVICES

REQUEST FOR PROPOSAL: The Housing Authority of the City of Newport, hereafter referred to as "HACN" is seeking requests for proposals "RFP" TO PROVIDE FLOORING REMOVAL AND INSTALLATION SERVICES at all of our 600-unit properties which are located in Newport, Rhode Island.

PROPOSAL DEADLINE:

All proposals must be received no later than 5:00 p.m. HACN local time, **January 4, 2019**.

PROPOSAL SUBMISSION:

All proposals must be received at the following email address by the proposal deadline stated above:

To- John Pagano, Director of Facilities
jpagano@nphousing.org
Subject line- Project 2018-091 Flooring Services RFP

HACN reserves the right to reject any or all proposals for cause and to waive any informality in the submission process if it is in the public interest to do so. During the period between issuance of this RFP and the proposed due date, no oral interpretation of the RFP's requirements will be given to any prospective Offeror. Requests for interpretation (and other questions) must be made in writing at least 7 days before the submission due date and time to:

John Pagano, Director of Facilities
jpagano@nphousing.org
Subject line- Project 2018-091 Flooring Services RFP

During the period of advertisement for this RFP, HACN may wish to amend, add to, or delete from the contents of this RFP. In such situations, HACN will issue an addendum to the RFP setting forth the nature of the modification. This RFP, any related attachments or addenda will be posted on the HACN website at <https://www.newporthousing.org/> or distributed to the prospective vendors, if known, via HACN method.

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Article 1 Introduction and Overview

HACN is a municipal agency created under the laws of the State of Rhode Island. Its mission is to provide decent, safe, and sanitary housing for low-income families. HACN receives funding from the U.S. Department of Housing and Urban Development (HUD) for the operation and modernization of low-income public housing owned by the Housing Authority.

PROJECT DESCRIPTION: The awarded contractor will be the primary provider for all flooring related services including but not limited to; Carpeting, Hardwood, LVT/VCT, and Tile. The contractor shall provide all labor, materials and equipment to perform all operations necessary to repair/replace flooring at various locations owned by HACN.

Article 2. Scope of Services and Responsibilities

Basic Services to be provided by the Contractor consist of the services described in this Article and those Supplemental Services described. The successful bidder must provide the following scope of work:

- 2.1 Scope and Specifications as outlined in Exhibits-A Materials and Exhibit-B General Conditions
- 2.2 Contractors will plan a schedule of work to be approved by the designated Maintenance Staff and Housing Manager for the development. Any condition which may prevent a contractor from performing the work outlined and agreed upon will be reported immediately to the designated Maintenance Staff and Housing Manager for the development.
- 2.3 After completion of work, all new and existing components shall be inspected, adjusted, put into working order and left clean, free of dirt, etc. Contractor shall also protect installed product' s finished surfaces from damage.
- 2.4 Hazardous materials
 - 2.4.1 Any materials identified as hazardous or that would become friable during demolition or installation must be identified and abated in accordance with EPA guidelines
- 2.5 PREVAILING WAGE: This is a HUD funded project, and the contractor is required to pay prevailing wage.

2.6 Project timeline

| | |
|----------------|------------|
| RFP Posting | 12/21/2018 |
| RFP Submission | 1/10/18 |
| Vendor Award | 1/14/19 |
| Contract End | 1/7/22 |

ARTICLE 3 - Qualifications

In order to be considered qualified to perform the services under the Scope of Work, contractors performing this work must have the following qualifications:

- 3.1 Must be a corporation in good standing with The State of Rhode Island.
- 3.2 Must be registered with the Contractor’s Registration and Licensing Board.
- 3.3 Must have at least 5 years of experience successfully managing projects of similar size and scope.
- 3.4 Must have a broad understanding of the building industry, including knowledge of materials, trades, and methods.
- 3.5 Make certain the work and materials meet the required standards.

3.6 Must be able to list 3 references for project manager of similar awarded projects

ARTICLE 4 - HACN Rights

HACN will designate, in writing, a HACN Representative who will act on behalf of HACN with respect to this RFP. The Vendor shall accept directives only from the designated HACN Representative and not from other HACN employees. HACN may replace the designated HACN Representative at its sole option; if this replacement is made, HACN will notify the Vendor, in writing.

Article 5. Proposal Submission

- 5.1 Proposals should be submitted in the following format, with Tabs separating each section:
- 5.2 Cover letter of no more than two pages that includes a written summary of why your firm would provide excellent service to HACN.
- 5.3 Owner’s name, company name, address, phone, fax, and email.
- 5.4 Type of work contractor licensed to perform and specialization of the firm.
- 5.5 List and description of projects in which the firm has participated in the past three years.
- 5.6 Organizational chart or narrative including principals and individual responsible for work.
- 5.7 Two references for whom the firm has performed related work for in the last three years.
- 5.8 Provide detailed pricing and total costs to provide the services covered by this RFP.

Article 6. Evaluation and Selection

Basis for award. The contract will be awarded to the firm whose proposal is determined by HACN to be the most advantageous to the Authority, with price and other technical factors considered. Technical factors include:

- 6.1 Experience. Firm’s experience in executing projects of this size and scope of work.
- 6.2 Qualifications. Identify the qualifications of the principals and staff performing work.
- 6.3 Approach/Work Plan. Firms must identify how they plan to undertake the activities under the Scope of Services provided in Part II, and the proposed timeline.
- 6.4 Section 3 and Small, Minority- and Women-Owned Businesses.
 - Firms must provide documentation (if applicable) regarding their status as either a Section 3 business concern or a small, minority- or woman-owned business concern.

Relative weight of technical evaluation factors:

| <u>Factors</u> | <u>Points</u> |
|---------------------|---------------|
| Experience. | 20 |
| Qualifications. | 20 |
| Approach/Work Plan. | 15 |

| | |
|---------------------|-----|
| Section 3/MBE. | 15 |
| Pricing. | 30 |
| <u>Total Points</u> | 100 |

Price will be considered in conjunction with technical factors by the HACN to determine the proposal that is most advantageous and offers the best value to HACN.

Article 7. Other Relevant Information

Documents and information relevant to this RFP include:

7.1 This RFP in its entirety.

7.2 The Vendor is expected to provide all labor and materials necessary to accomplish the Scope of Services contained in Article 2 of this RFP, and the Scope and Specifications Exhibits.

7.3 RFP attachments, and Required forms (outlined in Vendor Submittals).

Attachments:

Exhibit-A Material Specifications
Exhibit-B General conditions

Required Vendor Submittals:

Vendor Submittal -Certification of non-collusion
Vendor Submittal -Section 3/MBE certification (if applicable)
Vendor Submittal -Cost proposal template
Vendor Submittal -Statement of relevant and/or value add services available, but not already defined in RFP

RESILIENT BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Resilient base.
 - 2. Rubber Molding Accessories

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each exposed product and for each color and texture specified, not less than **12 inches (300 mm)** long.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. FloorScore Compliance: Resilient base and stair accessories shall comply with requirements of FloorScore certification.

2.2 VINYL BASE

- A. **Manufacturers:** Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
 - 1. [Armstrong World Industries, Inc.](#)
 - 2. [Johnsonite; A Tarkett Company.](#)
 - 3. [Roppe Corporation, USA.](#)
- B. Product Standard: ASTM F 1861, Type TV (vinyl, thermoplastic).
 - 1. Group: I (solid, homogeneous) or II (layered).
 - 2. Style and Location:
 - a. Style A, Straight: Provide in areas with carpet.
 - b. Style B, Cove: Provide in areas with resilient flooring.
- C. Minimum Thickness: **0.125 inch (3.2 mm)**.

- D. Height: 4 inches (102 mm).
- E. Lengths: Cut lengths 48 inches (1219 mm) long or coils in manufacturer's standard length.
- F. Outside Corners: Job formed or preformed.
- G. Inside Corners: Job formed or preformed.
- H. Colors and Patterns: As selected by Architect from full range of industry colors.

2.3 RUBBER MOLDING ACCESSORY

- A. [<Double click here to find, evaluate, and insert list of manufacturers and products.>](#)
- B. Description: Rubber nosing for carpet nosing for resilient flooring reducer strip for resilient flooring joiner for tile and carpet transition strips.
- C. Profile and Dimensions: As required to suit the intended application.
- D. Locations: Provide rubber molding accessories in areas indicated.
- E. Colors and Patterns: As selected by Architect from full range of industry colors.

2.4 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by resilient-product manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by resilient-product manufacturer for resilient products and substrate conditions indicated.
 - 1. Adhesives shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."
- C. Stair-Tread Nose Filler: Two-part epoxy compound recommended by resilient stair-tread manufacturer to fill nosing substrates that do not conform to tread contours.
- D. Floor Polish: Provide protective, liquid floor-polish products recommended by resilient stair-tread manufacturer.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
- B. Concrete Substrates for Resilient Stair Accessories: Prepare horizontal surfaces according to ASTM F 710.
 - 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
 - 2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
 - 3. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrate alkalinity falls within range on pH scale recommended by manufacturer in writing, but not less than 5 or more than 9 pH.
 - 4. Moisture Testing: Proceed with installation only after substrates pass testing according to manufacturer's written recommendations, but not less stringent than the following:
 - a. Perform anhydrous calcium chloride test according to ASTM F 1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of **3 lb of water/1000 sq. ft. (1.36 kg of water/92.9 sq. m)** in 24 hours.
 - b. Perform relative humidity test using in situ probes according to ASTM F 2170. Proceed with installation only after substrates have maximum 75 percent relative humidity level.
- C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound; remove bumps and ridges to produce a uniform and smooth substrate.
- D. Do not install resilient products until they are the same temperature as the space where they are to be installed.
- E. Immediately before installation, sweep and vacuum clean substrates to be covered by resilient products.

3.2 RESILIENT BASE INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient base.
- B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.
- C. Install resilient base in lengths as long as practical without gaps at seams and with tops of adjacent pieces aligned.
- D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.

- E. Do not stretch resilient base during installation.
- F. On masonry surfaces or other similar irregular substrates, fill voids along top edge of resilient base with manufacturer's recommended adhesive filler material.
- G. Preformed Corners: Install preformed corners before installing straight pieces.
- H. Job-Formed Corners:
 - 1. Outside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches (76 mm) in length.
 - a. Form without producing discoloration (whitening) at bends.
 - 2. Inside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches (76 mm) in length.
 - a. Miter or cope corners to minimize open joints.

3.3 RESILIENT ACCESSORY INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient accessories.
- B. Resilient Stair Accessories:
 - 1. Use stair-tread-nose filler to fill nosing substrates that do not conform to tread contours.
 - 2. Tightly adhere to substrates throughout length of each piece.
 - 3. For treads installed as separate, equal-length units, install to produce a flush joint between units.
- C. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece. Install reducer strips at edges of floor covering that would otherwise be exposed.

3.4 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protecting resilient products.
- B. Floor Polish: Remove soil, visible adhesive, and surface blemishes from resilient stair treads before applying liquid floor polish.
 - 1. Apply three coat(s).
- C. Cover resilient products subject to wear and foot traffic until Substantial Completion.

END OF SECTION

SECTION 096519 - RESILIENT TILE FLOORING

PART 1 – GENERAL INFORMATION

1.01 SUMMARY

- A. This section deals with resilient flooring found in the drawings and schedules of the contract that meet the requirements of this section.

1.02 RELATED SECTIONS

- A. N/A –

1.03 REFERENCES (INDUSTRY STANDARDS)

- A. ASTM F 710: Practice for Preparing Concrete Floors to Receive Resilient Flooring.
- B. ASTM E 648: Test Method for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source.
- C. ASTM E 662: Test Method for Specific Optical Density of Smoke Generated by Solid Materials.
- D. ASTM F 1869: Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride.
- E. ASTM F 2170: Determining Relative Humidity in Concrete Floor Slabs Using in Situ Probes.

1.04 ITEMS TO DELIVER

- A. Provide the product's Technical Specifications data sheet as well as all Installation and Maintenance Instructions.
- B. When required, supply floor drawings and installation plans.
- C. Supply a set of samples measuring at least 7.5 cm (3 in.) by 15 cm (6 in.) of the complete range of colors and finishes chosen for the project.
- D. When required, provide manufacturer's attestation, certified by an independent laboratory, confirming that the flooring complies with the fire standards of the following tests:
 - 1. ASTM E 648; Critical Radiant Flux: 0.45 watts/cm² or more;
 - 2. ASTM E 662; Smoke Density: 450 or less.
- E. Provide manufacturers Warranty Certificate.

1.05 QUALITY ASSURANCE

- A. Have flooring installed by a qualified installer of this type of flooring.

- B. In accordance with the technical instructions in the Installation Instructions, use all the accessories recommended by flooring manufacturer when installing its flooring.
- C. Follow the instructions specified in the most recent version of manufacturer's Installation Instructions.

1.06 DELIVERY, HANDLING, STORAGE

- A. Deliver the flooring to the installation site in manufacturer's original packaging. Indicate the project name and handling instructions on the outside of the boxes.
- B. Advise the carrier of any damaged material and indicate it on the packing slip.
- C. Store the flooring inside, sheltered from extreme hot or cold temperatures. Place the material on a smooth level floor or where there is uniform solid support in a clean, dry well-ventilated area. Unstack the pallets. The long-term storage temperature must be maintained between 18°C (65°F) and 24°C (75°F). Protect adhesive and flooring material from freezing, extreme heat and direct sun exposure.
- D. Acclimatize the subfloor, all flooring material and adhesive for 48 hours before, during and after the installation by maintaining the room temperature between 18°C (65°F) and 24°C (75°F). The pallets should be unstacked 24 hours prior to use.
- E. Afterwards, maintain the room temperature between 18°C (65°F) and 29°C (85°F). Protect the material from direct sources of heat such as air vents and other types of heaters.
- F. Install the flooring after all other finishing work, including painting, have been completed.

PART 2 - PRODUCTS

2.01 MANUFACTURER

Basis of Design:
Mohawk Group Vendor Partner
160 S. Industrial Blvd
Calhoun, GA 30701

2.02 SUBSTITUTIONS

- A. Submit in accordance with division 1 for review and approval.

2.03 RESILIENT FLOORING DESCRIPTION

- A. Characteristics:
 - 1. Centrato C0104 Glue Down LVT
 - 2. Overall Gauge: .10" (2.5mm)
 - 3. Wear Layer: 20 mil (0.5mm)
 - 4. Finish: M-Force 1 Enhanced Urethane
 - 5. Size: 196.09mm x 1320mm (actual)
 - 6. Complies with ASTM F1700, Class III, A or B

7. Centrato is not recommended for environments where it could be exposed to oils and greases, whether mineral, animal or vegetable.
8. Refer to the product's Technical Specifications data sheet for detailed specifications.
9. Choose from any of Mohawk Group's complete line of colors (indicate the item number).
10. Centrato has FloorScore certification.
11. This product was manufactured in a factory that has ISO 9001 and ISO 14001 certifications.

2.04 ADHESIVE

Mohawk Group will only guarantee its flooring products.

M700 Adhesive
M95.0 Adhesive
MS160 Spray Adhesive

2.04 OTHER MATERIAL

- A. Subfloor repairs: use a good-quality Portland cement-based compound modified with latex that has a minimal resistance to compression of 246 kg/cm² (3 500 lbs/sq. in.) to fill, smooth or level subfloor imperfections.
- B. Self-levelling underlayment: use a Portland cement-based self-levelling underlayment modified with a polymer that has a minimal resistance to compression of 246 kg/cm² (3,500 lbs/sq. in.).

PART 3 – EXECUTION

3.01 SITE INSPECTION

- A. Examine the subfloor before installation to ensure that the surface is clean, dry, smooth, structurally sound and free from foreign substances that may adversely affect adhesion or cause discoloration. Furthermore, ensure that the subfloor is free of paint, varnish, adhesive, oil, grease, solvent and other foreign substances, including treatment compounds, sealers and curing compounds that may adversely affect adhesion or alter the appearance or durability of the rubber flooring.
- B. Verify the surface to ensure there is no powder, scaling or mold. If there is, remove it with a mechanical sander and level with a good-quality cement-based Portland primer.
- C. Slabs that have been either using a curing agent or a sealer will have to be treated to ensure that the adhesion has not been impaired.
- D. Do not install on cement slabs that have been subjected to adhesive chemical abatement, unless an approved remediation system was used afterwards.
- E. Report and rectify all unsatisfactory conditions. Do not start flooring installation until all rectifications have been completed.

3.02 SUBFLOOR PREPARATION

- A. Level all rough surfaces and fill cracks and marks with a Portland cement-based patching compound modified with latex.
- B. Mechanically remove all surface contaminants such as paint, oil, grease, varnish, adhesive as well as various other products such as treatment compounds.
- C. Install Manufacturer specified underlayment where required

- C. Measure the humidity and pH levels in the cement in compliance with the following standards before installation:
 - 1. ASTM F 2170, Relative Humidity (RH) test using in situ probes. The maximum allowable reading is 90% RH for M700 and 95% RH for M95.0 and MS160.
 - 2. ASTM F 710, pH levels (test procedure 5.3.1). The readings should be between 8 and 10.
 - 3. The ASTM test frequency recommendation is 3 measures for the first 1,000 sq. ft. (92.9 sq. m) and one measure for each additional 1,000 sq. ft. (92.9 sq. m).
- D. Ensure Moisture, Relative Humidity and pH tests have all been conducted and measurements meet manufacturer's recommendations.
- E. In case of doubt, test the adhesion on the cement subfloor or other surface that will be covered by the flooring. Do the test using the specified flooring and recommended adhesive.

3.03 RESILIENT FLOORING INSTALLATION

- A. Install the flooring according to the latest version of Mohawk Group's Installation Instructions. Use the tools, adhesives, trowel types and procedures recommended in the instructions.
- B. Acclimatize the subfloor, all flooring material and adhesive for 48 hours before, during and after the installation by maintaining the room temperature between 18°C (65°F) and 24°C (75°F). Afterwards, maintain the temperature between 18°C (65°F) and 29°C (85°F).

3.04 CLEANING AND PROTECTION

- A. Remove all excess adhesive immediately after installation as recommended in Mohawk Group's Installation Instructions.
- B. Before allowing traffic after installation, consult and follow the recommendations in Mohawk Group's Installation Instructions.
- C. Following installation and cleanup, if the work of all other trades has not yet been completed, protect the flooring by laying sheets of non-staining brown Kraft paper, and then a layer of plywood sheets (rolls of non-staining heavy cardboard material could also be used for protection).
- D. Follow the instructions in Mohawk Group's Maintenance Instructions when performing initial and regular maintenance procedures.

END OF SECTION

Exhibit-B General Conditions

1. Surfaces to receive LVT/VCT shall be thoroughly cured and dry, broom clean and free of dirt, grease and oil. Fill all cracks, holes and voids in underlayment and thoroughly clean surfaces. Prime concrete and gypsum cementitious underlayment according to the adhesive manufacturer's recommendations.
2. Contractor shall install new LVT/VCT flooring over existing concrete floor (where it exists). Installation shall include the application of a concrete embossed leveler over the existing concrete to fill any deviations and prevent "telegraphing" of imperfections.
3. All carpet shall lay smooth and straight with limited number of seams. All LVT/VCT shall be tight with no gaps and cleaned and ready for waxing.
4. After completion of work, all new and existing components shall be inspected, adjusted, put into working order and left clean, free of dirt, etc. Contractor shall also protect installed product's finished surfaces from damage.

Article II. Types of Work

Carpet and Tile Replacement

- 1 As needed, vendor shall remove and replace existing carpet, remove and replace LVT/VCT tile, remove LVT/VCT tile and replace with carpet, or remove carpet and replace with LVT/VCT tile. Upon notification, vendor will meet with NHA staff for a unit investigation before beginning work. The selected vendor shall make themselves familiar with the different types of residences.
- 2 Contractor's employees (including subcontractors) shall conduct themselves in a professional manner at all times. No drink bottles, wrappers, lunches, or other debris will be allowed to be left inside or outside of the units. Parking will only be permitted in the streets or driveways.
- 3 All activity will be conducted in a safe manner. Tools, materials, and other equipment will be kept only in the work areas and will not interfere with residents' use of the facilities. All waste must be disposed of by the contractor off NHA property.
- 4 Contractors will plan a schedule of work to be approved by the designated Maintenance Staff and Housing Manager for the development. Any condition which may prevent a contractor from performing the work outlined and agreed upon will be reported immediately to the designated Maintenance Staff and Housing Manager for the development.
- 5 All work is to be performed in accordance with all applicable local, State, and Federal standards and any applicable manufacturer's specifications.

Article III. General Provisions

1. Materials Used

All materials used will be the highest-grade products and shall be standardized with the NHA

material list or approved by the designated Maintenance Staff or Housing Manager.

Adhesive shall be a waterproof adhesive as recommended by the manufacturer for the specific sheet LVT/VCT, substrate and location. Edge Strips or carpet molding shall be metal or vinyl matching the color of the adjacent flooring as close as possible.

2. Floors (Resilient Floor Covering Materials):

- Where vacuuming methods are selected, High Efficiency Particulate Air (HEPA) filtered vacuuming equipment and a metal floor attachment must be used. The equipment shall be used and emptied in a manner that minimizes the re-entry of asbestos into the workplace.
- Waste Disposal: Asbestos waste scrap, debris, bags, containers, equipment and contaminated clothing consigned for disposal shall be collected and disposed of in sealed, impermeable containers.
- Care of Asbestos-Containing Flooring Material: All vinyl and asphalt flooring material shall be maintained in accordance with this paragraph unless the building/facility owner demonstrates that the flooring does not contain asbestos.
- Sanding of asbestos material is prohibited.
- Stripping of finishes shall be conducted using low abrasion pads at a speed lower than 300 rpm and wet methods.
- Burnishing or dry buffing may be performed only on flooring which has sufficient finish so that the pad cannot contact the flooring material.
- No Dusting of debris in an area containing accessible thermal system insulation or surfacing material or visible deteriorated Asbestos Containing Material (ACM).
- Floors shall not be dusted or swept dry, or vacuumed without using HEPA filter.
- Filters shall be promptly cleaned up and disposed of in airtight containers.

3. Workmanship

All workmanship shall be of the highest standards with material installed properly and in a professional workmanship-like manner. The responsible contractor shall assume full responsibility and warrant for one year the satisfactory performance of all labor and materials (notwithstanding additional manufacturer warranties).

4. Damage to Units:

The contractor will be liable for damages caused to units, furnishings, and personal property of residents when work is being conducted in units.