

CITY OF
ROANOKE 
REDEVELOPMENT
AND HOUSING
AUTHORITY

Partners in Progress

November 8, 2016

Catherine Lamberg, Director
U.S. Department of Housing and Urban Development
Richmond Public Housing Program Center
600 E. Broad Street, 3rd Floor
Richmond, VA 23219

Dear Ms. Lamberg:

I am writing to request a database adjustment, in accordance with 24 CFR 902.25.

Regarding inspection report number 581644, filed on October 6, 2016 and released on October 12, 2016, for Morningside Manor, AMP 208, the inspection report included a deduction of 8.33 points for Fire Protection missing/damaged/expired extinguishers. RRHA previously requested Technical Review of this item from HUD because we believed it did not reflect correct application of HUD's physical inspection protocol; however, that request was declined by HUD on October 26, 2016. Since we have confirmed that the fire extinguishers at Morningside Manor meet local code requirements, there appears to be inconsistency between local code requirements and the HUD physical inspection protocol. Therefore, we are requesting a database adjustment under 24 CFR 902.25(c)(1).

Supporting documentation for this request is enclosed. We respectfully request that the points deducted as a result of inconsistency between local code requirements and HUD physical inspection protocol be restored to RRHA's inspection scores for Morningside Manor.

Please contact me at (540) 983-9241, ggoh@rkehousing.org, or David Bustamante at (540) 983-9265, dbustamante@rkehousing.org, if you need additional information.

Sincerely,



Glenda Edwards Goh
Executive Director

Enclosures



Office of Public Housing Real Estate Assessment Center Request for Technical Review (TR) or Database Adjustment (DBA) of a Physical Inspection Score

Inspection Number	581644	Project ID Number	VA011000208
Inspection Date	10/06/2016	Address of Property	1020 13 street NE
Project/Property Name	Morningside Manor	City, State, Zip	ROANOKE VA 24013
Date of Request	11/8/2016	Contact Name	David Bustamantye
TR or DBA?	DBA		

ISSUE #

Location (Inspectable Area)	Building Number	Unit Number
BUILDING	FLOOR 1	

Documentation Type:



Item and Deficiency/Observation

Fire protection, BS- Missing/damaged/expired extinguishers(Fire Protection)

Reason for Request

Per the attached photos of the fire extinguishers on the 1st floor of Morningside Manor there are no missing/damaged/expired extinguishers, the inspector made a comment as to the date and it was explained to him that they would be serviced one year from the year they were last serviced per our local code. The deficiency cited and the points deducted are not a factual representation of what was present during the REAC Inspection. RRHA is requesting a DBA based on our documentation that Morningside Manor extinguishers are meeting Roanokes local codes.

Additional Comments

RRHA requests that the 8.33 points deducted be added to our score and a rescore be conducted. Local Conditions and Exceptions - Circumstances include inconsistencies between local code requirements and the UPCS inspection protocol, such as conditions permitted by local variance or license (e.g., child guards allowed on sleeping room windows by local building codes) or preexisting physical features that do not conform to or are inconsistent with PIH-REAC's physical condition protocol. +

ISSUE #

Location (Inspectable Area)	Building Number	Unit Number

Documentation Type:



Item and Deficiency/Observation

Reason for Review

Additional Comments

ISSUE #

Location (Inspectable Area)	Building Number	Unit Number

Documentation Type:



Item and Deficiency/Observation

Reason for Review

Additional Comments

CITY OF ROANOKE REDEVELOPMENT AND
HOUSING AUTHORITY

DATA BASE ADJUSTMENT -INSPECTION
NUMBER 581644 – MORNINGSIDE
MANOR

FIRE PROTECTION,
MISSING/DAMAGED/EXPIRED
EXTINGUISHERS (FIRE PROTECTION)

8.33 POINT DEDUCTION

SUPPORTING DOCUMENTS

MARK D. LOFTIS
(540) 983-7618
loftis@woodsrogers.com

November 8, 2016

Glenda Edwards Goh
Executive Director
City of Roanoke Redevelopment and Housing
Authority
2624 Salem Turnpike N.W.
Roanoke, Virginia 24017

Re: Local Fire Code Provisions Applicable to Maintenance of Portable Fire Extinguishers

Dear Glenda:

You have asked me to research and provide you with information showing the local ordinances establishing the required maintenance intervals for portable fire extinguishers located at the Morningside Manor property.

The City of Roanoke's Fire Prevention Code is found at Section 12, Article II of the Code of the City of Roanoke. Section 12-16 of the City Code adopts the Virginia Statewide Fire Prevention Code as the applicable Code in the City of Roanoke:

Pursuant to the provisions of section 27-97 of the Code of Virginia (1950), as amended, the city hereby adopts and incorporates by reference as if fully set forth herein the Virginia Statewide Fire Prevention Code (2009 edition), as amended (hereinafter referred to in this chapter as the "Statewide Fire Prevention Code"), as the same has been promulgated by the State Board of Housing and Community Development. The Statewide Fire Prevention Code, as adopted by the city, and regulations promulgated in connection therewith, shall be known as the "City Fire Prevention Code".

Section 12-18 of the City Code adopts certain amendments to the Virginia Statewide Fire Prevention Code, but none of these amendments relate in any way to the servicing or maintenance of portable fire extinguishers.

The Virginia Statewide Fire Prevention Code ("SFPC") is a State regulation promulgated by the Virginia Board of Housing and Community Development in cooperation with the Virginia Fire Services Board. The current version took effect July 14, 2014. Section 103.1 of the SFPC incorporates by reference the International Fire Code – 2012 Edition ("IFC"), and that is the

P.O. Box 14125, Roanoke, Virginia 24038-4125
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applicable standard except to the extent the SFPC specifically sets forth amendments or additions to the IFC.

Section 901.6.1 of the IFC provides that:

901.6.1 Standards. *Fire protection systems shall be inspected, tested and maintained in accordance with the references standards listed in Table 901.6.1.*

Table 901.6.1 provides as follows:

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Mechanical smoke exhaust systems	NFPA 204
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

The SFPC includes an amendment to the specific wording of Section 901.6 of the IFC, but adopts subsection 901.6.1 and Table 901.6.1 in their entirety.

Because the Roanoke City Code adopts and incorporates the standard contained in the SFPC, and the SFPC adopts and incorporates the standard set forth in the IFC – specifically IFC Section 901.6.1 and Table 901.6.1, the standard imposed by the Roanoke City Code for the inspection, testing and maintenance of portable fire extinguishers is the standard found in the NFPA 10 Standard.

The NFPA 10 Standard for Portable Fire Extinguishers (promulgated by the National Fire Protection Association) addresses inspection, maintenance and recharging of portable fire extinguishers in Chapter 7. Section 7.3.2 provides for an **annual** external examination of portable fire extinguishers, and Section 7.3.3 provides for an **annual** internal examination of certain types of portable fire extinguishers. Table 7.3.3.1 specifically sets forth the maintenance interval:

Table 7.3.3.1 Maintenance Involving Internal Examination

Extinguisher Type	Internal Examination Interval (years)
Stored-pressure loaded stream and antifreeze	1
Pump tank water and pump tank, calcium chloride based	1
Dry chemical, cartridge- and cylinder-operated, with mild steel shells	1*
Dry powder, cartridge- and cylinder-operated, with mild steel shells	1*
Wetting agent	1
Stored-pressure water	5
AFFF (aqueous film-forming foam)	3†
FFFP (film-forming fluoroprotein foam)	3†
Stored-pressure dry chemical, with stainless steel shells	5
Carbon dioxide	5
Wet chemical	5
Dry chemical stored-pressure, with mild steel shells, brazed brass shells, and aluminum shells	6
Halogenated agents	6
Dry powder, stored-pressure, with mild steel shells	6

*Dry chemical and dry powder in cartridge- or cylinder-operated extinguishers are examined annually.

†The extinguishing agent in liquid charge-type AFFF and FFFP extinguishers is replaced every 3 years, and an internal examination (tear-down) is normally conducted at that time.

Section 7.3.4.1 of the NFPA 10 Standard requires that each portable fire extinguisher "shall have a tag or label securely attached that indicates that maintenance was performed" and Section 7.3.4.1.1 requires that this tag reflect, among other things, the "[m]onth and year maintenance was performed."

Very truly yours,

WOODS ROGERS PLC

Mark D. Loftis

MDL



2401 A PLANTATION RD ROANOKE VA 24012
PHONE 540.265.5555 FAX 540.265.0554
WWW.GREERSUPPLY.COM SALES@GREERSUPPLY.COM

November 1, 2016

David Bustamante
Roanoke Redevelopment and Housing Authority
2624 Salem Turnpike
Roanoke, VA 24017

Dear David Bustamante:

I am writing in response to your request to inspect all of the Morningside Manor fire extinguishers. Morningside Manor fire extinguishers have been inspected by Greer on October 7, 2016 and were found all operable and are not in need of service until December 2016.

Roanoke Redevelopment has an active contract with Greer until March, 2018, contract number #900-1302-1-7.

Sincerely,

Caron Farris

DO NOT REMOVE
By Order Of
The State
Fire Marshal

CITY, STATE
AND
FIRE INSURANCE
INSPECTION

FULL WT. _____



GREER'S SUPPLY COMPANY

540.265.0555

2401 A PLANTATION RD • ROANOKE VA 24012

LICENSE NO. 2701 016140A

SERVICED BY [Signature]

- ABC (DRY CHEM)
- BC (DRY CHEM)
- CARBON DIOXIDE
- AFFF / FFFP
- FE-36
- CLASS D
- WATER MIST
- HALON 1301
- FE-13
- SYSTEM
- WATER
- LOADED STREAM
- PURPLE K (PK)
- HALOTRON
- HALON 1211
- WET CHEM
- INERGEN
- CLEAN AGENT
- FM200



VOID 1 YR. FROM MO. PUNCHED; SYSTEMS 6 MOS.

SERVICED			NEW			RECHARGED					
DEC.	NOV.	OCT.	SEPT.	AUG.	JULY	JUNE	MAY	APR.	MAR.	FEB.	JAN.

2015 / 2016 / 2017

CHARGE IMMEDIATELY
AFTER ANY USE
TO AN AUTHORIZED
AGENCY FOR
RECHARGE WITH
UNDER MANDATE
WHEN MAINTAINED
BY PROFESSIONAL
PERSONNEL MAY BE
REQUIRED TO
CHARGE EXHAUSTED
CYLINDER
ALL OTHERS
ARE PROHIBITED
FROM RECHARGING
EXHAUSTED
CYLINDERS

DO NOT REMOVE
By Order Of
The State
Fire Marshal

FOR
CITY, STATE
AND
FIRE INSURANCE
DEPARTMENTS

FULL WT _____



**GREER'S
SUPPLY
COMPANY**
540.265.0555

2401 A PLANTATION RD • ROANOKE VA 24012

LICENSE NO. 2701 016140A

SERVICED BY *JL*

- ABC (DRY CHEM)
- BC (DRY CHEM)
- CARBON DIOXIDE
- AFFF/FFFP
- FE-36
- CLASS D
- WATER MIST
- HALON 1301
- FE-13
- SYSTEM
- WATER
- LOADED STREAM
- PURPLE K (PK)
- HALOTRON
- HALON 1211
- WET CHEM
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VOID 1 YR. FROM MO. PUNCHED; SYSTEMS 6 MOS.

SERVICED			NEW					RECHARGED			
DEC.	NOV.	OCT.	SEPT.	AUG.	JULY	JUNE	MAY	APR.	MAR.	FEB.	JAN.

2015 / 2016 / 2017

CONTRACT NO: 900-1302-1-7

**CONTRACT BETWEEN THE
CITY OF ROANOKE REDEVELOPMENT & HOUSING AUTHORITY
AND
GREER SUPPLY COMPANY**

Be it understood that as of this 1st day of April, 2013, the City of Roanoke Redevelopment & Housing Authority (hereinafter called "RRHA") hereby enters into this Contract with Greer Supply Company (hereinafter called the "Contractor") for **the not to exceed** amount of Twenty Thousand Eight Hundred and Sixty Four dollars and 25/100 (\$20,864.25), as more particularly specified in **the Quote Form submitted by the Contractor, dated March 5, 2013 for the RFQ Inspection, Servicing, Replacement and Repair of Fire Extinguishers at Lansdowne Park, Villages at Lincoln, Hunt Manor, Melrose Towers, Morningside Manor, Bluestone Park, Indian Rock Village and RRHA Whiteside Warehouse** and subject to the conditions herein contained.

The term of this agreement shall be from **April 1, 2013 – March 31, 2018**

1.0 Definitions

- 1.1 "RRHA" and "PHA," as referenced in this Contract, mean the City of Roanoke Redevelopment & Housing Authority.
- 1.2 "HUD" means the U.S. Department of Housing and Urban Development.
- 1.3 "Contract" means this Contract as entered into between RRHA and the Contractor, and includes, and incorporates herein, all terms and conditions as set forth in
 - i) RRHA Special Conditions
 - ii) HUD 5370 C Section I or II (whichever is applicable)

The Contract shall also include all formal changes to any of the above-referenced documents made by addendum, change order, bulletin or other written modification, which terms and conditions are incorporated herein by reference.

- 1.4 “Contractor” means, for the purpose of this Contract, the person or other entity entering into the Contract with RRHA to perform, or be responsible for the performance of, all of the work required under the Contract.
- 1.5 “Contracting Officer” means the person authorized to execute contracts for RRHA.
- 1.6 “Contract Administrator” means the person who will administer the contract for RRHA.

2.0 Scope of Work

- 2.1 The Contractor agrees to provide all material and labor to perform all work required under the Contract and described in the “**RFQ Inspection, Servicing, Replacement and Repair of Fire Extinguishers**” and shall do all things, and take all actions, as required by this Agreement, in strict compliance with the Contract, as defined herein.

3.0 Billing and Payment

- 3.1 The Contractor shall submit an invoice for payment on a monthly basis. Payment shall be made to the Contractor, less applicable withholdings, within thirty (30) days, provided all work for the month has been completed satisfactorily, based on the Contract Administrator’s accepted verification of documents, in accordance with the specifications of this Contract. Invoices shall detail the services rendered each month. All support documentation shall accompany the invoice.
- 3.2 All invoices and statements shall be identified by location of property and services rendered, and shall be submitted to:

City of Roanoke Redevelopment & Housing Authority
Attention: Accounts Payable
P.O. Box 6359
2624 Salem Turnpike, NW
Roanoke, VA 24017
- 3.3 Contract number, and site location should appear on the invoices to avoid delay in payment.

4.0 Laws and Regulations

The Contractor shall at all times observe and comply with laws, ordinances, regulations, and codes of the federal, state, county and other local government agencies, which may in any manner affect the performance of the Contractor.

5.0 Indemnification

Contractor expressly agrees to indemnify and hold harmless RRHA, its directors, officers, and employees from all losses, costs, damages and/or expenses with respect to all demands, claims, suits, and/or judgments for personal and bodily injuries, including death, to any person (including but not limited to third parties, employees of RRHA, employees of Contractor or any Subcontractor and their dependents or personal representatives) or damage to property or any other cause of action arising by reason of any act or willful omission or negligence, either by Contractor or by Subcontractors or the employees or agents of either of them. Contractor further agrees to defend RRHA, to reimburse RRHA for any reasonable cost and expense, including attorney's fees, which RRHA may incur or be put to for the defense from any such claim.

6.0 Contractor Not an Agent

In the interpretation of this Agreement and the relations between Contractor and/or Subcontractor and RRHA, neither Contractor nor Subcontractor shall be held or deemed in any way to be an agent, employee or official of RRHA.

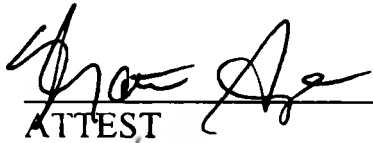
7.0 Order of Precedence

In the event of a conflict between clauses in this Contract and the Scope of Services, the Contract shall prevail. In the event of a conflict between the Contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail.

8.0 Subcontracting

The Contractor shall not subcontract any of the work unless specifically authorized, in advance and in writing, by RRHA.

IN WITNESS THEREOF: The parties hereto have caused this instrument to be executed as of the day and year first written above.



ATTEST

4/1/13

DATE



ATTEST

4/1/13

DATE

CONTRACTOR

BY: 

TITLE: GENERAL MANAGER

CITY OF ROANOKE REDEVELOPMENT
AND HOUSING AUTHORITY

BY: 

Glenda Edwards

TITLE: Executive Director

AM
HA



Partners in Progress

QUOTATION

Roanoke Redevelopment and Housing Authority (RRHA) is seeking responsible and qualified firms to provide **“Inspection, Servicing, Replacement and Repair of Fire Extinguishers”** for VA 11-1 Lansdowne Park, VA 11-2 Villages at Lincoln, VA 11-5 Hunt Manor, VA 11-6 McIrose Towers, VA 11-7 Jamestown Place, VA 11-8 Morningside Manor, VA 11-9 Bluestone Park, VA 11-10 Indian Rock Village and RRHA Whiteside Warehouse.

To be considered, your quote must be received by March 8, 2013 at 4:00 P.M. local prevailing time at 2624 Salem Turnpike, NW or email to dbustamante@rkehousing.org

Comments on Scope of Services or other provisions in this Request for Quotes must be submitted in writing to David Bustamante at 2624 Salem Turnpike, NW, Roanoke, VA 24017, faxed to 540-983-9229 or by email to dbustamante@rkehousing.org, by March 1, 2013 at 2:00PM local prevailing time.

Sign and submit Section 3 Self-Certification for Business Concerns claiming Section 3 preference with Quotation. If not applicable write N/A on certification form.

While RRHA must promote full and open competition among prospective offerors, small business enterprises, Section 3 businesses, Minority, Service-Disabled Veteran, and Women-Owned business enterprises are encouraged to submit quotes as well as all other enterprises. Section 3 businesses (only) are also eligible for certain preferences (See Section 3 Information and Forms attached).

If the quotation is not within funding limits for this project, all quotations may be rejected. RRHA reserves the right to reject any or all quotations and to waive informalities in the quotation process. Unless all quotations are rejected, the award will be made to the lowest responsive and responsible offeror, subject to applicable regulations.

All quotes shall be signed and dated by a qualified representative of the Contractor.

The undersigned offers to conduct the work in accordance with the scope of services as stated by RRHA.

All invoices or other related documents shall clearly indicate RRHA's contract order number.

RRHA does not discriminate against faith-based organizations in accordance with the Code of Virginia 2.2-4343-1 or on the basis of race, color, sex, age, religion, origin, disability, veteran status, or union affiliations in any of its federally assisted program and activities TDD within Virginia 711 outside of Virginia 1-800-828-1120.

Request for Quote

Inspection, Servicing, Replacement and Repair of Fire Extinguishers Quote Form

Please note that the quantities in this Request for Quote are estimates and are given for the purpose of quote evaluation. They do not indicate the actual quantity that may be requested since such volume will depend upon requirements, which develop during the contract period. There is no guarantee of any minimum or maximum number. RRHA reserves the right to increase and/or decrease the quantity.

The undersigned offers to provide service in accordance with the scope of work for Inspection, Servicing, Replacement and Repair of Fire Extinguishers

Total Amount shall be all inclusive. Submit a cost for each Line Item indicated. Total Base Quote amount shall be the sum of all Line Item amounts. In the event of a mathematical error, the Line Item Amounts shall be used to determine Total Base Quote amount.

Line Item #1: All ABC Dry Chemical Extinguisher Inspection & Tagging 166 estimated per year

A.	\$	<u>498.00</u>	1 st Yr Cost Inspection & Tagging (Include In Grand Total For 1 st Year)
B.	\$	<u>498.00</u>	2nd Yr Cost Inspection & Tagging (Include In Grand Total For 2nd Year)
C.	\$	<u>498.00</u>	3rd Yr Cost Inspection & Tagging (Include In Grand Total For 3rd Year)
D.	\$	<u>498.00</u>	4th Yr Cost Inspection & Tagging (Include In Grand Total For 4th Year)
E.	\$	<u>498.00</u>	5th Yr Cost Inspection & Tagging (Include In Grand Total For 5th Year)

Line Item #2: Recharge 2 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>25 10</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$	<u>10</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$	<u>10</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$	<u>10</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$	<u>10</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Line Item #3: Recharge 2.5 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>69.75</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$	<u>69.75</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$	<u>69.75</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$	<u>69.75</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$	<u>69.75</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Line Item #4: Recharge 3 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>25 10</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$	<u>10</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$	<u>10</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$	<u>10</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$	<u>10</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Request for Quote

Inspection, Servicing, Replacement and Repair of Fire Extinguishers Quote Form (con't)

Line Item #5: Recharge 5 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$ <u>109.75</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$ <u>109.75</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$ <u>109.75</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$ <u>109.75</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$ <u>109.75</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Line Item #6: Recharge 10 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$ <u>174.75</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$ <u>174.75</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$ <u>174.75</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$ <u>174.75</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$ <u>174.75</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Line Item #7: Recharge 16 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$ <u>5</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$ <u>5</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$ <u>5</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$ <u>5</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$ <u>5</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Line Item #8: Recharge 20 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$ <u>274.75</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$ <u>274.75</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$ <u>274.75</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$ <u>274.75</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$ <u>274.75</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Line Item #9: Hydrostatic Test ABC Dry Chemical Extinguisher 15 estimated per year

A.	\$ <u>450</u>	1 st Yr Cost Hydrostatic Test (Include In Grand Total For 1 st Year)
B.	\$ <u>450</u>	2nd Yr Cost Hydrostatic Test (Include In Grand Total For 2nd Year)
C.	\$ <u>450</u>	3rd Yr Cost Hydrostatic Test (Include In Grand Total For 3rd Year)
D.	\$ <u>450</u>	4th Yr Cost Hydrostatic Test (Include In Grand Total For 4th Year)
E.	\$ <u>450</u>	5th Yr Cost Hydrostatic Test (Include In Grand Total For 5th Year)

Line Item #10: 6 Year Maintenance ABC Dry Chemical Extinguisher 15 estimated per year

A.	\$ <u>314.25</u>	1 st Yr Cost 6 Year Maintenance (Include In Grand Total For 1 st Year)
B.	\$ <u>314.25</u>	2nd Yr Cost 6 Year Maintenance (Include In Grand Total For 2nd Year)
C.	\$ <u>314.25</u>	3rd Yr Cost 6 Year Maintenance (Include In Grand Total For 3rd Year)
D.	\$ <u>314.25</u>	4th Yr Cost 6 Year Maintenance (Include In Grand Total For 4th Year)
E.	\$ <u>314.25</u>	5th Yr Cost 6 Year Maintenance (Include In Grand Total For 5th Year)

Request for Quote

Inspection, Servicing, Replacement and Repair of Fire Extinguishers Quote Form (con't)

Line Item #11: CO2 Extinguisher Inspection & Tagging 5 estimated per year

A.	\$	<u>15</u>	1 st Yr Cost Inspection & Tagging (Include In Grand Total For 1 st Year)
B.	\$	<u>15</u>	2nd Yr Cost Inspection & Tagging (Include In Grand Total For 2nd Year)
C.	\$	<u>15</u>	3rd Yr Cost Inspection & Tagging (Include In Grand Total For 3rd Year)
D.	\$	<u>15</u>	4th Yr Cost Inspection & Tagging (Include In Grand Total For 4th Year)
E.	\$	<u>15</u>	5th Yr Cost Inspection & Tagging (Include In Grand Total For 5th Year)

Line Item #12: CO2 Extinguisher Recharge 3 estimated per year

A.	\$	<u>150</u>	1 st Yr Cost Recharge (Include In Grand Total For 1 st Year)
B.	\$	<u>150</u>	2nd Yr Cost Recharge (Include In Grand Total For 2nd Year)
C.	\$	<u>150</u>	3rd Yr Cost Recharge (Include In Grand Total For 3rd Year)
D.	\$	<u>150</u>	4th Yr Cost Recharge (Include In Grand Total For 4th Year)
E.	\$	<u>150</u>	5th Yr Cost Recharge (Include In Grand Total For 5th Year)

Line Item #13: Hydrostatic Test CO2 Fire Extinguisher 3 estimated per year

A.	\$	<u>150</u>	1 st Yr Cost Hydrostatic Test (Include In Grand Total For 1 st Year)
B.	\$	<u>150</u>	2nd Yr Cost Hydrostatic Test (Include In Grand Total For 2nd Year)
C.	\$	<u>150</u>	3rd Yr Cost Hydrostatic Test (Include In Grand Total For 3rd Year)
D.	\$	<u>150</u>	4th Yr Cost Hydrostatic Test (Include In Grand Total For 4th Year)
E.	\$	<u>150</u>	5th Yr Cost Hydrostatic Test (Include In Grand Total For 5th Year)

Line Item #14: H2O Extinguisher Inspection & Tagging 1 estimated per year

A.	\$	<u>3</u>	1 st Yr Cost Inspection & Tagging (Include In Grand Total For 1 st Year)
B.	\$	<u>3</u>	2nd Yr Cost Inspection & Tagging (Include In Grand Total For 2nd Year)
C.	\$	<u>3</u>	3rd Yr Cost Inspection & Tagging (Include In Grand Total For 3rd Year)
D.	\$	<u>3</u>	4th Yr Cost Inspection & Tagging (Include In Grand Total For 4th Year)
E.	\$	<u>3</u>	5th Yr Cost Inspection & Tagging (Include In Grand Total For 5th Year)

Line Item #15: Replacement of 2 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>10</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>10</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>10</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>10</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>10</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Line Item #16: Replacement of 2.5 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>164.75</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>184.75</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>204.75</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>224.75</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>244.75</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Request for Quote

Inspection, Servicing, Replacement and Repair of Fire Extinguishers Quote Form (con't)

Line Item #17: Replacement of 3 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>10</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>10</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>10</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>10</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>10</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Line Item #18: Replacement of 5 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>277.50</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>297.50</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>317.50</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>337.50</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>357.50</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Line Item #19: Replacement of 10 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>392.60</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>412.60</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>432.60</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>452.60</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>472.60</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Line Item #20: Replacement of 16 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>10</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>10</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>10</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>10</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>10</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Line Item #21: Replacement of 20 lb ABC Dry Chemical Extinguisher 5 estimated per year

A.	\$	<u>598.75</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>618.75</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>638.75</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>658.75</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>678.75</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Line Item #22: Replacement of CO2 Extinguisher 1 estimated per year

A.	\$	<u>200.00</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>220.00</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>240.00</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>260.00</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>280.00</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

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Request for Quote

Inspection, Servicing, Replacement and Repair of Fire Extinguishers Quote Form (con't)

Line Item #23: Replacement of H2O Extinguisher 1 estimated per year

A.	\$	<u>75</u>	1 st Yr Cost Replacement (Include In Grand Total For 1 st Year)
B.	\$	<u>75</u>	2nd Yr Cost Replacement (Include In Grand Total For 2nd Year)
C.	\$	<u>75</u>	3rd Yr Cost Replacement (Include In Grand Total For 3rd Year)
D.	\$	<u>75</u>	4th Yr Cost Replacement (Include In Grand Total For 4th Year)
E.	\$	<u>75</u>	5th Yr Cost Replacement (Include In Grand Total For 5th Year)

Line Item # 24: Grand Total 1st Year Cost Inspection, Servicing, Replacement and Repair of Fire Extinguishers (Sum of ALL Line Items A 1-23): \$ 3972.85 (Include Total For Line Item #24 In Grand Total For Fire Extinguisher Services)

Line Item # 25: Grand Total 2nd Year Cost Inspection, Servicing, Replacement and Repair of Fire Extinguishers (Sum of ALL Line Items B 1-23): \$ 4072.85 (Include Total For Line Item #25 In Grand Total For Fire Extinguisher Services)

Line Item # 26: Grand Total 3rd Year Cost Inspection, Servicing, Replacement and Repair of Fire Extinguishers (Sum of ALL Line Items C 1-23): \$ 4172.85 (Include Total For Line Item #26 In Grand Total For Fire Extinguisher Services)

Line Item # 27: Grand Total 4th Year Cost Inspection, Servicing, Replacement and Repair of Fire Extinguishers (Sum of ALL Line Items D 1-23): \$ 4272.85 (Include Total For Line Item #27 In Grand Total For Fire Extinguisher Services)

Line Item # 28: Grand Total 5th Year Cost Inspection, Servicing, Replacement and Repair of Fire Extinguishers (Sum of ALL Line Items E 1-23): \$ 4372.85 (Include Total For Line Item #28 In Grand Total For Fire Extinguisher Services)

Grand Total for Fire Extinguisher Services for Five (5) Years As Specified (Sum of Line Items 24,25,26,27,28): \$ 20,864.25

Confirm Receipt of any Addenda Issued for this Quote: Addendum # _____ Date: _____

Quote effective for: 30 Days (Min 30 days) Payment Terms: 30 (Min 30 days)

To be considered, your quote must be received by **March 8, 2013 at 4:00 P.M.** local prevailing time at 2624 Salem Turnpike, NW or email to dbustamante@rkehousing.org or Fax Number: (540) 983-9229

Date 3-5-13

Firm GLEER'S SUPPLY CO.

Signature [Signature]

Address 2401-A PLANTATION ROAD

Title GENERAL MANAGER

ROANOKE VA 24012

Telephone No. 540-265-0555

Fax No. 540-265-0554

State Contractor's License No. (If applicable) 2701016140 Expiration date 12-31-14

Federal Employer Identification No. 54-0848058

Inspection Summary Report (POA) for Inspection #581644

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example: "**Site - Spalling (Walkway / Steps) (4)**" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the **Deficiency Details** section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
Site - MORNINGSIDE MANOR - Site(0) [Possible Points : 14.11]				
Health And Safety Deficiencies				
Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	4.54	
			4.54	9.57

Building 208 - MORNINGSIDE MANOR HIGHRISE - Building Exterior [Possible Points : 16.13]				
Non-Health And Safety Deficiencies				
Walls	BE - Missing/Damaged Caulking/Mortar (Walls)	Level 2	3.60	
			3.60	12.52

Building 208 - MORNINGSIDE MANOR HIGHRISE - Building Systems [Possible Points : 21.50]				
Non-Health And Safety Deficiencies				
Emergency Power	BS - Auxiliary Lighting Inoperable (Emergency Power) (3)	Level 3	2.15	
Fire Protection	BS - Missing/Damaged/Expired Extinguishers (Fire Protection)	Level 2	8.33	
			10.48	11.02

Building 208 - MORNINGSIDE MANOR HIGHRISE - Common Areas [Possible Points : 12.90]				
Non-Health And Safety Deficiencies				
Chutes	CA - Damaged/Missing Components (Chutes) (3)	Level 2	0.91	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	3.63	
Doors	CA - Damaged Hardware/Locks (Doors) (5)	Level 2	0.91	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.91	
Walls	CA - Damaged (Walls)	Level 1	0.45	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.20	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.50	
Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #581644

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
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Site - MORNINGSIDE MANOR - Site(0)

Non-Health And Safety Deficiencies

Health And Safety Deficiencies

Hazards		HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

Walls	Contractors on site doing tuck pointing work on building.. grinding out and replacing bad mortar areas	BE- Missing/Damaged Caulking/Mortar (Walls) - L2	- Missing Mortar - Missing mortar around more than one contiguous masonry unit
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Systems

Non-Health And Safety Deficiencies

Emergency Power	Floor 6 near 610	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Floor 5 near 510	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Floor 1 near unit 105	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Fire Protection	Floor 1	BS- Missing/Damaged/ Expired Extinguishers (Fire Protection) - L2	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 5%, but less than 10% are missing, damaged, or expired

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Closet/Utility/ Mechanical	Floor 6 air handler room door on	CA - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior
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