

Harrisonburg Redevelopment and Housing Authority
REQUEST FOR PROPOSALS
Pest Control Services
June 30, 2023

A. Introduction

The Harrisonburg Redevelopment and Housing Authority (“HRHA”) seeks proposals from qualified pest control firms to provide integrated pest management (IPM) at HRHA owned properties. The proposed IPM will cover services at the following locations. Site plans are attached.

1. Lineweaver Apartments – 121 residential units and community rooms, offices and maintenance areas
2. Franklin Heights – 129 residential units located in 60 different buildings. Units range from 1 bedroom to 5 bedrooms
3. Commerce Village – 30 1 bedroom residential units, two large community rooms, two bathrooms, two laundry rooms, maintenance areas and one office.
4. HRHA Offices- 286 Kelley and 143 Reservoir
5. Commercial Building – Bridgeport Building, 160 C N. Mason Street

Offerors submitting proposals to the RFP must not be debarred, suspended or otherwise prohibited from professional practice by any Federal, State or Local Agency.

Proposals in response to this RFP are due no later than 12:00 noon (Eastern Standard Time) on July 31, 2023 and can be submitted via email to Duane Bontrager at dbontrager@harrisonburgrha.com, or 3 physical copies can be mailed or delivered to:

PROPOSAL: Pest Control Services
Duane Bontrager, Facilities and Construction Manager
Harrisonburg Redevelopment and Housing Authority
286 Kelly Street
P.O. Box 1071
Harrisonburg, VA 22802

Questions regarding this RFP should be directed, prior to July 31, 2023, to Duane Bontrager, Facilities and Construction Manager via email at dbontrager@harrisonburgrha.com.

IT IS THE RESPONSIBILITY OF THE FIRMS REPLYING TO THIS RFP TO SEE THAT ANY PROPOSAL SENT THROUGH THE MAIL, OR VIA ANY OTHER DELIVERY METHOD, SHALL HAVE SUFFICIENT TIME TO BE RECEIVED PRIOR TO THE PROPOSAL DUE DATE AND TIME.

The Authority reserves the right to reject any and all proposals.

B. Background

The Authority serves residents of the City of Harrisonburg by providing affordable housing for low-income families, including seniors and individuals with disabilities. The agency's mission and philosophy is:

To promote adequate and affordable housing economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community.

Philosophy

To treat all individuals with respect and dignity, to base all decisions on rational and provable data and to operate with efficiency in the delivery of all services.

The Harrisonburg Redevelopment and Housing Authority is a political subdivision of the Commonwealth of Virginia created pursuant to Title 36 of the Code of Virginia. An election was held in accordance with the Act on November 8, 1955, at which a majority of the qualified voters of the City voting in such election approved the need for a Redevelopment and Housing Authority to be activated in the City. The Authority was duly organized on November 29, 1955, and it has been in operation since that date without interruption.

The Authority operates under state enabling legislation and federal housing regulations of the Department of Housing and Urban Development (HUD). The Harrisonburg Redevelopment and Housing Authority manages 284 housing units and administers over 964 Housing Vouchers. It employs 28 individuals and operates on an annual budget of approximately \$10.25 million.

C. Instructions to Bidders

1. Bidding and awards will be according to **Harrisonburg Redevelopment and Housing Authority Purchasing and Contracting Policy (Amended: July 1, 2013)**. This document will be a part of the awarded contract. A copy of the policy is available on the HRHA website (www.harrisonburgrha.com) or upon request.
2. All work will comply with all current local, state of Virginia, and National codes
3. Insurance requirements are general liability and workers compensations on all employees and personnel working on jobsite.
4. It is the policy of **Harrisonburg Redevelopment and Housing Authority**, that no Employee, Resident, Contractor or Visitor may smoke or use tobacco on any **HRHA** property. In addition, tobacco use is strongly discouraged in the immediate vicinity of an **HRHA** property to promote a healthy, tobacco-free environment
5. Services under this solicitation shall be for a one-year period. HRHA reserves the option to extend this agreement in one (1) year increments.
6. The contract may be canceled with or without cause by either party upon written notice of such cancellation to the other party at least thirty (30) days prior to the intended date of such cancellation.

REQUEST FOR PROPOSAL (RFP) AND SCOPE OF WORK FOR PEST CONTROL

A. Request for Proposal

Firms interested in responding to this Request for Proposal (RFP) must submit the following information.

1. Introduction and Executive Summary

Submit a letter of introduction and executive summary of the proposal. The letter must be signed by a person authorized by your firm to obligate your firm to perform the commitments contained in the proposal. Submission of the letter will constitute a representation by your firm that your firm is willing and able to perform the commitments contained in the proposal.

2. Service Approach (including Sample Integrated Pest Management (IPM) Plan)

- A. Examples of IPM Approach: Describe your firm's approach to integrated pest management in residential and multifamily housing programs where your firm has creatively applied the IPM approach to solve difficult pest problems. Provide project summary, budget information if appropriate, and contact information for references at the facility involved (see below).
- B. Record-Keeping and Reporting Capability: The firm shall describe how it intends to meet the record-keeping and reporting requirements in a way that Harrisonburg Redevelopment and Housing Authority (HRHA) staff will be able to read and use to track trends. Include sample forms.

The following specific points should be addressed in the summary of your firm's approach to IPM:

- Discussions of effectiveness of current and previous efforts, especially related to cockroach and bedbug infestations; for control of all types of household pests, stored product pests, fabric pests, rats and mice.
- Identification of problem areas in and around the building (locations and extents of infestations, observed damage to structure or commodities, conditions conducive to infestation, harborage areas, sanitation deficiencies, avenues of potential entry);
- Contractor access system and coordination to all necessary areas;
- Information given to the contractor during the inspection about any restrictions or special safety precautions; and
- Any other items or factors that would impact the development of a pest management program.

- C. Emergency and Special Services Capability: The firm shall describe its plan for meeting the emergency and special service requests described in the scope of work (for example, availability of trucks and personnel).
- D. A Sample IPM Plan: See the Scope of Work for details.

3. Firm Qualifications

Provide the following:

- A. Name, address, and telephone number of a primary contact person.
- B. A brief description of your firm, certifications held, professional organization affiliations, as well as how any joint venture association would be structured.
- C. Address(es) and location(s) of local offices and service headquarters that would be involved in servicing the HRHA contract.
- D. Description of pest detection equipment and other equipment possessed by the firm that would be used for performance of the contract.
- E. Certifications: The contractor shall provide the following:
- Certificate of Contractor General Liability Insurance, with the contracting party named as an additional insured
 - Certificate of Workers' Compensation Insurance
 - A copy of the pesticide applicators' license(s)
 - Listing of any violations of state pesticide regulations or pest management regulations within the past three years.
 - Description of in-house training program for firm employees.
 - Description of in-house health & safety program.

F Commitments: The contractor must commit to providing qualified, professional pest management personnel (PMP) who:

- Will not distribute or sell pesticide products to residents or staff;
- Will not store any pesticide product in the buildings specified in this contract;
- Understand current practices in this field and have experience providing pest control services in a residential environment;
- Conduct themselves in a professional manner, with minimal noise and disruption;
- Cooperate with the building occupants to assure the progress of this work;

- Have good communication skills and will speak with residents who are present during a visit. It is expected that the PMPs will make an effort to obtain pest sighting information from residents and educate them on IPM techniques;
- Maintain certification as a Commercial Pesticide Applicators in the category of residential and institutional pest control services;
- Wear a distinctive uniform that has the contractor's name easily identifiable, affixed in a permanent or semi-permanent manner while working at HRHA-owned or leased properties;
- Use additional personal protective equipment required for safe performance of work as determined and provided by the contractor that, at a minimum, conform to Occupational Safety and Health Administration (OSHA) standards for products being used;
- Use only contractor vehicles identified in accordance with state and local regulations;
- Observe all safety precautions throughout the performance of this contract. Certain areas within some buildings may require special instructions for persons entering these areas;
- Will comply with all government regulations as are applicable during the time spent on government property, and;
- Take all necessary precautions to ensure tenant and employee safety, and all necessary steps to ensure the containment of the pesticide to the site of application.

4. References

The Contractor must submit a list of at least three (3) verifiable references (including names, titles, affiliations, and telephone numbers) for work comparable to that discussed in these specifications that has been completed during the past three (3) years or is currently in progress.

5. Price Proposal

HRHA intends to award this contract to the firm that it considers will provide the best overall program services. HRHA reserves the right to accept other than the lowest bid and to reject any proposals that are not responsive to this request. Please provide a price proposal in a sealed envelope for the services described in the Scope of Work.

Offerers may include bed bug extermination in their proposal but are not required to do so to be considered for the pest control part of the contract.

B. Scope of Work

1. Monitoring. Begin with a property-wide inspection and monitoring, using both monitoring devices and visual inspection.

2. IPM Plan. Use the monitoring results to design an IPM plan for the property. This plan will be updated at least annually along with monitoring results. The following components should be included in all written IPM plans:
- A. Management objectives: Identify key pests to be controlled, level of control desired (thresholds), and areas of the facility requiring special attention. Include a clear understanding of all guarantees, exclusions, and limitations, including the definitions of high-, medium-, and low infestations. Proposal must adhere to HUD's Guidance on IPM (PIH Notice 2011-22).
 - B. Communication and accountability system: Designate contact people and alternates at both the facility and the contractor's company. Establish a location for the pest activity log book(s) at the facility. (Or establish electronic log book procedures) Set up a procedure for the contractor to report maintenance or pest prevention needs to appropriate staff at the facility.
 - C. Schedule of service: Describe the expected schedule and duration of service visits required to meet management objectives. If the PMP treats at the same time each month (e.g. the second Wednesday of each month), notification can be given once and then again only if schedules need to be adjusted. Except as otherwise agreed upon, all work at properties under this contract should be performed between 9:00 a.m. and 4:00 p.m., Monday through Friday, and should not interfere with the daily operations of HRHA. No work on Saturdays, Sundays or Holidays without prior approval of HRHA.
 - D. Monitoring program: The contractor should describe methods and procedures to be used for a) identifying sites of pest harborage and access; and b) assessing pest populations throughout the term of the contract. This information must include general locations of common area monitoring traps and responsibilities for routinely checking the traps. Differences in pest pressures associated with seasons and preventative action should be addressed. As a general rule, pesticides should not be applied unless monitoring indicates the presence of pests in that specific area and unless pesticides are being used for preventative measures. E. Description of IPM methods and products:
 - Summarize nonchemical and chemical IPM methods proposed and choose pest management strategies that are:
 - Least disruptive of natural controls; ○ Least hazardous to human health; ○ Least toxic to non-target organisms; ○ Least damaging to the environment;
 - Most likely to produce a permanent reduction of the pest population; ○ Easiest to carry out effectively; and ○ Most cost-effective over the short and long-term.

- Do not apply pesticides inside or outside unless visual inspection or a monitoring device indicates the presence of pests in that specific area or unless using pesticides as a means of preventing infestations;
 - Control rodents inside buildings only with trapping devices. All such devices shall be concealed from view, being placed in protected areas unaffected by routine cleaning and other operations. Check trapping devices on a schedule approved by the Contract Manager. The Contractor is responsible for disposing of all trapped rodents and all rodent carcasses in an appropriate manner;
 - Use portable vacuums rather than pesticide sprays for initial cleanouts of cockroach and bedbug infestations, for swarming (winged) ants and termites, and for control of spiders in webs;
 - Bait formulations shall be the standard pesticide technology for cockroach and ant control, with alternate formulations restricted to unique situations where baits are not practical; and
 - The Contractor shall apply all insecticides as “crack and crevice” treatments only, defined in this contract as treatments in which the formulated insecticide is not visible to a bystander during or after the application process.
 - List EPA-approved pesticide products proposed for use in the program together with the rationale, proposed methods of use, and methods planned to minimize exposure. For each pesticide, list the product name, EPA registration number, pests targeted, and where pesticide will be applied (e.g., indoors, in wall voids, or outside).
- F. Desirable structural or operational changes: Identify pest-proofing activities or modification of staff operational methods or timing that would improve pest management efforts (e.g., caulking around pipes).
- G. Record-keeping system: Describe data to be collected and provide a sample monitoring form designed to track data on pest location, populations, harborage, trends in pest populations, status of previously suggested pest exclusion and prevention measures for which facility staff are responsible, and other relevant information. See “Log Book” below.
3. Types of Service. Treatments should be scaled to the type and level of infestation.
- A. Focus units: Units that are infested (henceforth referred to as Focus Units) shall be serviced at least monthly until the infestation is gone. Once pest-free, the focus unit may be removed from the monthly service list.
- B. Unit turnover service: Conduct intensive inspection and necessary treatment as requested by HRHA when units are prepared for occupancy. Typically these units will be existing units changing residents. They may also be new units added to the scope of the contract. A unit is treated at unit turnover only if evidence of pest infestation is found.

- C. Routine inspection: Conduct regularly scheduled inspections for pests, set out or collect monitoring traps, and treat units for pests as needed. Schedule routine inspections so that the Contractor visits each unit routinely, using the same PMPs when possible.
- D. Call-back service: In addition to the regularly scheduled services at the frequencies specified and agreed upon with the Contractor, the Contractor will be required to provide additional service upon demand, at no additional cost to HRHA, wherever infestation is identified. Notification to the resident of additional service and scheduling shall be the contractor's responsibility. It is the Contractor's responsibility to perform any and all treatments as required keeping the properties reasonably clean and free of infestation at no additional cost to HRHA.
- E. Community Areas: Minimum service for the Lineweaver Building (265 N. Main St.) and the Commerce Village shall include treating the following areas each time the building is serviced: All common areas including lounges, waiting areas, libraries, laundry areas and all utility areas including trash rooms. Other common rooms and exteriors, particularly in regards to cracks and crevices, are to be included whenever infestation persists or is observed.
- F. Regardless of service type, at each visit, the PMP must complete and leave a service ticket detailing what was found and done in each unit and area. When needed or appropriate, the Contractor shall also provide detailed, site-specific recommendations for structural and procedural modifications to aid in pest prevention.
- G. Special services are those that require special skills, training, or licensing, and may utilize subcontractors for whose work the Contractor shall be accountable. The contractor should list pests or situations for which a subcontractor will be hired.
- H. Education and training activities: List recommended education and training activities for facility staff and for residents that would increase their support for IPM activities. These education and training activities will be outside of the annual contract cost and may be utilized by HRHA as needed for our tenants and staff.

C. Log Book

The Contractor shall be responsible for maintaining a complete and accurate Pest Management Log Book at each facility that is served under the contract. The Log Book shall be updated at each visit by the Contractor. If the facility lacks a log book, the Contractor is responsible for providing one. If the Contractor can provide this service using electronic methods, the Contractor must provide orientation to the Authority's staff on how to access and use the electronic files.

The Log Book shall contain at minimum the following items:

- A copy of the IPM plan and/or service schedule for the building.

- A copy of each license, certification, or proof of insurance required.
- A list of pesticides used, including copies of sample labels and material safety data sheets (MSDS). All pest control products must be registered by the U.S. EPA for residential use and must be applied according to the manufacturer's label instructions and in compliance with all applicable local, state and federal laws and regulations.
- A pest sighting log where new work orders and a Focus Unit list is updated.
- The location of all traps and bait stations on the premises, in map format if needed.
- Copies of all service report forms for the facility.
- Sample educational materials for residents (with translations)

D. Reporting and Recordkeeping

As part of the services provided under this contract, the collection and transmittal of data collected by the contractor during the work is crucial to the effectiveness in managing the IPM. The Contractor must propose reporting and recordkeeping plans to enable HRHA to monitor Contractor's work in a timely and efficient manner. The reporting and recordkeeping forms will be kept in the building's IPM Log. At a minimum, Contractor is required to collect and submit the reports detailed below. HRHA will review and approve the report format prior to finalizing a contract.

- Notification of Upcoming Service (at least one week before scheduled visit): The Contractor shall provide Pesticide Use Notification signs and preparation instructions for HRHA to post at least one week in advance of routine inspection. If the PMP treats at the same time each month (e.g. the second Wednesday of each month), the notification can be given once and then again if schedules need to be adjusted.
- Notification of Pesticide Use (at time of treatment): If an infestation is found that requires pesticides, a form is left at the treatment location detailing what product was used, where, any precautions that can be taken to reduce risk of exposure, and nonchemical control techniques that can be used to prevent further infestation.
- Inspection/Sanitation Report (service tickets): Upon completion of each routine inspection at the property, the Contractor must submit a summary highlighting troubled areas or units. These reports will become a part of the log book whether electronic or paper.
- Quality Control Summary (bi-annually): A report on the quality control program in place that quantitatively and qualitatively measures the successes and failures of the program.

A report on the findings of quality control shall include recommendations for improvement including, but not be limited to the following:

- Brief narrative discussing the findings as they relate to an increase or new infestations by unit or apartment number, including recommendation for treatment or preventative measures; and
- Discussion of any findings of deficiencies due to lack of access, inadequate or improper treatments, or recommendations of change to a more effective chemical.
- Updates to IPM Plan: Contractor shall receive the concurrence of the PHA prior to implementing any subsequent changes to the approved IPM Plan, including additional or replacement pesticides and on-site service personnel. Contractor shall continue to provide licenses for every contractor employee who will be performing on-site services before the employee begins work on the PHA's property. Any substitutions, additions, or replacement of personnel from those cited in the contractor's original proposal must be submitted to the PHA for approval.

E. Special Considerations

1. The Contractor shall take the premises as he finds them. HRHA makes no guarantees of the cleanliness of the units or the cooperation of the residents. However, if the units are not clean or if the residents do not cooperate, that should be reported as part of the service ticket.
2. Keys will be issued as required. Contractor shall be responsible for lock changes necessitated if keys are lost. Contractor shall not make duplicate keys.
3. It is the policy of HRHA that no person, including contractors that are employed by HRHA, may smoke or use tobacco products on HRHA property.
4. Within 15 days of the notice of award, The Contractor will be required to submit a schedule for delivery of contract services for the year. This schedule will be subject to the approval of HRHA.
5. All forms that are provided to the residents must be available in Spanish and Arabic translations.

F. Contract Price

Contractor, having familiarized themselves with the conditions as described in this document, proposes to furnish all labor, materials, equipment and services to complete the work as specified for the costs of:

Contract #1 Annual service (excluding bedbugs):* \$ _____

Contract #2 Bedbug service* \$ _____

Contractor may choose to give a lump sum price or a per service price
with details on a separate page

Contract #3 Combined contract*

Annual service \$ _____

Bedbug service \$ _____

Total contract cost \$ _____

*HRHA reserves the option of awarding the service to two different Contractor's (Contract #1 and Contract #2). HRHA anticipates a discount if one contractor is awarded Contract #3. Contractors may bid on one or both services.

Contract Payments:

1. Contract payments will be made monthly for 1/12th of the annual contract cost of the communities serviced under the contract unless both the Owner and Contractor agree upon a different payment schedule prior to the start of the contract.

G. Selection Criteria (500 points possible)

Proposals passing the minimum requirements above will be evaluated by a selection committee of HRHA staff.

A. Submission Requirements (10 points)

- Follow RFP instructions with complete and organized information.
- Contractor's Licenses and Certifications (50 points)
- Breadth and level of licenses and certifications held by Contractor's assigned project staff and subcontractors, above and beyond the minimum requirements set by the state (25 points).
- ~~Contractor shall have access to access to an entomologist who has demonstrated expertise in pest control, especially bed bugs and cockroaches (25 points).~~

B. Service Approach (150 points)

- Creativity and thoroughness in seeking less-toxic pest management approaches (40 points).
- Emergency and special services capability (5 points).
- Completeness of data reporting capabilities, and abilities to communicate with HRHA (10 points).
- Site-Specific Sample IPM Plan (95 points)
 - Ability of Contractor to recognize pest problems and sources of problems (25 points).
 - Thoroughness of recommendations for pest prevention (25 points).
 - Quality of recommendations for most affordable and feasible chemical or nonchemical controls (25 points).
 - Justification for all actions proposed (10 points).
 - Quality and completeness of monitoring forms (5 points).
 - Quality and completeness of service report form (5 points).

C. References (40 points)

- Quality of recently completed projects, including effectiveness, adherence to IPM principles, adherence to schedules and budgets, and references.

D. Oral Interview (100 points) Interviews conducted for up to three highest scoring proposals

- Contractor's working knowledge of the biology and behavior of problem pests (15 points).
- Contractor's working knowledge of the use of least toxic approaches to pest management (20 points).
- Extent of Contractor's experience using nonchemical and reduced-risk chemical pest control methods (15 points).

- Contractor's working knowledge of pesticide hazards, including toxicity, human exposure potential, and potential environment effects of pesticides (10 points).
 - Knowledge of the specialized pest management concerns typically faced by PHAs (25 points).
 - Quality of proposed communication approach between pest management personnel and PHA staff (15 points).
- E. Contract Price (150 points): Points for contract price will be awarded from lowest bid to highest bid in 10 point increments starting at 150 points.

Evaluation Worksheet

EVALUATION WORKSHEET—FOR COMPLETION BY REVIEWERS (See Evaluation & Selection Criteria for Reference)		[TEMPLATE]
Proposer #: _____		
Contractor Name: _____		Reviewer: _____
MINIMUM REQUIREMENTS		
	Item	Check
	1. Registered structural pest control company _____	<input type="checkbox"/>
	2. One onsite supervisor with Operator's License _____	<input type="checkbox"/>
	3. All onsite staff have Applicator certification _____	<input type="checkbox"/>
		<input type="checkbox"/>
	4. 5 years minimum experience _____	<input type="checkbox"/>
	5. Three (3) verifiable references provided _____	<input type="checkbox"/>
	6. All onsite supervisors have licenses _____	
Minimum Requirements Met? (If 'No', Stop Here)		<input type="checkbox"/> Yes <input type="checkbox"/> No

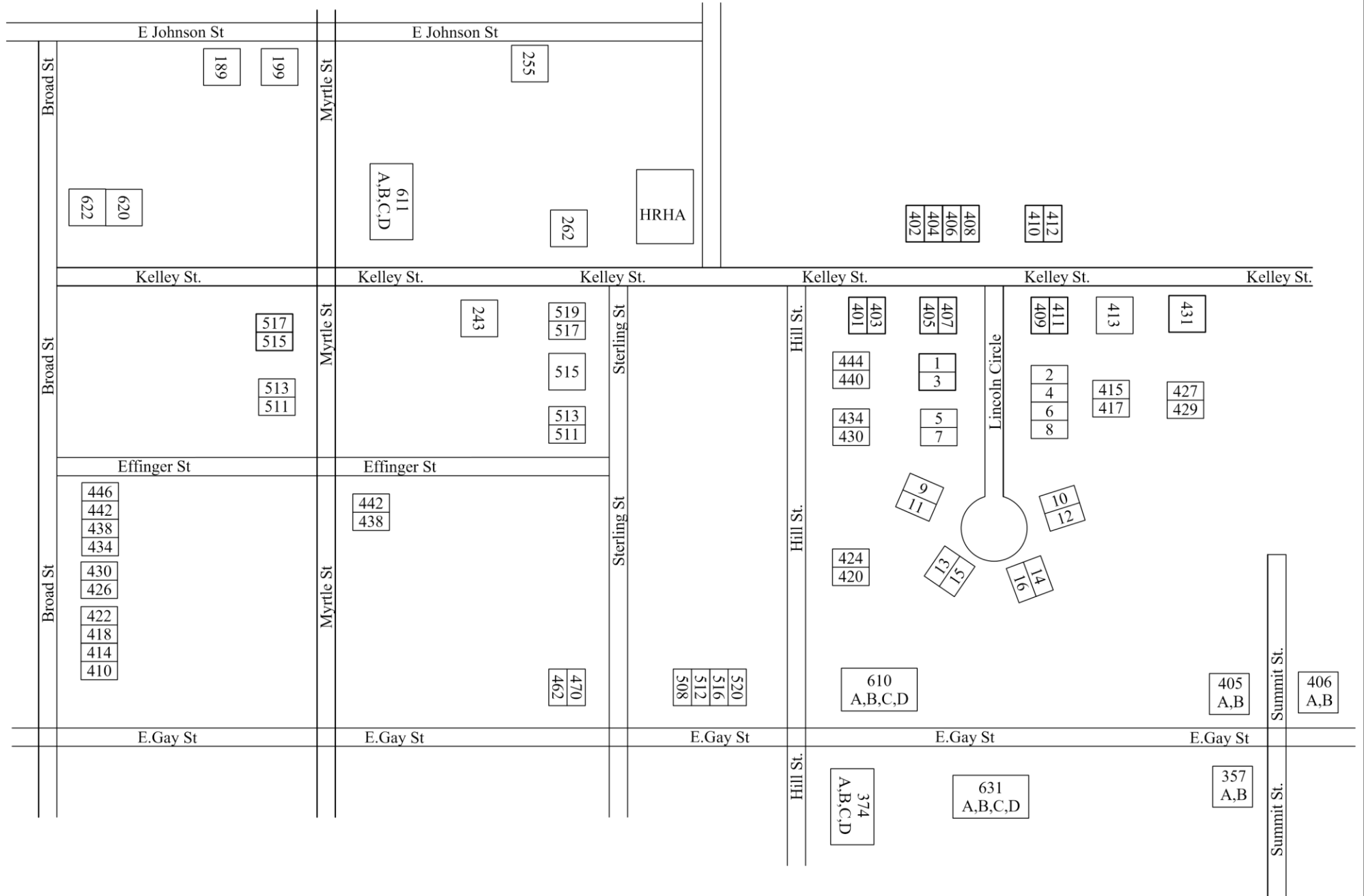
SELECTION CRITERIA		
	Item	Points
	1. Submission Requirements (10 points) a) Follow RFP instructions with complete and organized information.	
	2. Licenses and Certification (50 points) a) Breadth and level of licenses and certifications held (25 pts)	
	b) Contractor shall have access to access to an entomologist who has demonstrated expertise in pest control, especially bed bugs and cockroaches. (25 pts)	_____
	Item (cont'd)	Points
	4. Service Approach (150 points) a) Least toxic approach _____(40 pts) b) Emergency and special services capability_____(5 pts) c) Data reporting capabilities _____(10 pts) d) Ability to recognize pest problems (sample IPM plan) (25 pts)----- e) Thoroughness of recommendations for pest prevention (sample IPM plan and initial inspection report) _____(25 pts) f) Quality of recommendations for most affordable and feasible chemical or non-chemical controls (sample IPM plan) ____ (25 pts) g) Justification for all actions proposed (sample IPM plan) (10 pts) h) Quality and completeness of monitoring forms (5 pts) i) Quality and completeness of service report form (5 pts)	_____ _____ _____ _____ _____ _____ _____ _____ _____
	5. References (100 points) Quality of recently completed projects, including effectiveness, adherence to IPM principles, adherence to schedules and budgets, and references (100 points).	_____

	<p>6. Oral Interview (100 points)</p> <p>Interviews conducted for up to three highest scoring proposals</p> <p>a) Knowledge of the biology and pest behavior _____ (15 pts)</p> <p>b) Knowledge of least toxic pest management approaches _____ (20 pts)</p> <p>c) Experience using reduced-risk chemical methods _____ (15 pts)</p> <p>d) Knowledge of pesticide hazards _____ (10 pts)</p> <p>e) Knowledge of the specialized pest management concerns typically faced by local government agencies _____ (25 pts)</p> <p>f) Quality of proposed communication approach between Contractor's personnel and PHA staff _____ (15 pts)</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
	<p>7. Contract Price (150 Points) Points for contract price will be awarded from lowest bid to highest bid in 10 point increments starting at 200 points</p>	<p>_____</p>
<p>FINAL SCORE</p>		<p>_____</p>

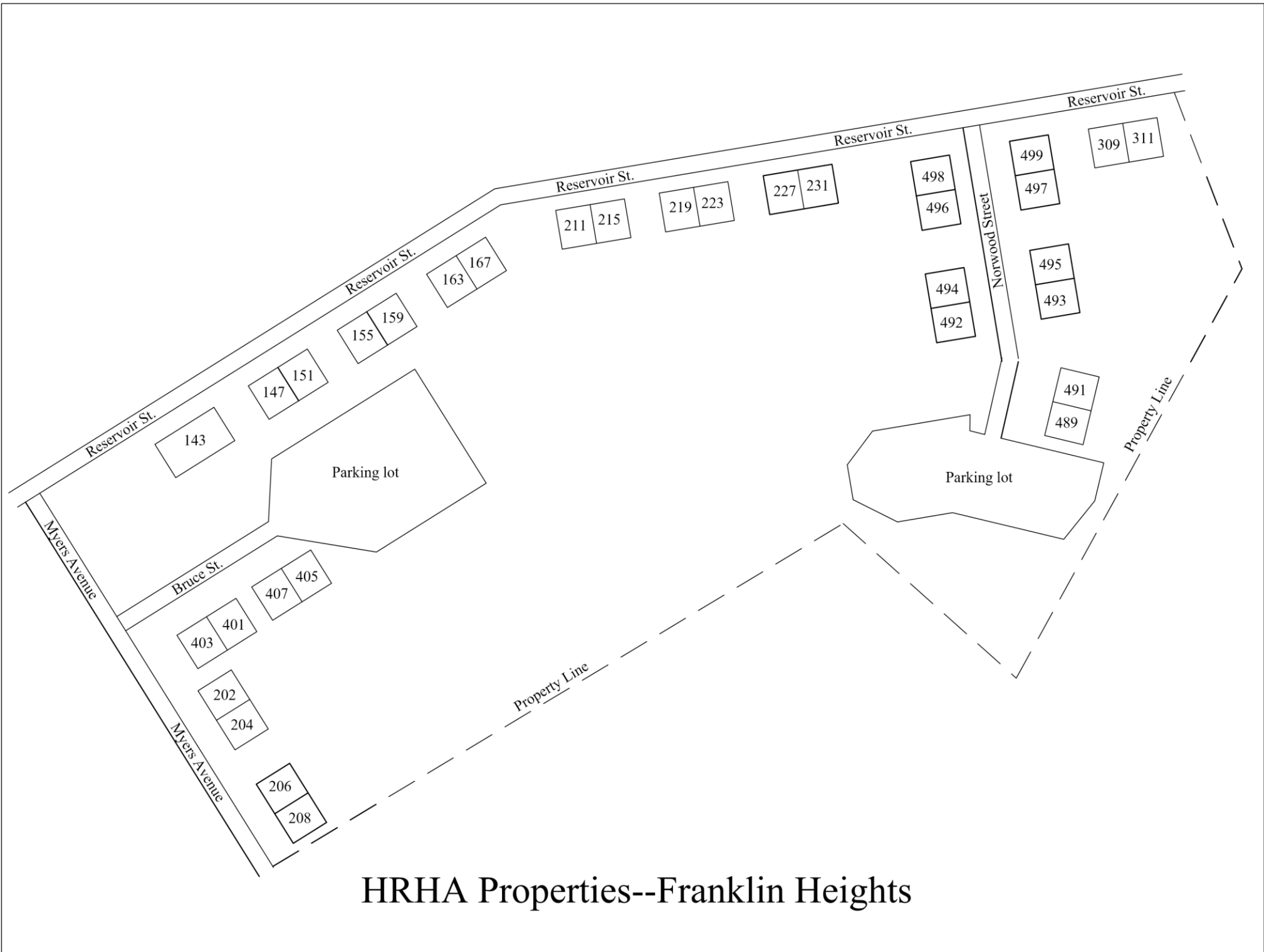
Address List for Franklin Heights

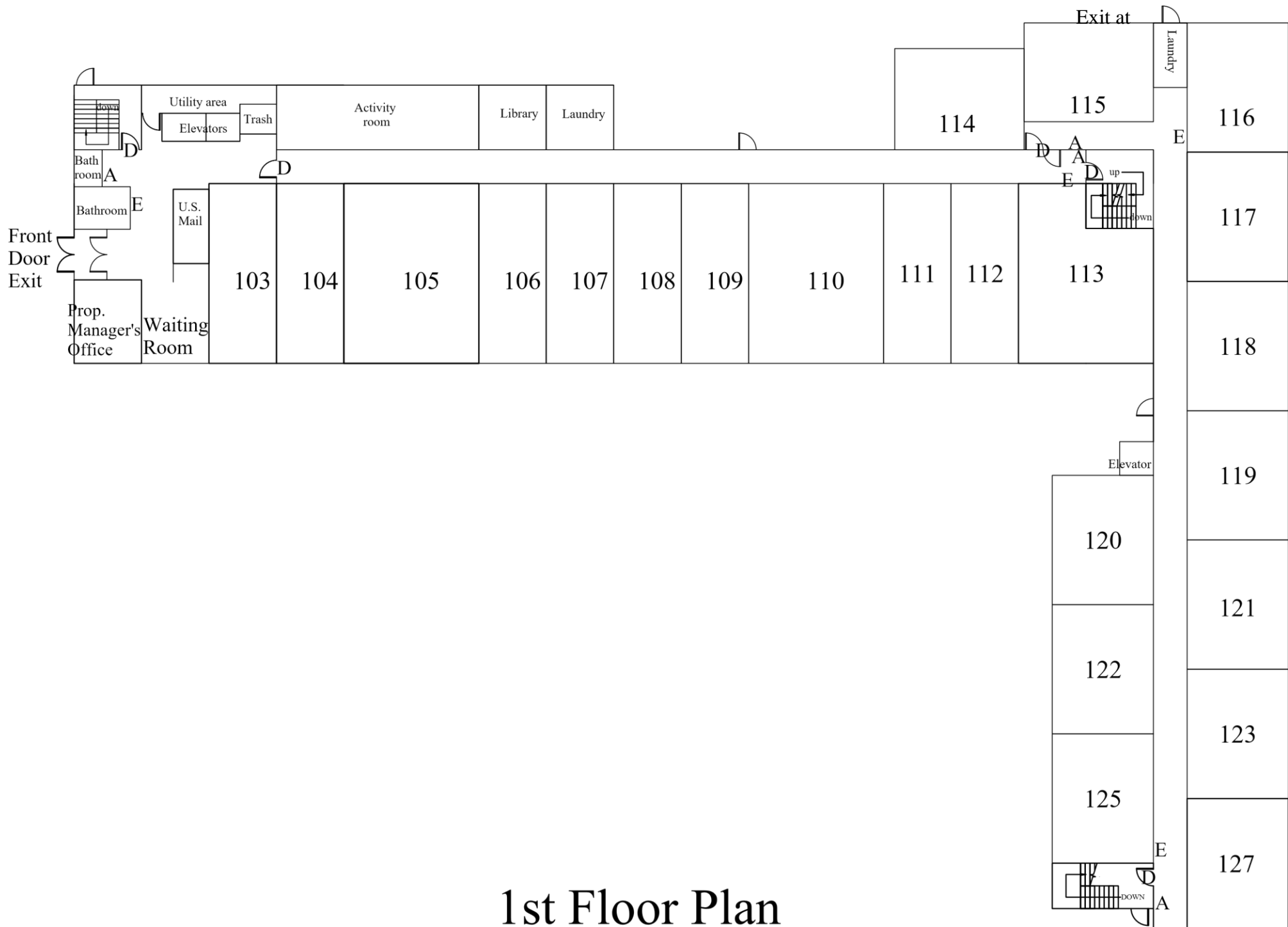
Each cell represents one building whether it be a single family house, duplex or 4-plex

Kelley St	Sterling Street	Reservoir St
410, 412	511, 513	147, 151
402,04,06,08	515	155, 159
401, 403	517, 519	163, 167,
405, 407		211, 215
409, 411	Kelley St	219, 223,
413		227, 231
415, 417	262 KELLEY STREET	309, 311
427, 429	243 KELLEY	
431		Norwood St
	MYRTLE STREET	496, 498
Hill Street	438. 442	492, 494
420, 424	511, 513	497, 499
430, 434	515, 517	493, 495
440, 444	611 MYRTLE A,B,C,D	489, 491
374 HILL ST A,B,C,D		
		E. Bruce St
Lincoln Circle	E. JOHNSON ST.	401, 403
1, 3	189 E JOHNSON A&B	405, 407,
5, 7	199 E. Johnson St.	
9, 11	255 E. Johnson St..	Myers Ave
13, 15		206, 208
2, 4, 6, 8,	Broad Street	202, 204
10, 12	620, 622	
14, 16	434, 438, 442, 446	
	426, 430	
SUMMIT STREET	410, 414, 418, 422	
406 SUMMIT A&B		
405 SUMMIT A&B	EAST GAY STREET	
357 SUMMIT A&B	631 EAST GAY A,B,C,D	
	610 EAST GAY A,B,C,D	
	462, 470	
	508, 512, 516, 520	

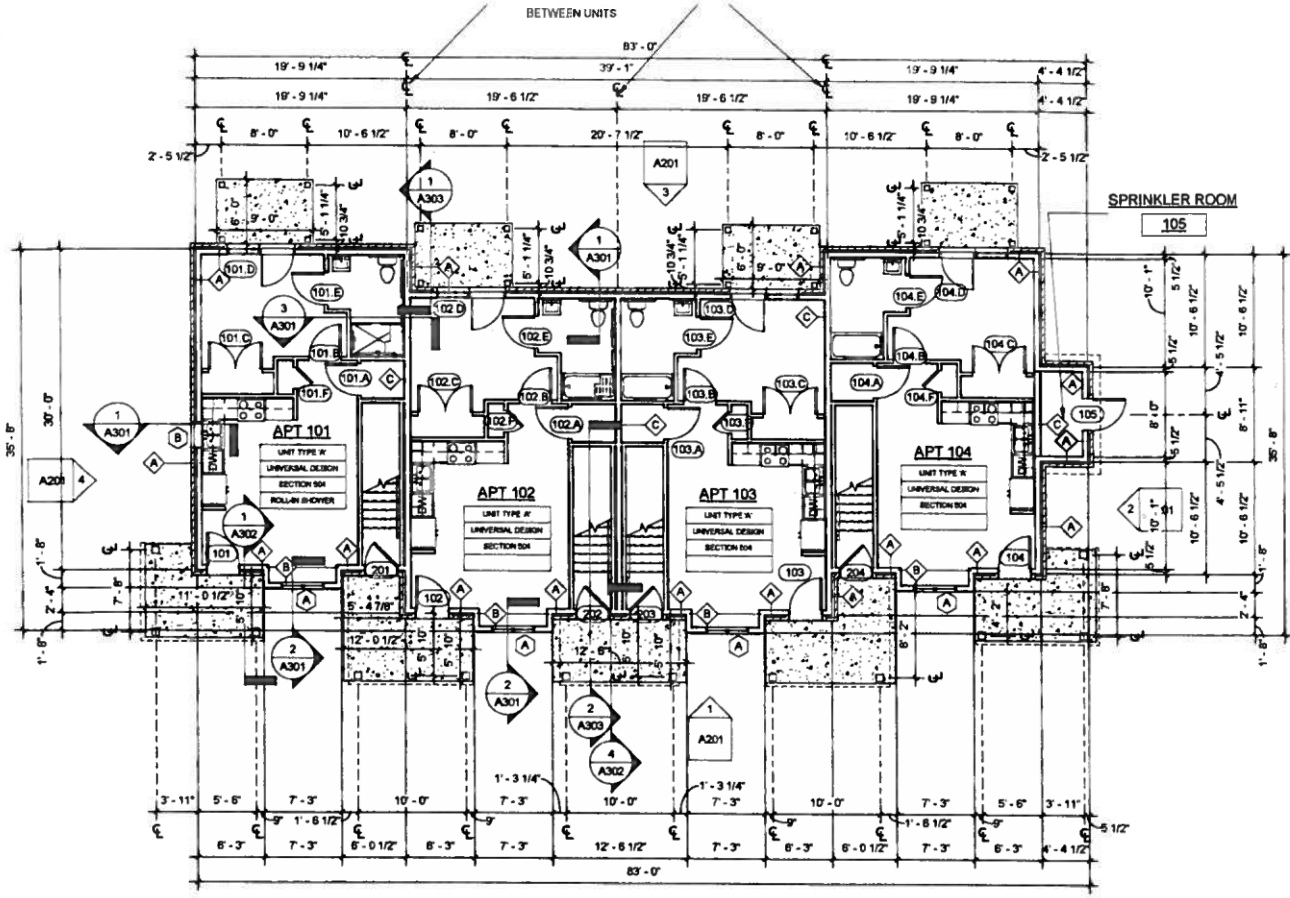


HRHA Properties--Northeast Harrisonburg

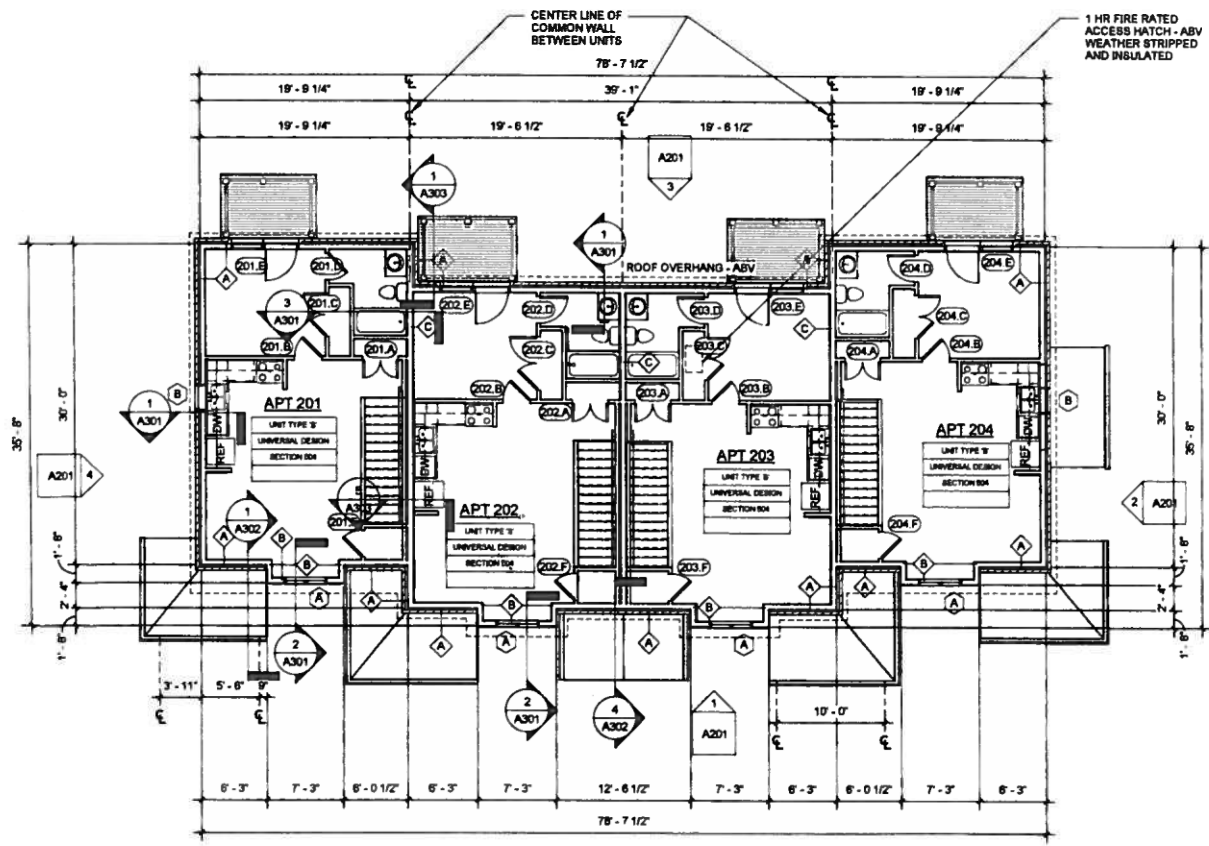




1st Floor Plan
J.R. "Polly" Lineweaver Building



1 FIRST FLOOR PLAN
1/8" = 1'-0"



201 SECOND FLOOR PLAN
1/8" = 1'-0"

BUILDING I

COMMERCE VILLAGE

BUILDING II

SHEET

A101

BUILDING TYPE II
FIRST FLOOR PLAN

SHEET NAME

COMP# 1225

DATE 06 OCT 2014

APPROVED CMA

CHECKED CMA

DRAWN THE STUDIO

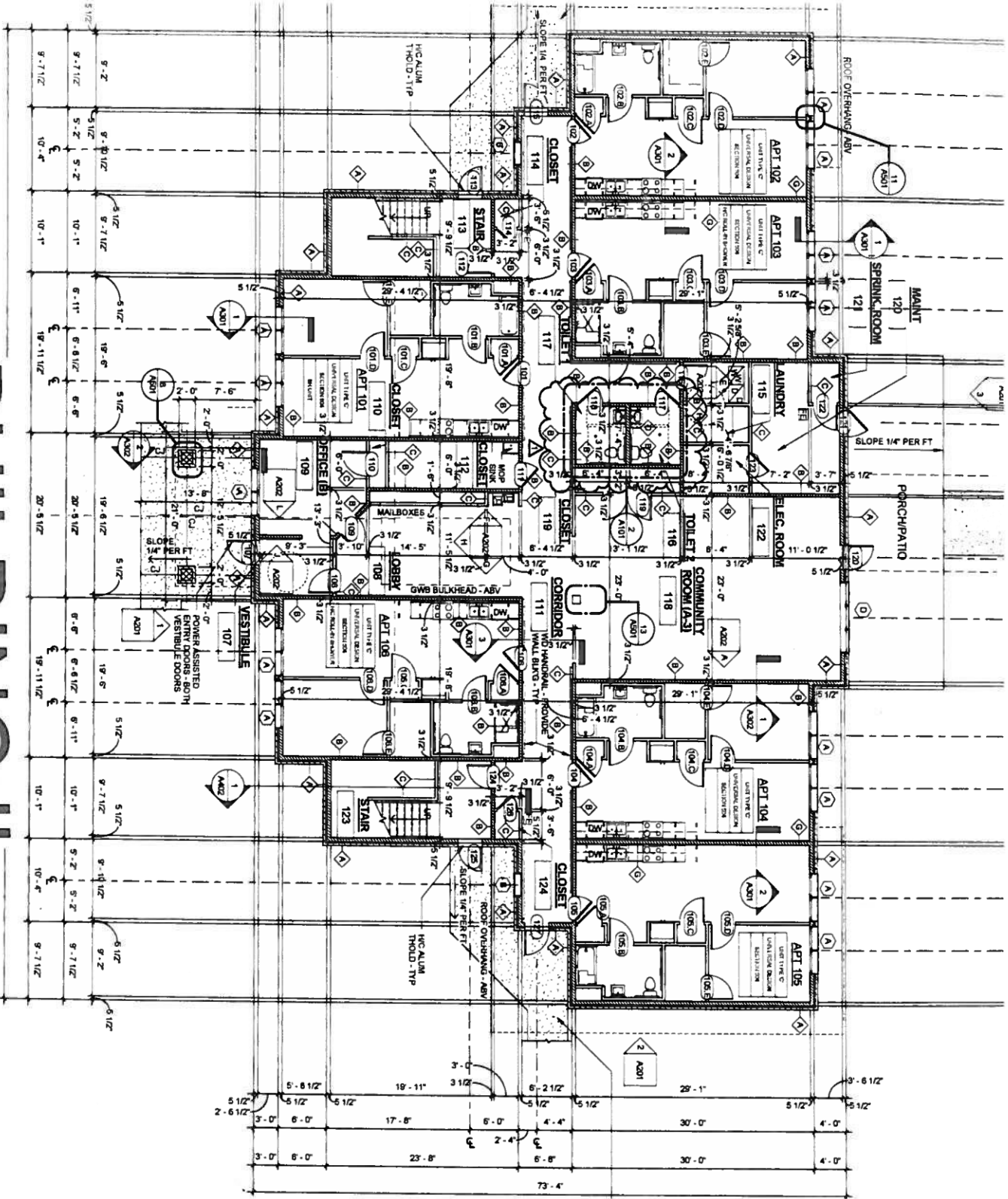
DESIGNED THE STUDIO

PERMIT SET



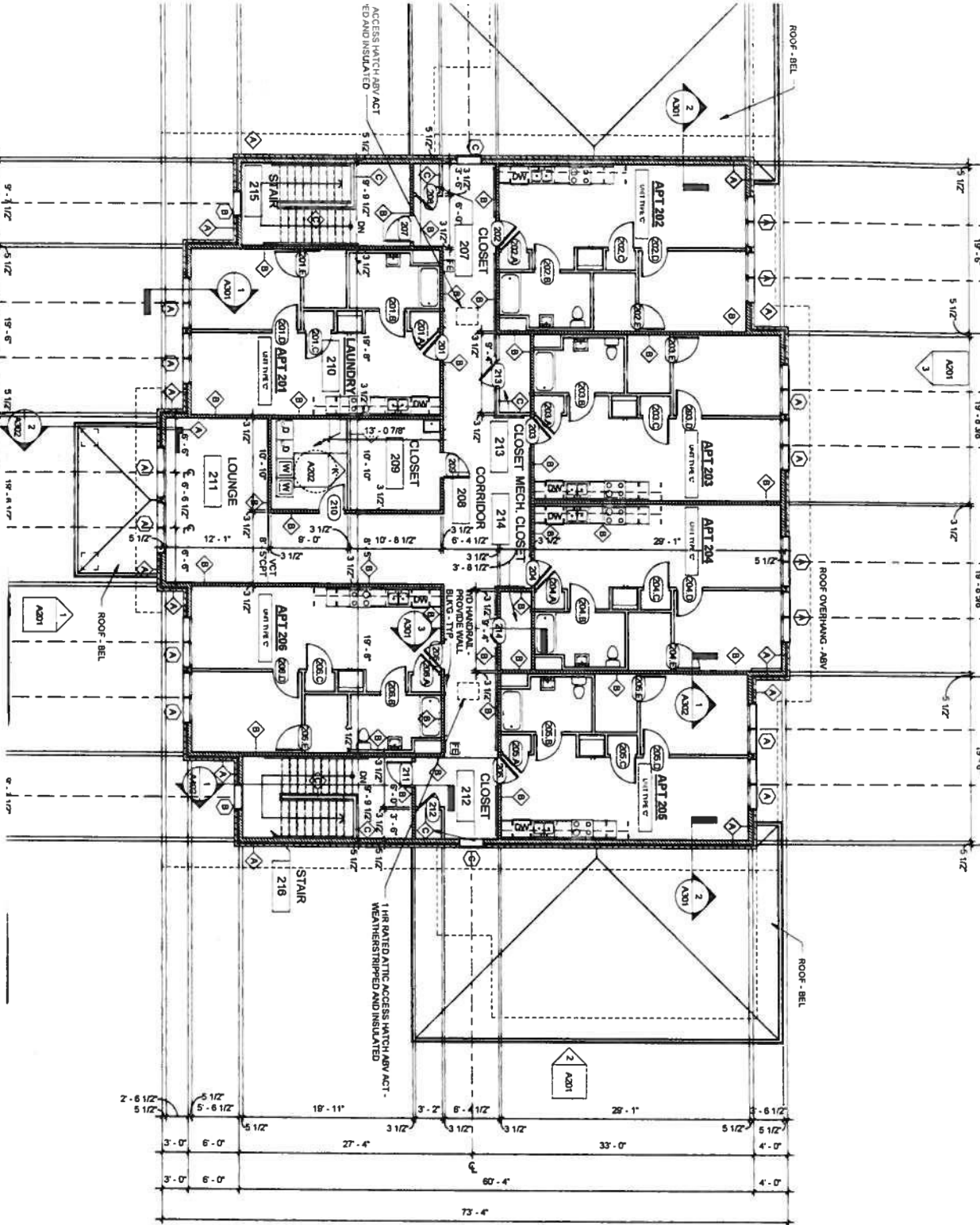
REV	DATE	DESCRIPTION
1	10-20-14	BIDG OFFICIAL COMMENTS

COMMERCE VILLAGE - BUILDING II
HARRISONBURG, VIRGINIA



OR PLAN

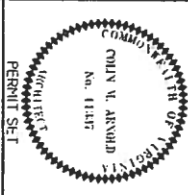
BUILDING II



COMMERCE VILLAGE - BUILDING II
HARRISONBURG, VIRGINIA

REV DATE DESCRIPTION

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DESIGNED THE STUDIO

DRAWN THE STUDIO

CHECKED CMA

APPROVED CMA

DATE 06 OCT 2014

CONTRACT# 1225

SHEET NAME

BUILDING TYPE II
SECOND FLOOR PLAN

SHEET

A102

