



**RDA GROUP
ARCHITECTS**

7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440

**Addendum #3
Telford-Shroyer RAD Conversion
IFB #19-01**

May 24, 2019

Greater Dayton Premier Management
400 Wayne Ave.
Dayton, Ohio 45410

This Addendum modifies and shall become a part of the original Contract Documents and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their bid/proposal that this Addendum has been received and considered in their bid proposal.

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed, in writing, to:

Jonathan Schaaf
RDA Group Architects
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440
937.610.3441 Fax
jrs@rda-group.com

Addendum Items:

1. The pre-bid meeting minutes, and sign in sheet are attached.
2. Permit Allowance: Provide an allowance of \$12,000 to obtain building permits for the project. RDA has applied for the building permits with the City of Kettering / City of Oakwood. Permits are issued electronically, and the contractor will need to have hard copies printed for the job site copy.
3. Green Communities Allowance: The allowance of \$20,000 for green communities testing, etc. was omitted from the bid form. It has been added to the new bid form.
 - a. At this time, it is not certain if this work will be procured from the contractor or if the Owner will contract direct to accomplish these services. Any work, coordination, efforts, etc. by the Contractor shall be included in the bid amount.
4. Bid Form: A new bid form has been attached to this addendum
5. Each building vacated prior to the Contractor starting work. All resident belongings will be removed from the units, no temporary storage or protection will be required.
6. Project Schedule / Delay between Phases: The intent will be to have the residents relocated prior to the conclusion of the previous phase so that there is no delay between project phases. This will be coordinated among the project team during the course of the project. Delays between phases will be considered a contract change, whether that be a contract time extension or cost change or both pending the circumstances.
 - a. The contractor shall have a complete project schedule in place for planning purposes to anticipate the project phases and necessary relocation.
7. Will the Contractor be responsible for the contents of the units?

- a. All buildings with the exception of 1907 Shroyer will be vacated for construction. Unit #1 at 1907 Shroyer will be vacated for construction to accommodate the renovations for accessibility.
 - b. However, whether occupied or not, the general rule is that Contractor will be responsible for all damages to property that occur as a result of the Contractor's breach of contract, fault or negligence. Under the Contract, the Contractor must use reasonable precautions to ensure that Contractor's work does not damage the property of others.
8. Window Replacement: windows will be replaced at the selected buildings identified. Window repair allowances will be as noted on a per building basis.
9. Budget: there is no published estimate for this project.
10. OHFA & RAD Requirements: The OHFA Contactor Cost Certification requirements do not require an independently audited certification. There is not a RAD requirement for the Contractor Cost Certification. However, GDPM may request the contractor sign a RAD Third Party Inspection Completion Certification. But, there is not a RAD requirement for an independent audited cost certification. I attached a copy of the RAD Inspection Certification.
11. Section 3 contractor list, attached to this addendum.
12. Appliances will be provided and installed by the Owner.
13. What activities is the GC required to participate with the Owner to collect/monitor project energy and water performance? (See T1.11 Green Community Requirements #8)
 - a. This is a "mandatory" green communities requirement. There will be no requirement by the Contractor for this work. It will be accomplished by GDPM.
14. Is the Contractor required to provide an independently audited cost certification of expenses?
 - a. The OHFA Contactor Cost Certification requirements do not require an independently audited certification. There is not a RAD requirement for the Contractor Cost Certification. However, GDPM may request the contractor sign a Third Party Inspection Completion Certification. But, there is not a requirement for an independent audited cost certification. A copy of the RAD Inspection Certification is attached.
15. At Buildings 514, 520, 526, 532 Telford where the contract states to remove and replace the basement slab: Add the following work: Remove existing below slab sanitary piping and replace with PVC in the original configuration. Replacement shall be from above the slab elevation to the exit at the front of the building. The lateral to the street will not be replaced.
16. At Buildings 514, 520, 526, 532 Telford: the existing washer and dryer hookups in the basement are to remain. The notes on the proposed floor plans are incorrect. The demo plans and the Mechanical drawing notes are correct.
17. 532 Telford: electrical / lighting plan: existing ceiling fans are to be removed as specified. New ceiling fans are not to be installed in these locations. The light fixtures shall be fixture Type H1.
18. Fire Alarm: Notifier has been approved as an acceptable fire alarm manufacturer.
19. Electrical Design: There are several places in the electrical drawings that call for putting existing circuits on new arc fault protection. This can be very open ended and problematic and is commonly not required by the Code Official. There are also places that AFCI/GFCI breakers are called out on 240volt circuits.
 - a. If approved by the AHJ and the Owner, existing circuits may not be on arc fault. However, arc fault on existing circuits that are modified is required per 2017 NEC 210.12(D) which reads as follows: "In any of the areas specified in 210.12(A), where branch-circuit is modified, replaced, or extend, the branch circuit shall be protected by AFCI."

- b. NEC 210.12(A) describes where arc fault is required in a dwelling unit which is the following: "120 volt 15 and 20 amp circuits supplying outlets or devices installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways, laundry areas or similar rooms"
- 20. Electrical Design: There are also places that AFCI/GFCI breakers are called out on 240volt circuits.
 - a. Arc fault on 240V circuits is not required per the NEC.
- 21. General Electric Note E calls to replace wiring devices and cover plates as an add alternate? Drawing A1.03 Note 28 states to replace cover plates throughout? Devices and covers both? Alternate or base bid? Please clarify.
 - a. Base Bid – Replace wiring device and cover plates throughout. Delete General Electric Note E.
- 22. 532 Telford drawing E3 calls for a new Fire Alarm Panel with interlock to smoke detectors. (Notes 33-35). Notes 13 and 28 call for 120volt smoke detectors that are tied to local lighting circuit and only activate in each apartment.
 - a. Non-dwelling unit smoke detectors (i.e. Common Area - Stair, Utility, Laundry etc.) shall be tied to the new fire alarm panel. Dwelling unit smoke detectors and combination smoke/carbon monoxide detectors shall be single or multiple station detectors as described in the OBC and per notes 13 and 28 on the drawings. All horn strobes shall be tied to the new fire alarm panel. If there is an alarm within an individual dwelling unit, the detectors within that unit shall be activated. If there is an alarm in a common area, the detectors in the common area and within all dwelling units shall be activated.
- 23. Sheet E5, 1907 Shroyer. Second floor units - There is an existing smoke detector in the rear bedroom, it was not indicated on the electrical drawing. The smoke detector will remain, as will the others in the building.
- 24. Lavatory Faucets: provide 0.5 GPM aerator on all lavatory faucets – note: this requirement supersedes the information contained on the revised plumbing drawings as indicated below.
- 25. The following sheets have been re-issued to update the plumbing fixture schedules:
 - a. 514 Telford, Sheet M4
 - b. 520 Telford, Sheet M4
 - c. 526 Telford, Sheet M4
 - d. 532 Telford, Sheet M4
 - e. 1907 Shroyer, Sheet M6
 - f. 2018 Shroyer, Sheet M6

End of Addendum #3.

Pre Bid Conference
Telford-Shroyer RAD Conversion
IFB #19-01

May 16, 2019

Meeting Minutes Compiled by Jonathan Schaaf, RDA Group Architects

- A. Sign In.
 - 1. Meeting was brought to order at 10:00 am by Latia Pempsell of GDPM.
 - 2. Attendees signed in.
- B. Introductions
 - 1. Individual attendees made introductions.
- C. Purpose of Pre-Bid Conference
 - 1. Review bidding process
 - 2. Review bidder requirements
 - 3. Review project scope
- D. Discussion of Bidding Process
 - 1. Note that GDPM has updated the front end documents, please review all front end documents as the forms, exhibits, and requirements have been updated.
 - 2. Bidders shall submit all forms and exhibits required in the bid documents. Be sure to notarize any forms that are noted as such. All forms shall be COMPLETELY filled out / completed.
 - 3. MBE/DBE/Section 3 participation will be filled out by the awarded contractor, not required at the time of bid submission – unless you are requesting Section 3 preference.
 - a. Refer any questions regarding requirements to GDPM.
 - 4. Schedule:
 - a. Questions from Contractors – May 21, 2019
 - b. Response from Architect – May 24, 2019
 - c. **Public Bid Opening – May 31, 2019 at 1:30 pm at GDPM Central Office.**
 - d. Board Meeting – June 2019
 - e. Notice to Proceed issued – late June 2019
 - f. Construction Start – July 2019
 - 5. Addendums will be issued via email by RDA Group Architects. Be sure RDA has the correct email address. Addendums will also be posted on GDPM website.
 - a. All addendums must be acknowledged on the bid form.
 - b. All registered plan holders will be notified by email of any addenda, etc.
 - c. It is the responsibility of the bidder to confirm addenda. Feel free to contact RDA to confirm if any addenda have been issued.
 - 6. Bid Documents are available via email from RDA Group Architects.
 - 7. Documents are also available through plan rooms and Bx.
 - 8. Bid Form/Submission:
 - a. Bidders need to fill out the bid form in its ENTIRETY.
 - b. Alternates: There are no alternates
 - c. The award will be based upon the combined total bid price for all buildings. The project will NOT be split / awarded to multiple contractors.
 - d. Bidder shall fill out appropriate unit costs, overhead & profit, and completion information requested.
 - e. Bid submissions shall be stapled or clipped with a binder clip. Please do not bind them.
- E. Discussion of the plans and specifications

1. Work of this project includes the moderate rehabilitation of [6] 4-unit multi-family dwelling buildings. All buildings are located near each other on individually parceled lots. Work, in general, includes:
 - a. Site Improvements.
 - b. Exterior Building Improvements
 - c. Interior Common Area Improvements
 - d. Interior Dwelling Unit Improvements.
 - e. Refer to Section 01 10 00 for a summary of the work scope for the project.
 - f. Note that the work scope varies by building / unit. Please closely review the drawings to identify the scope required.
2. Project schedule: All units/sites are currently fully occupied. Residents will be relocated to vacate the units for the proposed work. Work is scheduled to begin in July 2019.
3. The time of completion for the project is 365 days.
 - a. The project will be accomplished in [6] phases.
 - b. Each phase will consist of [1] building.
 - c. Each building vacated prior to the Contractor starting work. All resident belongings will be removed from the units, no temporary storage or protection will be required.
 - d. Contractor will be responsible to provide GDPM a project schedule outlining the duration for each phase so that GDPM can plan / accommodate relocation.
 - e. The intent will be to have the residents relocated prior to the conclusion of the previous phase so that there is no delay between project phases. This will be coordinated among the project team during the course of the project. Delays between phases will be considered a contract change, whether that be a contract time extension or cost change or both pending the circumstances.
4. The contractor will be responsible to maintain site control and site maintenance for the active period of work on that particular building / phase.
 - a. Contractor shall repair any damage caused by construction work.
5. Temporary utilities:
 - a. For a detailed explanation of Contractor/GDPM responsibilities regarding utilities, please refer to Section 5.4 of the Construction Contract. Generally, currently provided site utilities will remain in GDPM's name – but, once each building has been turned over to the Contractor and up until substantial completion, the Contractor will be responsible for reimbursing GDPM the actual cost of utilities. GDPM will seek reimbursement from the contractor for the cost of utilities on a quarterly basis.
6. Substitutions need to be submitted by the general contractor no later than May 21, 2019 for review by the architect. After this date, RDA will expect to see the products specified in the contract documents during shop drawing review. If a product is submitted that was not included in the contract documents, RDA has the right to reject that submittal.
 - a. All project questions and substitution requests shall be directed to RDA and be submitted thru a bidding contractor.
7. Contractor shall provide all required safety measures while working on the buildings to maintain safe ingress and egress from the units and around the project site. Contractor shall provide all required and applicable OSHA and PPE safety.
8. The project site will have a strict NO SMOKING policy.
9. Wage Rates: This is a Davis Bacon prevailing wage project. Refer to the wage rates included in the bid documents. The contractor will be required to submit

payroll reports for the project. The final wages will be as of the date of the contract signing. If wage rates change between the version included in the bid documents and the date of the contract signing, it will be addressed via a change order.

10. Submittals shall be electronic, PDF.

F. Questions [will be noted in the addendum]

G. Closing

1. Addendums will be issued as necessary to clarify the work of the project.

Acknowledge receipt of addenda on the Bid Form.

H. The meeting adjourned.

End.

PRE-BID SIGN-IN

IFB #19-01 Telford-Shroyer RAD Conversion

PRE-BID DATE / TIME:

May 16, 2019 @ 10:00AM

NAME	COMPANY	PHONE NUMBER/E-MAIL
1. JONATHAN SCHAAF	RDA GROUP ARCHITECTS	937.610.3440/jrs@rda-group.com
2. TOM DANO	ALL SEAL	937.302.9904 TDANO@ALLSEAL.COM
3. Randy Krutzer	TRI STATE	614-449-0076, tkrutze43207@aol.net
4. Danny McGeedy	JEM Designs	673-7536 DMCGEADY@CABINETWS.com
5. BARRY HARSHBARGER	GREATER DAYTON	458-6515 BHARSHBARGER@GDCG.COM
6. Andrea Bashaw	ASIDACO	937-234-7944 andrea.bashaw@ASIDACO.com
7. MARK BISHOP	BISHOP INC.	937-371-0427 BISHOP INC. @gmail.com
8. KEVIN A. HENRY	kpkhenry@yahoo.com	937.631.6420
9. Joyce Cameron	Green STAR TRUCKING	937-6576849 Jstar426@aol.com
10. Tom Ayres	ALLAN BUILDERS	937-692-6330 TAYR@ALLANBUILDERS.COM
11. David Abney	WISE CONST. CO.	937/854-0281 DAA@WISECONSTRUCTIONCO.COM
12. DAVE BILBREY	BILBREY CONST.	937-228-0046 dave@bilbrey-construction.com
13. MARTY DOBELETT	" "	" " " MARTY@BILBREY-CONSTRUCTION.COM
14. Kira Patrick	GDPM	Kpatrick@DMHA.ORG
15. Angela Stearns	GDPM	Astearns@dmha.org
16. Xavier Gullotta	GDPM	XGullotta@gdpm.org
17. Laticia Pempsell	GDPM	lpempsell@gdpm.org/ 937.910.7636
18. Karen Arnold	GDPM	karnold@dmha.org karnold@dmha.org
19. Michael Melko	GDPM	mmelko@gdpm.org
20. Ryan Shavers	GDPM	rshavers@gdpm.org

Bid Form

To: Greater Dayton Premier Management
400 Wayne Avenue
Dayton, Ohio 45410
Phone: 937.910.7500 Fax: 937.222.3554

Having carefully read and examined the "Scope of Work", "Specifications", "Plans", "GDPM General Terms and Conditions for Construction Services", and any addendum for:

RAD Rehabilitation of 6 Apartment Buildings at 514 Telford Avenue 520 Telford Avenue 526 Telford Avenue 532 Telford Avenue 1907 Shroyer Avenue 2018 Shroyer Avenue Dayton, Ohio 45419

As prepared by:
RDA Group Architects, LLC.
7945 Washington Woods Drive
Dayton, OH 45459
Phone: 937.610.3440
Fax: 937.610.3441

The undersigned acknowledges and agrees to all covenants, terms, and conditions as set forth in the documents specified above, and having inspected the premises and all conditions affecting the work, the undersigned proposes to furnish all materials and perform all labor necessary for the performance and completion of the work indicated below, all in compliance with the documents named above. Further, by signing below and through submitting its bid, the undersigned acknowledges that the undersigned has carefully reviewed and agrees to all covenants, terms, and conditions as set forth in the *GDPM General Terms and Conditions for Construction Services* contained herein and which terms are final, binding and shall not be subject to modification.

Submitted by: _____
Contracting Firm

Having read and examined the Contract Documents, prepared by the Associate for the above-referenced Project, and the following Addenda:

Addendum No.	Date of Receipt
_____	_____
_____	_____
_____	_____

Bid Bond or Certified Check is included as part of Contractor's bid submittal: _____ Yes _____ No

Bidder Initials _____

Affidavit of Intent to Store Materials is included as part of Contractor's bid submittal: _____ Yes _____ No

Bidders Initials _____

MBE Participation: GDPM has established goals of twenty-five (25%) Minority Business Enterprise Participation.

To achieve this goal, contractors are encouraged to engage in joint ventures with MBE's to include MBE's as subcontractors, and utilize other initiatives that enhance opportunities for MBE's.

Should the contractor be unable to achieve this goal, supporting documentation and notarized affidavits, indicating MBE's date of notification, MBE's date of response, nature of response or no response. Provide conclusion as to why the bid submitted does not meet MBE requirements.

The bid submittal includes a minimum of 25% MBE Participation: _____ Yes _____ No

Bidder's Initials _____

1. BASE BID:

A. BASE BID – Rehabilitation at 514 Telford Avenue: Divisions 1-32, all work inclusive

Labor	\$ _____	\$ _____
Material	\$ _____	\$ _____
Total Bid 514 Telford	\$ _____	\$ _____

B. BASE BID – Rehabilitation at 520 Telford Avenue: Divisions 1-32, all work inclusive

Labor	\$ _____	\$ _____
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Material \$ _____ \$ _____

Total Bid
520 Telford \$ _____ \$ _____

C. BASE BID – Rehabilitation at 526 Telford Avenue: Divisions 1-32, all work inclusive

Labor \$ _____ \$ _____

Material \$ _____ \$ _____

Total Bid
526 Telford \$ _____ \$ _____

D. BASE BID – Rehabilitation at 532 Telford Avenue: Divisions 1-32, all work inclusive

Labor \$ _____ \$ _____

Material \$ _____ \$ _____

Total Bid
532 Telford \$ _____ \$ _____

E. BASE BID – Rehabilitation at 1907 Shroyer Ave: Divisions 1-32, all work inclusive

Labor \$ _____ \$ _____

Material \$ _____ \$ _____

Total Bid
1907 Shroyer \$ _____ \$ _____

F. BASE BID – Rehabilitation at 2018 Shroyer Ave: Divisions 1-32, all work inclusive

Labor \$ _____ \$ _____

Material \$ _____ \$ _____

Total Bid
2018 Shroyer \$ _____ \$ _____

TOTAL COMBINED BASE BID – Rehabilitation at ALL [6] buildings as indicated above and within the project bid documents: Divisions 1-32, all work inclusive [Items A + B + C + D above]

514 Telford	\$ _____	
520 Telford	\$ _____	
526 Telford	\$ _____	
532 Telford	\$ _____	
1907 Shroyer	\$ _____	
2018 Shroyer	\$ _____	
Building Systems Integrity Allowance	\$65,000 _____	\$Sixty Five Thousand Dollars _____
Aid to Construction Allowance	\$15,000 _____	\$Fifteen Thousand Dollars _____
Green Communities Allowance	\$20,000 _____	\$Twenty Thousand Dollars _____
Building Permit Allowance	\$12,000 _____	\$Twelve Thousand Dollars _____
Total Combined Bid	\$ _____	\$ _____

Contractors Note the Following:

- A. Unit Prices: Contractor to complete Unit Cost Sheet attached to the end of this Bid Form. These prices will be used to calculate costs for any Change Orders, etc. Failure to complete the unit price sheet may render the bid non-responsive.
- B. The selection of the lowest and best bidder is based on the lowest with any required alternates that are required to be removed. Lowest and best bidder can also include factoring in MBE/DBE participation and consideration of MBE prime contractors. The contract will be awarded to one contractor based upon the total combined base bid cost.
- C. GDPM intends to award the entire project providing it is within the funding limits, available budget, and overall estimate for the project.

2. ALTERNATES: None identified

3. UNIT PRICES:

Contractor to complete Unit Cost Sheet. These prices will be used to calculate costs for any Change Orders, etc., increases or decreases in Contract Amount.

Owner may also use unit costs if unforeseen conditions are encountered during construction, making certain changes necessary, or if the Owner desires to order additional Work or delete part of the Work as shown. **Unit Costs will be reviewed closely and can be a determining factor in awarding the contract.** Contractor shall submit complete list of all unit prices (which may affect his work in any way) with this proposal. **All unit prices shall include Contractor's overhead and profit. Prices should include all accessories, coordination and ancillary work necessary for a complete installation.**

Item	Description	Unit	Labor	Materials	Total
1.	Additional concrete walk replacement	SF	\$_____	\$_____	\$_____
2.	Additional masonry tuck pointing.	SF	\$_____	\$_____	\$_____
3.	Additional gypsum board repairs.	SF	\$_____	\$_____	\$_____
4.	Additional painted wood base replacemt	LF	\$_____	\$_____	\$_____
5.	Additional painted wood casing replace	LF	\$_____	\$_____	\$_____
6.	Additional masonry tuck pointing.	SF	\$_____	\$_____	\$_____

4. PROJECT CHANGES

Contractor shall indicate the amount of overhead and profit to be added to changes to the project.

For ADDS to the work: Overhead _____% Profit _____%

For DEDUCTS to the work: Overhead _____% Profit _____%

The Time of Completion for the Contract shall not exceed Three Hundred Sixty Five days (365) days from date of Notice to Proceed.

Contractor proposes a Time of Completion for the Contract

The full name and address of all persons and parties interested in the foregoing proposals as principals are as follows:

Bidder _____

Address _____

Phone _____ Fax _____

If the Contractor is entering into a partnership to perform the work, provide the following information for the partnering firm:

Bidder _____

Address _____

Phone _____ Fax _____

Addendums Received: (Please list) _____

Bidder's Signature _____

Typed Name _____

Title _____

Note: The Bidder will sign his bid on the line indicated above; if it will be a partnership, the firm name will be signed, followed by the signature of the partner signing. If a corporation, name will be signed followed by the signature and the official title of the officer signing name.

Bidder's Certification

The Bidder hereby acknowledges that the following representations in this bid are material and not mere recitals:

1. The undersigned, having carefully read and examined the "Notice to Bidders", "Instructions to Bidders", "General Conditions", "General Requirements", "Specifications", "Plans" and any addendum for: **RAD Rehabilitation of [6] Apartment Buildings at Telford-Shroyer** - as prepared by the **RDA Group Architects, LLC.**, and having inspected the premises and all conditions affecting the work, the undersigned proposes to furnish all materials and perform all labor necessary for the performance and completion of the work indicated below, all in compliance with the documents named above, and further agrees that each separate item or trade or employment entered in this Proposal shall be considered as a separate bid for that kind of work. The undersigned further agrees that, if any or all of said bids are accepted, he will enter into a Contract according to the form required by the Owner for the faithful performance of the labor and the furnishing of all materials included in such bid or bids so accepted.
2. In submitting this bid it is understood that the Greater Dayton Premier Management reserves the right to reject any and all bids. It is agreed that this bid may not be withdrawn for a period of one hundred twenty **(120) days** subsequent to the opening of bids without the consent of Greater Dayton Premier Management.
3. Security in the sum of _____ Dollars
(\$ _____) in the form of _____ is submitted
herewith in accordance with the Specifications.
4. Attached hereto is an affidavit in proof that the undersigned has not entered into collusion with any person in respect to this bid or any other bid or the submitting of bids for the contract for which this bid is submitted. Also attached is a statement of Contractor's qualifications.

5. Bidder hereby agrees to comply with all City, State and Federal Statutes relating to Liability Insurance, Working Hour, Safety and Sanitary Regulations. Bidder further agrees that their bid amount includes all fees for permits, taxes, and insurance required or applicable to the work.
6. The Bidder will sign his bid on the line indicated below; if it will be a partnership the firm name will be signed, followed by the signature of the partner signing, his own name to be signed on the line beginning with the work "By"; if a corporation, name will be signed followed by the signature and the official title of the officer signing name
7. The Bidder has read and understands the Contract Documents and agrees to comply with all requirements of the Contract Documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder which might indicate a contrary intention.
8. The Bidder represents that the bid is based upon the Standards specified in the Contract Documents.
9. The Bidder has visited the project site, become familiar with the local conditions and has correlated personal observations about the requirements of the Contract Documents. The Bidder has no outstanding questions regarding the interpretation or clarification of the Contract Documents.
10. The Bidder and each person signing on behalf of the Bidder certifies, and in the case of a joint or combined bid, each party thereto certifies as to such parties organization, under penalty of perjury, that to the best of the undersigned's knowledge and belief: a) the Base Bid, any Unit Prices and any Alternate Bid in the bid having been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition as to any matter relating to such Base Bid, Unit Prices or Alternate Bid, with any other; b) unless otherwise required by law, the Base Bid, any Unit Prices and any Alternate bid in the bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to the bid opening, directly or indirectly, to any other Bidder who would have any interest in the Base Bid, Unit Prices or Alternate Bid; c) no attempt has been made or will be made by the Bidder to induce any other individual, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.
11. The Bidder will enter into and execute the Contract with Greater Dayton Premier Management (GDPM). If a Contract is awarded on the basis of this bid, and if the Bidder does not execute a Contract for any reason, other than as authorized by law, the Bidder and the Bidder's Surety are liable to GDPM as indicated in the Instructions to Bidders and in the General Conditions of the Contract.
12. The Bidder certifies that upon the award of a Contract, the Contractor will make a good faith effort to ensure that all of the Contractor's employees, while working on the project site, will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs in any way.
13. GDPM reserves the right to reject any/all bids for any reason.

If the Bidder is a Corporation, partnership or sole proprietorship, an officer, partner or principal of the Bidder, as applicable, shall print or type the legal name of the Bidder on the line provided and **sign the Bid Form**. If the Bidder is a joint venture, an officer, partner or principal, as applicable, of each member of the joint venture shall print or type the legal name of the applicable member on the line provided and **sign the Bid Form**. All signatures must be original.

Telford-Shroyer RAD Rehabilitation
Greater Dayton Premier Management

Bidder's Name:

Authorized Signature:

Print name:

Title:

Company Name:

Mailing Address:

Telephone Number:

Facsimile Number:

Where incorporated:

Federal Identification Number:

Dunn and Bradstreet Number:

Contact Person for Contract processing:
(Please print)

Additional Signature for Joint Venture:

Bidder's Name:

Authorized Signature:

Print name:

Title:

Company Name:

Mailing Address:

Telephone Number:

Facsimile Number:

Where incorporated:

Federal Identification Number:

Dunn and Bradstreet Number:

Contact Person for Contract processing:
(Please print)

[INSERT APPROPRIATE THIRD-PARTY LETTERHEAD]

Rental Assistance Demonstration Third Party Inspection Completion Certification

[DATE]

I hereby certify in my capacity as the professional in charge of the third party inspection activities performed by [INPUT FIRM NAME] that all repairs shown in the RAD Conversion Commitment (RCC) for [PROJECT NAME] were inspected for consistency with the approved Scope of Work shown in the RCC and have been completed per RAD program requirements, unless otherwise noted below.

I also certify that there has not been and is not now any identity of interest between [NAME OF THIRD PARTY] and the current project owner.

Describe any discrepancies/concerns/limitations regarding the completed work:

(Signature of authorized agent)

Name: _____

Title: _____

Date: _____

GAS USAGE-TENANT		
	EXISTING	NEW
FURNACE	60	60
WATER HEATER	50	40
TOTAL	110	100
NOTES: 1. GAS USAGE IS PER METER. ONE METER PER TENANT SPACE.		

GAS USAGE-HOUSE		
	EXISTING	NEW
FURNACE	25	25
WATER HEATER	40	40
TOTAL	65	65
NOTES: 1. GAS METER SERVES LAUNDRY EQUIPMENT SEPARATE FROM TENANT METERS.		

EXHAUST FAN SCHEDULE								
MARK	MANUFACTURER	MODEL #	CFM	S.P. IN WATER	VOLTAGE	POWER (W)	SOUND (SONES)	NOTES
EF-1	BROAN	QTXE080FLT	50	0.25	120	23.3	0.3	2,3,4
NOTES: 1. PROVIDE WITH BROAN RADIATION DAMPER, MODEL #RDM1. 2. PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL. 3. EXHAUST FAN WITH INTEGRAL LIGHT. 4. FURNISH WITH EXHAUST FAN TIMER SWITCH, EATON 9590AW OR EQUAL. TIMER SWITCH TO HAVE 10 MINUTE AND 1 HOUR SETTINGS AT MINIMUM. INSTALLATION BY ELECTRICAL CONTRACTOR.								

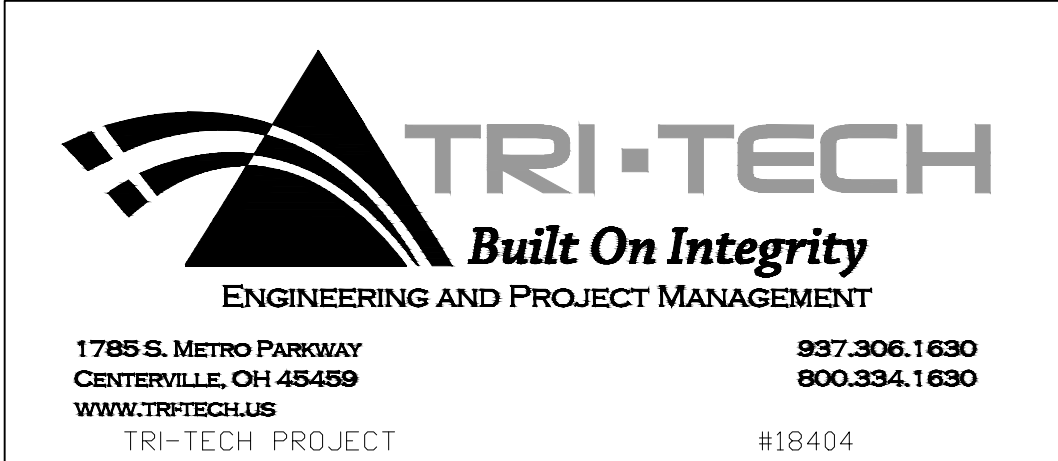
PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	WASTE	VENT	HOT	COLD	DESCRIPTION
BA-1	TUB / SHOWER	3"	1-1/2"	1/2"	1/2"	EXISTING TUB AND SHOWER SURROUND TO REMAIN. PROVIDE MOEN COMMERCIAL SINGLE HANDLE POSI-TEMP FAUCET, MODEL #T8388EP15, WITH MOEN POSI-TEMP PRESSURE BALANCING VLAVE, MODEL #6371HD. SET DISCHARGE TEMPERATURE TO 110°F MAX. SHOWER HEAD IS WATERSENSE CERTIFIED WITH A FLOW OF 1.5 GPM.
L-1	LAVATORY	1-1/4"	1-1/4"	1/2"	1/2"	EXISTING LAVATORY TO REMAIN. PROVIDE MOEN "CHATEAU" SINGLE HANDLE LAVATORY FAUCET WITH CHROME FINISH, POP-UP DRAIN, MODEL #L4635, 1.2 GPM, 4" CENTERSETS. VERIFY FIT PRIOR TO ORDERING. FAUCET IS ADA AND WATERSENSE COMPLIANT.
S-1	KITCHEN SINK	1-1/2"	1-1/4"	1/2"	1/2"	EXISTING SINK TO BE REINSTALLED. PROVIDE WITH MOEN "CHATEAU" SINGLE HANDLE KITCHEN FAUCET WITH REMOTE SPRAYER, MODEL #7430, 1.5 GPM FLOW RATE. PROVIDE WITH DEARBORN BRASS 12 LOCKING CUP SINK BASKET STRAINERS. VERIFY FIT PRIOR TO ORDERING.
SP-1	SUMP PIT SYSTEM	-	-	-	-	"BASEMENT WATCHDOG" MODEL #DFK961, ½ HP COMBINATION UNIT WITH EMERGENCY BACKUP SUMP PUMP SYSTEM. 3,100 GPH @ 10 FT HEAD PRIMARY PUMP. 1,000 GPH @ 10 FT HEAD BACKUP PUMP. PROVIDE "BASEMENT WATCHDOG" MAINTENANCE FREE AGM BATTERY" MODEL #BW27AGM AND BATTERY BOX. PROVIDE 18" DIAMETER SUMP PUMP BASIN WITH LID. COORDINATE DEPTH WITH FIELD CONDITIONS.
WC-1	FLOOR MOUNTED WATER CLOSET (ADA)	3"	1-1/2"	-	1/2"	AMERICAN STANDARD #215AA 104 "CADET PRO" TANK TYPE TOILET. WHITE VITREOUS CHINA, FLOOR MOUNTED. 1.28 GALLON PER FLUSH. 16-1/2" HIGH BOWL. RIM HEIGHT. PROVIDE WITH AMERICAN STANDARD #5321.110 EVERCLEAN ELONGATAED SEAT WITH SLOW CLOSE SNAP-OFF HINGES. FIXTURE IS ADA AND WATERSENSE COMPLIANT.
WB-1	WASHING MACHINE BOX	2"	1-1/2"	1/2"	1/2"	WASHING MACHINE CONNECTION BOX WITH SINGLE LEVER VALVE AND HAMMER ARRESTERS. RIGHT HAND DRAIN OPTION. GUY GRAY MODEL #WB200HA OR EQUAL.
WH-2	WATER HEATER (GAS)	-	-	3/4"	3/4"	STATE PROLINE XE POWER DIRECT VENT. 40-GALLON COMMERCIAL-GRADE RESIDENTIAL GAS WATER HEATER, MODEL #GS6 40 YBPDS. 40,000 BTUH INPUT. 0.68 ENERGY FACTOR. 74 GALLON FIRST HOUR RATING. 45 GPH RECOVERY AT 90° RISE. 22" DIAMETER. 29-7/8" OVERALL DEPTH, 59" OVERALL HEIGHT. PROVIDE WITH DRAIN PAN AND NEW COMBUSTION AIR INTAKE PIPE. CONNECT TO EXISTING FLUE PIPE.



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Moderate Rehabilitation of
Telford-Shroyer RAD Conversion
514 Telford Avenue | 520 Telford Avenue | 526 Telford Avenue
532 Telford Avenue | 1907 Shroyer Avenue | 2018 Shroyer Avenue
Kettering, Ohio
OHFA Project : 18-0218
Greater Dayton Premier Management

Print Record	
10/08/18	AS-BUILT SET
10/23/18	REVIEW SET
11/27/18	80% SET
04/19/19	BID SET
05/10/19	PERMIT SET
05/24/19	PLUMBING FIXTURES
Project Number	
2018-177	
Date	
MAY 10, 2019	
Sheet Title	
SCHEDULES	
Sheet Number	
514 TELFORD AVE	
M4	



GAS USAGE-TENANT		
	EXISTING	NEW
FURNACE	60	60
WATER HEATER	50	40
TOTAL	110	100
NOTES: 1. GAS USAGE IS PER METER. ONE METER PER TENANT SPACE.		

GAS USAGE-HOUSE		
	EXISTING	NEW
FURNACE	25	25
WATER HEATER	40	40
TOTAL	65	65
NOTES: 1. GAS METER SERVES LAUNDRY EQUIPMENT SEPARATE FROM TENANT METERS.		

EXHAUST FAN SCHEDULE								
MARK	MANUFACTURER	MODEL #	CFM	S.P. IN WATER	VOLTAGE	POWER (W)	SOUND (SONES)	NOTES
EF-1	BROAN	QTXE080FLT	50	0.25	120	23.3	0.3	2,3,4
NOTES: 1. PROVIDE WITH BROAN RADIATION DAMPER, MODEL #RDM1. 2. PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL. 3. EXHAUST FAN WITH INTEGRAL LIGHT. 4. FURNISH WITH EXHAUST FAN TIMER SWITCH, EATON 9590AW OR EQUAL. TIMER SWITCH TO HAVE 10 MINUTE AND 1 HOUR SETTINGS AT MINIMUM. INSTALLATION BY ELECTRICAL CONTRACTOR.								

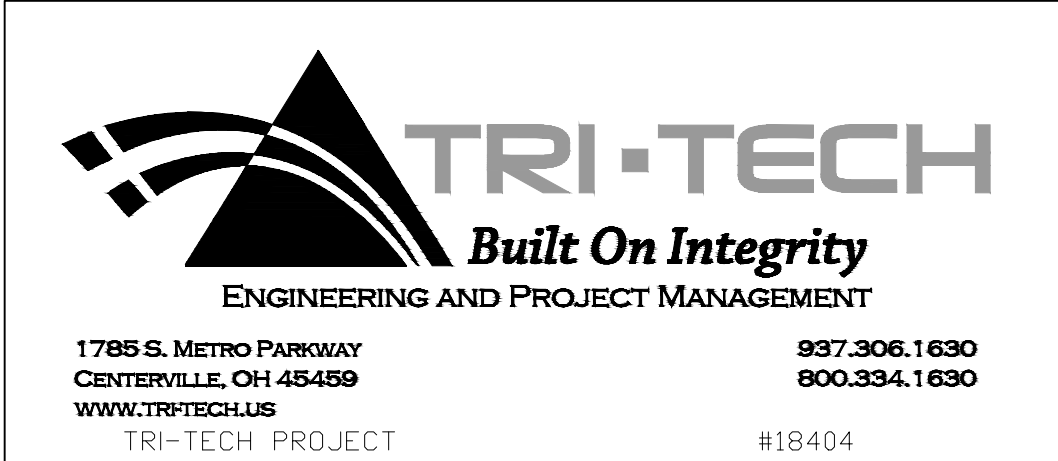
PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	WASTE	VENT	HOT	COLD	DESCRIPTION
BA-1	TUB / SHOWER	3"	1-1/2"	1/2"	1/2"	EXISTING TUB AND SHOWER SURROUND TO REMAIN. PROVIDE MOEN COMMERCIAL SINGLE HANDLE POSI-TEMP FAUCET, MODEL #T8388EP15, WITH MOEN POSI-TEMP PRESSURE BALANCING VLAVE, MODEL #6371HD. SET DISCHARGE TEMPERATURE TO 110°F MAX. SHOWER HEAD IS WATERSENSE CERTIFIED WITH A FLOW OF 1.5 GPM.
L-1	LAVATORY	1-1/4"	1-1/4"	1/2"	1/2"	EXISTING LAVATORY TO REMAIN. PROVIDE MOEN "CHATEAU" SINGLE HANDLE LAVATORY FAUCET WITH CHROME FINISH, POP-UP DRAIN, MODEL #L4635, 1.2 GPM, 4" CENTERSETS. VERIFY FIT PRIOR TO ORDERING. FAUCET IS ADA AND WATERSENSE COMPLIANT.
S-1	KITCHEN SINK	1-1/2"	1-1/4"	1/2"	1/2"	EXISTING SINK TO BE REINSTALLED. PROVIDE WITH MOEN "CHATEAU" SINGLE HANDLE KITCHEN FAUCET WITH REMOTE SPRAYER, MODEL #7430, 1.5 GPM FLOW RATE. PROVIDE WITH DEARBORN BRASS 12 LOCKING CUP SINK BASKET STRAINERS. VERIFY FIT PRIOR TO ORDERING.
SP-1	SUMP PIT SYSTEM	-	-	-	-	"BASEMENT WATCHDOG" MODEL #DFK961, ½ HP COMBINATION UNIT WITH EMERGENCY BACKUP SUMP PUMP SYSTEM. 3,100 GPH @ 10 FT HEAD PRIMARY PUMP. 1,000 GPH @ 10 FT HEAD BACKUP PUMP. PROVIDE "BASEMENT WATCHDOG" MAINTENANCE FREE AGM BATTERY" MODEL #BW27AGM AND BATTERY BOX. PROVIDE 18" DIAMETER SUMP PUMP BASIN WITH LID. COORDINATE DEPTH WITH FIELD CONDITIONS.
WC-1	FLOOR MOUNTED WATER CLOSET (ADA)	3"	1-1/2"	-	1/2"	AMERICAN STANDARD #215AA 104 "CADET PRO" TANK TYPE TOILET. WHITE VITREOUS CHINA, FLOOR MOUNTED. 1.28 GALLON PER FLUSH. 16-1/2" HIGH BOWL. RIM HEIGHT. PROVIDE WITH AMERICAN STANDARD #5321.110 EVERCLEAN ELONGATAED SEAT WITH SLOW CLOSE SNAP-OFF HINGES. FIXTURE IS ADA AND WATERSENSE COMPLIANT.
WB-1	WASHING MACHINE BOX	2"	1-1/2"	1/2"	1/2"	WASHING MACHINE CONNECTION BOX WITH SINGLE LEVER VALVE AND HAMMER ARRESTERS. RIGHT HAND DRAIN OPTION. GUY GRAY MODEL #WB200HA OR EQUAL.
WH-2	WATER HEATER (GAS)	-	-	3/4"	3/4"	STATE PROLINE XE POWER DIRECT VENT. 40-GALLON COMMERCIAL-GRADE RESIDENTIAL GAS WATER HEATER, MODEL #GS6 40 YBPDS. 40,000 BTUH INPUT. 0.68 ENERGY FACTOR. 74 GALLON FIRST HOUR RATING. 45 GPH RECOVERY AT 90° RISE. 22" DIAMETER. 29-7/8" OVERALL DEPTH, 59" OVERALL HEIGHT. PROVIDE WITH DRAIN PAN AND NEW COMBUSTION AIR INTAKE PIPE. CONNECT TO EXISTING FLUE PIPE.



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05/24/19	PLUMBING FIXTURES
Project Number	
2018-177	
Date	
MAY 10, 2019	
Sheet Title	
SCHEDULES	
Sheet Number	
520 TELFORD AVE	
M4	



GAS USAGE-TENANT		
	EXISTING	NEW
FURNACE	60	60
WATER HEATER	50	40
TOTAL	110	100
NOTES: 1. GAS USAGE IS PER METER, ONE METER PER TENANT SPACE.		

GAS USAGE-HOUSE		
	EXISTING	NEW
FURNACE	25	25
WATER HEATER	40	40
TOTAL	65	65
NOTES: 1. GAS METER SERVES LAUNDRY EQUIPMENT SEPARATE FROM TENANT METERS.		

EXHAUST FAN SCHEDULE								
MARK	MANUFACTURER	MODEL #	CFM	S.P. IN WATER	VOLTAGE	POWER (W)	SOUND (SONES)	NOTES
EF-1	BROAN	QTXE080FLT	50	0.25	120	23.3	0.3	2,3,4
NOTES: 1. PROVIDE WITH BROAN RADIATION DAMPER, MODEL #RDM1. 2. PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL. 3. EXHAUST FAN WITH INTEGRAL LIGHT. 4. FURNISH WITH EXHAUST FAN TIMER SWITCH, EATON 9590AW OR EQUAL. TIMER SWITCH TO HAVE 10 MINUTE AND 1 HOUR SETTINGS AT MINIMUM. INSTALLATION BY ELECTRICAL CONTRACTOR.								

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	WASTE	VENT	HOT	COLD	DESCRIPTION
BA-1	TUB / SHOWER	3"	1-1/2"	1/2"	1/2"	EXISTING TUB AND SHOWER SURROUND TO REMAIN. PROVIDE MOEN COMMERCIAL SINGLE HANDLE POSI-TEMP FAUCET, MODEL #T8388EP15, WITH MOEN POSI-TEMP PRESSURE BALANCING VLAVE, MODEL #6371HD. SET DISCHARGE TEMPERATURE TO 110°F MAX. SHOWER HEAD IS WATERSENSE CERTIFIED WITH A FLOW OF 1.5 GPM.
L-1	LAVATORY	1-1/4"	1-1/4"	1/2"	1/2"	EXISTING LAVATORY TO REMAIN. PROVIDE MOEN "CHATEAU" SINGLE HANDLE LAVATORY FAUCET WITH CHROME FINISH, POP-UP DRAIN, MODEL #L4635, 1.2 GPM, 4" CENTERSETS. VERIFY FIT PRIOR TO ORDERING. FAUCET IS ADA AND WATERSENSE COMPLIANT.
S-1	KITCHEN SINK	1-1/2"	1-1/4"	1/2"	1/2"	EXISTING SINK TO BE REINSTALLED. PROVIDE WITH MOEN "CHATEAU" SINGLE HANDLE KITCHEN FAUCET WITH REMOTE SPRAYER, MODEL #7430, 1.5 GPM FLOW RATE. PROVIDE WITH DEARBORN BRASS 12 LOCKING CUP SINK BASKET STRAINERS. VERIFY FIT PRIOR TO ORDERING.
SP-1	SUMP PIT SYSTEM	-	-	-	-	"BASEMENT WATCHDOG" MODEL #DFK961, ½ HP COMBINATION UNIT WITH EMERGENCY BACKUP SUMP PUMP SYSTEM, 3,100 GPH @ 10 FT HEAD PRIMARY PUMP, 1,000 GPH @ 10 FT HEAD BACKUP PUMP. PROVIDE "BASEMENT WATCHDOG" MAINTENANCE FREE AGM BATTERY" MODEL #BW27AGM AND BATTERY BOX. PROVIDE 18" DIAMETER SUMP PUMP BASIN WITH LID. COORDINATE DEPTH WITH FIELD CONDITIONS.
WC-1	FLOOR MOUNTED WATER CLOSET (ADA)	3"	1-1/2"	-	1/2"	AMERICAN STANDARD #215AA 104 "CADET PRO" TANK TYPE TOILET, WHITE VITREOUS CHINA, FLOOR MOUNTED, 1.28 GALLON PER FLUSH, 16-1/2" HIGH BOWL, RIM HEIGHT. PROVIDE WITH AMERICAN STANDARD #5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES. FIXTURE IS ADA AND WATERSENSE COMPLIANT.
WB-1	WASHING MACHINE BOX	2"	1-1/2"	1/2"	1/2"	WASHING MACHINE CONNECTION BOX WITH SINGLE LEVER VALVE AND HAMMER ARRESTERS. RIGHT HAND DRAIN OPTION. GUY GRAY MODEL #WB200HA OR EQUAL.
WH-2	WATER HEATER (GAS)	-	-	3/4"	3/4"	STATE PROLINE XE POWER DIRECT VENT, 40-GALLON COMMERCIAL-GRADE RESIDENTIAL GAS WATER HEATER, MODEL #GS6 40 YBPDS, 40,000 BTUH INPUT, 0.68 ENERGY FACTOR, 74 GALLON FIRST HOUR RATING, 45 GPH RECOVERY AT 90° RISE, 22" DIAMETER, 29-7/8" OVERALL DEPTH, 59" OVERALL HEIGHT. PROVIDE WITH DRAIN PAN AND NEW COMBUSTION AIR INTAKE PIPE. CONNECT TO EXISTING FLUE PIPE.

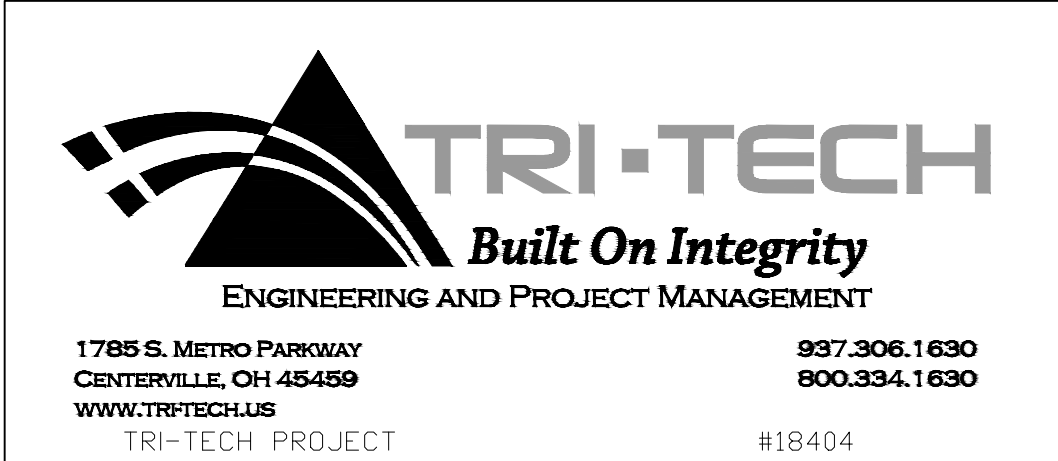


7945 Washington Woods Drive Dayton, Ohio 45459
O: 937.610.3440 F: 937.610.3441

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Moderate Rehabilitation of
Telford-Shroyer RAD Conversion
514 Telford Avenue | 520 Telford Avenue | 526 Telford Avenue
532 Telford Avenue | 1907 Shroyer Avenue | 2018 Shroyer Avenue
Kettering, Ohio
OHFA Project : 18-0218
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Print Record
10/08/18 AS-BUILT SET 10/23/18 REVIEW SET 11/27/18 80% SET 04/19/19 BID SET 05/10/19 PERMIT SET 05/24/19 PLUMBING FIXTURES
Project Number
2018-177
Date
MAY 10, 2019
Sheet Title
SCHEDULES
Sheet Number
526 TELFORD AVE
M4



LOUVER SCHEDULE																						
MARK	SIZE			FREE AREA (SQ. IN.)	MANUF.			MODEL #	DUTY			TYPE	MOUNTING HEIGHT		FINISH			MISC.			NOTES	
	NECK	FACE	DEPTH		GREENHECK	RUSKIN	TITUS		EXHAUST	INTAKE	RELIEF		STATIONARY	ADJUSTABLE	FINISH FLOOR TO BOTTOM	CEILING	CLEAR LACQUER	COLOR BY ARCH.	PRIMER	MILL		CONTROL DAMPER
L1	-	24" X 30"	4"	275	●			ESD-403-24X30	●	●		48"					●	●	●			-
NOTES: 1. 2.																						

GAS USAGE		
	EXISTING	NEW
BOILER	140	-
WATER HEATER	76	-
TANKLESS WATER HEATER	-	199
DRYER	25	25
TOTAL	241	224
NOTES: 1. DUE GAS METER SERVES THE BUILDING.		

PLUMBING FIXTURE SCHEDULE							DESCRIPTION
MARK	FIXTURE	WASTE	VENT	HOT	COLD		
BA-1	TUB / SHOWER	3"	1-1/2"	1/2"	1/2"		AKER KDTS 3060 MODEL #142006, 60" X 30" X 78" FOUR-PIECE GEL-COATED FIBERGLASS TUB-SHOWER. PROVIDE WITH MOEN COMMERCIAL SINGLE HANDLE POSI-TEMP FAUCET, MODEL #T8389EP15, WITH MOEN POSI-TEMP PRESSURE BALANCING VLAVE, MODEL #8371HD. SET DISCHARGE TEMPERATURE TO 110°F MAX. COORDINATE WITH GENERAL CONTRACTOR FOR INSTALLATION OF BASE. LEFT HAND AND RIGHT HAND DRAIN VARIES PER UNIT. FIELD VERIFY PRIOR TO ORDERING. SHOWER HEAD IS WATERSENSE CERTIFIED, 1.5 GPM.
L-1	LAVATORY (ADA)	1-1/4"	1-1/4"	1/2"	1/2"		EXISTING LAVATORY TO REMAIN. PROVIDE MOEN "CHATEAU" SINGLE HANDLE LAVATORY FAUCET WITH CHROME FINISH, POP-UP DRAIN, MODEL #L4635, 1.2 GPM, 4" CENTERSETS. VERIFY FIT PRIOR TO ORDERING. FAUCET IS ADA AND WATERSENSE COMPLIANT.
S-1	KITCHEN SINK	1-1/2"	1-1/4"	1/2"	1/2"		EXISTING SINK TO BE REINSTALLED. PROVIDE WITH MOEN "CHATEAU" SINGLE HANDLE KITCHEN FAUCET WITH REMOTE SPRAYER, MODEL #7430, 1.5 GPM FLOW RATE. PROVIDE WITH DEARBORN BRASS 12 LOCKING CUP SINK BASKET STRAINERS. VERIFY FIT PRIOR TO ORDERING.
SP-1	SUMP PIT SYSTEM	-	-	-	-		"BASEMENT WATCHDOG" MODEL #DFK961, ½ HP COMBINATION UNIT WITH EMERGENCY BACKUP SUMP PUMP SYSTEM, 3,100 GPH @ 10 FT HEAD PRIMARY PUMP, 1,000 GPH @ 10 FT HEAD BACKUP PUMP. PROVIDE "BASEMENT WATCHDOG" MAINTENANCE FREE AGM BATTERY" MODEL #BW27AGM AND BATTERY BOX. PROVIDE 18" DIAMETER SUMP PUMP BASIN WITH LID. COORDINATE DEPTH WITH FIELD CONDITIONS.
WC-1	FLOOR MOUNTED WATER CLOSET (ADA)	3"	1-1/2"	-	1/2"		AMERICAN STANDARD #215AA, 104 "CADET PRO" TANK TYPE TOILET, WHITE VITREOUS CHINA, FLOOR MOUNTED, 1.28 GALLON PER FLUSH, 16-1/2" HIGH BOWL RIM HEIGHT. PROVIDE WITH AMERICAN STANDARD #5321.110 EVERCLEAN ELONGATAED SEAT WITH SLOW CLOSE SNAP-OFF HINGES. FIXTURE IS ADA AND WATERSENSE COMPLIANT.
WB-1	WASHING MACHINE BOX	2"	1-1/2"	1/2"	1/2"		WASHING MACHINE CONNECTION BOX WITH SINGLE LEVER VALVE AND HAMMER ARRESTERS. RIGHT HAND DRAIN OPTION. GUY GRAY MODEL #WB200HA OR EQUAL.
WH-3	TANKLESS WATER HEATER (GAS)	-	-	3/4"	3/4"		RHEEM PRESTIGE SERIES CONDENSING TANKLESS WATER HEATER WITH BUILT-IN RECIRCULATION PUMP OPERATED BY TIMER, MODEL #RTGH-RH11DV, 199,000 BTUH INPUT, 0.94 UNIFORM ENERGY FACTOR, 11.0 GALLON PER MINUTE FLOW RAT AT 35" RISE. PROVIDE WITH CONDENSATE NEUTRALIZER, SERVICE VALVES, AND PRESSURE RELIEF VALVES.

ELECTRIC BASEBOARD HEAT								
MARK	MANUFACTURER	MODEL #	VOLTS	PH	WATTS	AMPS	LENGTH (IN)	NOTES
EB-1	CADET	4F1000W	240	1	1,000	-	48	1
EB-2	CADET	3F750W	240	1	750	-	36	1
EB-3	CADET	2F350W	240	1	350	-	24	1
-	-	-	-	-	-	-	-	-
NOTES: 1. PROVIDE WITH WALL MOUNTED THERMOSTAT. COORDINATE POWER WITH ELECTRICAL. RESTRICT HEATING SETTING FROM BEING SET ABOVE COOLING SETTING.								

EXHAUST FAN SCHEDULE								
MARK	MANUFACTURER	MODEL #	CFM	S.P. IN WATER	VOLTAGE	POWER (W)	SOUND (SONES)	NOTES
EF-2	BROAN	AE50	50	0.25	120	26.9	0.8	1,4
NOTES: 1. PROVIDE WITH BROAN RADIATION DAMPER, MODEL #RDM1. 2. PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL. 3. EXHAUST FAN WITH INTEGRAL LIGHT. 4. FURNISH WITH EXHAUST FAN TIMER SWITCH, EATON 9590AW OR EQUAL. TIMER SWITCH TO HAVE 10 MINUTE AND 1 HOUR SETTINGS AT MINIMUM. INSTALLATION BY ELECTRICAL CONTRACTOR.								

SPLIT SYSTEM HVAC UNIT SCHEDULE																														
INDOOR UNIT																		OUTDOOR UNIT												
MARK	MANUFACTURER	MODEL # (FURNACE)	MODEL # (COIL)	AIRFLOW		MINIMUM ACCEPTABLE CAPACITIES				UNIT PRIMARY HEATING PERFORMANCE					ELECTRICAL				AIR FILTER		NOTES									
				SUPPLY AIR (CFM)	EXTERNAL S.P. (INCHES W.G.)	OUTSIDE AIR (CFM)	COOLING			HEATING	TYPE			UNIT				SIZE L x W x T	UNIT WEIGHT (LBS)											
							NOMINAL (MBH)	SENSIBLE (MBH)	ENTERING AIR TEMP. DB(°F)/WB(°F)	OUTPUT (MBH)	ELECTRIC COIL	H.P. PRIMARY	HOT WATER	NATURAL GAS	STEAM	INPUT/ OUTPUT (MBH) [KW]	# OF STAGES			TURN DOWN RATIO		AFUE	MOTOR HP	VOLTAGE	PHASE	MCA	MOCP	QTY	MERV #	
FC-1.1#	CARRIER	-	40MAQB09B-3	380	-	-	9.0	-	-	-	-	●				/8.0	1	-	-	-	240	1	0.2	-	-	-	- x - x -	20	1,2,3,4	
FC-1.2#	CARRIER	-	40MAQB09B-3	380	-	-	9.0	-	-	-	-	●				/8.0	1	-	-	-	240	1	0.2	-	-	-	- x - x -	20	1,2,3,4	
FC-1.3#	CARRIER	-	40MAQB09B-3	380	-	-	9.0	-	-	-	-	●				/8.0	1	-	-	-	240	1	0.2	-	-	-	- x - x -	20	1,2,3,4	
<div>NOTES:</div> <div><div>1.</div><div>CARRIER UNITS MAY BE SUBSTITUTED WITH EQUIVALENT BRYANT UNITS OR APPROVED EQUAL. COORDINATE PHYSICAL SPACE REQUIREMENTS WITH EXISTING CONDITIONS. VERIFY FLOW DIRECTION AND PROVIDE ANCILLARY EQUIPMENT AS NECESSARY. PROVIDE CONDENSATE PUMP AS NECESSARY WHERE ACCESS TO A DRAIN IS NOT READILY AVAILABLE. COORDINATE POWER REQUIREMENTS WITH ELECTRICAL. CLEAN FILTER NEAR THE END OF MAJOR CONSTRUCTION. PROVIDE PROGRAMMABLE THERMOSTAT.</div></div> <div><div>2.</div><div>UNIT IS POWERED BY OUTDOOR UNIT.</div></div> <div><div>3.</div><div>MARK "#" DENOTES THE APARTMENT NUMBER IN WHICH THE UNIT. "H" DENOTES "HOUSE" USE.</div></div> <div><div>4.</div><div>PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH SECOND STAGE "EMERGENCY" HEAT CAPABILITY. THE FIRST STAGE OF HEATING SHALL CONTROL THE HEAT PUMP. THE SECOND STAGE OF HEATING SHALL CONTROL THE ELECTRIC RESISTANCE BASE-BOARD IN THE SAME ROOM AS THE HEAT PUMP. PROVIDE HEAT PUMP WITH 24 VOLT INTERFACE MODULE AS NECESSARY. DO NOT LOCK-OUT EITHER THE HEAT PUMP OR THE ELECTRIC RESISTANCE HEAT.</div></div>																														
																		<div>NOTES:</div> <div><div>1.</div><div>UNITS MAY BE SUBSTITUTED WITH EQUIVALENT BYANT UNITS OR APPROVED EQUAL. PROVIDE WITH MOUNTING BASE AS NECESSARY PER FIELD CONDITIONS. COORDINATE WITH ELECTRICAL FOR POWER REQUIREMENTS AND LOCAL DISCONNECT.</div></div>												

NOTE: HVAC EQUIPMENT HAS BEEN SIZED IN ACCORDANCE WITH ASHRAE HANDBOOKS UTILIZING HAP SOFTWARE.

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EXHAUST FAN SCHEDULE								
MARK	MANUFACTURER	MODEL #	CFM	S.P. IN WATER	VOLTAGE	POWER (W)	SOUND (SONES)	NOTES
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NOTES: 1. PROVIDE WITH BROAN RADIATION DAMPER, MODEL #RDM1. 2. PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL. 3. EXHAUST FAN WITH INTEGRAL LIGHT. 4. FURNISH WITH EXHAUST FAN TIMER SWITCH, EATON 9590AW OR EQUAL. TIMER SWITCH TO HAVE 10 MINUTE AND 1 HOUR SETTINGS AT MINIMUM. INSTALLATION BY ELECTRICAL CONTRACTOR.								

PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	WASTE	VENT	HOT	COLD	DESCRIPTION	
L-1	LAVATORY	1-1/4"	1-1/4"	1/2"	1/2"	AMERICAN STANDARD "CADET" PEDESTAL SINK MODEL 0236.411. VITREOUS CHINA LAVATORY AND PEDESTAL WITH 4" CENTER HOLES. PROVIDE MOEN "CHATEAU" SINGLE HANDLE LAVATORY FAUCET WITH CHROME FINISH, POP-UP DRAIN, MODEL #L4635, 1.2 GPM, 4" CENTERSETS. VERIFY FIT PRIOR TO ORDERING. ADA AND WATERSENSE COMPLIANT.	⚠
S-1	DOUBLE BOWL SINK	1-1/2"	1-1/4"	1/2"	1/2"	PROFLO DOUBLE BOWL STAINLESS STEEL SINK, MODEL #PFSR332263. EACH BOWL SIZE IS 14" WIDE BY 15-3/4" FRONT TO BACK BY 6-1/8" DEEP, 33" X 22" OVERALL, WITH (3) HOLES AT 4" CENTERS FOR FAUCET MOUNTING. PROVIDE WITH MOEN "CHATEAU" SINGLE HANDLE KITCHEN FAUCET WITH REMOTE SPRAYER, MODEL #7430, 1.5 GPM FLOW RATE. PROVIDE WITH DEARBORN BRASS 12 LOCKING CUP SINK BASKET STRAINERS	
SH-1	ADA SHOWER	3"	1-1/2"	1/2"	1/2"	STERLING MODEL #60270125 63" ADA SHOWER WITH SEAT AND GRAB BARS. PROVIDE WITH MOEN COMMERCIAL SINGLE HANDLE CHROME PLATED HAND-HELD FAUCET, MODEL #T8389EP15, WITH 30" SLIDE BAR AND 69" METAL HOSE, WITH MOEN POSI-TEMP PRESSURE BALANCING VALVE, MODEL #88346. SET DISCHARGE TEMPERATURE TO 110°F MAX. COORDINATE WITH GENERAL CONTRACTOR FOR INSTALLATION OF BASE. FIELD VERIFY PRIOR TO ORDERING.	⚠
WC-1	FLOOR MOUNTED WATER CLOSET (ADA)	3"	1-1/2"	-	1/2"	AMERICAN STANDARD #215AA.104 "CADET PRO" TANK TYPE TOILET, WHITE VITREOUS CHINA, FLOOR MOUNTED, 1.28 GALLON PER FLUSH, 16-1/2" HIGH BOWL RIM HEIGHT. PROVIDE WITH AMERICAN STANDARD #5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES. FIXTURE IS ADA AND WATERSENSE COMPLIANT.	⚠

Moderate Rehabilitation of

Telford-Shroyer RAD Conversion

514 Telford Avenue | 520 Telford Avenue | 526 Telford Avenue
532 Telford Avenue | 1907 Shroyer Avenue | 2018 Shroyer Avenue
Kettering, Ohio
OHFA Project : 18-0218
Greater Dayton Premier Management

Print Record
10/08/18 AS-BUILT SET
10/23/18 REVIEW SET
11/27/18 80% SET
04/19/19 BID SET
05/10/19 PERMIT SET
05/24/19 PLUMBING FIXTURES
Project Number
2018-177
Date
MAY 10, 2019
Sheet Title
SCHEDULES AND DETAILS
Sheet Number
1907 SHROYER AVE.
M6

ELECTRIC BASEBOARD HEAT								
MARK	MANUFACTURER	MODEL #	VOLTS	PH	WATTS	AMPS	LENGTH (IN)	NOTES
EB-1	CADET	4F1000W	240	1	1,000	-	48	1
EB-2	CADET	3F750W	240	1	750	-	36	1
EB-3	CADET	2F350W	240	1	350	-	24	1
-	-		-	-	-	-	-	-
NOTES: 1. PROVIDE WITH WALL MOUNTED THERMOSTAT. COORDINATE POWER WITH ELECTRICAL. RESTRICT HEATING SETTING FROM BEING SET ABOVE COOLING SETTING.								

PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	WASTE	VENT	HOT	COLD	DESCRIPTION	
BA-1	TUB / SHOWER	3"	1-1/2"	1/2"	1/2"	EXISTING TUB AND SHOWER SURROUND TO REMAIN. PROVIDE MOEN COMMERCIAL SINGLE HANDLE POSI-TEMP FAUCET, MODEL #T8389EP15, WITH MOEN POSI-TEMP PRESSURE BALANCING VLAVE, MODEL #6371HD. SET DISCHARGE TEMPERATURE TO 110°F MAX. SHOWER HEAD IS WATERSENSE CERTIFIED WITH A FLOW OF 1.5 GPM.	
L-1	LAVATORY (ADA)	1-1/4"	1-1/4"	1/2"	1/2"	LAVATORY WITH INTEGRAL BOWL BY OTHERS. PROVIDE MOEN "CHATEAU" SINGLE HANDLE LAVATORY FAUCET WITH CHROME FINISH, POP-UP DRAIN, MODEL #L4635, 1.2 GPM, 4" CENTERSETS. VERIFY FIT PRIOR TO ORDERING. ADA AND WATERSENSE COMPLIANT.	
S-1	KITCHEN SINK	1-1/2"	1-1/4"	1/2"	1/2"	PROFLO DOUBLE BOWL STAINLESS STEEL SINK, MODEL #PFSR332263. EACH BOWL SIZE IS 14" WIDE BY 15-3/4" FRONT TO BACK BY 6-1/8" DEEP, 33" X 22" OVERALL. WITH (3) HOLES AT 4" CENTERS FOR FAUCET MOUNTING. PROVIDE WITH MOEN "CHATEAU" SINGLE HANDLE KITCHEN FAUCET WITH REMOTE SPRAYER, MODEL #7430, 1.5 GPM FLOW RATE. PROVIDE WITH DEARBORN BRASS 12 LOCKING CUP SINK BASKET STRAINERS.	
S-2	LAUNDRY SINK	1-1/2"	1-1/4"	1/2"	1/2"	EXISTING SINK TO REMAIN. PROVIDE PROFLO TWO HANDLE LAUNDRY FAUCET, MODEL #PF244A, 2.4 GPM FLOW RATE, AND METAL LEVER HANDLE.	
WC-1	FLOOR MOUNTED WATER CLOSET (ADA)	3"	1-1/2"	-	1/2"	AMERICAN STANDARD #215AA 104" CADET PRO" TANK TYPE TOILET, WHITE VITREOUS CHINA, FLOOR MOUNTED, 1.28 GALLON PER FLUSH, 16-1/2" HIGH BOWL RIM HEIGHT. PROVIDE WITH AMERICAN STANDARD #5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES. FIXTURE IS ADA AND WATERSENSE COMPLIANT.	
WH-2	WATER HEATER (GAS)	-	-	3/4"	3/4"	STATE PROLINE XE POWER DIRECT VENT, 40-GALLON COMMERCIAL-GRADE RESIDENTIAL GAS WATER HEATER, MODEL #GS6 40 YBPDS, 40,000 BTUH INPUT, 0.68 ENERGY FACTOR, 74 GALLON FIRST HOUR RATING, 45 GPH RECOVERY AT 90° RISE, 22" DIAMETER, 29-7/8" OVERALL DEPTH, 59" OVERALL HEIGHT. PROVIDE WITH DRAIN PAN AND NEW COMBUSTION AIR INTAKE PIPE. CONNECT TO EXISTING FLUE PIPE.	

EXHAUST FAN SCHEDULE								
MARK	MANUFACTURER	MODEL #	CFM	S.P. IN WATER	VOLTAGE	POWER (W)	SOUND (SONES)	NOTES
EF-1	BROAN	QTXE080FLT	50	0.25	120	23.3	0.3	2,3,4
NOTES: 1. PROVIDE WITH BROAN RADIATION DAMPER, MODEL #RDM1. 2. PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL. 3. EXHAUST FAN WITH INTEGRAL LIGHT. 4. FURNISH WITH EXHAUST FAN TIMER SWITCH, EATON 9590AW OR EQUAL. TIMER SWITCH TO HAVE 10 MINUTE AND 1 HOUR SETTINGS AT MINIMUM. INSTALLATION BY ELECTRICAL CONTRACTOR.								

GAS USAGE - TENANT		
	EXISTING	NEW
FURNACE	66	-
WATER HEATER	38	40
TOTAL	104	40
NOTES: 1. ONE GAS METER PER TENANT SPACE. THERE ARE FOUR METERS FOR THE BUILDING.		

SPLIT SYSTEM HVAC UNIT SCHEDULE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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MARK	MANUFACTURER	MODEL # (FURNACE)	MODEL # (COIL)	AIRFLOW		MINIMUM ACCEPTABLE CAPACITIES			UNIT PRIMARY HEATING PERFORMANCE					ELECTRICAL				AIR FILTER		UNIT WEIGHT (LBS)	NOTES	MARK	MANUFACTURER	MODEL	COOLING CAPACITY				HEATING CAPACITY				ELECTRICAL						UNIT WEIGHT (LBS)	NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
				SUPPLY AIR (CFM)	EXTERNAL S.P. (INCHES W.G.)	OUTSIDE AIR (CFM)	COOLING		HEATING	TYPE	# OF STAGES	TURN DOWN RATIO	AFUE	MOTOR HP	UNIT				MERV #						SIZE L x W x T	NOMINAL (MBH)	AMBIENT TEMP. (°F)	SEER	EER	NOMINAL (MBH)	AMBIENT TEMP. (°F)	COP	HSPF	COMPRESSOR																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
							NOMINAL (MBH)	SENSIBLE (MBH)							ENTERING AIR TEMP. DB(°F)/WB(°F)	OUTPUT (MBH)	ELECTRIC COIL HEAT PUMP	H.P. PRIMARY																HOT WATER	NATURAL GAS	STEAM	INPUT/ OUTPUT (MBH) (KW)	VOLTAGE			PHASE	MCA	MOCP	QTY	VOLUME VOLTAGE	PHASE	RLA	VOLUME VOLTAGE	PHASE	MCA	MOCP																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
FC-1.1#	CARRIER	-	40MAQB09B-3	380	-	-	9.0	-	-	-	●				/8.0	1	-	-	-	240	1	0.2	-	-	-	- x - x -	20	1,2,3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										