

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 irs@rda-group.com

Addendum Items:

- 1. The pre-bid meeting minutes, and sign in sheet are attached.
- 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.
 - 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.
 - 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	PDA GROUP ARCHITECTS	937.610.3440/jrs@rda-group,com
2. Tan DANA	ALLTEAL	937. 307. 7904 TOANO @ B ALLSEDL COM
3. Kundy h ratzer	TRISTATE	614-449.0070 tvistale4320709+1, not
4. Danny Mc Geady	JEM Designs	673-7536 DMCGEADY @CABINETUS COM
5. BARRY HARSHBARGER	GREATER DAYTOW	458-6515 BHARSHBARGER @ GDCG-COM
6. Andrew Bashaw	ASIDACO	937-234-7944 godreg bashawe AsayAco
7. Maye Bistwors	BISHED INC.	937-371-0427 BISHCO INC. EQUUL QUE
8. KelVIN A HENRY	KPIChENRY @ VIALOO. COM	937.631-6420
9. Joyce Cameron	Green Star TRUCKING	937-6576849 95tar4260 Adl. Com
10. Tom Hyrrs	Ancoy BUILDERS	937-692-6330 THE CHRICH BUILDARS, Com
11. Day Abney	Whose Const. Co	987/854-028) DEA @ WISECONSTRIKTIONCO. COM
12. DAVE GILBREY	BILBREY CONST.	937-228-0046 day de bilbrey - construction.com.
13. MARTY DOBELEIT	4	11 11 MARTY @BILBREY-CONSTRUCTION, COM
14. Kila Patrick	GDPM	Koatrick @ DMHA.OKG
15. Angela Steams	6DPM	ASKAINS CIdmha. C.J.
16. Xayrar Gullotta	GOPM	XGullatte & gapm.org
17. Latia Pempsell	GDPM	1 pempsell @ adpm. brg/ 937,910,7186
18. Kern Anon	Gpps	K GROIND don her Gen Karrolledman, org
19. Michael Melko	GDPM	mmelko@ 4d pm. or 48
20. Pyana Sharers	GPPM	rshovers a gapm.org
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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

Project, and t	he following Addenda	a:			
Ad	ddendum No.		Date of Receipt		
Bid Bond or 0	Certified Check is incl	luded as part of Co	ntractor's bid submittal:	Yes	_No
			Bidder Initials		
Affidavit of In	tent to Store Material	s is included as par	t of Contractor's bid submitta	al:Yes	No
			Bidders Initials _		_
MBE Participarticipation.		ablished goals of tv	venty-five (25%) Minority Bus	siness Enterprise	
			ngage in joint ventures with nance opportunities for MBE		MBE's
indicating MB		on, MBE's date of re	supporting documentation a esponse, nature of response t MBE requirements.		
The bid subm	nittal includes a minim	num of 25% MBE P	articipation:Yes	No	
			Bidder's Initials		
1. BASE B	ID:				
A. BASE	3ID – Rehabilitatio	on at 514 Telfor	d Avenue: Divisions 1-3	32, all work inc	lusive
Labor	\$	\$			
Material	\$	\$			
Total Bid 514 Telford	\$	\$			
B. BASE	BID – Rehabilitation	on at 520 Telfor	d Avenue: Divisions 1-3	32, all work inc	lusive
Labor	\$	\$			

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Material	\$	\$
Total Bid 520 Telford	\$	\$
C. BASE B	ID – Rehabilitation at 526	Telford Avenue: Divisions 1-32, all work inclusive
Labor	\$	\$
Material	\$	\$
Total Bid 526 Telford	\$	\$
D. BASE B	ID – Rehabilitation at 532	Telford Avenue: Divisions 1-32, all work inclusive
Labor	\$	\$
Material	\$	\$
Total Bid 532 Telford	\$	\$
E. BASE B	I D – Rehabilitation at 1907	7 Shroyer Ave: Divisions 1-32, all work inclusive
Labor	\$	\$
Material	\$	\$
Total Bid 1907 Shroyer	\$	\$
F. BASE BI	D – Rehabilitation at 2018	3 Shroyer Ave: Divisions 1-32, all work inclusive
Labor	\$	\$
Material	\$	\$
Total Bid 2018 Shrover	\$	\$

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 System Integrity Allowa		\$Sixty Five Thousand Dollars
Aid to Construc Allowance	tion	
	\$15,000	\$ <u>Fifteen Thousand Dollars</u>
Green Commur	ities	
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.

<u>ltem</u>	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 replacem	nt 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 Five days (365) days from date			eed Three Hundred	Sixty
Contractor proposes a Time of	Completion for the	Con	tract	
The full name and address of all person are as follows:	s and parties interested ir	n the	foregoing proposals as p	rincipals
Bidder				
Address				
Phone	Fax			

Telford-Shroyer RAD Rehabilitation Greater Dayton Premier Management

4.

	Contractor is entering ir artnering firm:	to a partnership to perform the wor	k, provide the following information for
Bidde	er		· · · · · · · · · · · · · · · · · · ·
Addre	ess		
Phon	e	Fax	
Adde	ndums Received: (Plea	se list)	
		Bidder's Signature	
		Typed Name	
		Title	
be sig	gned, followed by the sig		t will be a partnership, the firm name will orporation, name will be signed followed
		Bidder's Certification	on
The E	-	lges that the following representation	ons in this bid are material and not mere
1.	Bidders", "General addendum for: RAL prepared by the RD conditions affecting t labor necessary for compliance with the trade or employment of work. The undersinto a Contract accordance into a contract accordance in the contract accordanc	Conditions", "General Requireme Rehabilitation of [6] Apartme A Group Architects, LLC., and he work, the undersigned propose the performance and completio documents named above, and furthered in this Proposal shall be on gned further agrees that, if any or a	I the "Notice to Bidders", "Instructions to ents", "Specifications", "Plans" and any ent Buildings at Telford-Shroyer - as having inspected the premises and all es to furnish all materials and perform all on of the work indicated below, all in orther agrees that each separate item or considered as a separate bid for that kind all of said bids are accepted, he will enter Owner for the faithful performance of the bid or bids so accepted.
2.	right to reject any and	I all bids. It is agreed that this bid r days subsequent to the opening o	ayton Premier Management reserves the may not be withdrawn for a period of one of bids without the consent of Greater
3.	Security in the sum o (\$) in the sum of	f the form of ce with the Specifications.	Dollars is submitted

Bid Form BF-6

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.
- 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)	

	Contacts						
Vendor Name	Names	Emails	Phones	Faxes	Addresses	Certified Work Types	SOTSI
1St Advantage Security And Investigations	Robert Davis	wdinip@gmail.com	(937) 210-9010		4812 Frederick Pike, Dayton, OH 45414		119148
A to Z Maintenance	Kenneth Block	kblock@woh.rr.com	(937) 830-2022	(937) 335-5388	1382 Sussex Road, Troy, OH 45373		14968
Able & Affordable LLC	David Fredericks	dfredericksr3@yahoo.com	(937) 461-3870	(937) 461-3871	515 Forest Ave., Dayton, OH 45405		130643
Acom Construction Raidwin Ir James aka Raidwin's Home Inspection 11C	William Lundy James Raldwin	wacomconst@aol.com, wlundy2@aol.com iamesbaldwinir1@sbcslobal.net	(937) 520-2421 (937) 854-6575, (937) 232-4488	(937) 837-4585 (937) 854-6575	505 W Norman, Dayton, OH 45406 , 505 W. Norman, Dayton, OH 45406 5908 Fairernue Way Trotunned OH 45426		101841
	James Bardwin Laura Scott	jamisbaldwinjr1g/socgobal.net info@bladecutters.com	(937) 854-6575, (937) 232-4488 (937) 274-3861	(937) 854-6575	5908 Fairgrove Way, Frotwood, OH 45426 5435 School Dr., Dayton, OH 45414 , 5440 N. Dixie Dr., Dayton, OH 45414 , 5440 North Dixie Dr., Dayton, OH 45414		102414
Bladecutter's Lawn Service Inc	Inho Scott	intogroundecutters.com	(937) 274-3861	(937) 274-9306	5435 School Dr., Dayton, OH 45414 , 5440 N. Doile Dr., Dayton, OH 45414 , 5440 North Divise Dr., Dayton, OH 45414		02414
Bozeman Construction Company	Adrian Bozeman	bozemanadrian@yahoo.com, bozemanconstruction@yahoo.com, bozemanconsruction@yahoo.com	(937) 204-9075, (937) 999-5594, 2622678		4610 Midway, Dayton, OH 45417 , 1440 Yankee Park Place Suite G, Centerville, OH 45458	NIGHT SCHOOL) - Material Handling And Storage Equipment And Alled Items, NIGHT 3-80001, Floor Covering, Floor Covering Installation And Removal Equipment, And Supplies, NIGHT 3-88001 - Novadded, Grounds, Recordsonal And Perick Services, NIGHT 3-80001, - Pelick of Markey, Recordsonal And Perick Services, NIGHT 3-80001, - Pelick of Markey, Recordsonal And Perick Services, NIGHT 3-80001, - Pelick of Markey, Recordsonal And Perick Services, NIGHT 3-80001, - Pelick of Markey, Recordsonal And Services, NIGHT 3-80001, - Pelick of Markey, Recordsonal And Services, NIGHT 3-80001, - Pelick And Markey, NIGHT 3	102472
Branscomb Trucking	Stephanie Branscomb Tony Branscomb	branscombtrucking@yahoo.com	(937) 751-5429		2035 Cadie Avenue, Dayton, OH 45414	[NAKCS2007-48411] - General Freight Trucking, Local, [NAKCS2007-48422] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4841] - General Freight Trucking, Local, [NAKCS2007-4842] - General Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - General Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except Used Goods) Trucking, Local, [NAKCS2007-4842] - Specialized Freight (except U	126870
Combinasian LLC	Vanessa Moon sinele member	vanessaimoon@gmail.com	(817) 456-3831		1831 Kensington Dr., Dayton, OH 45406	[NIGP-96115] - Concessions, Catering, Vending: Mobile And Stationary, (NIGP-96546] - Graphic Design Services For Printing, (NACS2007-54143) - Graphic Design Services, (NIGP-90681) - Graphic Design Services,	30833
Community Alternative Support Services (CASS) LLC	Tara Twitty	cass7472@hotmail.com	(937) 723-7472	(937) 723-7472	512 E. Siebenthaler Ave., Dayton, OH 45405		129565
CPM Enterprises LLC	Albert Powell	albsk@sbcg/obal.net	(937) 422-0777		306 S Paul L Dunbar St, Dayton, OH 45402	[MACS2007-283830] - Fisich Carpentry Contractors, [MACS2007-81310] - Commercial and industrial Machinery and Equipment (except Automotive and Electronic) Regain and Maintenance, (MACS2007-56120) - Facilities Support Services, [MACS2007-561720] - Inhorizal Services, [MACS2007-562910] - Remediation Services, [MACS2007-238310] - Drywall and Insulation Contractors, MACS2007-393310], Substitute Contractors, MACS2007-393310], Substitute Contractors, MACS2007-393010, Substitute Contractors, MACS2007-39310, Substitute Contractor	128577
D.L. Plumbing & Mechanical	Tomya Howell	tomehowell@aol.com	(937) 304-5659		2432 Elsmere Ave., Dayton, OH 45406 , 2432 Elsmere Avenue, Dayton, OH 45406		111537
Everything Just Right	Eric Willis	luvrufus34@yahoo.com	(937) 260-5362, (937) 260-5363		507 Burgess Ave, Dayton, OH 45415	[NIGP-91039] - Janitorial/Custodial Services, [NIGP-91009] - Carpet Cleaning, Dyeing, Installation And Repair, (NAICS2007-288990] - All Other Specialty Trade Contractors, (NIGP-48578) - Rug And Carpet Shampoo And Spot Remover (Including Deodorizers), [NAICS2007-561740] - Carpet and Uphlottery Cleaning Services, [NAICS2007-561720] - Janitorial Services	28588
First Systems Inc	Kevin B Walters	kwalters@firstystems.bit	(937) 875-2988	(937) 339-8800	1285 S Clay St, Yoy, CH 45373	[NOT-9454]. Cassar/Justices (right Pressure, Year, [NOT-9169]). Other Center of appropriate (blocks). [NOT-94553]. Fear Course grouping stabules (if or femoring Dates in Agent Sections [NOT-94563]). A present prese	103770
Frank Pitts Jr	Frank Pitts	buddy@concepion.com	(937) 245-3511		836 Clarkson Ave, Dayton, OH 45402	[NIGP-91876] - Marketing Consulting	130512
G Hamilton	George Hamilton	ghamiltonji/78@gmail.com	(937) 540-5252		3918 Lori Sue Drive, Apt D, Dayton, OH 45406		129145
Gem City's Finest Professional Services LLC	Raymond Reid	gcfcleaning@gmail.com, gcfprofessionals@gmail.com	(937) 886-5668, (937) 304-5949	(937) 886-5668	P.O. Box 750152, Dayton, OH 45475 , 7525 Paragon Rd #750152, Centenville, OH 45459	INICP.410811. Window Washing Services INICP.410031. Ruilding Cleaning Exterior	130401
Green Star Trucking Inc	Joyce Sutton-Cameron Joyce S Sutton Joyce S	gstar426@aol.com, gstar426@aol.com.	(937) 837-7703, (937) 268-1727, (937) 657-6849	(937) 837-7303	1475 W River Rd, Dayton, OH 45418 , 426 Glenview Road, Trotwood, OH 45426	[NIGP-96239] - Hauling Services, [NIGP-96832] - Demolition	104047
Iceberg Home Improvements	Tony Hill	icb760@yahoo.com	(937) 219-0395		760 N Paul L Dunbar, Dayton, OH 45402 , 760 N. Paul Laurence Dunbar, Dayton, OH 45402		125513
Ideal Electrical Services, Inc.	Taher Ahmouda Taher Ahmonda	idealelecserv@aol.com, tma@idealelectricaldayton.com	(937) 313-1697, (937) 352-6231, (937) 919-6148	(937) 252-1578, (937) 352-6231	510 Xenia Ave, Dayton, OH 45410 , 510 Xenia Ave., Dayton, OH 45410	[NIGP-91082] - Wiring And Other Electrical Maintenance And Repair Services, [NACS2007-238210] - Electrical Contractors and Other Wiring Installation Contractors	107271
Imperial Trucking & Contracting Llc ,	Earnestine Baskerville	imperialtruckn@yahoo.com	(513) 281-7534	(877) 281-4060, (513) 281-7534	225 Erkenbrecher Avenue, Cincinnati, OH 45229 , 225 Erkenbrecher, Cincinnati, OH 45229		14494
Independent Enterprises	Charles Klein	bob53060@gmail.com, bob5306@gmail.com	(937) 698-3388, (937) 231-4793		7755 Kessler Frederick Road, Tipp City, OH 45371, 3605 W Siebenthaler Avenue, Dayton, OH 45406		128021
J & S Painting Professionals INC	Juanita Lewis Scottie Lewis	jandspaintingpros@gmail.com	(937) 750-6891, (937) 344-1823		278 Burgess Ave, Dayton, OH 45415	[MACS2007-23832] - Painting and Wall Covering Contractors, [NACS2007-238320] - Painting and Wall Covering Contractors, [NIGP-91461] - Painting	130808
J Enterprises Construction INC	Jimico Smith	jsmith@jenterprises-construction.com	(937) 985-0605, (866) 241-0248	(877) 689-1798	Dba J Enterprises Construction, Dayton, OH 45402, 137 N. Main St., Ste. 404, Dayton, OH 45402	[NIGP-91461] - Painting	104484
Kettering Building Services	Sumeka Shackleford Sumeka Shaddeford	ketteringbuildingservices@yahoo.com	(937) 671-1649		545 Harriet Street, Dayton, OH 45417 , 545 Harriet St., Dayton, OH 45417		125511
King Crawford Trucking LLC	W9 not	Kingcrawfordtruckinglic@gmail.com, cecrawford70@gmail.com	(937) 268-2840	(513) 672-9645	5725 W. Third ST, Dayton, OH 45417	Trucking Local	130789
LUVRUFUS 34 LLC	Eric R. Wills	luvrufus34@yahoo.com	(937) 260-5363		507 Burgess Ave., Dayton, OH 45415	[NACS2007-56212] - Solid Waste Landffl, [NACS2007-562119] - Other Waste Collection, [NACS2007-484220] - Specialized Freight (except Used Goods) Trucking, Local, [NIGP-96239] - Hauling Services, INIGP-963011, Public Works and Related Services	29761
Magic Painting	Tommy Jones	magicpainting.ohio@ymail.com	(937) 268-0033, (937) 554-5976	(937) 297-0297	101 Gard Ave, Dayton, OH 45417 , 101 Gard Ave., Dayton, OH 45417		105034
New Industry Standard LLC	Marcus Lynch	marcuslynch@new-industry-standard.com, info@new-industry-standard.com	(937) 251-1624, (937) 226-1443	(937) 226-1588, (206) 666-4356, (296) 666-4356	3329 Stanley Avenue, Ste. C, Dayton, OH 45404 , 374 Greystone Drive, Dayton, OH 45458	[NIGP-91065] - Remodeling And Alterations, [NIGP-91427] - Carpentry	114924
Noir Marketing and Public Relations	Jessica Watters	jessica@noirmarketingandpr.com	(937) 506-0661, (937) 823-6160		7950 Singer Rd, Dayton, OH 45424 , 1191 E. Main St, Tortwood, OH 45426		128581
Performance Contracting INC		cincinnati.interior@pcg.com					131016
Praise LLC		praiselic@gmail.com					130523
Professional Cleaning Services, LLC	David Montgomery	professionalcservices@gmail.com	(937) 432-8830		P. O. Box 88, Dayton, OH 45405 , 1617 Benson Dr., Dayton, OH 45406	[NIGP-91065] - Remodeling And Alterations, [NIGP-98836] - Grounds Maintenance: Mowing, Edging, Plant (Not Tree) Trimming, Etc., [NIGP-9808] - Cleaning Of Roadside Park (Rest Stop) Areas Including Privy Vaults, Septic Tanks And Trash Care, [NIGP-96221] - Cleaning Services, Steam And Pressure, [NIGP-91039] - Janitoria/Custodial Services	129680
Rehabs R US, LLC	Andres Gonzalez	doneright@bestrehabhouses.com	(937) 371-7196		3917 East Third Street, Dayton, OH 45403, 3917 E Third St, Dayton, OH 45403		124384
Speak Life On Purpose LLC	Gloria J Kinney Gloria Kinney	kinneyg@sbcglobal.net	(937) 274-6088	(937) 832-9790, (937) 274-6088	Po Box 26085, Trotwood, OH 45426 , 2425 Marchmont Dr., Dayton, OH 45406		114497
Tall View Palladium INC	George Tuck, III George Tuck	tallviewpalladium@sbcglobal.net	(937) 263-8586	(937) 220-9912, (937) 772-7712	1003 N Gettysburg, Dayton, OH 45417, 2734 Armstrong Ln., Dayton, OH 45414	[MACS2007-238910] - Site Preparation Contractors, [MACS2007-48420] - Specialized Freight (encept Used Goods) Trucking, Local, [MACS2007-338110] - Poured Concrete Foundation and Structure Contractors, [MACS2007-38110] - General Freight Trucking, Local, [MACS2007-4830] - Brick, Stone, and Related Construction Material Merchant Wholesalers, [MACS2007-237900] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Merchant Wholesalers, [MACS2007-37990] - Office Mensua de La Encolated Construction Material Mensua de La Encolated Construction Material Mensua de La Encolated Construction Mensua de La E	106370
Turn-Key Environmental Consultants Inc	Linda Treasure	linda@turn-keyenvironmental.com	(937) 335-8807	(937) 339-4882	790 Barnhart Rd, Troy, OH 45373 , 790 Barnhart Road, Troy, OH 45373	(NAICS2007-541620) - Environmental Consulting Services, (NAICS2007-562910) - Remediation Services	.06532
W C Jones Asphalt Paving Company INC	Leo Lucas	wcjonesasphalt@sbcglobal.net, leo.lucas1@wcjonesasphalt.com	(937) 228-1253	(937) 228-9300, 2289300	905 S Broadway St, Dayton, OH 45417, 905 S. Broadway St., Dayton, OH 45417		107332
Centerville Landscaping, Inc	Tom Shields	info@centervillelandscape.com	(937) 433-5395		1082 W. Spring Valley Pk, Dayton, OH 45458	Landscaping, Landscaping	
CitiMark Capital Group	Al Barkalow	abarkalow@icloud.com	(937) 999-4500		500 Bowie Drive, Dayton, OH 45417	Accounting, Consulting	
Comptech	Melissa Shaw	missy@comptech-corp.com	(937) 228-2667	1	10 West Second St, Dayton, OH 45402	Electrical, Facility Maintenance, General Contractor, Security	_
Dixon's Building Services	Tammy Dixon	dixonsbuildingservices@gmail.com	(937) 609-6655	1	1718 Alamo Ct, Dayton, OH 45417	Janitorial, Maintenance	
PL Mechanical, LLC Resilient Construction Grown	Bobby Brown	info@plmechanical.com	(937) 626-8817	1	1330 Farr Drive Suite A, Dayton 45404	General Contractor, HVAC, Plumbing	
	Rob Anwood	rob@resilientconstruction.com	(937) 902-8848		325 N. Riverview Ave. Miamisburg. OH 45342	Carpentry, Painting Dry Wall, Rooting	

[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 ME	ETER, 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

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		
NOTE	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	НОТ	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 #8371HD. 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, ¾ 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				

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Telford Avenue Shroyer Avenue ettering, Ohio Project: 18-021

Moderat Telford-Shroy 514 Telford Avenue | 5 532 Telford Avenue | 19

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

Built On Integrity
Engineering and Project Management 937.306.1630 800.334.1630 1785 S. METRO PARKWAY CENTERVILLE, OH 45459 WWW.TRFTECH.US TRI-TECH PROJECT #18404

AIR INTAKE PIPE. CONNECT TO EXISTING FLUE PIPE.



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

PER TENANT SPACE.

GA:	GAS USAGE-HOUSE						
	EXISTING	NEW					
		`					

25

40

65

NOTES: 1. GAS METER SERVES LAUNDRY EQUIPMENT SEPARATE FROM TENANT METERS.

25

40

FURNACE

WATER HEATER

TOTAL

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	OT 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 #8371HD. 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, ⅓ 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.					

3/4"

WATER HEATER

(GAS)

WH-2

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26 Avenue Avenue Ohio 18-02 I

Telford hroyer tering,

514 Telford Avenue | 532 Telford Avenue | 13

Print Record

Moderat Telford-Shroy

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

520 TELFORD AVE

M4

Built On Integrity
Engineering and Project Management 1785 S. METRO PARKWAY CENTERVILLE, OH 45459 937.306.1630 800.334.1630 WWW.TRFTECH.US

#18404

TRI-TECH PROJECT

STATE PROLINE XE POWER DIRECT VENT, 40-GALLON COMMERCIAL-GRADE RESIDENTIAL

GALLON FIRST HOUR RATING, 45 GPH RECOVERY AT 90° RISE. 22" DIAMETER, 29-7/8"

AIR INTAKE PIPE. CONNECT TO EXISTING FLUE PIPE.

GAS WATER HEATER, MODEL #GS6 40 YBPDS. 40,000 BTUH INPUT, 0.68 ENERGY FACTOR, 74

OVERALL DEPTH, 59" OVERALL HEIGHT. PROVIDE WITH DRAIN PAN AND NEW COMBUSTION



GAS USAGE-TENANT						
EXISTING	NEW					
60	60					
50	40					
110	100					
	EXISTING 60 50					

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	
NOTE	C: 1 DDOVIDE V	VIITH DDOVN DVDIV.		ED MODEL #	4DDM1				

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.

WH-2

(GAS)

		Р	LUM	BING	G FIX	TURE SCHEDULE	
MARK	FIXTURE	WASTE	VENT	НОТ	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 #8371HD. 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, 1/3 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.	3/1
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	_	_	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"	

3/4"

3/4"

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526 Telford Avenue
Shroyer Avenue
ettering, Ohio
roject: 18-021

Teltord Avenue | 520 Ien.
514 Telford Avenue | 1907 Shroyer
Kettering
OHFA Project
OHFA Project

Print Record

Moderat Telford-Shroy

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

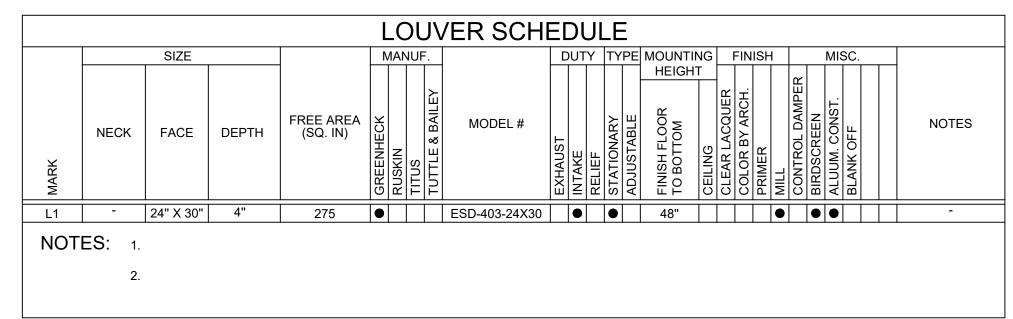
M4

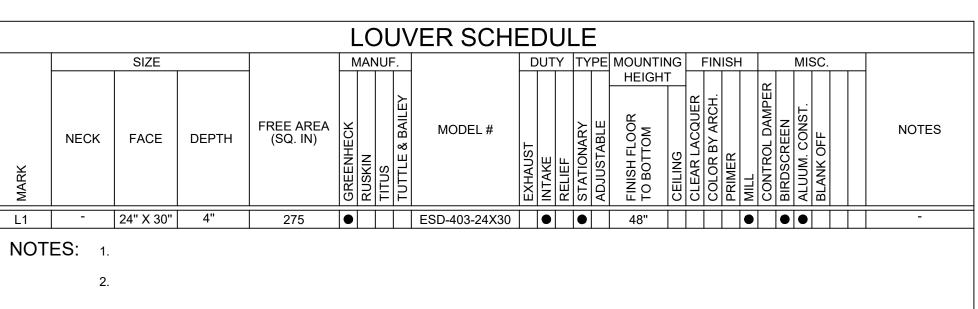
ENGINEERING AND PROJECT MANAGEMENT 937.306.1630 800.334.1630 1785 S. METRO PARKWAY CENTERVILLE, OH 45459 WWW.TRFTECH.US TRI-TECH PROJECT #18404

GALLON FIRST HOUR RATING, 45 GPH RECOVERY AT 90° RISE. 22" DIAMETER, 29-7/8"

AIR INTAKE PIPE. CONNECT TO EXISTING FLUE PIPE.

OVERALL DEPTH, 59" OVERALL HEIGHT. PROVIDE WITH DRAIN PAN AND NEW COMBUSTION





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

	EXHAU	ST FA	N SCH	IEDUL	E
 MANUELOTUBED	MODEL #	0514			504/55

MODEL#	VOLTS	PH	WATTS	AMPS	LENGTH (IN)	NOTES
4F1000W	240	1	1,000	-	48	1
3F750W	240	1	750	ı	36	1
2F350W	240	1	350	ı	24	1
-	-	-	-	-	-	-

NOTES: 1. PROVIDE WITH WALL MOUNTED THERMOSTAT. COORDINATE POWER WITH ELECTRICAL. RESTRICT HEATING SETTING FROM BEING SET ABOVE COOLING SETTING.

ELECTRIC BASEBOARD HEAT

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.

. 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.

		Р	LUM	BING	G FIX	TURE SCHEDULE	
MARK	FIXTURE	WASTE	VENT	HOT	COLD	DESCRIPTION	1
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, ⅓ 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.	

NOTES: 1. UNITS MAY BE SUBSTITUTED WITH EQUIVALENT BYANT UNITS OR APPROVED EQUAL. PROVIDE WITH

POWER REQUIREMENTS AND LOCAL DISCONNECT.

MOUNTING BASE AS NECESSARY PER FIELD CONDITIONS. COORDINATE WITH ELECTRICAL FOR

														SPLI	IT S	YSTEM	IHVA	AC UI	NIT S	SCHE	DULE	- - -																	
							11	NDOO	R UN	IIT																			OUT	DOO	R UN	IT							
				AIRFLO	W		MINIMUM AC	CEPTABLE	CAPACITIE	ES	UNIT	PRIMARY	HEATING PE	RFORMAN	NCE	ELE	CTRICAL		AIR FI	ILTER							COOLING	CAPACITY		HEAT	ING CAPA	CITY		l	ELECTRIC	CAL			
							COOL	NG	F	HEATING	TYPE	E					UNIT																	COMPRES	SOR			ļ	
MARK MANUFACTURER	MODEL # (FURNACE)	MODEL # (COIL)	SUPP AIF (CFM	EXTERNAL S.P. (INCHES W.G.)	OUTSID AIR (CFM)	PE NOMINA (MBH)	L SENSIBLE (MBH)	E ENTEI AIR TI DB(°F)/\	RING (EMP. WB(°F)	OUTPUT (MBH)	ELECTRIC COIL HEAT PUMP H.P. PRIMARY HOT WATER	NATURAL GAS STEAM	NPUT/ UTPUT (MBH) [KW] SEO	TURN DOWN RATIO	AFU	MOTOR HP	PHASE	MOCP	QTY MERV#	SIZE L x W x T	UNIT WEIGHT (LBS)	NOTES	MARK	MANUFACTURER	MODEL	NOM (M	∕IINAL AN IBH) ⊤	MBIENT FEMP. (°F)	ER EER	NOMINAI (MBH)	- AMBIEN TEMP. (°F)	IT COP	HSPF	VOLTAGE	RLA	VOLTAGE	MCA	UNIT WEIGHT (LBS)	NOTES
FC-1.1# CARRIER	-	40MAQB09B3	380) -	-	9.0	-	-		-	•		/8.0 1	-	-	- 240	1 0.2	2 -	- -	- x - x -	20	1,2,3,4								23.0	47	3.9	$\overline{1}$						
FC-1.2# CARRIER	-	40MAQB09B3	380) -	-	9.0	-	-		-	•		/8.0 1	-	-	- 240	1 0.2	2 -	- -	- x - x -	20	1,2,3,4	HP-1	CARRIER	38MGRQ24	C3 24	4.0	95 23.	0 12.5	23.0	5	2.1	10.0	1 240 1	- 24	40 1	25 30	150	1
FC-1.3# CARRIER	-	40MAQB09B3	380) _	_	9.0	-	-		-	•		/8.0 1	-		- 240	1 0.2	2 -	- -	- x - x -	20	1,2,3,4								17.6	-14	-						ļ ———	

NOTES: 1. 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.

MARK MANUFACTURER

EB-2

EB-3

CADET

CADET

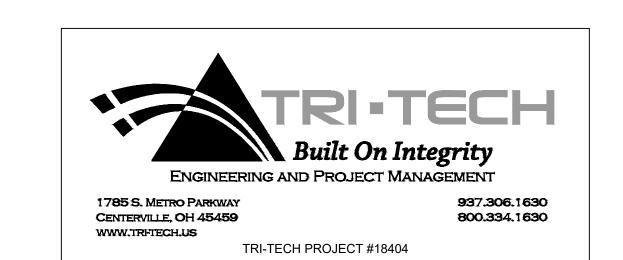
CADET

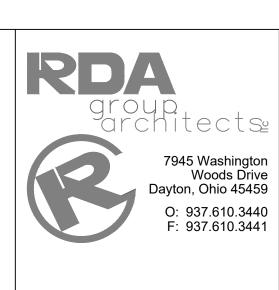
2. UNIT IS POWERED BY OUTDOOR UNIT. 3. MARK '#' DENOTES THE APARTMENT NUMBER IN WHICH THE UNIT. 'H' DENOTES "HOUSE" USE.

4. 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.

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





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elford

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

532 TELFORD AVE



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	T I	EXHAU	ST FA	N SCH	IEDUL	E	I	
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.

		Р	LUM	BING	3 FIX	TURE 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 ELONGATAED SEAT WITH SLOW CLOSE SNAP-OFF HINGES. FIXTURE IS ADA AND WATERSENSE COMPLIANT.)/1\ }

Moderate Rehabilitation of Moderate Rehabilitation of Telford-Shroyer RAD C 514 Telford Avenue | 520 Telford Avenue | 1907 Shroyer Avenue | 1908 Satterning, Ohio OHFA Project : 18-0218 Greater Dayton Premier Manage

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

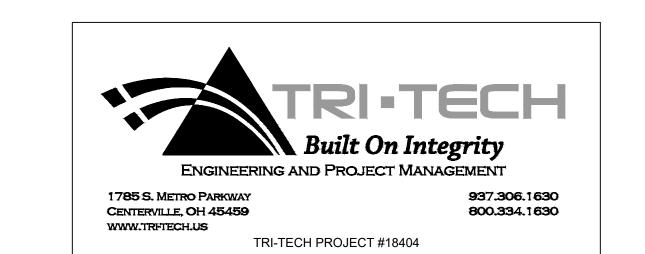
Sheet Title

SCHEDULES AND DETAILS

Sheet Number

1907 SHROYER AVE.

M6





		ELECTRI	C BAS	EBOA	RD HE	AT		
MARK	MANUFACTURER	MODEL#	VOLTS	РΗ	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.

		EXHAU	ST FA	N SCH	IEDUL	E	
MARK	MANUFACTURER	MODEL#	CFM	S.P. IN WATER	VOLTAGE	POWER (W)	SOUND (SONES)
EF-1	BROAN	QTXE080FLT	50	0.25	120	23.3	0.3

NOTES: 1. PROVIDE WITH BROAN RADIATION DAMPER, MODEL #RDM1.
2 PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL

PROVIDE WITH BROAN PREMIUM RADIATION DAMPER, MODEL #RDFQL.
EXHAUST FAN WITH INTEGRAL LIGHT.
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	НОТ	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 #8371HD. 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 ELONGATAED 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.							

	SPLIT SYSTEM HVAC UNIT SCHEDULE																													
	INDOOR UNIT											OUTDOOR UNIT																		
		MODEL # (FURNACE)	MODEL # (COIL)	AIRFLOW		MINIMUM ACCEPTABLE CAPACITIES			UNIT PRIMARY HEATING PERFORMANCE		MANCE	ELECTRICAL A		AIR FILTER	R					COOLING CAPACITY			HEATING CAPACITY				ELECTRICAL			
MARK	MANUFACTURER				EXTERNAL S.P. (INCHES W.G.) ALIVER (M.G.) ALIVER (M.G.) ALIVER (M.G.)	COOLIN	COOLING HEATING		G TYPE			UNIT															COMPRESSOR			
				SUPPLY AIR (CFM)		NOMINAL SENSIBLE (MBH)	ENTERING AIR TEMP. DB(°F)/WB(°F)	OUTPUT (MBH)	HEAT PUMP H.P. PRIMARY HOT WATER	MATURAL GAS STEAM (MAW) LOALIOO A A A A A A A A A A A A A A A A A A	MOTOR HP	VOLTAGE	MCA	SIZE L x W x T	UNIT WEIGHT (LBS)	NOTES	MARK	MANUFACTURER	R MODEL	NOMINAL (MBH)	AMBIENT S TEMP. (°F)	SEER EER	NOMINAL (MBH)	AMBIENT TEMP. (°F)	COP	P HSPF	QTY VOLTAGE PHASE	RLA VOLTAGE PHASE MCA	MCA MOCP MOCP	NOTES EIGHT BS)
FC-1.1#	CARRIER	-	40MAQB09B3	380		9.0 -	-	-		/8.0 1		240 1	0.2 -	x - x -	20	1,2,3							23.0	47	3.9					
FC-1.2#	CARRIER	-	40MAQB09B3	380		9.0 -	-	-		/8.0 1		240 1	0.2 -	x - x -	20	1,2,3	HP-1	CARRIER	38MGRQ24C3	24.0	95	23.0 12.5	23.0	5	2.1	10.0	1 240 1	- 240 1 25	30 150	1
																							17.6	-14	-					
NOTE	S: 1 CADDIED II	INITS MAV RE SHE	POTITUTED WITH EA)	DDVANIT LINITS	OR ARROVED FOUNT		IVSICAL SDACE		EMENTS WITH EXISTING CON	IDITIONS VEDIEVI			AND DROVIDE ANCILL		ENT AS	NOTE	S: 1 LINITS MA	Y BE SUBSTITU	TED WITH E	OLIIVALENT I	SVANIT LINIIT		VED EOUA	I DDOVI	IDE WITH	ш Ш			

NOTES

2,3,4

NOTES: 1. 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.

2. UNIT IS POWERED BY OUTDOOR UNIT. 3. MARK '#' DENOTES THE APARTMENT NUMBER IN WHICH THE UNIT. 'H' DENOTES "HOUSE" USE.

GAS USAGE - TENANT

40

40

EXISTING

104

NOTES: 1. ONE GAS METER PER TENANT SPACE.

BUILDING.

THERE ARE FOUR METERS FOR THE

FURNACE WATER HEATER

TOTAL

4. 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 THE HEAT PUMP OR THE ELECTRIC HEAT.

INUIES: 1. 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.

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TRI-TECH PROJECT #18404

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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**

514 Telford , 532 Telford Av

Project Number

2018-177

Date

MAY 10, 2019

Sheet Title

SCHEDULES AND DETAILS

Sheet Number

2018 SHROYER AVE.