

MODERATE REHABILITATION OF IMPERIAL COURT – RAD CONVERSION [RE-BID] GREATER DAYTON PREMIER MANAGEMENT IFB 24-05

ADDENDUM 01

August 12, 2024

Greater Dayton Premier Management 400 Wayne Avenue Dayton, OH 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 7662 Paragon Road Dayton, Ohio 45459 937.610.3440 JRS@rda-group.com

ADDENDUM ITEMS

- 1. Pre-Bid Meeting: The Pre-Bid meeting minutes and sign in sheet are attached to this addendum.
- 2. CLARIFICATION: The scope of the project includes all [12] dwelling units located within the [2] buildings. Each building will be vacated to accomplish the work. 149 Imperial Court is currently vacant and will remain vacant for the start of construction.
 - 2.1. REMOVE all references in the project documents to occupied dwelling units. Refer to sheet G1.2 attached to this addendum for the updated work scope matrix.
- 3. Project Schedule: The project will be completed in [2] phases. Phase 1 will include 149 Imperial Court. 137 Imperial Court will remain occupied. Once the renovations are completed at 149 Imperial Court, the residents at 137 Imperial Court will relocate to 149 Imperial Court. Contractor shall anticipate a +/- 1 month lag between phases to allow the residents to relocate. Work will then commence at 137 Imperial Court.
 - 3.1. As a result of the phasing, there will be a separate Certificate of Substantial Completion and subsequent commencement of the warranty period for each building.
 - 3.2. The Contract Period is for 365 calendar days [per section 01 10 00, 1.6, B]
- 4. **Section 3 Certification Form:** Due to an update in the language for Section 3 Business Concern the following section has changed.

Original Language from IFB 24-05:

•Page 31 reads: 75 percent or more of the business labor hours to perform the business are performed by low-very low income persons;

Revised Language for IFB 24-05:

- Revise Page 31 *to* read: Over 75 percent or more of the business labor hours performed for the business over the prior three-month prior period are performed by Section 3 Workers
- 5. Bid Form:
 - 5.1. REPLACE previous bid form with the version attached to this addendum.
- 6. Spec Section 01 10 00: 1.5: CHANGE to read: All units will be vacant for the duration of work in the respective building under renovation.
- 7. Spec Section 06 61 16 Solid Surface Surrounds: The installation of Cultured Marble and / or Solid Surface Surrounds [Corian or Equal] is acceptable.
- 8. Spec Section 08 53 00 Vinyl Windows, 2.1, A: ADD Pella "Encompass" Series windows as an approved manufacturer.
- 9. Section 09 64 00 Resilient Wood Flooring, Part 2: CHANGE scope to provide a material allowance of \$2.75 per SF for the Vinyl Plank Flooring.
- 10. Section 09 65 00 Resilient Rubber Flooring, 2.1, A: ADD Roppe Ribbed Rubber Stair Treads.
- 11. Drawing Sheet G1.2: REPLACE drawing sheet with the updated sheet attached to this addendum.
- 12. Drawing Sheet A1.01:
 - 12.1. Unit #2: Remove scope of work related to mold / mildew remediation. [key note #4]. Exterior repairs to the foundation remain in the scope of work, but are revised as follows: repair top of existing CMU foundation wall and seal watertight against water intrusion into the building.
 - 12.2. Unit #4: Remove scope of work related to replacement of kitchen cabinets, countertops, and accessories [key note #2, #5]
- 13. Drawing Sheet A2.02:
 - 13.1. Unit #5: remove reference to Alternate #3, this scope is in the base bid.

End.



MODERATE REHABILITATION OF IMPERIAL COURT – RAD CONVERSION [RE-BID] GREATER DAYTON PREMIER MANAGEMENT IFB 24-05

PRE-BID MEETING MINUTES

August 7, 2024

SIGN IN / INTRODUCTIONS

- 1. GDPM Point of Contact Glen Moss, Kurt Beck
- 2. RDA Point of Contact Jonathan Schaaf
- 3. Bidders sign in sheet attached

PROJECT DISCUSSION

- 1. Review of Project Scope
 - 1.1. Rehabilitation of [2] 6-unit buildings, including site improvements, exterior building improvements.
- 2. Project Schedule
 - 2.1. The project will be accomplished in 2 phases, with each building be in
- 3. Building Permits / Inspections Building permits are approved at the City of Vandalia.

REVIEW OF BIDDING REQUIREMENTS

- 1. Bid Form refer to bid documents for the breakdown required on the bid form.
- 2. Bid Submittal Requirements / Forms refer to bid documents
- 3. Bid Due Date: September 5, 2024 at 10 AM, refer to instructions in bid documents
- 4. Bond Requirements project requires bid bond and performance and payment bond
- 5. Prevailing Wage Requirements this project is subject to Davis Bacon Prevailing Wages. Refer to wage decision in bid documents
- 6. Tax Exempt Project.
- 7. Substitution Requests submit to RDA via email.
- 8. Addenda -
 - 8.1. It is the contractor's responsibility to confirm receipt of the Addenda on the Bid form.

JOB SITE CONDITIONS

- 1. Existing Site Conditions site review of conditions.
- 2. Project Staging Area[s] site control will be turned over to the Contractor for each respective building, exact staging areas will be confirmed, but must allow continued use of the site for the residents in the adjacent building.
- 3. Other Concerns / Requirements

QUESTIONS

SITE VISIT

End.



MODERATE REHABILITATION OF IMPERIAL COURT – RAD CONVERSION [RE-BID] GREATER DAYTON PREMIER MANAGEMENT

PRE-BID MEETING SIGN IN SHEET

August 7, 2024

	COM			ξ 0				
Email	937-692-633 Marcushorner @ arconbuilders. com	Mosus del Pides - com	731 - 116 -6718 NStocidard Wagarg, com	937-242-2524 SOHKWISKY GORGARIL COM	Top 2 Bottom Restoration 513-571-3474 Threstoration against com	237 AOS 7753 MAILROOME EGLIUS, COM		
Phone	259-269-256	937-458-6512	212-110-0118	131-242-151	ion 515-571-347V	337 803 7753		
Company	Accon	Greater Day the Construction	creater Juyton construction	SK Electric	Top 2 Bottom Resturb	C. G. EGLI 1MC		
Name	Majaus Horrer	Michael Oswatel	Neah Yoddard	Swalt Raisley	Shawn Hopplines	CHISTAN ELI		





IFB No. 24-05: Imperial RAD Rehabilitation

Total Bid Price (GDPM is Tax Exempt)

Total I	Bid Price of: \$	(Numeric amount)
		(Written amount)
	Written amount prevails if any discrepancy	exists.
id Elem	nents – The Total Bid Price includes the following elements:	
ltem	Description	Amount
1	Labor	\$
2	Materials	\$
	Contractor Base Bid	\$
3	Permit Allowance	\$5,000
1	Building & Systems / Unforeseen Conditions Allowance:	\$100,000
	Total Bid Price (Should match Total Bid Price Above)	\$
the fo	ject is funded in part by the U.S. Department of Housing and ollowing contractor cost limits: Profit: 6%; Overhead: 2%; outline costs.	-
gnatur	e	Date

Bid Form



ALTERNATES

- A. Alternates listed on Bid Form will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work.

1.10 SCHEDULE OF ALTERNATES

A. <u>ADD Alternate #1</u>: 149 Imperial Court: Remove existing low slope roof system complete, modify / re-frame as required for installation of new pre-engineered wood roof trusses, decking, shingle roof systems, includes extension of all vents, flues, etc. thru the new roof system, includes all related ancillary work at soffits, fascias, gutters and downspouts. Coordinate with drawings, specifications, and work scope noted.

Item	Description	Amount
1	Labor	\$
2	Materials	\$
	Alternate Bid	\$

B. <u>ADD Alternate #2</u>: DeletedC. <u>ADD Alternate #3</u>: Deleted

D. <u>ADD Alternate #4</u>: Remove existing solid surface countertops complete, install new plastic laminate countertops, back splashes, and end splashes. Coordinate with drawings, specifications, and work scope noted.

Item	Description	Amount
1	Labor	\$
2	Materials	\$
	Alternate Bid	\$
		·

E. <u>ADD Alternate #5</u>: 137 Imperial Court: Remove existing shingle roof, underlayment, and flashing to the deck. Install new ice and water shield, underlayment, shingle roof system, all related flashing, terminations, etc. install new aluminum cladding over existing fascia. Remove existing, install new gutters and downspouts. Coordinate with drawings, specifications, and work scope noted.

Item Description	Amount
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Bid Form

1	Labor	\$
2	Materials	\$
	Alternate Bid	\$

F. <u>ADD Alternate #6</u>: 137 Imperial Court: Remove existing, install new vinyl windows at existing openings. Coordinate with drawings, specifications, and work scope noted.

Item	Description	Amount
1	Labor	\$
2	Materials	\$
	Alternate Bid	\$

G. <u>Deduct Alternate #7</u>: Deduct \$25,000 from the building systems / integrity / contingency allowance in the project.

1.11 PROJECT ALLOWANCES

- A. Building & Systems / Unforeseen Conditions Allowance:
 - Provide in bid a draw down allowance in the amount of \$100,000 [one hundred thousand dollars] for Building & Systems / Unforeseen Conditions to address existing building / site / systems conditions as they interface with the project.
- B. Permit Allowance:
 - 1. Provide in bid a draw down allowance in the amount of \$5,000 [five thousand dollars] for building permits. Allowance shall be for actual / direct costs only, all labor, coordination, etc. shall be included in the bid amount.

By signing below, Contractor attests that he/she has the legal power, right, and authority to make this Bid. Contractor agrees that if selected for the Contract Award, Contractor is qualified to perform all work necessary to complete the services as specified in the Contract Documents at Contractor's quoted price. Further, Contractor has reviewed, acknowledges and accepts the provisions within the Contract Documents including, but not limited to, the Specifications, Contractor's bid, and the GDPM General Terms and Conditions for General Construction Services. Unless otherwise specified in writing by GDPM on GDPM letterhead and signed by both parties, during the term of the Contract, if any provision within the Contract Documents is in conflict with, or inconsistent with any provision with the GDPM General Terms and Conditions, the GDPM General Terms and Conditions shall prevail. Terms that conflict with and/or are inconsistent with the GDPM General Terms and Conditions are hereby revoked, rejected and void, even if the contract documents containing such terms are executed after the GDPM General Terms and Conditions, this includes, but is not limited to indemnification, warranty, payment, order of precedence, and integration



Bid Form

provisions. By signing signing below, Contractor acknowledges that GDPM reserves it right to reject any
and/or all bid or to cancel the solicitation at any time and for any reason(s). Contractor's bid shall be valid
for at least 120 days subsequent to the bid opening date.

Signature	Date

ABBREV	/IATIONS
ADAAG	AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ATC	ACOUSTIC TILE CEILING
BLKG	BLOCKING
BET	BETWEEN
BRG	BEARING
BTM	ВОТТОМ
CIP	CAST IN PLACE
CL	CENTERLINE
CLG	CEILING
CT	CERAMIC TILE
CLR	CLEAR
COL	COLUMN
CPT	CARPET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
ELEV	ELEVATION
EQ	EQUAL
EX	EXISTING
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH(ED)
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FT6	FOOTING

FTG FOOTING FIELD VERIFY GAUGE GYPSUM BOARD GENERAL CONTRACTOR HOLLOW METAL HEIGHT HORIZONTAL MAXIMUM MECHANICAL MASONRY OPENING MOUNTED NOT IN CONTRACT NOT TO SCALE NTS 00 ON CENTER OPG OPENING PEMB PRE-ENGINEERED METAL BUILDING

PTD PAINTED QUARRY TILE RAD RADIUS

ROOF DRAIN REFRIGERATOR REQ'D REQUIRED ROUGH OPENING SIMILAR SHEET METAL

SPEC SPECIFICATION STAINLESS STEEL SQUARE STL STEEL

T.O. TOP OF TYP TYPICAL UNIFORM FEDERAL ACCESSIBILITY STD.

WRB

WELDED WIRE FABRIC

CONTRACT ADMINISTRATION

RDA IS PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC. EXTERIOR WALL W/ FLEXIBLE FINISH

WEATHER RESISTIVE BARRIER

- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED. RDA SHALL NOT BE LIABLE FOR DEVIATIONS, FIELD CHANGES, AND OWNER CHANGES DURING CONSTRUCTION.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD CONFIRM ALL EXISTING CONDITIONS, PROPOSED INSTALLATIONS AND HOW THEY INTERFACE TO ENSURE THE SYSTEMS CAN BE INSTALLED PER THE INTENT OF THE DOCUMENTS AND TO MEET APPLICABLE BUILDING AND ZONING CODES, LOCAL REQUIREMENTS, OWNER REQUIREMENTS, ETC.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE BUILDING AND ZONING CODES REQUIREMENTS WHETHER SPECIFICALLY NOTED HEREIN OR NOT. BUILDING CODES REPRESENT THE MINIMUM ACCEPTABLE STANDARD.
- 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL PRODUCTS, MATERIALS, INSTALLATIONS, AND THE LIKE IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS, APPLICABLE MANUFACTURER'S DETAILS AND INSTRUCTIONS, IN ACCORDANCE WITH BEST PRACTICES, AND BUILDING CODE PROVISIONS.

MALL / S'	YMBOL LEGEND
	EXISTING WALLS/FINISHES TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WOOD STUD FRAME WALL
4	NEW CONCRETE FOUNDATION WALL
7//////	NEW CMU FOUNDATION WALL
<u>-</u>	WALL TYPE KEY
→ ^{FD}	FLOOR DRAIN
(5/C)	SMOKE / CARBON MONOXIDE DETECTOR - 120V W/ BATTERY BACKUP
SD	SMOKE DETECTOR - 120V W/ BATTERY BACKUP
	EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
#	DEMOLITION KEY NOTE
#	NEW CONSTRUCTION KEY NOTE
#	REFLECTED CEILING KEY NOTE
D	WINDOW TYPE KEY
000	DOOR TYPE KEY
A A2.0	SECTION TAG

DIMENSIONING CONVENTIONS

ELEVATION TAG

- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING
- FINISH SURFACE. DO NOT SCALE DRAWINGS.

THERMAL FACTOR: I.O

- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

DESIGN UNIFORM LOADS: SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED FLOOR LIVE LOAD: 100 PSF - COMMON AREAS FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS ROOF LIVE LOAD: 20 PSF GROUND SNOW LOAD: 20 PSF ICE ON SNOW: 5 PSF SNOW EXPOSURE FACTOR: 0.7 SNOW LOAD IMPORTANCE FACTOR: 1.0

GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

WIND LOAD: ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST EXPOSURE: C WIND IMPORTANCE FACTOR: 1.0 BUILDING CATEGORY: II INTERNAL PRESSURE COEFFICIENT: +/- O.18

SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS FLOOR JOISTS/BEAMS L/360 OTHER STRUCTURAL COMPONENTS L/240 EXTERIOR WALL W/ PLASTER/STUCCO L/360 H/240 EXTERIOR WALLS W/ BRITTLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD] LINTELS SUPPORTING MASONRY VENEER L/600

REFER TO BID FORM ALLOWANCES AND SPECIFICATIONS

BUILDING SYSTEMS / INTEGRITY / CONTINGENCY ALLOWANCE: [INCLUDE IN BID AMOUNT] \$100,000 CASH ALLOWANCE

PERMIT ALLOWANCE: [INCLUDE IN BID AMOUNT] \$5,000 CASH ALLOWANCE



	INTERIOR SCOPE OF WOR	KI												
DE	SCRIPTION	_			PER #3	AL (#4	COUF #5	₹T #6	#1		PER #3	IAL (COU #5	RT #6
1	REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SLAB/SUBFLOOR. INSTALL NEW UNDERLAYMENT / PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED	\vdash		<u>ж</u> х	<i>ж</i> о	×	X	X	X	X	X	<i>ж</i>	X	X
2	EXISTING WOOD BASE TO REMAIN, REMOVE EXISTING SHOE MOLD WHERE IT EXISTS. INSTALL NEW SHOE MOLD THROUGHOUT.		X	х	Х	Х	Х	х	×	X	Х	X	Х	Х
	REMOVE EXISTING, INSTALL NEW RUBBER BASE AT TOEKICK OF CABINETS.		х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
	REMOVE TILE FLOOR AND BASE AT BATHROOMS. INSTALL NEW FINISH FLOOR AS SCHEDULED AND PAINTED WOOD BASE AND SHOE MOLD		Х	Х	Х	Х		х	Х	Х	х	Х	Х	Х
	CLEAN, REPAIR / SKIMCOAT EXISTING GYPSUM BOARD / PLASTER AT WALLS AND CEILINGS AS REQUIRED BY WORK TO CREATE A LIKE NEW CONDITION. FILL / REPAIR EXISTING HOLES, REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQUIRED FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE WITH ELECTRICAL] REMOVE ABANDONED OR UNUSED CURTAIN RODS, BRACKETS, ETC. CONTRACTOR TO COORDINATE REQUIRED CUT / PATCH OPERATIONS TO FACILITATE WORK. REPAIR / REFINISH PREVIOUS PATCHES AS IS APPLICABLE. INTENT OF GYPSUM BOARD / PLASTER REPAIRS IS TO MATCH EXISTING TEXTURE / FINISH AS APPLICABLE. LEVEL 4 FINISH IS THE MINIMUM STANDARD. NOTE: EXTENT OF WORK VARIES BY LOCATION. MAINTAIN INTEGRITY OF FIRE RESISTANCE RATED WALL / FLOOR-CEILING ASSEMBLIES		x	х	×	X	x	Х	×	x	х	x	x	×
	EXISTING INTERIOR DOORS TO REMAIN UNLESS NOTED AS REPAIR OR REPLACED, REFER TO DOOR SCHEDULE. REFINISH EXISTING DOORS WHERE REQUIRED, REFER TO DOOR SCHEDULE. REPAIR EXISTING DOOR FRAMES WHERE REQUIRED. PREP AND PAINT DOOR FRAMES / CASING		x	x	х	Х	x	x	X	х	x	x	x	×
	REMOVE EXISTING, INSTALL NEW DOOR HARDWARE AT ALL DOORS [NEW / EXISTING / REPLACED].		X	Х	Х	Х	Х	х	Х	Х	Х	х	Х	Х
	REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN THE ORIGINAL ROUGH OPENINGS, MATCH ORIGINAL CONFIGURATION / OPERATION. DO NOT REDUCE NET OPENING AREA.	,	A6	A6	A6	A6	A6	A6	×	Х	Х	Х	Х	х
1	XISTING SOLID SURFACE WINDOW STOOLS TO REMAIN.		Х	Х	Χ	Х	Х	Х	Х	Х	Х	Х	Х	Х
CC	ISTING WINDOW CASING / JAMB CONDITIONS VARY BY WINDOW OPENING - MAINTAIN EXISTING ONDITIONS, REPAIR / PREP / PAINT AS APPLICABLE TO THE WORK		Х	Х	Х	Х	Х	X	X	Х	Х	X	Х	Х
EXI	MOVE EXISTING, INSTALL NEW INTERIOR JAMB MOUNTED WINDOW BLINDS. REMOVE ALL STING CURTAIN RODS / BRACKETS, ETC. COMPLETE REPAIR FINISHES IN WALLS [F.V. PRIOR TO MOVAL IN OCCUPIED UNITS]		x	×	Х	Х	x	×	×	x	х	x	×	×
MOL FINIS	P AND PAINT EXISTING INTERIOR TRIM CARPENTRY - DOOR / WINDOW CASING, BASE, SHOE D, ETC. RE-CAULK APPLICABLE JOINTS IN INTERIOR TRIM CARPENTRY AND TO ADJACENT SHES AS APPLICABLE. ANY REPLACEMENT TRIM CARPENTRY REQUIRED SHALL BE BY DWANCE, MATCH EXISTING / ADJACENT CONDITIONS		x	х	X	Х	x	х	x	x	x	x	x	x
RE EXI DA	MOVE EXISTING, INSTALL NEW CLOSET SHELVING AND HANGING RODS AT CLOSETS STING STAINED OAK KITCHEN BASE AND WALL CABINETS TO REMAIN. REPAIR / REPLACE MAGED CABINETS ON A CASE BY CASE BASIS BY FIELD CHANGE. CLEAN AND REFINISH EXISTING ORS / FACE FRAMES / CABINET BOXES / DRAWERS, ETC. AS REQUIRED TO REMOVE NICOTINE,		Х	Х	Х	Х	Х	Х	X	Х	Х	х	Х	Х
STAINING FASTEN DAMAGE INSTALL AT CABI	G, ETC. WIPE OUT/CLEAN INTERIOR OF ALL CABINETS. PROVIDE MINOR REPAIRS, ER REPLACEMENT AT HINGES, ETC. TO RENDER CABINETS OPERABLE. REPLACE ANY ED HINGES, DRAWER SLIDES, HARDWARE, ETC. BY FIELD CHANGE - F.V. CONDITIONS. NEW HARDWARE AT ALL CABINET DOORS / DRAWERS [UTILIZE EXISTING HOLES / SPACING NETS WITH EXISTING HARDWARE - F.V. CONDITIONS]		х	х	Х	Х	×	×	х	Х	Х	х	X	х
COL	IOVE EXISTING SOLID SURFACE COUNTERTOPS, INSTALL NEW PLASTIC LAMINATE INTERTOPS. IOVE EXISTING, INSTALL NEW KITCHEN APPLIANCES - RANGE, REFRIGERATOR, AND RANGE		A4	A4	A4	X	A4	A4	A4	A4	A4	A4	A4	A4
SPE	D. COORDINATE INSTALLATION / ROUGH INS. TURN OVER EXISTING APPLIANCES TO OWNER IF CIFICALLY DIRECTED TO DO SO PRIOR TO DEMOLITION. OVE EXISTING, INSTALL NEW SPLASH PLATE BEHIND RANGE [AND ALONGSIDE RANGE WHERE			X	X	X	X	X	X	X	X	X	X	X
W	ALL IS DIRECTLY ADJACENT TO RANGE] EMOVE EXISTING, INSTALL NEW KITCHEN SINK AND FAUCET. REFER TO PLUMBING DWG. REMOVE	H	X	X	X	X	X	X	X	X	X	X	X	X
L	ALL GARBAGE DISPOSALS, TERMINATE ELECTRICAL ROUGH IN, REFER TO ELECTRICAL DWG. REMOVE EXISTING, INSTALL NEW VANITY CABINET AND COUNTERTOP WITH INTEGRAL BOWL SINK.	L		X	X	X 	X	X	X	X	X	X	X	X
ŀ	REMOVE EXISTING, INSTALL NEW LAVATORY FAUCET. REFER TO PLUMBING DWG. REMOVE EXISTING, INSTALL NEW WATER CLOSET. REFER TO PLUMBING DWG.	\perp		X	X	X	X	X	X	X	X	X	X	X
4	REMOVE EXISTING, INSTALL NEW BATHTUB AND SOLID SURFACE SHOWER SURROUND. REMOVE		X	$\hat{\mathbf{x}}$	X	_^_ X	X	X	T _x	X	X	X	X	×
	EXISTING, INSTALL NEW TUB / SHOWER CONTROLS. REFER TO PLUMBING DWG. REMOVE EXISTING. INSTALL NEW BATHROOM ACCESSORIES.	\perp	^ X	^ ×	^ X	X	_ ^	X			^ X	_ ^	_ ^	_ ^
	REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN. REFER TO MECHANICAL / ELECTRICAL		X	$\hat{\mathbf{x}}$	_^ X	X	X	×	^	X	X	X	X	×
	DWG. REMOVE EXISTING, INSTALL NEW HIGH EFFICIENCY FORCED AIR GAS FIRED FURNACE / AC AND PROGRAMMABLE THERMOSTAT. REFER TO MECHANICAL DWG.	H	X	X	X	X	X	X	X	×	X	×	X	X
٦	REMOVE EXISTING, INSTALL NEW GAS FIRED WATER HEATERS. REFER TO PLUMBING DWG.								X	X	Х	X	X	Х
	CLEAN ALL EXISTING DUCTWORK. REFER TO MECHANICAL DWG.		Х	Х	Χ	Χ	Х	Х	Х	Х	Х	Х	Х	Х
	REMOVE EXISTING, INSTALL NEW AIR DEVICES AT ALL EXISTING LOCATIONS. REFER TO MECHANICAL DWG.		X	Х	Χ	Χ	×	×	Х	Х	Х	X	Х	X
~~~	EXISTING TENANT LOAD CENTERS TO REMAIN. UPGRADE FOR AFI / GFI AS REQUIRED BY WORK. REFER TO ELECTRICAL DWG.		×	Х	Х	Х	X	×	Х	×	X	×	X	х
	REMOVE EXISTING, INSTALL NEW ELECTRICAL / DATA / PHONE DEVICES AND COVER PLATES. REFER TO ELECTRICAL DWG.		X	x	Х	Χ	X	×	×	X	Х	x	Х	×
	REMOVE EXISTING, INSTALL NEW INTERIOR LIGHT FIXTURES. REFER TO ELECTRICAL DWG.		Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
1	REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE ALARMS AND CARBON MONOXIDE ALARMS. REFER TO ELECTRICAL DWG.		x	Х	Х	Χ	Х	x	X	Х	Х	х	Х	Х

DE:	SCRIPTION	137 IMPERIAL COURT	149 IMPERIA COURT
1	REPAIR/REPLACE CMU FOUNDATION WALL WHERE REQUIRED BY CONDITIONS AT BUILDING PERIMETER. REFER TO DETAILS	Х	Х
• • • • • • • • • • • • • • • • • • • •	EXISTING BRICK VENEER TO REMAIN. REPAIR / REPOINT WHERE REQUIRED BY CONDITIONS / PROPOSED WORK.	Х	Х
3	PREP AND PAINT STEEL LINTELS AT EXTERIOR OPENINGS.	Х	X
4	REMOVE EXISTING VINYL SIDING, INSTALL NEW FIBER CEMENT SIDING AND TRIM		X
5	REMOVE EXISTING, INSTALL NEW VINYL SHUTTERS AT WINDOW OPENINGS.	Х	
6	PREP AND PAINT EXISTING FIBER CEMENT SOFFITS AT EAVE.	Х	
7	REMOVE EXISTING, INSTALL NEW VENTED FIBER CEMENT SOFFITS.		Х
8	REMOVE EXISTING, INSTALL NEW SHINGLE ROOF SYSTEM, INCLUSIVE OF ALL FLASHINGS, UNDERLAYMENT, VENTS, ETC.	A5	
9	REMOVE EXISTING, INSTALL NEW LOW SLOPE ROOF SYSTEM COMPLETE WITH ALL FLASHINGS AND TERMINATAIONS [ADD ALTERNATE #1: REMOVE EXISTING LOW SLOPE ROOF SYSTEM, RE-FRAME NEW STEEP SLOPE ROOF STRUCTURE, INSTALL NEW ROOF SHEATHING, UNDERLAYMENT, AND SHINGLE ROOF SYSTEM. EXTEND EXISTING UTILITIES UP THRU NEW ROOF. MAINTAIN FIRE SEPARATIONS.		A1
10	REMOVE EXISTING, INSTALL NEW LOW SLOPE ROOF SYSTEM COMPLETE WITH ALL FLASHINGS AND TERMINATIONS AT ENTRY CANOPY ROOFS. INSTALL NEW FIBER CEMENT SOFFIT / CEILING AT CANOPY		Х
11	REMOVE EXISTING, INSTALL NEW ALUMINUM GUTTERS AND DOWNSPOUTS	<b>A</b> 5	X
12	INSTALL NEW FASCIA	<b>A</b> 5	X
13	REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES. REFER TO ELECTRICAL DWG.	Х	Х

COMMON AREA SCOPE OF WORK MATRIX					
DESCRIPTION			137 IMPERIAL COURT	149 IMPERIAL COURT	
1	REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SLAB/SUBFLOOR. INSTALL NEW UNDERLAYMENT / PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED		Х	Х	
2	EXISTING WOOD BASE TO REMAIN, REMOVE EXISTING SHOE MOLD WHERE IT EXISTS. INSTALL NEW SHOE MOLD THROUGHOUT.		Х	Х	
3	REMOVE EXISTING, INSTALL NEW WALL MOUNTED WOOD HANDRAILS AT STAIRS.		Х	Х	
4	CLEAN, REPAIR / SKIMCOAT EXISTING GYPSUM BOARD / PLASTER AT WALLS AND CEILINGS AS REQUIRED BY WORK TO CREATE A LIKE NEW CONDITION. FILL / REPAIR EXISTING HOLES, REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQUIRED FOR PROPOSED WORK. REMOVE ABANDONED OR UNUSED CURTAIN RODS, BRACKETS, ETC. CONTRACTOR TO COORDINATE REQUIRED CUT / PATCH OPERATIONS TO FACILITATE WORK. REPAIR / REFINISH PREVIOUS PATCHES AS IS APPLICABLE. INTENT OF GYPSUM BOARD / PLASTER REPAIRS IS TO MATCH EXISTING TEXTURE / FINISH AS APPLICABLE. LEVEL 4 FINISH IS THE MINIMUM STANDARD. NOTE: EXTENT OF WORK VARIES BY LOCATION. MAINTAIN INTEGRITY OF FIRE RESISTANCE RATED WALL / FLOOR-CEILING ASSEMBLIES		X	X	
5	BUILDING TO ACHIEVE R-38 INSULATION VALUE.		X		
6	INSTALL NEW BLOWN IN FIBERGLASS INSULATION AT THE NEW ATTIC OF THE BUILDING TO ACHIEVE R-38 INSULATION VALUE			X	
7	REMOVE EXISTING, INSTALL NEW DOOR HARDWARE AT ALL DOORS [NEW / EXISTING / REPLACED].		X		
8	REMOVE EXISTING , INSTALL NEW WALL MOUNTED MAILBOXES		Х	Х	
9	EXISTING CLUSTER MAILBOX UNITS TO REMAIN		Х		
10	REMOVE EXISTING, INSTALL NEW GAS FIRED WATER HEATERS [2 IN COMMON AREA]. REFER TO PLUMBING DWG.		Х		
11	REMOVE EXISTING, INSTALL NEW BASEBOARD HEATERS. REFER TO MECHANICAL DWG.		X		
12	REMOVE EXISTING, INSTALL NEW INTERIOR LIGHT FIXTURES. REFER TO ELECTRICAL DWG.		Х	X	

# SCOPE OF WORK MATRIX LEGEND

- X = INCLUDED IN SCOPE [BASE BID]
- AI = INCLUDED IN ADD ALTERNATE #I SCOPE
- A2 = NOT APPLICABLE A3 = NOT APPLICABLE
- A4 = INCLUDED IN ADD ALTERNATE #4 SCOPE
- A5 = INCLUDED IN ADD ALTERNATE #5 SCOPE A6 = INCLUDED IN ADD ALTERNATE #6 SCOPE
- A7 = INCLUDED IN DEDUCT ALTERNATE #7 SCOPE

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# ACCESSIBILITY REQUIREMENTS

ALL PRODUCTS, MATERIALS, AND INSTALLATIONS SHALL MEET ICC AII7.I-2009 REQUIREMENTS FOR ACCESSIBILITY IN THE UNITS DESIGNATED AND IN APPLICABLE SITE AND COMMON AREAS.

REFER TO TYPICAL ACCESSIBILITY DETAILS ON <u>SHEET GI.O3</u>. COORDINATE REQUIREMENTS AND ANY CONCERNS RELATED TO COMPLIANCE WITH APPLICABLE ACCESSIBILITY REQUIREMENTS WITH ARCHITECT. CONTRACTOR SHALL VERIFY THAT PRODUCTS PROVIDED ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS FOR THE PRODUCT AND THE INSTALLATION.

THIS PROJECT PROVIDES FULL ACCESSIBILITY AT (ICC ANSI AII7.I - TYPE 'A' UNIT): [I] UNIT - UNIT #5 AT 137 IMPERIAL COURT

THIS PROJECT PROVIDES SENSORY IMPAIRMENT IMPROVEMENTS AT: [I] UNIT - UNIT #I AT 149 IMPERIAL COURT

# SENSORY IMPAIRED UNIT REQUIREMENTS

- PROVIDE VOICE INTERACTIVE THERMOSTAT. REFER TO MECH. DRAWINGS.
- 2. PROVIDE AUDIBLE/VISUAL SMOKE ALARMS. REFER TO ELECTRICAL DRAWINGS. 3. PROVIDE EXTERIOR REMOTE AUDIBLE/VISUAL SMOKE ALARMS. REFER TO ELECTRICAL DRAWINGS.
- 4. PROVIDE AUDIBLE/VISUAL DOORBELL SYSTEM. REFER TO ELECTRICAL. DRAWINGS.
- 5. PROVIDE CONTRASTING COLOR PAINT SCHEME AS IDENTIFIED BY ARCHITECT. 6. PROVIDE STAINLESS STEEL ELECT. DEVICE COVERS WITH WHITE DEVICES.
- 7. PROVIDE TYPE II BRAILLE AT ADDRESS PLAQUE

# FINISH SPECIFICATIONS

<u>FLOORING</u> LVP:	VINYL PLANK FLOORING MFR: TARKETT COLOR: T.B.D.
TILE:	FLOOR TILE - 12x12 MFR: DALTILE VOLUME 1.0 TILE COLOR: T.B.D. GROUT: MAPEI GROUT COLOR: T.B.D.

RUBBER: RUBBER FLOORING - 24x24 MFR: TARKETT / JOHNSONITE COLOR SPLASH COLOR: T.B.D.

RUBBER STAIR TREADS/RISERS TREADS: MFR: TARKETT / JOHNSONITE COLOR SPLASH COLOR: T.B.D.

MFR: SCHLUTER SLOPED TRANSITION STRIP TILE-LVP: RUBBER-LVP: MFR: TARKETT - IF REQUIRED COLOR: T.B.D.

**MATCH EXISTING PROFILE AS APPROPRIATE** 3 I/4" COLONIAL PROFILE [PAINTED]

MFR: TARKETT / JOHNSONITE

3 1/4" COLONIAL PROFILE [PAINTED]

**MATCH EXISTING PROFILE AS APPROPRIATE**

1/2" x | 1/2" SHOE MOLD [PAINTED] 4" RUBBER BASE

COLOR: T.B.D.

BASE & CASING

BASE:

COORDINATE WITH DRAWINGS AND SPECIFICATIONS

PAINT: MFR: SHERWIN WILLIAMS COLOR: T.B.D. FINISH: EGG-SHELL

CEILING:

ACCENT WALL: MFR: SHERWIN WILLIAMS COLOR: T.B.D. EGG-SHELL FINISH:

BASE & TRIM MFR: SHERWIN WILLIAMS COLOR: T.B.D. FINISH: SEMI GLOSS MFR: SHERWIN WILLIAMS

COLOR: CEILING WHITE

MILLWORK: COUNTERTOPS: PLASTIC LAMINATE MFR: WILSONART COLOR: T.B.D.

FINISH: FLAT

SOLID SURFACE: SURROUND: MFR: SWANSTONE COLOR: T.B.D.

# ALTERNATES

REFER TO BID FORM AND SPECIFICATIONS

ADD ALTERNATE #1: 149 IMPERIAL COURT: REMOVE EXISTING LOW SLOPE ROOF SYSTEM COMPLETE TO THE ROOF DECK, INSTALL NEW PRE-ENGINEERED STEEP SLOPE TRUSS ROOF STRUCTURE, DECKING, AND SHINGLE ROOF SYSTEM. WORK INCLUDES ALL ANCILLARY WORK INCLUDING EXTENSION OF FIRE SEPARATIONS / DRAFT STOPPING, UTILITIES, FASCIA, GUTTERS, DOWNSPOUTS, ETC. FOR A COMPLETE FINISHED PRODUCT. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED.

ELSEWHERE IN THIS SET

THE SCOPE OF WORK MATRIX PROVIDED ON THIS SHEET

SPECIFICATIONS. CONDITIONS VARY BY LOCATION AND

AREA SUBJECT TO FIELD VERIFICATION. ADDITIONAL

MUST BE COORDINATED WITH THE FULL SET OF

DOCUMENTS INCLUDING DRAWINGS, DETAILS, AND

SCOPE PROJECT REQUIREMENTS ARE INDICATED

ADD ALTERNATE #2: NOT APPLICABLE.

ADD ALTERNATE #3: NOT APPLICABLE.

ADD ALTERNATE #4: REMOVE EXISTING SOLID SURFACE COUNTERTOPS COMPLETE, INSTALL NEW PLASTIC LAMINATE COUNTERTOPS, BACK SPLASHES, AND END SPLASHES AT ALL UNITS. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED.

ADD ALTERNATE #5: 137 IMPERIAL COURT: REMOVE EXISTING SHINGLE ROOF, UNDERLAYMENT, AND FLASHING TO THE DECK. INSTALL NEW ICE AND WATER SHIELD, UNDERLAYMENT, SHINGLE ROOF SYSTEM, ALL RELATED FLASHING, TERMINATIONS, ETC. INSTALL NEW ALUMINUM CLAD OVER EXISTING FASCIA. REMOVE EXISTING, INSTALL NEW GUTTERS AND DOWNSPOUTS. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED.

ADD ALTERNATE #6: 137 IMPERIAL COURT: REMOVE EXISTING, INSTALL NEW VINYL WINDOWS AT EXISTING OPENINGS. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED. DEDUCT ALTERNATE #7: DEDUCT \$25,000 FROM THE BUILDING SYSTEMS / INTEGRITY / CONTINGENCY

ALLOWANCE INCLUDED IN THE PROJECT.  Jonathan Robert Schaaf #14503 Expiration Date 12/31/2025

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06.20.22 Review 06.30.22 80% Review 09.21.22 | 100% Review 02.23.24 | Permit / Construction 04.22.24 | Bid Set 08.12.24 | Addendum 01

Sheet Title Scope of Work Matrix

Sheet Number