Addendum #1
Window Replacements/Kitchen Renovations
Mount Crest Court, OH5-21A, AMP 4
IFB #13-05

June 24, 2013

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

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

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

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

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

Addendum Items:
1. Pre-Bid Meeting: Pre-Bid Meeting Minutes, agenda, and sign-in sheet have been attached to this addendum.

2. The window air conditioners at this area of the site are resident owned. The residents shall remove their window A/C prior to window replacement and resident shall reinstall window A/C after acceptance of the work by the project team.

3. Contractors shall include $5,000 in their bid for the cost of permits. RDA will apply for the building permits with the City of Dayton.

4. Drawing Sheet A5.0, Details D, E, and F have been revised to reflect the following changes in the scope:
   a. Security screens at first floor window openings will be removed from the openings, properly disposed of by the contractor as part of the work. [correct note on drawings all locations to read “Remove existing security screens”] Security screens will NOT be re-installed.
   b. Removal and replacement of brickmold [or similar profile] finish wood trim as applicable to conditions at the jambs of ALL first floor window openings. Install new aluminum wrap over new wood trim extending from the window unit over the trim to meet the masonry at each side. At the sill of the first floor window openings, install aluminum sill trim under window unit out over top of brick sill as indicated. The intent is to wrap all exposed wood/brickmold trim [head, jamb, and sill] with aluminum wrap.
i. Setting of the window unit in the jamb/wall assembly will be field coordinated, and may require minor adjustment in placement to permit solid anchorage of the window into the rough opening.

5. Modify notes on sheets A4.0/A4.1 to include replacement of 25 second floor window surrounds including 1x4 [or sized as required to match existing conditions] wood trim and aluminum wrap.

6. Section 08 53 00: Amcraft Building Products, Grand Estate Series windows have been accepted.

7. Section 11 31 00: Range Hood suppression: Clarification: provide range hood suppression system [2 per range] at all 48 kitchens [regardless of whether or not the range/appliances are in the scope of the project] Range Hood suppression is NOT part of alternate deduct #1.

8. Section 11 31 00: Frigidaire Appliances have been accepted.
   a. Refrigerator: FFHT1715LW
   b. Range: FFGF3023LW

9. Section 02 50 00: Abatement Requirements: Technical Asbestos Hazard Abatement Specifications – Part 1, 1.1: Specifications incorrectly identify only kitchen windows as being ACM exterior window caulking. All [192] openings are included as part of the ACM, the approximate total of abatement is 3,264 linear feet.
   a. In addition the joint compound has been sampled and is considered an ACM. Refer to item #9 and supplemental specifications/abatement requirements.

10. Interior Abatement Requirements: Refer to the attached Drywall Removal and Mold Contaminated Drywall Requirements as prepared by Macparan and Associates. The existing joint compound is an ACM and shall be properly abated if disturbed as part of the project.
   a. It is the intent of this project to maintain existing gypsum board interior finishes as part of the project with the exception of the jambs at the window openings.
   b. If mold is discovered during removal of the kitchen cabinets it shall be treated or abated per the specifications. Include in the bid, removal and replacement of 480 SF of gypsum board per the abatement specifications. Minimum area of replacement will be 2’ x 2’. Contractor shall also include mold contaminated drywall disinfecting and cleaning per the specifications as required by conditions.

End of Addendum #1.
Drywall Removal Addendum

The Contractor is required to staff the project with at least one (1) Ohio Department of Health Certified Asbestos Hazard Abatement Specialist to act in the supervisory capacity and as the OSHA competent person per 29 CFR 1926.1101 (0). The Supervisor/competent person must be onsite at all times during the project. All other workers must be certified, at a minimum, as an Ohio Department of Health Certified Asbestos Worker. Certification cards must be onsite at all times.

Should disturbance to drywall containing asbestos-containing drywall compound be required, the following work area preparation shall be performed:

- Seal all other openings from the work area, including but not limited to: doorways, windows, diffusers, returns, and any other HVAC openings with two layers of 6-mil polyethylene sheeting sealed with tape. NOTE: In lieu of containing an entire area, a mini-containment can also be constructed.
- Install HEPA-filtered air filtration devices (AFD) into the work area and vent exhaust ducts through openings to the outside atmosphere.
- Pre clean fixed and immovable objects and/or contaminated furniture and materials within the work area using HEPA-equipped vacuums and/or wet cleaning methods as appropriate, and enclose with polyethylene film and seal with tape.
- Establish a three chamber decontamination unit in accordance with OSHA 29 CFR 1926.1101.

Personal protective equipment shall include:

- Personally issued and marked respiratory protection equipment approved by NIOSH and suitable for the asbestos exposure level in the work area according to OSHA Standard 29 CFR 1926.1101. Sufficient filter cartridges for replacement shall be provide as required by the worker.
- Protective full-body clothing per OSHA Standard 1926.1101. Such clothing shall consist of full-body coveralls and headgear. Eye protection and hard hats shall be provided as required.

After isolation of the work area is completed as specified (critical barriers, negative pressure, decontamination unit) the following work practices shall apply:

- Mist the asbestos-containing drywall with amended water before and during removal. Small sections of the drywall shall be removed, wetted again with amended water, and immediately placed into appropriate disposal containers (clear bags or wrapped sections).
- All surfaces of the remaining components (i.e., wall studs) shall be thoroughly wet cleaned with sponges, cloths, or brushes and HEPA vacuumed. No visible asbestos-containing drywall material shall remain. Note: Bagged drywall material may be placed in a polyethylene lined open top dumpster. The waste must be disposed of at an approved landfill.
- The Contractor shall be required to conduct a thorough visual inspection of each work area after the drywall has been completely removed and the area cleaned.
- If the Owner finds visible accumulations of asbestos debris in the work area after cleaning, the Contractor shall repeat the wet-cleaning until the work area passes inspection.
Mold Contaminated Drywall Addendum

Should small amounts of surface mold on drywall be discovered (<1 square feet), the drywall shall be cleaned with an EPA-registered formula for disinfecting and cleaning surfaces with microbial contamination that is equal to Fiberlock Technologies, Inc. ShockWave™. Larger amounts of mold on drywall shall require removal of the drywall by a licensed asbestos abatement contractor.
REMOVE EX. SECURITY SCREEN

NEW VINYL REPLACEMENT WINDOW IN EXISTING OPENING

EX. GYP. BD. RETURN -REPAIR AS REQ'D

NEW PAINTED WOOD TRIM -SIZE AS REQ'D

NEW FRAME EXPANDER

NEW SNAP TRIM/FRAME EXPANDER BY WINDOW MANUF.

NEW SOLID SURFACE SILL-SHIM UP AS REQ'D TO MEET EX

NEW 1 1/2" PAINTED WOOD TRIM

NEW SEALANT ABOVE FLASHING

NEW ALUMINUM SILL FLASHING, EXTEND FROM UNDER WINDOW TO OVER EX. BRICK SILL BEYOND WINDOW UNIT

EX. BRICK SILL

EX. EXT. WALL ASSEMBLY

EX. MASONRY VENEER

NOTE: EXISTING SEALANT TO BE REMOVED IS ASBESTOS CONTAINING MATERIAL. REFER TO ENVIRONMENTAL SPECIFICATIONS BY MACPAN & ASSOCIATES.

WINDOW REPLACEMENTS AND KITCHEN RENOVATIONS:

MOUNT CREST COURT
OH5-21A AMP 4

Greater Dayton Premier Management
Rev. 06/24/2013

FIRST FLOOR TYPICAL WINDOW AT MASONRY VENEER DETAILS

SCALE: 3" = 1'-0"
EX. BRICK VENEER
NEW SEALANT
NEW FRAME EXPANDER AS/IF REQ'D
REMOVE EX. SECURITY SCREEN
EX. BRICK SILL
NEW VINYL REPLACEMENT WINDOW IN EXISTING OPENING
REMOVE EXISTING, INSTALL NEW BRICKMOLD STYLE TRIM JAMB EACH SIDE, WRAP W/ ALUMINUM. ALUM. TO EXTEND FROM FRAME OF WINDOW TO BRICK, HEM ALL EDGES, SEAL JOINTS, PERIMETER
NEW SNAP TRIM/FRAME EXPANDER BY WINDOW MANUF.
NEW SOLID SURFACE SILL
NEW SEALANT
NEW PAINTED WOOD TRIM -SIZED AS REQ'D.
EX. GYP BD. RETURN -REPAIR AS REQ'D
EX. EXT. WALL ASSEMBLY

WINDOW REPLACEMENTS AND KITCHEN RENOVATIONS:
MOUNT CREST COURT
OH5-21A AMP 4
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Rev. 06/24/2013

FIRST FLOOR TYPICAL WINDOW AT MASONRY VENEER DETAILS

SCALE: 3" = 1'-0"
EX. ALUM. WRAPPED TRIM
EX. EXT. WALL ASSEMBLY
EX. VINYL SIDING BAND W/ J-MOLD TRIM
EXISTING ALUM. FLASHING ACROSS HEAD OF WINDOW
AND OVER MASONRY ROWLOCK. F.V. CONDITIONS
NEW SEALANT
REMOVE EXISTING, INSTALL NEW BRICKMOLD STYLE TRIM
JAMB EACH SIDE, WRAP W/ ALUMINUM. ALUM. TO EXTEND
FROM FRAME OF WINDOW TO BRICK, HEM ALL
EDGES, SEAL JOINTS, PERIMETER
NEW FRAME EXPANDER AS/IF REQ’D
REMOVE EX. CURTAIN RODS AND BLINDS
-REPAIR EX. GYP. BD.
INSTALL NEW JAMB MOUNTED MINI BLINDS
EX. GYP. BD. RETURN -REPAIR AS REQ’D
NEW SNAP TRIM/FRAME EXPANDER
NEW SEALANT
NEW VINYL REPLACEMENT
WINDOW IN EXISTING
OPENING
REMOVE EX. SECURITY SCREEN
TOP OF MASONRY BEYOND

WINDOW REPLACEMENTS AND KITCHEN RENOVATIONS:
MOUNT CREST COURT
OH5-21A AMP 4
Greater Dayton Premier Management
Rev. 06/24/2013

FIRST FLOOR TYPICAL
WINDOW AT MASONRY VENEER DETAILS

SCALE: 3" = 1'-0"
Pre Bid Conference
Window Replacements/Kitchen Renovations
Mount Crest Court, OH5-21A, AMP 4
IFB #13-05

June 17, 2013

Meeting Minutes Compiled by Jonathan Schaaf, RDA Group Architects

A. Sign In.
   1. Meeting was brought to order at 2:00 pm by Roderick Long 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. Bidders shall submit all forms and exhibits required in the bidder’s packet. Be sure to notarize any forms that are noted as such. All forms shall be COMPLETELY filled out / completed.
   2. Refer to exhibits for specific requirements for MBE/DBE/Section 3 participation.
      a. Rod Long reviewed the Section 3 and MBE participation requirements for the contract. Follow forms and information provided in the bid documents.
      b. Refer any questions regarding requirements to GDPM.
   3. Schedule:
      c. **Bid Opening – July 8, 2013 at 3:30 pm at GDPM Central Office.**
      e. Notice to Proceed issued – July 2013
   4. Contractors shall check the GDPM and MRC Reprographics [mrcrepro.com] website for any addendums and/or clarifications. All must be acknowledged on the bid form.
      a. MRC will notify all registered plan holders by email of any addenda, etc.
      b. It is the responsibility of the bidder to confirm addenda. Feel free to contact RDA or MRC to confirm if any addenda have been issued.
   5. Bid Documents are available at MRC Reprographics and at mrcrepro.com
   6. MRC Reprographics is holding the plan holders list and will distribute any addendums.

E. Discussion of the plans and specifications
   1. Work of the Project includes the window replacements and kitchen renovations at 8 buildings containing a total 48 housing units [6 units per building] at Mount Crest Court. **Exact scope of work for each unit defined in work scope matrix on drawings.**
      a. Window Replacements – All 48 units.
         1. Removal of existing aluminum windows and storm windows.
         2. Removal and salvage of existing security screens.
         3. Removal of existing interior curtain rods and blinds.
         4. Prep of the existing openings for new window units.
         5. Installation of new Energy Star Rated Vinyl Window Units in a slider configuration as indicated on the drawings.
         6. Installation of new sealant at the perimeter of the openings.
         7. Installation of salvaged security screens at first floor openings.
8. Installation of new interior sills and trim.
10. Repair of existing deficiencies in wall from existing curtain rods and blinds.
11. Painting of window wall from corner to corner / floor to ceiling.

b. Kitchen Renovations – General Scope of Work indicated, refer to work scope matrix on drawings for specific scope of work in each unit.
1. Replacement of kitchen cabinets, countertops, and accessories.
2. Replacement of kitchen sink and faucet.
4. Replacement of existing range and refrigerator with new Energy Star rated appliances. Existing appliances to remain where indicated.
   Installation of above range hood suppression system at all units.
5. Prep of existing kitchen wall finishes and painting of kitchen area.
6. Repair of existing tile flooring at toekick of cabinets as required by work. All other VCT to remain.
7. Replacement of existing kitchen light fixtures.
8. Installation of new device cover plates at existing electrical devices in kitchen area.
9. Protect any finishes scheduled to remain.
10. Final cleaning.

c. Important: Refer to listed alternates for adjustments in the proposed scope.

2. Bid Form/Submission:
   a. Bidders need to fill out the bid form in its ENTIRETY. The project will be awarded to one contractor based upon the total base bid with consideration of the alternates identified.
   b. Bidder shall fill out appropriate unit costs, overhead & profit, and completion information requested. Failure to include the unit costs on the bid form may deem the bid non-responsive.
   c. Refer to the bid form and specifications for the alternates identified for the project.
   d. Bid submissions shall be stapled or clipped with a binder clip. Please do not bind them.

3. The time of completion for the project is 150 days. Refer to the breakdown of the contract period to ensure that there is adequate time for Punchlist and project closeout. It is anticipated that work will be punched out as the project proceeds as this is an occupied unit project.

4. Project schedule: All units will be occupied for the duration of the project.
   a. Bidders shall take the appropriate action for protection of work, protection of residents / furnishings, etc. when completing work.

5. Substitutions need to be submitted by the general contractor no later than June 21 for review by the architect. After this date, RDA Group Architects 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 Group Architects has the right to reject that submittal.

6. All project questions and substitution requests shall be directed to RDA Group Architects and be submitted thru a bidding contractor.

7. Products: Contractors shall utilize American Products to the extent possible.

8. Temporary utilities: by GPDM

9. Contractor shall provide a portable toilet for contractor use.
10. 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.
11. The project site will have a strict NO SMOKING policy.
12. All change orders must be fully executed prior to completing any additional work. GDPM will try to process the change order as quickly as possible, typically within 3 days after receipt of the contractors proposal.
13. 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.
14. 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.
   2. MRC Reprographics is maintaining the plan-holders list for the project.
H. The meeting adjourned.

End.