

09/19/2024

**BP 03: ADDENDUM NO. 2**

TO DRAWINGS AND SPECIFICATIONS FOR:

CentraCare Housing Bid Package 03

- a. General Notes
  - i. Added questions and answers page.
  - ii. **This project is not subject to prevailing wage.**
  - iii. **This project is tax exempt. Bidders need to separate out tax exempt material and labor.**
- b. Updated work scope packages see specification 00008.
- c. Included civil drawings for curb and gutter bidders.
- d. Updated Structural and Architectural Drawings. Please note Architectural sheets do not have clouded in any changes. Please review in entirety.
  - i. Please use all Architectural & Structural drawings with the revision stamp as shown below.



- ii. Noted changes on Architectural drawings include, but not limited to;
  - 1. Added monument sign
  - 2. Revised floor plan at mechanical rooms 129 and 131 on A-101.2
  - 3. Unit backsplashes
  - 4. Revised units to eliminate peninsulas / added islands

END OF ADDENDUM #2

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**Re: CentraCare Housing Bid Package 3**

1. Elevation sheet A-202 shows pac-clad siding at HVAC air intake/exhaust & overhead door area at garage level. Will there need to be some sort of furring to fasten the siding to? **yes, will need 2" metal z furring to fasten the metal panel to.**
2. Does the pac-clad siding need furring strips in lieu of exterior sheathing to fasten too? **can be attached to wood substrate per manufacturer details.**
3. On the unit floor plans there is nothing shown for a door to the mechanical rooms. **Need an access panel. Confirm size with the mechanical contractor. Paint access panel per unit plan general notes.**
4. Identify the existing building as not in scope. **Existing building is not shown on any of the floor plans**
5. What color shall the vinyl windows be? Exterior and interior frame colors different? **Black inside and out**
6. Are aluminum storefront frames clarified? **I don't know what this means Provide black/dark anodized**
7. Specs for window treatment state 2" aluminum blinds at all windows. Does this include all storefront windows at common areas as well? **Just units**
  - a. Please confirm if this is just for unit windows. **yes**
  - b. Does storefront windows need treatment **no**
8. Please advise if the glazing on Unit glass pantry doors are to be frosted logo or film decal. **Frosted logo. Unless this is a significant savings. Provide credit option to owner.**
9. The sky room deck structural detail shows the connection to steel beams as something to be figured out in shop drawing review (detail 6 / S430). Architectural show 2x blocking on top of the steel beams for a connection point for the decking. Please advise. **The aluminum interlocking decking needs a slope of at least 1/8" per foot. We have shown wood sleepers to aid in achieving this slope and for fastening alum. Decking.**
10. Note 7 of finish carpentry and detail 1 & 2 /A401 contradict each other for which type of shelving. Please verify. **Use note 7 of the spec.**
11. 11 / A-401 has a detail for acoustical ceiling, no acoustical ceilings found on building please advise. **This detail is provided in case some ACP might be needed at some point. Agreed that it is not called for.**
12. Need further detail at main entry way canopies with secondary framing / finishes.
  - a. Ex. No soffit is called out **ACM soffit was planned for this area over light gauge metal framing as required.**

13. Please advise on transition detail for dog wash area tile to steel siding. What is the substrate for the tile at this condition? **Confirm w client, but in latest meeting it may have been decided to get rid of exterior dog wash area, so regular siding could extend around.**
14. Store room LL105 shows storage lockers. Please provide product data. **Wirecrafters LS458A-TOP or equal**  
<https://www.cisco-eagle.com/product/190424/wire-mesh-tenant-locker-4w-x-5d-x-76h-single-tier-adder-with-ceiling>
15. Need further detail on concrete encasing steel columns at front canopy and sky lounge deck. **We'll have to do a new detail.**
16. On A100.1 door H20 correct the size to match schedule. **Will remove size from door hardware**
17. Eliminate elevator shaft doors. LL107 / LL 108. Not needed per Otis. **Omit the doors**
18. Above grade concrete base at move in corridor not shown on structural. **The pier shown in 7/302 is continued up to 5/S421 as shown on 4/A-305**
19. Shaft wall of elevator lobby needs to change to masonry per Otis install requirements. **I don't know what this means. We show CIP concrete and CMU.**
20. Need brand/mfg/style of cabinetry. **As far as I know they are custom, no brand or manufacturer.**
21. Is sound mat required under gyp-crete? **no**
22. Remove magic pack from equipment specification. **Ok**
23. Are the common area appliances same as units? **Yes**
24. Garage Finishes
  - a. Underside of P/C Caulked? **No**
  - b. Ceilings painted? **no**
  - c. Walls painted? **no**
  - d. Two color columns? **Pt yellow**
  - e. Retaining wall finish? **Stain to match adjacent surfaces.**

### Questions From Trades

1. Looking at the unit backsplash's. on Page A-501 / 22 it shows a tile backsplash in the kitchen and it just says (type A), not sure what units that is referring to or if that is an error. Images 11 & 12 on that same page says tile backsplash's at 3 bedroom only. Wondering what I should be figuring? **Please review the official revision 1 drawings as they now show tile backsplash in all kitchens.**
2. Do I need to supply any engineering?

a. I only ask because of keynote 45 on S202B. I think this note is provided so a city official would know that a snow load has been designed for. All light gauge framing will need to be engineered by supplier.

**\*\* Addendum 02 Modifications in red text. \*\***

**\*\* Section 00008 takes precedence over any scope notes in the plan specification sheets. \*\***

## **SECTION 00 008 – CONTRACT BID CATEGORIES**

### **PART 1 – GENERAL**

#### **1.01 DIVISION OF CONTRACT**

- A. This is a Construction Management at Risk Project. The Project will be administered, managed, and coordinated by the Construction Manager.
- B. Although each Contract involves an obvious and recognizable segment of “conventional” subcontracting, multiple contract performance requires that adjustments be made to permit the completion of a contract as a construction unit. Each Subcontractor is to review the total scope of their responsibilities with respect to their work and provide for the same in their proposal.
- C. All work relative to the project is identified by the Contract Documents. Each contract is required to review all portions of the Contract Documents to completely determine their Scope of Work, and to become familiar with the scope of work of others. Nothing contained in the work scope description shall be constructed as overriding or changing the Contract Documents. Disputes concerning the assignment of work between sub-contracts will be interpreted by the Construction Manager.
- D. The Scope of each Subcontractor’s work is defined in this section. Each Subcontractor shall familiarize themselves with the requirements of those contracts that interface with their own. The Subcontractor shall consider the fact that their work follows the work of another Subcontractor and that still another Subcontractor will interface with the work of their own.
- E. Nothing contained in the contract documents and especially in the work scope shall be construed as a work assignment to any construction industry trade. Each Subcontractor is responsible for their own decision on work assignments and shall make them in accordance with the prevailing practice in the project, and in such a way that neither their progress nor the progress of others shall be adversely affected by the Subcontractors decision.
- F. There is no limit to the number of Contracts or combination of Contracts any one Subcontractor can bid. The Construction Manager reserves the right to award individual contracts or any combination of contracts according to bids received.
- G. The Owner may purchase certain material and equipment items to be incorporated into the work by designated Subcontractors. The designated Subcontractor is to accept delivery and unload, handle, store and install the appropriate items. Upon delivery, the designated Subcontractor is to verify product suitability, quantity, quality and condition as soon as it can be ascertained and shall accept care, custody and control responsibility as if it were their own purchase.
- H. The provisions of the General Conditions and Division 1 General Requirements apply to the work of each contract.

#### **1.02 TRADE CONTRACT WORK SCOPES**

##### **A. Definitions**

The following term used in the Contract Work Scope definitions are hereby defined as follows:

- 1. **Supply:** Subcontractor to provide Construction Manager with specified item(s) for installation by others. **All applicable taxes are exempt.** All applicable freight charges, marking, protection and delivery to job site are the responsibility of the “Supply Only” Subcontractor. Subcontractor to provide

48-hour advance notice on shipments to the job site. If 48-hour notice is not given, shipment may be refused by Construction Manager. Deliveries by 'Supply Only' Subcontractors must be made to the job site at times to permit unloading by the installing Subcontractor prior to the end of normal working hours. Overtime premiums required for unloading of materials after normal working hours shall be paid by the Supply Subcontractor.

2. Installation: Subcontractor to unload, store, protect, sort, distribute and set/fix in place materials/items supplied by others as per the specifications and plans. All mounting hardware not part of the "Supply Only" contract is to be furnished by the installation Subcontractor. **All applicable taxes are exempt.**
3. Provide: Subcontractor is responsible for the supply and installation of specified materials/items including delivery and unloading at the job site. **All applicable taxes are exempt.**

B. With the exception of the Supply Only Subcontractors, **all Subcontractors are responsible for the following eleven (11) scope items.**

1. Maintenance of safe working conditions for employees and others working in the vicinity; maintenance an ongoing safety program while on site. Subcontractor shall submit a comprehensive Safety Plan to the Construction Manager upon award of contract.
2. Temporary walls, Barricades and cover related to Subcontractor work for maintenance of security, safety and cleanliness.
3. Ongoing clean-up of work area and removal of debris related to Subcontractors work outside the construction limits indicated on the drawings.
4. Restoration of site locations disturbed by Subcontractors work outside the construction limits indicated on the drawings.
5. Attendance at weekly site coordination meetings as scheduled by the Construction Manager during the duration of the Subcontractor's work on site.
6. Coordination with Construction Manager and other Subcontractors on site and the requirements of the construction schedule.
7. Mobilizations as required and scheduled by the Construction Manager.
8. Submittals, shop drawings and samples as specified.
9. All specified testing shall be by Owner. Costs of testing that fails and cost of retesting shall be paid by Subcontractor.
10. Layout work from Owner supplied benchmarks/grid lines.
11. Subcontractor is required to coordinate with Construction Manager for scheduling of work.

C. Work Scopes:

1. Separate proposals will be received for the following Subcontracts:

D. **Work Scopes Previously Awarded**

- Work Scope 3A: Concrete
- Work Scope 3D: Precast Concrete
- Work Scope 7A: Waterproofing
- Work Scope 14A: Elevator
- Work Scope 21A: Fire Protection
- Work Scope 22A: Mechanical

- Work Scope 26A: Electrical
- Work Scope 31A: Earthwork
- Work Scope 33A: Site Utilities

### **03B: Gyp-crete, Complete – Material & Installation**

\*\* See plan sheets for Specifications\*\*  
03 5413 Gyp-crete

#### **SCOPE NOTES:**

- Provide sealer for gyp-crete areas that receive glue down flooring products
  - Sealer to be installed by flooring contractor, bid package 9D
- Seal all penetrations to avoid gyp-crete leaks during pour.
- Provide alternate pricing to provide and install sound matting.
- Provide Alternate Price to install 2" Gypcrete topping at first floor.
- Include pre-pour gyp-crete at showers and tubs as required. Include material and labor bulkheads/pour stop as required.**

### **04A: Masonry, Complete – Material & Installation**

\*\* See architectural and structural plan sheets for Specifications\*\*  
04 2000 MASONRY, Complete  
All structural masonry notes apply.

#### **SCOPE NOTES:**

- Dowel at each vert 8" embed into hollow core with epoxy as shown on detail 11/S401.
- Installation only of all steel embeds / lintels for elevator in CMU walls.
- Install 2x8 plate with sill anchors per detail 6/S420.
- Provide all scaffolding required for installation of the elevator tower

### **04B: CULTURED STONE/THIN BRICK VENEER, Complete – Material & Installation**

\*\* See architectural and structural plan sheets for Specifications\*\*  
04 2613 CULTURED STONE / THINK BRICK VENEER

#### **SCOPE NOTES:**

1. Include all material and installation per manufacturing requirements.
2. Air/water barrier to be provided and installed by others.
3. Include precast concrete sill adhered to wall at community room electric fire place.

### **05A: STRUCTURAL STEEL– Material**

\*\* See architectural and structural plan sheets for Specifications\*\*  
05 1200 STRUCTURAL STEEL  
05 7300 ORNAMENTAL STEEL

#### **SCOPE NOTES:**

1. Include all tension rods at canopies per detail 1/A-301.
2. Include supply of anchor bolts as noted per structural plans.
3. Include elevator hoist way beams.
4. Include elevator pit ladder.
5. Include all steel for 3<sup>rd</sup> floor deck.

6. Include all steel for the canopy at front entryway.
7. Include all lintels/embeds in masonry walls.
8. Include all bollards and removable bollards.
9. Include 1" galvanized steel grate with angle embeds to concrete per detail 1 / A-100.6/.
10. Include guard rails at concrete walls at drive to overhead doors.
11. Exclude hanging decks and railings.
12. Exclude screened-in decks..
13. Include ships ladder for roof access.

## **05B: STRUCTURAL STEEL– Install**

\*\* See architectural and structural plan sheets for Specifications\*\*

05 1200 STRUCTURAL STEEL  
05 7300 ORNAMENTAL STEEL

### SCOPE NOTES:

1. Include installation of all structural steel members and elevator hoist way beams
2. Include core drilling and epoxy for installation of guard rails at retaining walls
  - a. Include drilling and epoxying
3. Exclude hanging decks and railings.
4. Exclude screened-in decks..
5. Install of ships ladder for roof access hatch.

## **05C: ALUMINUM SUSPENDED DECKS, COMPLETE – Material & Install**

\*\* See architectural and structural plan sheets for Specifications\*\*

05 7300 ORNAMENTAL STEEL - **\*\*ALUMINUM SUSPENDED DECKS ONLY\*\***

### SCOPE NOTES:

1. Provide and install all aluminum decks and railing at unit rooms.
2. Provide all connection brackets to wood framed structure, at brick portions, and typical per detail 4/S411.
3. Include all layout during rough framing and field verifications.
4. Include all railings at first floor patios to match balcony railings.
5. Superior Decks & Railings, Endurable Decks or equal are approved manufactures.

## **05D: ALUMINUM FRAMED SCREEN ENCLOSURE, COMPLETE – Material & Install**

\*\* See architectural and structural plan sheets for Specifications\*\*

05 7300 ORNAMENTAL STEEL - **\*\*ALUMINUM FRAMED SCREEN ENCLOSURE ONLY\*\***

### SCOPE NOTES:

1. Provide and install aluminum framed screen enclosure with integral railing at Sky Lounge Deck.
2. Include slip closer channels with 1x4 and prefinished coilstock wrap at all connection to building and soffit area.

## **05E: ALUMINUM DECKING, COMPLETE – Material & Install**

\*\* See architectural and structural plan sheets for Specifications\*\*  
05 7300 ORNAMENTAL STEEL - **\*\*ALUMINUM DECKING ONLY\*\***

### SCOPE NOTES:

1. Provide and install interlocking aluminum decking at Sky Lounge Deck.

## **06A: ROUGH CARPENTRY/TRUSSES – Material**

\*\* See architectural and structural plan sheets for Specifications\*\*  
06 1000 Rough carpentry

### SCOPE NOTES:

1. **Project to be panelized walls, include all loose lumber required for complete carpentry package.**
  - a. **Provide VE Option for Stick Framing**
2. Pre-apply wall sheathing to panelized wall units prior to shipping to site.
3. Include all engineered wood items to include but not limited to; parallams, LVL's, and Glulams.
4. Include sheathing as required at the truss heels, rim joist, lookouts and gable end roofs.
5. Include all subfloor material.
6. Include material for temp wall bracing (could be used later for blocking).
7. Include all fascia material (excluding the finished materials).
8. Include clips, hangers, and other required ties.
9. Include the Backing/blocking to include but not limited to cabinets, toilet accessories, fire extinguishers, deck railings, interior railings (located at corridors), etc.
10. Include stair stringers, treads, and risers.
11. Include all treated and cedar material for the exterior elements.
  - a. Include blocking at decks for guardrail installation.
12. Truss Package to include the following;
  - a. Wood roof trusses
  - b. Wood floor trusses
  - c. Required loose material for bracing
13. Include material for all required draft stopping at the attic area.
  - a. Include material for corridor framing at attic.
14. Include material for the building wrap (air/water retarder) and required window/door flashings; including requirements at all exterior wall penetrations.
  - a. Exclude below grade rigid insulation.
15. Include delivery F.O.B. to jobsite.
16. Include rated attic access with ladder.
17. Include all shear wall material including all components, engineering, etc. for the tie-down system
18. Include all buried/non exposed gypsum board
19. Exclude asphalt shingle and siding package.

## **06B: ROUGH CARPENTRY/TRUSSES– Install**

\*\* See architectural and structural plan sheets for Specifications\*\*  
06 1000 ROUGH CARPENTRY  
08 1113 WOOD & HOLLOW METAL DOORS **\*\* As pertains to this package \*\***

### SCOPE NOTES:

1. **Rough Carpentry package shall be panelized for all wall units for the interior and exterior partitions.**
  - i. **Provide VE Option for Stick Framing**
2. Exterior wall sheathing will be applied to panelized wall units prior to shipping to site (factory applied).

3. Include installation of all the lumber/framing/sheet products, trusses, truss bracing, etc.
4. Include installation of all backing blocking to include but not limited to cabinets, toilet accessories, fire extinguishers, deck railings, interior railings, etc.
  - a. Include plywood backer for mailbox installation.
5. Include fasteners, equipment/lifts, tools, and manpower for installation
6. Include installation of all shear wall items per the shear wall plans and details within the structural drawings.
7. Include installation of all required draft stopping at the attic area.
  - a. Include installation of corridor framing at attic.
8. Include installation of building wrap (air/water retarder) and required window/door flashings, including requirements at all exterior wall penetrations.
  - a. Provide double layer building wrap at cultured stone areas per manufacturer instructions.
9. Unload and stock all material you are installing; even if items are provided by a separate package.
10. Include installing and removing temporary fall protection at openings and other open areas.
11. Include installation of all exterior windows and exterior doors and frames.
  - a. Excludes all aluminum framed storefront doors and windows.
12. Include installation of pocket door frames
13. Include installation of deck plates to wood structure.
14. Include install of tension rods at canopies
15. Include installation of brackets for hanging balconies
16. Include install of the 2x catwalk.
17. Include install of sill sealer at walls.
18. Include install of roof access hatch
19. Rated attic access with ladder.
20. Install slip connection/bent plate to wood framing for steel deck at sky room deck on 3<sup>rd</sup> floor. Detail 6 & 7 / S430.
21. Install all buried/non exposed gypsum board.
22. Exclude all **interior** soffit framing per specification 09 2900 Gypsum Drywall note 17 & 18.
23. **Include install of hollow metal frames.**

## **06C: FINISH CARPENTRY– Material, Only**

\*\* See plan sheets for Specifications\*\*

06 2023 FINISH CARPENTRY

08 1113 WOOD & HOLLOW METAL DOORS

08 7100 DOOR HARDWARE

### SCOPE NOTES:

1. Provide all Timely door frames, wood doors, and hollow metal doors.
  - a. Timely Frames to be Alumaton SC108 with premium colors.
  - b. All metal stamping model 110 low profile fir edor light frame, for standard 1-3/4" doors and 1/4" glass.
    - i. Glazing will be by others
  - c. Republic Door and Frames DP series, universal, and drywall frames, ME universal Miter.
  - d. Unit interior doors: Lynden Kingston, molded, standard mineral wood particleboard, hollow core.
    - i. Paint color TBD
    - ii. Door type: 2 Panel, solid core, molded
    - iii. Hard board doors at openings rated 60 min.
  - e. Unit den doors: frosted full panel glass
    - i. Paint color TBD
  - f. Unit glass pantry doors: Stained frame with frosted logo
    - i. Stain TBD
  - g. Unit Entry Doors
    - i. Door Type: Solid Core, 2 panel, wood doors
  - h. Wood grain doors: Traditional French doors, poplar.
    - i. Paint: Ovolo Sticking
  - i. Common area doors: Lynden Door/Kingston

- i. Paint: color TBD
  - ii. Door Type: Solid Core, 2 panel, wood doors
- j. Include vision kits as indicated on drawings.
- k. Provide interior window frames as timely frames.
  - i. Glazing is by other.
- 2. Door Hardware
  - a. Provide all hardware per door schedule for all hollow metal and wood doors by this package.
    - i. Hardware to be Schlage AL series level, locksets, electric locksets at community room, mail room, office, common areas, and Fitness
  - b. Provide keying and cores for all doors. Coordinate with CM and Owner.
  - c. Barn door hardware to have brushed nickel finish.
  - d. Provide power supplies and readers at FOB doors.
- 3. All millwork/trim to be pre-stained/finished to manufactures standard colors.
- 4. Include all veneer and wood panels.
- 5. Include all ship lap wood.
- 6. Prefinished 5/16" x 3-1/4" poplar base for all unit walls stained to match salt of the earth, in Area A. Painted to match Chameleon in Area B.
- 7. Prefinished 2-1/4" poplar painted casing at interior unit doors. Entry doors of unit are timely frames with standard metal trim.
- 8. Prefinished stained poplar 5-1/4" wood base at common ares and Corridors
- 9. Common areas to have 5-1/4" wood base
- 10. Provide prefinished poplar wall cap, railing ,and metal brackets at stairs.
  - a. Metal brackets to have Satin Nickel finish.
- 11. Millwork units – Ferche, poplar base FJ, Paint; common areas poplar base pf, veneered skirtboards mdf core F995 craftsmen collection creative stair parts prefinished poplar newel posts chamfered top 3-1/2" & balusters 1-1/4", handrail, plowed, shoe rail, fillet, wall rail, false step components, rectangle rosette, 3/4"x7-1/4" poplar S4S wall cap.
- 12. Include all buried/non exposed gypsum board

## **06D: FINISH CARPENTRY– Install**

\*\* See plan sheets for Specifications\*\*

06 2023 FINISH CARPENTRY

06 4113 CABINETS – INSTALL ONLY

08 1113 WOOD DOORS – INSTALL ONLY

08 1313 HOLLOW METAL DOORS AND FRAMES – INSTALL ONLY

08 1436 EXTERIOR DOOR ASSEMBLIES – INSTALL ONLY

08 5313 WINDOWS – INSTALL ONLY

08 7100 DOOR HARDWARE – INSTALL ONLY

08 7400 ACCESS CONTROL HARDWARE – INSTALL ONLY

10 1423 SPECIALTY ITEMS – INSTALL ONLY

10 5513 CENTRAL MAIL DELIVERY BOXES – INSTALL ONLY

### SCOPE NOTES:

1. Install of all bath accessories
2. Install cabinetry and PLAM counter tops.
  - a. Include floating shelves, crown molding, hardware, etc.
3. Install all wood trim included but not limited to
  - a. Door casings
  - b. Railings
  - c. Base
  - d. Panels at community room
4. Install all doors and hardware.
  - a. Including barn doors at community room
  - b. Include unit exterior patio doors.

- c. **Install hollow metal doors & hardware. Hollow metal frames by others.**
- 5. Install all fire extinguisher cabinets.
- 6. Install ship lap wall at sky lounge, 9 / A-203.
- 7. Provide alternate for install of all common area casework and PLAM countertops.
- 8. Install of mirror 1x2 backer and mirror with aluminum edging.
- 9. Install all mailboxes.
- 10. Install interior signage.
- 11. Install exterior signage.
- 12. Exclude all quartz, solid surface, granite, cultured, marble etc. counter tops.
- 13. **Install unit mechanical room access doors.**

## **06F: CABINetry, Material Only**

\*\* See plan sheets for Specifications\*\*  
06 4113 CABINetry

### SCOPE NOTES:

1. Include all field measuring as required.
2. Provide cabinetry hardware as specified in specification.
3. Include floating shelves, crown moulding (if shown on drawings)

## **06G: SOLID SURFACE/QUARTZ/CULTURED MARBLE, Complete - Material & Install**

\*\* See plan sheets for Specifications\*\*  
06 4113 CABINetry  
07 9200 CAULKING AND SEALANTS \*\*As pertains to this package\*\*

### SCOPE NOTES

1. Include all vanities and bowls.
2. Include all public restroom vanities with **undermount** sinks.
3. Include windowsills.
4. Include all solid surface countertops.
5. Include joint sealants at perimeter of backsplashes, edges of countertops, and windowsills.
6. Include all field measuring as required.
7. **Include all undermount stainless steel sinks. Unit kitchen sinks to be 60/40 split.**

## **07B: THERMAL INSULATION, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*  
07 2100 THERMAL INSULATION

### SCOPE NOTES:

1. Include all fiberglass insulation in exterior walls with vapor barrier.
2. Include blown-in fiberglass insulation at attic with 6mil vapor barrier.
3. Include foamed-in-place insulation at rim joist.
4. Provide 12" high density fiber pack sound insulation, entire depth, in the floor trusses.
5. Include expanding spray foam insulation (R-10 vapor barrier compliant) Fill cavity at similar conditions per note 57 on A-301.
6. Include expanding foam inside HSS columns and around stud space as shown in detail 1/A-305.
7. All walls separating units to have denim sound insulation in lieu of fiberglass.
8. **EXCLUDES RIGID INSULATION AT FOUNDATION WALLS**
9. **Include separate trips to install all poly/insulation at buried/non-exposed areas (corridors, attic spaces, walls adjacent to elevator shaft walls, etc.)**

10. Include fire stop adjacent to elevator shaft walls.

### **07C: SHINGLES, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

07 3113 SHINGLES

07 7233 ROOF HATCH – Install Only

#### SCOPE NOTES:

1. Include 2 rows of ice and water at eaves, valleys, and gables.
2. Include roof edge (drip edge), ridge vents, valley flashing, step flashing, and all other required items to make a complete shingle roof assembly.
3. **Include installation of roof access hatch/ladder**

### **07D: ROOF ACCESS HATCH, Material Only**

07 7233 ROOF HATCH

\*\* See plan sheets for Specifications\*\*

#### SCOPE NOTES:

1. Provide roof access hatch FOB jobsite.

### **07E: SIDING, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

07 4616 SIDING

#### SCOPE NOTES:

1. Include all steel lap siding, steel panel siding.
2. Include LP siding trim at exterior unit door trim.
3. Include all soffit, fascia, trim pieces.
  - a. Including trim at HVAC openings in garage as shown on note 6 per 4 / A-302.
4. Include furring, rigid insulation, flashing, and siding at below grade area wells and garage doors.
5. Include all gutter and downspouts at sloped/asphalt roof locations, per drawings.
6. Exclude gutter and downspouts at flat roof areas.
7. Exclude Section 07 410 Factory Manufactured Preformed Wall Panels
8. Exclude building wrap installation.

### **07F: MEMBRANE ROOFING/MANUFACTURED WALL PANELS, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

07 5556 MEMBRANE ROOFING

07 410 FACTORY MANUFACTURED PERFORMED WALL PANELS

06 1000 ROUGH CARPENTRY \*\*As pertains to this package\*\*

#### SCOPE NOTES:

1. **ALL METAL COPING ADJACENT TO MEMBRANE ROOFING**
2. Include wall expansion detail per detail 4 / A-104.
3. Roof coping, gutters, scuppers, and downspouts abutting to membrane roofing.
4. Include roof penetrating flashing.
5. Include material and labor for all roof related blocking (Coping, Scuppers, etc.).
6. Include all roof insulation for drainage.

7. Include four (4) PAC-1000F Column Cover matching exterior ACM color at Lobby / Gathering Area as shown on A-101.2.
8. Exclude gutter and downspouts at sloped/asphalt roof locations.

### **07H: SEALANTS, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

07 9200 CAULKING AND SEALANTS

07 8400 FIRESTOPPING

#### SCOPE NOTES:

1. Include fire caulking at attic access door.
2. Include all fire caulking not related to openings created by Mechanical, Electrical, or Fire Suppression.
3. Include sealants at exterior perimeter of vinyl windows.
4. Include sealants at all hollow metal frames.
5. Include sealants at sidewalk to building joints.
6. Include all sealants between dissimilar exterior finishes.

### **08B: WINDOWS, Material Only**

\*\* See plan sheets for Specifications\*\*

08 5313 WINDOWS

#### SCOPE NOTES:

1. Provide all vinyl windows FOB jobsite.

### **08C: PATIO DOORS, Material Only**

\*\* See plan sheets for Specifications\*\*

08 1436 EXTERIOR DOOR ASSEMBLIES

#### SCOPE NOTES:

1. Provide all patio doors FOB jobsite.
2. All unit patio doors on 1<sup>st</sup> floor to be lockable.

### **08D: ALUMINUM WINDOW & DOORS, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

08 4113 ALUMINUM DOORS

#### SCOPE NOTES:

1. INCLUDE COMPLETE STOREFRONT SYSTEM AS SHOWN ON 4/A-201
2. Include all aluminum door hardware including power operators.
3. Include all sealants at storefront systems.
4. Exclude aluminum door keying/cores.

## **08E: OVERHEAD DOORS, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

08 3613 OVERHEAD DOORS

### SCOPE NOTES:

1. Provide and install overhead doors per drawings.
2. Include premium window kits.
3. Include premium manufacturer color options.
4. Overhead doors to be installed in concrete opening.

## **09A: GYPSUM DRYWALL, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

09 2900 GYPSUM DRYWALL

09 7720 DECORATIVE FIBERGLASS REINFORCED WALL PANELS

### SCOPE NOTES:

1. Include trim, moldings, fasteners, sealants, adhesives and panels for the FRP materials.
2. Include resilient channels at wall types called out.
3. Include steel stud framing for all soffits.
4. Include sound sealant and flexible sealant tape at gypsum walls as detailed on A-401.3
5. All walls and ceiling to receive a light orange peel finish.
6. Include steel framing at main entry canopy per detail 1 / A-305.
7. Include all FRP paneling.
8. **Include separate trips to provide and install all gypsum board at buried/non-exposed areas/pre-rock (corridors, attic spaces, walls adjacent to elevator shaft walls, tub/showers, etc.)**

## **09C: CERAMIC TILE, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

09 3000 TILING

### SCOPE NOTES:

1. Include all wall tile, floor tile, and trim as shown on drawings.
2. Include all items for a complete installation per manufacturer's instructions.
3. Include wall tile at the dog wash area per 2/A-202.
4. Include concrete look tile at community room 2/A-203.
5. Include tile backsplash at units called out on drawings.

## **09D: FLOORING, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

09 6516 FLOORING

### SCOPE NOTES:

1. MOISTURE TESTING OF FLOORS
2. Install only of sealer over gyp-crete at specified areas. Sealer provided by 3B, Gyp-Crete
3. Install all flooring per manufacturers recommendations, leaving no gaps to walls, frames, etc.
4. Provide and install sound pad throughout units.
5. Exclude epoxy flooring.

## **09E: EPOXY FLOORING, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

09 6516 FLOORING

### SCOPE NOTES:

1. Epoxy flooring at garage level trash room.

## **09F: PAINTING, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

09 9123 PAINTING AND WALLCOVERING

### SCOPE NOTES:

1. Include vinyl wall coverings at fitness walls per detail 6 / A-203.
2. Include all wood staining where required.
3. Include painting of all concrete walls as called out on plans.
  - a. Include parking stall numbers on adjacent walls.
4. Paint exposed gas piping and fire sprinkler lines exposed in garage areas.
5. Paint exposed fire sprinkler lines in stairways.
6. Paint 1x2 backer at fitness center mirrors.
7. Paint all bollards.
8. Putty all nail holes.
9. Paint hollow metal frames and doors.
10. Paint exposed steel at 3<sup>rd</sup> floor sky lounge deck.
11. Provide voluntary alternate for the epoxy flooring at garage level trash room (Work Scope 9E).

## **10A: SPECIALTIES, Complete – Material**

\*\* See plan sheets for Specifications\*\*

10 1423 SPECIALTY ITEMS

10 5513 CENTRAL MAIL DELIVERY BOXES

### SCOPE NOTES:

1. Bathroom Accessories
  - a. Grab bars
  - b. Toiler paper dispenser
  - c. Towel ring
  - d. Towel bar
  - e. Curved shower bar
  - f. Hooks
2. Signage
  - a. See detail 10 / A-401 for further signage requirements.
  - b. Interior room signage
  - c. Exterior building signage/lettering
  - d. **Include monument sign**
3. Building directory signage.

**10B: MAIL DELIVERY BOXES, Material Only**

\*\* See plan sheets for Specifications\*\*

10 5513 CENTRAL MAIL DELIVERY BOXES

SCOPE NOTES:

1. Provide mailboxes per drawings FOB jobsite.

**10D: SHELVING, COMPLETE – Material & Install**

SCOPE NOTES:

1. Provide and install all shelving per drawings.
2. Include field measuring.

**10E: Unit Mechanical Access Doors, Material Only**

SCOPE NOTES:

1. Provide FOB jobsite 32"x66" access doors for unit magic packs.

**11A: RESIDENTIAL APPLIANCES, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

11 3100 RESIDENTIAL EQUIPMENT

SCOPE NOTES:

1. Include all residential unit appliances.
2. Include kitchen equipment in common areas.
3. Provide connections cords/hoses for all appliances.
4. Exclude magicpak units and sleeves.

**11B: TRASH CHUTES, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

SCOPE NOTES:

1. Include trash chute and vent on roof.
2. Include all trash chute doors.

**12A: WINDOW TREATMENTS, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

12 2113 WINDOW TREATMENT

SCOPE NOTES:

1. Heritage 2 in. aluminum blinds at all windows.
2. Graber G-85 vinyl vertical blinds at all patio doors.

**12B: ELECTRIC FIREPLACE, Complete – Material & Install**

\*\* See plan sheets for Specifications\*\*

SCOPE NOTES:

1. Provide and install electric fireplace in community room.

**32F CONCRETE CURB & GUTTER, Complete – Material & Installation**

\*\* See plan sheets for Specifications\*\*

ALL GENERAL NOTES PERTAINING TO PROJECT AND RELATED TO  
CONCRETE CURB AND GUTTER, MIX DESIGNS, SHOP DRAWINGS, ETC

END OF SECTION