



**Addendum #1**  
**Moderate Rehabilitation at Washington Village**  
IFB 11-03

April 6, 2011

Dayton Metropolitan Housing Authority  
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:

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**Addendum Items:**

1. Permit Cost: Allow \$1,000 [\$500 per building] for the general building permit cost. All trade permits shall be applied and paid for by the respective contractor and included in the bid.
2. Bid Form: The cost for site improvements, general conditions, project allowances, etc. shall be included and shared between both buildings on the respective line item costs.
3. Project allowances: Include all project allowances in the bid.
4. Project allowances: The project allowance for Green Communities Verification in the amount of \$3,000 includes securing HERS testing for Energy Star Certification as well as other testing required by Green Communities.
5. Project allowances: The project allowance for Masonry Tuckpointing [100 SF] and Brick Replacement [20 bricks] shall be inclusive of the items noted in the general notes on the elevation sheets. There should not be 100 SF in the elevation plus an additional 100 SF in the allowance.
6. Section 02 50 00: Abatement: RDA conducted on-site visual verification of the extent of ACM sheet flooring that may be located under newer peel and stick or other flooring. Modify the scope of abatement of ACM sheet vinyl flooring to the following locations [typical for all 8 units in the project]: kitchen, laundry alcove, utility closet, and bathroom. The approximate area per unit is 170 SF. All multiple layers of flooring shall be removed complete down to the original concrete slab. Also provide an allowance of an additional 100 SF of abatement for any other non-typical condition uncovered as a result of the demolition. In addition, per ATC, this sheet flooring was installed using an adhesive, not mastic. The adhesive should be removed as required for the preparation of new flooring specified.

7. Section 02 50 00: Abatement: Abatement of the shingle roofs is not required and not included in the project. Shingles to be removed may be considered normal construction debris. At the 8325 Building, strip the roof to the deck and replace roof deck, and install new shingle roof system as specified.
8. Section 04 01 00: Water Repellent at Masonry: Add to 3.9 Schedule: Water Repellent: Apply water repellent at masonry wing walls, all exposed surfaces. [No water repellent at building walls]
9. Section 08 11 15: Entry Doors: The specification was omitted from the bid documents. The specification is attached to this addendum. All units are to receive new front and rear entry doors.
10. Section 08 11 63: Storm Doors: The specifications contained two versions of the specification for the storm doors. The correct specification is attached to this addendum. All units are to receive new front and rear storm doors. [Sheet A2.1 incorrectly does not show rear entry doors to receive storm doors – they are to be included]
11. Section 09 21 16: Gypsum Board Finishes: As part of the project, the contractor shall repair and skimcoat existing wall finishes scheduled to remain in place to a level 4 quality finish. The contractor shall repair and apply new light stomp texture to existing ceiling finishes where required by work.
12. Section 09 21 16: Gypsum Board Finishes: As part of the project, the contractor shall provide all gypsum board patches required for new/modified wiring, piping, etc. and the applicable finishes/skimcoat to bring to a level 4 quality finish of the adjacent finishes.
13. Section 09 21 16: Gypsum Board Finishes: Utility Closet 103: Repair existing gypsum board ceiling as required to maintain a continuous air barrier as part of the new return air ductwork and grille modification at this area.
14. Drawing C1.1: Shift the proposed new trash and recycling enclosure 4'-0" to the west, expand the overall concrete pad to 20'-0" deep and 13'-0" wide. The steel and wood enclosure will remain the original size.
15. Drawing C1.1: The scope of the parking lot improvements includes all necessary and required repair and preparation work to permit the installation of a new wearing course of asphalt. This includes the installation of base, fabric, etc. to provide a first quality job.
16. Drawing M-1: Heat Pump Schedule: Due to Carrier's phasing out and changing of model numbers and SEER ratings, Carrier heat pump model 25HPA SEER 14 as indicated on the schedule, is no longer valid. Instead, Contractors shall provide Carrier Comfort Series heat pump model 25HCC5 SEER 15.
17. Sheet E-1: Lighting Fixture Schedule: Fixture W1 shall be- Savoy House #5-6000-DSES-05-Vader Dark Sky and Energy Star fixture. Oiled copper finish with 13W compact fluorescent bulb. Provide a remote photocell control for the fixtures, see note #16 below.
18. Sheet E-4, Lighting Plan, Provide photocell, Tork #2001 or equal, for each unit for control of W1 fixtures. Wall mount photocell high on each unit's rear exterior wall just below eave faced away from interfering light sources. Field verify and coordinate exact locations of photocells with the Architect prior to rough-in. Serve W1 fixtures through contact in photocell.

End of Addendum #1.

**SECTION 08 11 15**  
**PRE-ASSEMBLED METAL DOORS AND FRAMES**

**PART 1 GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Pre-assembled steel entry doors in wood frames.

**1.2 SUBMITTALS**

- A. Product Data: Submit frame and door configurations, core materials, finishes, fire ratings, and Energy Star Compliance.

**1.3 QUALITY ASSURANCE**

- A. Perform glazing Work in accordance with the following:
  - 1. Insulated Glass: Fabricate insulated glass units in accordance with GANA (formerly FGMA) Glazing Manual.
  - 2. Safety Glass: Conform to CPSC 16 CFR 1201 and applicable codes.
- B. Surface Burning Characteristics:
  - 1. Foam Insulation: Maximum 75/450 flame spread/smoke developed index when tested in accordance with ASTM E84.

**C. Door assemblies to be Energy Star Rated.**

**1.4 WARRANTY**

- A. Furnish ten year manufacturer's warranty on workmanship and materials.
- B. Furnish ten year manufacturer's warranty for insulated glass units from seal failure, interpane dusting or misting, including replacement.

**PART 2 PRODUCTS**

**2.1 PRE-ASSEMBLED STEEL DOORS AND FRAMES**

- A. Manufacturers:
  - 1. Masonite: High Definition Steel Entry Doors.
    - a. Front Entry: MHD-XXX-XXX-2: Masonite HD 2 Panel Door with no Glass.
    - b. Rear Entry Door: MHD-106-999-2: Masonite HD 2 Panel Door, Half Lite Clear Insulated Glass unit with Internal Grille [Energy Star Rated]
  - 2. Therma-Tru: Profiles Steel Entry Doors, Equal to Above Style.
  - 3. Jeldwen: Premium Steel Exterior Door, Equal to Above Style.
  - 4. Lansing Housing Products

**2.2 ENTRY DOORS AND SIDELIGHT PANELS**

- A. Insulated Entry Doors: 1-3/4 inch thick; 24 gage steel sheet face, embossed pattern with glazed openings design as indicated, thermally broken.
  - 1. Core: Wood stiles and rails with foamed-in-place insulation.
- B. Fire Rated Entry Doors: 1-3/4 inch thick; 24 gage steel sheet face, embossed pattern design as indicated on Drawings, thermally broken.
  - 1. Core: Manufacturer's standard for required 20 minute fire rating.

**2.3 DOOR FRAMES**

- A. Wood Frames: Finger-jointed, kiln dried white pine, prime painted. Field verify wall thickness.

## **2.4 COMPONENTS**

- A. Steel Sheet: Galvanized to ASTM A653/A653M.
- B. Insulation: Polyurethane.
- C. Insulating Glass: Sealed double pane units with Low E coating.
  - 1. Outer Pane: Clear fully tempered safety glass.
  - 2. Inner Pane: Clear fully tempered safety glass.
  - 3. Pane Thickness: Minimum 1/8 inch thick.
  - 4. Minimum Total Unit Thickness: 3/4 inch.
  - 5. Internal Grille: 9 lite pattern.

## **2.5 HARDWARE**

- A. Hinges: Steel, full mortise type; 4 x 4 inches, finish to match hardware.
  - 1. Fire Rated Doors: Provide adjustable spring-type hinges for top and bottom hinge.
- B. Weatherstripping: Magnetic type on lock and head jambs, compression type elsewhere.
- C. Thresholds:
  - 1. ADA compliant – barrier free, extruded aluminum, mill finish with safety ribs; thermally broken; rubbed extruded vinyl sweep across door bottom. Threshold sized to accommodate complete wall thickness.
- D. Remainder of Hardware: Specified in Section 08 71 00.

## **2.6 ACCESSORIES**

- A. Door Casings:
  - 1. Exterior: 2" Brickmold, primed and painted.
  - 2. Interior: As specified in Section 06 20 00.
- B. Bituminous Coating: Non-asbestos fibered asphalt emulsion.
- C. Primer: Manufacturer's standard rust inhibitive type.

## **2.7 FABRICATION**

- A. Fabricate doors and frames as pre-hung single piece jamb units with continuous threshold for each opening.
- B. Fabricate pre-hung units with hardware reinforcement welded in place.
- C. Configure exterior frames to accept weatherstripping.
- D. Factory glaze doors.
- E. Attach fire rating label to each fire rated door and frame.

## **2.8 FACTORY FINISHING**

- A. Doors and Frames:
  - 1. Primer: Baked on dry powder.
  - 2. Finish Coating: Field Applied.
- B. Hardware Finish:
  - 1. Steel Components: Satin chrome finish or with finishes to match door hardware as applicable.
  - 2. Aluminum Components: Mill finish.

### **PART 3 EXECUTION**

#### **3.1 EXAMINATION**

- A. Verify framed openings are correct size and thickness and project conditions are acceptable.

#### **3.2 INSTALLATION**

- A. Install units in accordance with manufacturers installation instructions.
- B. Install fire rated assemblies in accordance with NFPA 80.
- C. Install doors and frames plumb, level and square.
- D. Coordinate installation of hardware specified in Section 08 71 00.
- E. Field Finishing: As specified in Section 09 90 00.
- F. Adjust door and frame units to ensure smooth and balanced movement.

#### **3.3 ERECTION TOLERANCES**

- A. Maximum Diagonal Distortion: 1/16 inch measured with straight edges, crossed corner to corner.

#### **3.4 SCHEDULES**

- A. Front Exterior Entry Door: Steel door with wood frame; 36 x 80 inches, style as indicated; with continuous accessible threshold.
- B. Rear Exterior Entry Door: Steel door with wood frame; 36 x 80 inches, style as indicate, glazed design as indicated; with continuous accessible threshold.

**END OF SECTION**

**SECTION 08 11 63**  
**STORM DOORS**

**PART 1 GENERAL**

**1.1 SUMMARY**

- A. Steel storm doors and frames and operating hardware.

**1.2 SUBMITTALS**

- A. Product Data: Provide data indicating door construction, type of corner reinforcement, hardware, method of glazing, installation tolerances, and door elevation.

**PART 2 PRODUCTS**

**2.1 METAL STORM DOORS**

- A. Manufacturers:
  - 1. Lansing Housing Products Corp., Model #500
  - 2. Approved Equal.

**2.2 COMPONENTS**

- A. Door, Frame, Glazing Accessories and Hardware: Manufacturer's standard.
- B. Colors as selected from Manufacturer's standard.
- C. Door Stiles and Rails, Frame Sections: 22GA hot dipped galvanized steel. Roll formed tubular lock seam construction.
- D. Glazing: Single pane, heat strengthened safety glass, clear. Manufacturers standard thickness.
- E. Insect Screen: Woven stainless steel security screen mesh. 304 alloy, .018 diameter wire 12 X 12 mesh, tensile strength of minimum 800 lb/ lin. in.
- F. Glazed Frame Track: Steel extrusions, double track.
- G. Panel Below Glazing: 18 GA galvanized embossed steel.
- H. Adjustable expanders for out of square opening.
- I. Sealant: Acrylic type specified in Section 07 90 00, for exterior work.
- J. HARDWARE
  - 1. Hardware: Manufacturer's standard heavy duty hardware.
  - 2. Hinge: Four stainless steel butt type, with nylon thrust bearings.
  - 3. Latch: ADA/UFAS Compliant.
  - 4. Closer: Adjustable, spring loaded, hydraulic cylinder with hold open feature.
  - 5. Stop: Storm chain with spring safety cushion.
  - 6. Weather stripping: Full perimeter magnetic compression type, with drop sill sweep for full width of door leaf.

**2.3 FABRICATION**

- A. Assemble stiles and rails with hairline mitered corner joints, aligned and reinforced with corner spigots; retain with fasteners. Internal steel gussets fully brazed.
- B. Fit hollow bottom rail with drop sill sweep for full contact weatherstrip.
- C. Fabricate and fit panel below glazing into door stiles and rails.

- D. Provide for vertical operation of glass panes and insect screens. Fit with spring laded retracting pin position retainers.
- E. Prehung in prepunched aluminum Z-Bar Frame.

**2.4 FINISH**

- A. Exposed Steel Surfaces: custom (non standard) urethane finish.

**PART 3 EXECUTION**

**3.1 INSTALLATION**

- A. Install units, accessories and hardware in accordance with ASTM E737.
- B. Apply bed of sealant to mating surface of door frame before installation.
- C. Accurately fit door frame to opening and adjust door for proper operation before securing.
- D. Install units, accessories and hardware in accordance with manufacturer's instructions.
- E. Accurately fit and secure doorframe to building opening.
- F. Install shims as necessary to insure positive latching without cutting of door frame.

**END OF SECTION**