To: **Prospective Bidders** Project No. **18-017** Issue Date: **24 March 2022**

Subject: **Addendum #3**
KCKHA – Plaza Tower Interior Modernization
1200 N 75th Place
Kansas City, Kansas 66112

From: **Archetype Design Group, Inc.**
8010 State Line, Suite 150
Leawood, Kansas, 66208
913.341.2356 ph

This addendum forms a part of the Contract Documents. **Bidders must acknowledge receipt of this Addendum on the Bid Form**. Failure to do so may result in disqualification of Bid. All changes for this Addendum are indicated on the drawings with a "Delta 3".

1. **Specifications 20 Contract Template–** *Change* **–** The Housing Authority has made some minor changes to their standard contract template.
2. **Specifications 33 Section 3 Info Pamphlet–** *Add* **–** This information on Section 3 Contractors and Subcontractors is being provided in addition to that already contained in the specifications.
3. **Specifications Section 085113 Aluminum Windows–** *Add* **–** This specification section has been added to the project manual.
4. **Specifications Section 096816 Sheet Carpeting–** *Delete* **–** This specification section has been deleted from the project manual.
5. **Specifications Section 096813 Tile Carpeting–** *Add* **–** This specification section has been added to the project manual.
6. **Document for Clarification Product List for K1-24 Modernization Phase 3–** *Clarification* **–** This product list is being provided to clarify which products are to be provided by the Housing Authority for installation/application by the contractor. All dwelling unit entry door locksets will be provided by the housing authority for installation by the contractor. All other door hardware items are to be provided and installed by the contractor.
7. **Sheet A1.2 –** *Add* **–** Added Plan Note #5 and to replace existing thermostat and rewire new to existing HVAC units.
8. **Sheet ME1.2 –** *Clarification* **–** Plan Note #9 to clarify the replacement of existing thermostats and rewire to existing HVAC units.

Attachments:

- Revised Sheet A1.2
- Revised Sheet ME1.2

End Addendum #3

CONTRACT
#

THIS agreement, made this _____ day of _____,2019by and between: THE KANSAS CITY KANSAS HOUSING AUTHORITY, herein called the "Housing Authority", acting through its Executive Director, as the authorized official and _____. a _____(State) Corporation in _____, City_____(County), _____, (State)herein called the "Contractor".

WITNESSETH, that the Contractor and the Housing Authority for the consideration stated herein mutually agree as follows:

Article 1. Statement of Work: The Contractor shall furnish all tools, labor, equipment and services for (including but not limited to):

As described in the plans and specifications of this project.

_____
_____
_____
_____
_____
_____
_____
_____

at: _____
(Name and/or address of site(s)

All work is to be completed free from defects in material and workmanship, and in strict accordance with the Plans, Specifications and the Contract Documents as set forth in Article 6 below.

Article 2. Contract Price: The Housing Authority agrees to pay and the Contractor agrees to accept as payment for the performance of this Contract, the sum of: _____ THOUSAND, _____ AND DOLLARS AND NO/100. $_____ subject to additions and deductions as provided for in the "General Conditions of the Contract for Construction – Public Housing Program."

Article 3. Completion Date: The Contractor agrees that time is of the essence in the completion of the work required by this Contract which completion is established on or before _____ calendar days, following receipt of the "Notice to Proceed" and Contractor hereby waives any notice of putting in default for failure to complete on time.

Article 4. Liquidated Damages: It is agreed that for every day that the contract exceeds _____ days, the Contractor will be assessed the amount of ONE HUNDRED AND NO/100 Dollars ($100.00) per calendar day, as a liquidated damage fee and not as a penalty.

Article 5. Collection of Attorney's Fees and Court Costs: Should the Contractor fail to comply with the terms of this agreement or be in default in this agreement in any way, and should the Housing Authority need to retain legal counsel as a result of said breach, the Contractor shall, in addition to paying all sums owed to the Housing Authority, pay the Housing Authority reasonable attorney's fees and court costs, incurred by the Housing Authority in collecting sums owed under this agreement.

Article 6. Contract Documents: The Contract Documents shall include those documents specifically referenced in Clause 1 of the General Conditions of the Contract for Construction – Public Housing Program, and the following:

1. **Supplementary Conditions of the Contract for Construction.**
2. **Supplementary Instructions to Bidders.**
3. **HUD Wage Determination Number KS_____.**
4. **Previous Participation Certification (where applicable).**

Description of work and other documents are as fully a part of the Contract as if hereto attached or herein reported. In the event, that any provisions of this Contract conflicts with any other component part, the provisions of the component part first enumerated in this Article 6 or the General Conditions shall govern, except as otherwise specifically stated. The various provisions in Addenda shall be construed in the order of reference of the component part of the Contract which said modifies.

Article 7. Verbal Agreement: No verbal agreement or conversation with any officer, agent or employee of the Housing Authority, either before or after

execution of Contract shall affect or modify any terms or obligations contained in the Contract Documents, unless the Contractor notified the Housing Authority in regard to the circumstance in accordance with the Article 9 of the General Conditions of the Contract for Construction – Public Housing Program.

Article 8. Progress Schedule: As directed by the Housing Authority, the Contractor, immediately after being awarded the Contract, shall prepare and submit for the Housing Authority's information an estimated progress schedule of the work. The progress schedule shall be related to the entire project, to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of work. This schedule shall indicate the dates for the starting and completion of the various stages of the work and shall be revised and submitted to the Housing Authority as required by the conditions of the work.

Article 9. Documents at Site: The Contractor shall maintain, at the site, one record copy of all Drawings, Specifications, Addenda, Change Orders, and other modifications in good order and marked currently to record all changes made during construction. These will be delivered to the Housing Authority upon completion of the work.

Article 10. Character of Workmen: The Contractor shall at all times be responsible for the conduct and discipline of his employees and/or any subcontractor or persons employed by subcontractors. All workmen must have sufficient knowledge, skill and experience to perform properly the work assigned to them. Any workman who does not perform his work in a skillful manner or appears to be incompetent or to act in a disorderly or intemperate manner, at written request of the Housing Authority, shall not be employed in any portion of the work without the approval of the Housing Authority.

Article 11. Subcontractor Bound by Terms of Prime: The Contractor agrees to bind every subcontractor to comply with the terms of this Contract and all related documents as specified and referenced in Article 6, so far as the same are applicable to the work of each subcontractor, but nothing contained in the contract documents shall be construed so as to create any contractual relation between any subcontractor and the Housing Authority, nor shall it create any obligation on the part of the Housing Authority to pay or see to the payment of any sums of money to any subcontractor.

Article 12. Cleaning Up: The Contractor shall remove from the Housing Authority's property, and from all public and private property, all temporary structures, rubbish and waste materials resulting from this operation or caused by his employees, and shall remove all surplus materials leaving the site smooth, clean and true to line and grade.

Article 13. Correction of Faulty Work After Final Payment: The issuance of final payment by the Housing Authority to the Contractor shall not relieve the

Contractor of responsibility for faulty materials or workmanship. The Contractor shall promptly replace any such defects discovered within one year from the date of written acceptance of the work.

Article 14. Assignment of Contract: This agreement is non-assignable by the Contractor and all subcontracts are subject to the Housing Authority's approval.

Article 15. Cancellations: If any time during the execution of this Contract, the Housing Authority should abandon, either entirely or for any indefinite time the construction of this project or any substantial part thereof, or should terminate for cause, any or all of the Contractor services (Article 1. Statement of Work) to be furnished herein under, the Contract shall be modified or terminated as the case may be. In such an event, the Contractor shall be entitled to just and equitable compensation for approved work in place and/or materials delivered to and stored on the project site, in accordance with the terms of this Contract.

Article 16. Successors and Assigns. The Housing Authority and the Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto and to the partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents.

Article 17. Non-Discrimination Policy Statement. It is the policy of the Housing Authority that no employee, agent, vendor or contractor shall engage in any behavior, acts or actions that discriminate against current residents, applicants and prospective residents in the provision of housing and housing related services and benefits on the basis of race, color, religion, sex national origin, disability, sexual orientation or familial status.

Specifically it is the policy of the Housing Authority that no employee, agent, vendor or contractor may behave or act in any manner toward or take any action against a current resident, applicant or prospective resident that constitutes or is considered to constitute sexual harassment by a resident, applicant, or prospective resident for housing or housing services.

The policy applies to all Housing Authority employees, agents, vendors and contractors and covers all KCKHA offices and services that inner act with affect residents, applicants and prospective residents seeking housing and housing related services and benefits.

This policy is intended to protect the rights of all residents, applicants and prospective residents under the Fair Housing Act and to insure that all resident, applicants and prospective residents are protected from act of sexual harassment in all aspects of housing, housing, housing related services and benefits. In addition, all employees' agents, vendors and contractors must adhere to the agencies commitment to its Ethics and Services policy statement.

Article 18. **<u>Section 3 Compliance:</u> This contract is subject to the provisions of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) that is regulated by the provisions of 24 CFR 75.**

IN WITNESS WHEREOF, the parties have thereto caused this instrument to be executed in four (4) original counterparts as of the day and year first above written.

Attest:

Witness:_____

Company :

_____

By:_____
(Principal of Co)

_____
(Title)

Address: _____

_____

Phone/Fax:_____

Fed ID #_____

HOUSING AUTHORITY

By:_____
Andrea Tapia, Executive Director
1124 North 9th Street
Kansas City, Kansas 66101

Section 3 is a provision of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) that is regulated by the provisions of 24 CFR 75. Section 3 regulations ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Contractors and subcontractors will comply with HUD's Section 3 requirements in implementing this HUD funded contract and will, to the greatest extent feasible, ensure that employment and other economic opportunities are directed to low- and very low-income persons (Section 3 workers and Targeted Section 3 workers) and to eligible businesses (Section 3 Businesses).

Prior to the beginning of work, contractors and subcontractors will be required to certify that they will follow the required prioritization of effort for Section 3 workers, Targeted Section 3 workers, and Section 3 business concerns as outlined below.

Contractors and subcontractors should make best efforts to provide employment and training opportunities to Section 3 workers in the priority order listed below:

1) To residents of the public housing projects for which the public housing financial assistance is expended;

2) To residents of other public housing projects managed by the PHA that is providing the assistance or for residents of Section 8-assisted housing managed by the PHA;

3) To participants in YouthBuild programs; and

4) To low- and very low-income persons residing within the metropolitan area (or nonmetropolitan county) in which the assistance is expended.

Contractors and subcontractors must make their best efforts to award contracts and subcontracts to business concerns that provide economic opportunities to Section 3 workers in the following order or priority:

1) Section 3 business concerns that provide economic opportunities for residents of public housing projects for which the assistance is provided;

2) Section 3 business concerns that provide economic opportunities for residents of other public housing projects or Section-8 assisted housing managed by the PHA that is providing assistance;

3) YouthBuild programs; and

4) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the assistance is provided.

For Section 3 covered contracts, contractors must submit the Section 3 Performance and Summary Report to Kansas City Kansas Housing Authority on a monthly basis, and the annual reporting requirement set forth in that form's instructions.

A. MONTHLY REPORTING

1) Contractors are required to submit monthly activity reports to Kansas City Kansas Housing Authority by the last day of each month.

B. ANNUAL REPORTING

1) Once a project is completed, contractors must submit a final Section 3 cumulative report for the program year.

2) Upon the completion of a project, Kansas City Kansas Housing Authority will conduct a final review of the project's overall performance and compliance.

3) Kansas City Kansas Housing Authority will submit the Section 3 data into the required reporting system to HUD at [reporting period].

SECTION 085113 - ALUMINUM WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes aluminum windows for exterior locations.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.

C. Samples: For each exposed product and for each color specified, 2 by 4 inches in size.

D. Product Schedule: For aluminum windows. Use same designations indicated on Drawings.

1.3 INFORMATIONAL SUBMITTALS

A. Product test reports.

B. Sample warranties.

C. If an alternate manufacturer of windows is to be submitted the contractor shall provide side-by-side comparison of performance data indicating that the performance of the submitted window and glazing meets or exceeds that of the windows provided in the previous phase.

1.4 QUALITY ASSURANCE

A. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution. **If an alternate manufacturer of windows is to be submitted the contractor shall provide a mock-up for approval by the Architect and the Owner proving that the submitted system precisely matches the windows provided in the previous phase.**

1.5 WARRANTY

A. Manufacturer's Warranty: Manufacturer agrees to repair or replace aluminum windows that fail in materials or workmanship within specified warranty period.

1. Warranty Period:

a. Window: 10 years from date of Substantial Completion.

b. Glazing Units: 10 years from date of Substantial Completion.

c. Aluminum Finish: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Basis of design product that has been specified is **Quaker Emerge E500 Series Single Hung windows with black hardware, gravity latch, and 4" permanent limit stop. Provide with full screen (Betterveiw(TM), jamb filler # M6609, 3" anchor strap # M536395, and C Mull.** Subject to compliance with requirements, provide products from the following:

1. Quaker Windows Products Co.

2.2 WINDOW PERFORMANCE REQUIREMENTS

A. Product Standard: AAMA/WDMA/CSA 101/I.S.2/A440.

1. Minimum Performance Grade & Class: AW 40.

B. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.38 (fixed) 0.45 (operable) Btu/sq. ft. x h x deg F.

C. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.40

2.3 ALUMINUM WINDOWS

A. Operating Types: Single hung.

B. Frames and Sashes: Thermally broken aluminum extrusions complying with AAMA/WDMA/CSA 101/I.S.2/A440.

C. Glass: Clear annealed glass, ASTM C 1036, Type 1, Class 1, q3.

1. Kind: Fully tempered (Category II).

D. Insulating-Glass Units: ASTM E 2190.

1. Glass: ASTM C 1036, Type 1, Class 1, q3.

a. Tint: Clear

b. Kind: Fully tempered (Category II).

2. Filling: Fill space between glass lites with argon.

3. Low-E Coating: on second surface.

E. Glazing System: Glazing method should be a wet/dry type in accordance with manufacturer's standards. Exterior glazing shall be silicone back bedding sealant.

F. Hardware, General: Manufacturer's standard corrosion-resistant hardware sized to accommodate sash weight and dimensions.

1. Exposed Hardware Color and Finish: As selected by Architect from manufacturer's full range.
2. Limit Devices: Sash limiting device located at jamb; (2) per sash.

G. Hung Window Hardware:
1. Counterbalancing Mechanism: AAMA 902.
2. Locks and Latches: Operated from the inside only.

H. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.

I. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.
1. Exposed Fasteners: Do not use exposed fasteners to the greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

2.4 INSECT SCREENS

A. General: Provide window manufacturer’s standard aluminum insect screen with frames to match windows. Screen wickets are not permitted.

2.5 FABRICATION

A. Fabricate aluminum windows in sizes indicated. Include a complete system for assembling components and anchoring windows.

B. Glaze aluminum windows in the factory.

C. Weather strip each operable sash to provide weathertight installation.

D. Provide weep holes and internal passages to conduct infiltrating water to exterior.

E. Provide water-shed members above side-hinged sashes and similar lines of natural water penetration.

F. Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design wind loads of window units.

G. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation.

2.6 ALUMINUM FINISHES

A. Anodic Finish: Class I complying with AAMA 611.
1. Color: Clear.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E 2112.

B. Install windows level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

C. Install windows and components to drain condensation, water penetrating joints, and moisture migrating within windows to the exterior.

D. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.

E. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.

F. Clean exposed surfaces immediately after installing windows. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.

G. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

END OF SECTION 085113

SECTION 096813 - TILE CARPETING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes modular, carpet tile.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site w/ Architect and Owner's Representative.

1.3 QUALITY ASSURANCE

A. Installer Qualifications: An experienced installer who is certified by the International Certified Floorcovering Installers Association at the Commercial II certification level.

B. Fire-Test-Response Ratings: Where indicated, provide carpet tile identical to those of assemblies tested for fire response according to NFPA 253 by a qualified testing agency.

C. HUD UM44D Carpet: Provide carpet meeting the requirements of HUD UM44d.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Comply with CRI 104.

1.5 FIELD CONDITIONS

A. Comply with CRI 104 for temperature, humidity, and ventilation limitations.

PART 2 - PRODUCTS

2.1 CARPET TILE: **Rule Breaker Tile / 2B134 Color 979 as provided by Owner for installation by contractor.**

A. Products: Subject to compliance with requirements, provide the following:

1. Mohawk.

B. Backing System: Ultraset Matrix.

C. Size: 24 by 24 inches.

2.2 INSTALLATION ACCESSORIES

A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided by Owner and recommended by carpet tile manufacturer.

B. Adhesives: Water-resistant, mildew-resistant, nonstaining, pressure-sensitive type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet tile and is recommended by carpet tile manufacturer for releasable installation.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet tile performance. Examine carpet tile for type, color, pattern, and potential defects.

B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

D. Preparation: Comply with CRI 104, Section 6.2, "Site Conditions; Floor Preparation," and with carpet tile manufacturer's written installation instructions for preparing substrates indicated to receive carpet tile installation.

E. Installation: Comply with CRI 104, Section 14, "Carpet Modules," and with carpet tile manufacturer's written installation instructions.

F. Installation Method: **Glue down; install every tile with full-spread, releasable, pressure-sensitive adhesive**.

G. Maintain dye lot integrity. Do not mix dye lots in same area.

H. Cut and fit carpet tile to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet tile manufacturer.

I. Extend carpet tile into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.

J. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.

K. Install pattern parallel to walls and borders.

L. Perform the following operations immediately after installing carpet tile:

1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet tile manufacturer.
2. Remove yarns that protrude from carpet tile surface.
3. Vacuum carpet tile using commercial machine with face-beater element.

M. Protect installed carpet tile to comply with CRI 104, Section 16, "Protecting Indoor Installations."

END OF SECTION 096813

PRODUCT INFORMATION FOR MODERNIZATION ON K1-24 Phase 3				
PAINT				
Our Part #	**Product & Part number**		**Vendor**	**Provided by**
PNT116	Wall Gray (6503-62916)		Sherwin Williams	KCKHA
PNT164	Gray Door (6503-27181)		Sherwin Williams	KCKHA
PNT165	White Door (A76W51)		Sherwin Williams	KCKHA
PNT115	Trim Gray (6503-35557)		Sherwin Williams	KCKHA
PNT133	Pro Block (6501-83271) (B79W08810)		Sherwin Williams	KCKHA
PNT018	Ceiling White (6503-77773)		Sherwin Williams	KCKHA
Cabinets				
PNT161	American Stain (5012-45517)		Sherwin Williams	Contractor
	Mineral Spirits (154-2331)		Sherwin Williams	Contractor
CAB205	Laminate Mystique Dawn (WIL476260P 1044)		Virginia Tile	Contractor
CAB194	Formica Spray Adhesive (red#30 WILWA700 30lb)		Virginia Tile	Contractor
PNT095	Poly Clear Gloss (143-7367)		Sherwin Williams	Contractor
CAB141	Cabinet Door Hinges (7139BB)		Wurth	Contractor
CAB075	Cabinet Drawer Slides (PRO 100-22BM)		Wurth	Contractor
CAB069	Drawer rear sockets (PRO 100RB)		Wurth	Contractor
Faucets and Plumbing				
Our Part #	**Product**		**Vendor**	**Provided by**
PLU478	Flagstone Kit. Faucet (CLVCA47511)		Plumb Supply	KCKHA
PLU448	Elkay SS Kitchen Sink 2200 Series (D233223))		Reeves-Wiedeman	KCKHA
PLU502	(Badger 1) Garbage Disposal 1/3h.p. (405250)		HD Supply	KCKHA
NO #	3ft Pwr Cord Assy (103016)		Plumb Supply	KCKHA
PLU235	Strainer Basket Complete (52-106)		Hodes	KCKHA
PLU145	Gerber Bath Sink Faucet (43-411-65)		Plumb Supply	KCKHA
PLU475*	Premier Oval Drop-In Bath Sink (3581757)		Supplyworks	KCKHA
NO #	Delta Single Lever Shower Kit(DET13420) 13 Series		Plumb Supply	KCKHA
NO #	Delta Universal Valve (R10000-UN) WS/DER1000UNWS		Plumb Supply	KCKHA
PLU466	PO Plug (PFPO200)		Ferguson	KCKHA
Faucets and Plumbing (continued)				
NO #	Supply lines 30" (2178586)		Ferguson	KCKHA
PLU431	Stool Supply Lines (1000-011-539)		Supplyworks	KCKHA
PLU093	Toilet Paper Holder Complete(818530)		HD Supply	KCKHA
PLU452	Beneke Toilet Seat (Elongated) (EM30TM)		KC Winnelson	KCKHA
PLU144	Wax ring with sleeve		Supplyworks	KCKHA
GWD015	Door Viewer		HD Supply	KCKHA
PLU 575	Towel Bar Brackets (802596)		Supplyworks	Contractor
PLU1035	18" Grab Bar (731222)		Supplyworks	Contractor
PLU1036	24" Grab Bar (108973)		Supplyworks	Contractor
PLU522	Shower Curtain Rod (7925B)		Supplyworks	Contractor

PLU523	Shower Curtain Rod Brackets (79261)		Supplyworks	Contractor
GWD003	Flex Door Stops (806380)		HD Supply	Contractor
GWD541	Door Stop (807150)		HD Supply	Contractor
GWD674	Privacy Door Knob (3000T26D)		HD Supply	Contractor
GWD646	Passage Door Knob (803036)		HD Supply	Contractor
GWD805	Dummy Knob (900575)		HD Supply	Contractor
PLU476	Medicine Cabinet (189809)		HD Supply	Contractor
	Flooring			
Our Part #	**Product**		**Vendor**	**Provided by**
FLO002	Carpet Squares (2B134)		Carpet Corner	KCKHA
FLO004	Carpet Square Adhesive (MO4B-158CW)		Carpet Corner	KCKHA
FLO031	Soft Wrm Gray 1/8" (5186031)		Carpet Corner	KCKHA
FLO015	Vinyl floor adhesive		Carpet Corner	KCKHA
FLO035	Covebase adhesive (JHN960CAR)		Virginia Tile Co	KCKHA
FLO037	Covebase (W/ Toe) (C40C53P195)		Sherwin Williams	KCKHA
	Lighting			
Our Part #	**Product**		**Vendor**	**Provided by**
No #	6" can light (shower/bathroom)		Stanion	KCKHA
	light for 6" can (shower/bathroom)		Stanion	KCKHA
	24" wall cloud (bathroom)		Stanion	KCKHA
	48" wall cloud (living room & bedroom)		Stanion	KCKHA
	1"x4" Flush 4K/WH/STACO 62-1254 45W/LED (kitchen)		Stanion	KCKHA
	24"x24" troffer (hallway)		Stanion	KCKHA
	24"x24" troffer w/emergency (hallway)		Stanion	KCKHA
	LED exit signs		Stanion	KCKHA
	24"x48" light panel (elevator area)		Stanion	KCKHA
	24"x48" ER light panel (elevator area)		Stanion	KCKHA
	Other		**Vendor**	**Provided by**
H/C008	Breaburn Thermostat		Trane	KCKHA
No#	Main Door Locks		Smallwood	KCKHA
	Appliances		**Vendor**	**Provided by**
No#	Hotpoint Range (RAS300DMWW)		GE	KCKHA
No#	Hotpoint Refrigerator (HPS16BTNLWW)		GE	KCKHA
No#	GE Electric Range cords		GE	KCKHA

GENERAL PLAN NOTES

1. ALL CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTORS MUST NOTIFY THE OWNER OF ANY VARIATIONS FROM THE DIMENSIONS AND DETAILS SHOWN ON THE PLANS.

2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESS, AND FOR TECHNIQUES OF ASSEMBLY.

3. ALL CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY CURRENTLY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. ACCESS TO THE SPACE SHALL BE COORDINATED WITH THE BUILDING OWNER.

4. ALL CUTTING AND PATCHING SHALL BE PERFORMED BY EACH RESPECTIVE CONTRACTOR IN A NEAT AND WORKMANLIKE MANNER. ANY EXISTING FINISHED DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THE COURSE OF WORK SHALL BE REPAIRED TO MATCH EXISTING.

5. THE GENERAL CONTRACTOR SHALL CLEAN ALL INTERIOR GLASS SURFACES AND FLOOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY THE TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO OCCUPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL PUBLIC AREAS AND REMOVING ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. UPON COMPLETION OF THE PROJECT.

6. THE FIRE SUPPRESSION CONTRACTOR SHALL EXTEND THE EXISTING SPRINKLER SYSTEM TO ALL DWELLING UNITS AND VERIFY THE EXTENT OF THE EXISTING SYSTEM FOR REQUIRED NFPA DESIGN COMPLIANCE.

7. THE MATERIAL HOIST CONTRACTOR SHALL REMOVE EXISTING WINDOW FRAMES, PANEL INSERTS, EXTERIOR DECORATIVE TRIM, AND HVAC UNITS AND SHALL PROVIDE AN OSHA APPROVED ACCESS PLATFORM TO EACH UNIT. THE MATERIAL HOIST CONTRACTOR SHALL PROVIDE A SECURE VESTIBULE AROUND EACH OPENING, LOCKABLE AND WEATHER TIGHT. THE MATERIAL HOIST CONTRACTOR SHALL REPLACE REMOVED WINDOWS, PANELS, TRIM, AND REPAIR OR REPLACE ANY OTHER MATERIALS OR FINISHES DAMAGED OR ALTERED AS A RESULT OF THIS WORK AT THE TIME OF COMPLETION.

8. EACH RESPECTIVE CONTRACTOR SHALL PATCH & REPAIR ANY DAMAGED FLOOR, WALL, OR CEILING SURFACES; EXISTING OR AS A RESULT OF CONSTRUCTION. CONTRACTOR SHALL PREPARE ANY SUCH SURFACE TO ACCEPT FINISH AS SCHEDULED.

9. PROVIDE 3-1/2" x 3-1/2" x 48" 5/S CORNER GUARDS ON ALL OUTSIDE CORNERS OF PUBLIC CORRIDORS.

10. ALL COMMON AREA DUCTS ARE TO BE CLEANED AS PART OF THE WORK.

11. ALL CORRIDORS TO HAVE FLOOR FINISHES AND BASE REMOVED & SUBFLOOR PREPARED FOR NEW FINISHES PER FINISH SCHEDULE.

12. ALL PENETRATIONS IN EXISTING FLOOR/CEILING ASSEMBLIES TO BE GROUTED SOLID TO MAINTAIN FIRE RATING. EXISTING OPENING IN FLOORS FOR HVAC PIPING TO BE FILLED FOR A 2 HOUR FIRE RATING EQ. TO UL DETAIL F-A-1064.

13. RECEPTACLES AND SWITCHES SHOWN w/ CIRCUITING ARE TO BE INSTALLED AND CONNECTED TO THE NEAREST POWER PANEL.

14. ALL WIRING TO BE CONCEALED IN WALLS AND/OR SOFFITS.

PLAN NOTES

1. 1 ½" STL PAINTED HANDRAIL AT 2'-8" A.F.F. PROVIDE BLOCKING IN WALL FOR ATTACHMENT.
2. SKIM COAT WALL FINISH. INSTALL INPRO IPC RIGID VINYL SHEET (0.40 THICKNESS) WALL PROTECTION. INSTALL 50 TOP OF PANEL IS 44" AFF. PROVIDE W/ MATCHING COLOR TRIM ACCESSORIES. PROVIDE INPRO (160BN SERIES- SURFACE MOUNT) CORNER GUARDS AT ALL OUTSIDE WALL CORNERS. CORNER GUARD TO START ABOVE VINYL WALL BASE AND TERMINATE AT 44" AFF.
3. INSTALL INPRO IPC RIGID VINYL SHEET (0.40 THICKNESS) WALL PROTECTION. INSTALL 50 TOP OF PANEL IS 44" AFF. PROVIDE W/ MATCHING COLOR TRIM ACCESSORIES. PROVIDE INPRO (160BN SERIES- SURFACE MOUNT) CORNER GUARDS AT ALL OUTSIDE WALL CORNERS. CORNER GUARD TO START ABOVE VINYL WALL BASE AND TERMINATE AT 44" AFF.
4. CONNECT NEW DUPLEX RECEPTACLES AND J-BOX TO EXISTING POWER PANEL.
5. EXISTING T-STAT TO BE REMOVED & REPLACED W/ NEW T-STAT PROVIDED BY OWNER & INSTALLED BY G.C. G.C. TO REWIRE SHOWN T-STAT TO EXISTING HVAC UNIT.

SMOKE DETECTION NOTES:

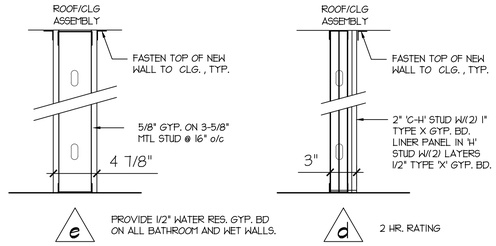
1. AT ANY COMMON CORRIDOR OR COMMON ROOM LOCATION WHERE AN EXISTING DEVICE CONFLICTS W/ THE PLANNED DEMOLITION AND/OR NEW CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE WIRING TO NEW APPROVED LOCATION AT CEILING OR WALL AND SECURE THE REINSTALLATION AND PROPER OPERATION OF SAID DEVICE.

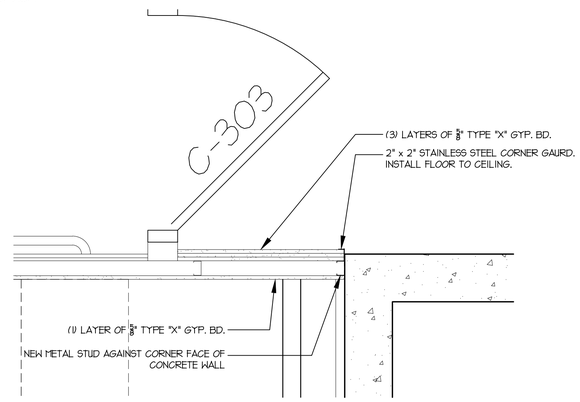
NOTE:
THE ARCHITECT MAKES NO CLAIM AS TO THE ACCURACY OF THE BASE PLANS AS PROVIDED BY THE OWNER. THE ARCHITECT HAS ATTEMPTED TO VERIFY CONDITIONS AS SHOWN. IT SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL CONDITIONS & TO REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING W/ THE WORK.

NOTE:
PRIOR TO ANY CORE DRILLING OF THE FLOOR/CEILING SLAB THE CONTRACTOR MUST X-RAY THE SLAB FOR ANY INTERFERENCES AND REPORT TO THE ARCHITECT ITS FINIDINGS.

ELEC. SYMBOLS

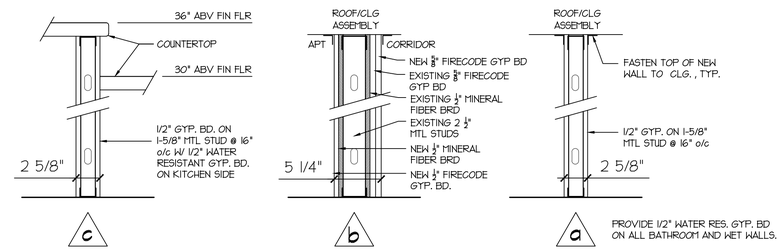
- J-BOX
- DUPLEX RECEPTACLE





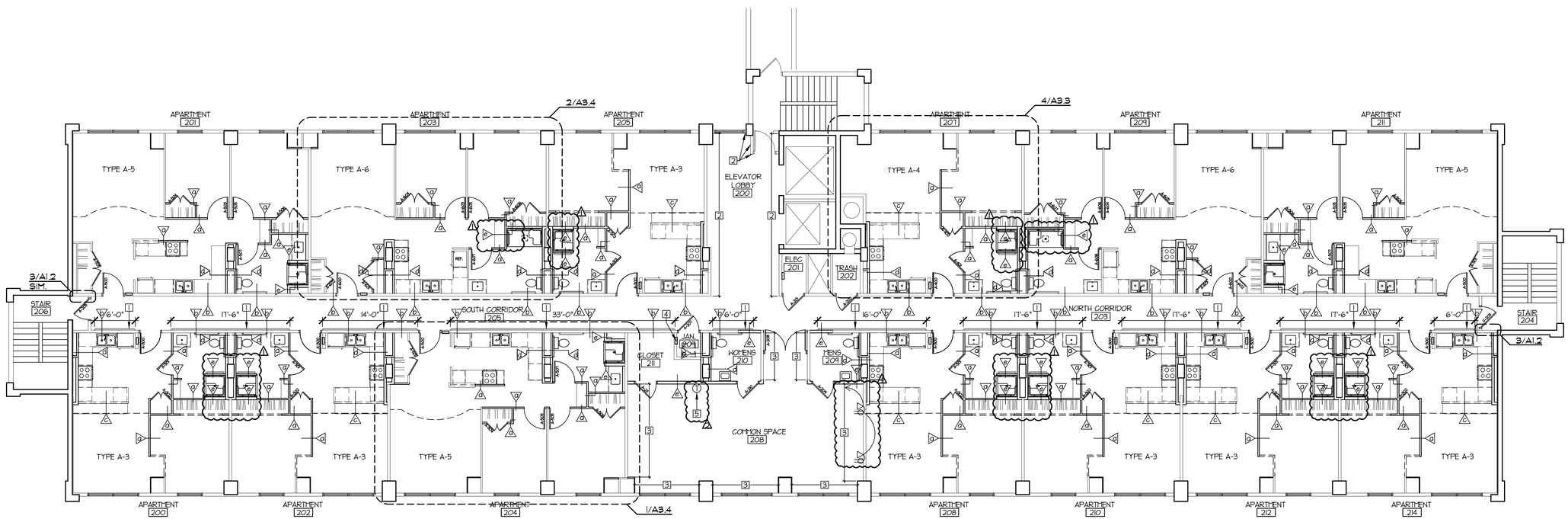
3 2HR FIRE ASSEMBLY REPAIR

SCALE: 1-1/2" = 1'-0"
REBUILD 2HR FIRE PARTITION ASSEMBLY EQ. TO UL421



2 WALL TYPES

SCALE: 1-1/2" = 1'-0"



1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS
1 ADDENDUM #2 3/23/2022
2 ADDENDUM #3 3/24/2022

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DATE
FEBRUARY 25, 2022
SCALE
1/8" = 1'-0"
JOB NO.
18-017
SHEET
A1.2
FLOOR PLANS

GENERAL PLAN NOTES

1. ALL CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTORS MUST NOTIFY THE OWNER OF ANY VARIATIONS FROM THE DIMENSIONS AND DETAILS SHOWN ON THE PLANS.

2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESS, AND FOR TECHNIQUES OF ASSEMBLY.

3. ALL CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY CURRENTLY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. ACCESS TO THE SPACE SHALL BE COORDINATED WITH THE BUILDING OWNER.

4. ALL CUTTING AND PATCHING SHALL BE PERFORMED BY EACH RESPECTIVE CONTRACTOR IN A NEAT AND WORKMANLIKE MANNER. ANY EXISTING FINISHED DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THE COURSE OF WORK SHALL BE REPAIRED TO MATCH EXISTING.

5. THE GENERAL CONTRACTOR SHALL CLEAN ALL INTERIOR GLASS SURFACES AND FLOOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY THE TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO OCCUPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL PUBLIC AREAS AND REMOVING ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. UPON COMPLETION OF THE PROJECT.

6. THE FIRE SUPPRESSION CONTRACTOR SHALL EXTEND THE EXISTING SPRINKLER SYSTEM TO ALL DWELLING UNITS AND VERIFY THE EXTENT OF THE EXISTING SYSTEM FOR REQUIRED NFPA DESIGN COMPLIANCE.

7. THE MATERIAL HOIST CONTRACTOR SHALL REMOVE EXISTING WINDOW FRAMES, PANEL INSERTS, EXTERIOR DECORATIVE TRIM, AND HVAC UNITS AND SHALL PROVIDE AN OSHA APPROVED ACCESS PLATFORM TO EACH UNIT. THE MATERIAL HOIST CONTRACTOR SHALL PROVIDE A SECURE VESTIBULE AROUND EACH OPENING, LOCKABLE AND WEATHER TIGHT. THE MATERIAL HOIST CONTRACTOR SHALL REPLACE REMOVED WINDOWS, PANELS, TRIM, AND REPAIR OR REPLACE ANY OTHER MATERIALS OR FINISHES DAMAGED OR ALTERED AS A RESULT OF THIS WORK AT THE TIME OF COMPLETION.

8. EACH RESPECTIVE CONTRACTOR SHALL PATCH & REPAIR ANY DAMAGED FLOOR, WALL, OR CEILING SURFACES; EXISTING OR AS A RESULT OF CONSTRUCTION. CONTRACTOR SHALL PREPARE ANY SUCH SURFACE TO ACCEPT FINISH AS SCHEDULED.

9. PROVIDE 3-1/2" x 3-1/2" x 48" S/S CORNER GUARDS ON ALL OUTSIDE CORNERS OF PUBLIC CORRIDORS.

10. ALL COMMON AREA DUCTS ARE TO BE CLEANED AS PART OF THE WORK.

11. ALL CORRIDORS TO HAVE FLOOR FINISHES AND BASE REMOVED & SUBFLOOR PREPARED FOR NEW FINISHES PER FINISH SCHEDULE.

12. ALL PENETRATIONS IN EXISTING FLOOR/CEILING ASSEMBLIES TO BE GROUTED SOLID TO MAINTAIN FIRE RATING. EXISTING OPENING IN FLOORS FOR HVAC PIPING TO BE FILLED FOR A 2 HOUR FIRE RATING EQ. TO UL DETAIL F-A-1064.

MEP GENERAL NOTES:

1. RECEPTACLES AND SWITCHES SHOWN w/o CIRCUITING ARE TO BE INSTALLED @ THE LOCATION OF THE EXISTING DEVICE AND RECONNECTED TO THE EXISTING CIRCUIT. PROVIDE NEW DEVICE PER SCHEDULE AND NEW FACEPLATES AT ALL EXISTING DEVICES TO REMAIN AND NEW DEVICES WHETHER OR NOT SHOWN TO BE REPLACED.

2. RECEPTACLES AND SWITCHES SHOWN w/ CIRCUITING ARE TO BE INSTALLED AND CONNECTED TO THE NEAREST POWER PANEL.

3. ALL WIRING TO BE CONCEALED IN WALLS AND/OR SOFFITS.

4. NEW LIGHT FIXTURES SHOWN w/o CIRCUITING ARE TO BE INSTALLED @ THE LOCATION OF THE EXISTING LIGHT FIXTURES AND RECONNECTED TO THE SWITCHED CIRCUIT.

5. CONTRACTOR SHALL VERIFY THE LOCATION, OPERATION & FUNCTION OF ALL ELEC. DEVICES & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK.

6. REPLACE CAST IRON WASTE LINES W/ PVC TO STACK. TYP. ALL LOCATIONS. PROVIDE 42 LF OF 2" FOR EACH UNIT.

7. 'E' DENOTES EXISTING DEVICE LOCATION THROUGHOUT.

NOTE:
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NOTE:
PRIOR TO ANY CORE DRILLING OF THE FLOOR/CEILING SLAB THE CONTRACTOR MUST X-RAY THE SLAB FOR ANY INTERFERENCES AND REPORT TO THE ARCHITECT ITS FINIDINGS.

ELEC. SYMBOLS

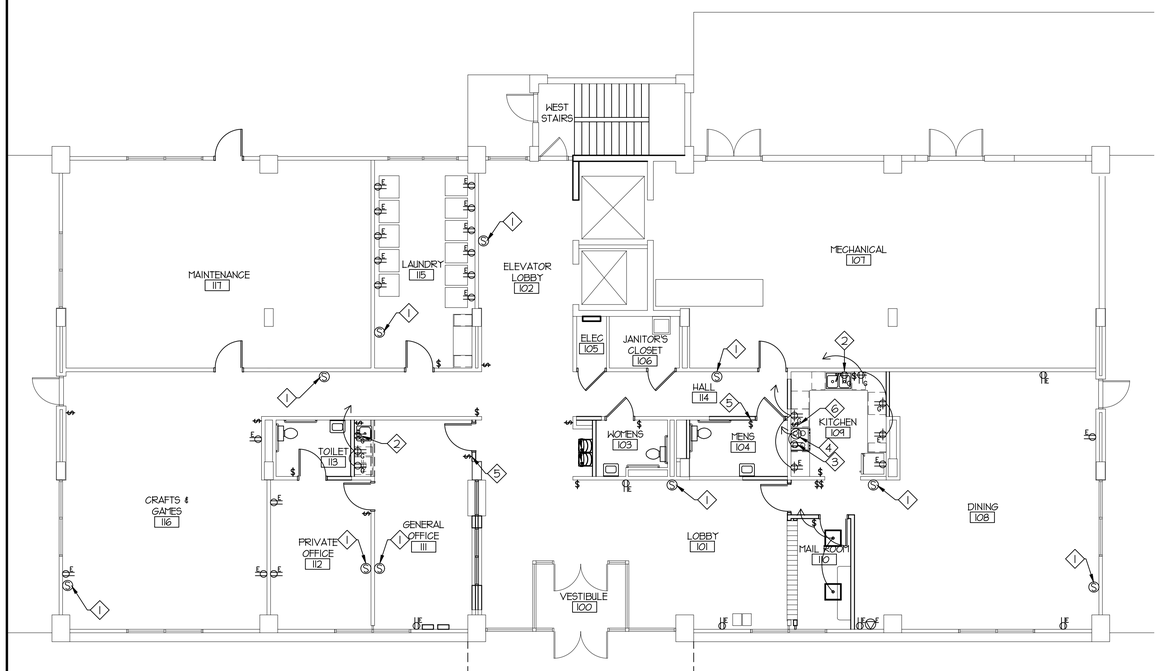
- 14-50R NEMA RECEPTACLE
- DUPLEX RECEPTACLE
- ABV. COUNTER DUPLEX RECEPTACLE, MNT 5" ABV BACKSPLASH OR COUNTER TOP, WHICHEVER IS HIGHER
- GFI DUPLEX RECEPTACLE
- SINGLE POLE WALL SWITCH
- NEW SMOKE DETECTOR
- THERMOSTAT

MECH./PLUMB PLAN NOTES

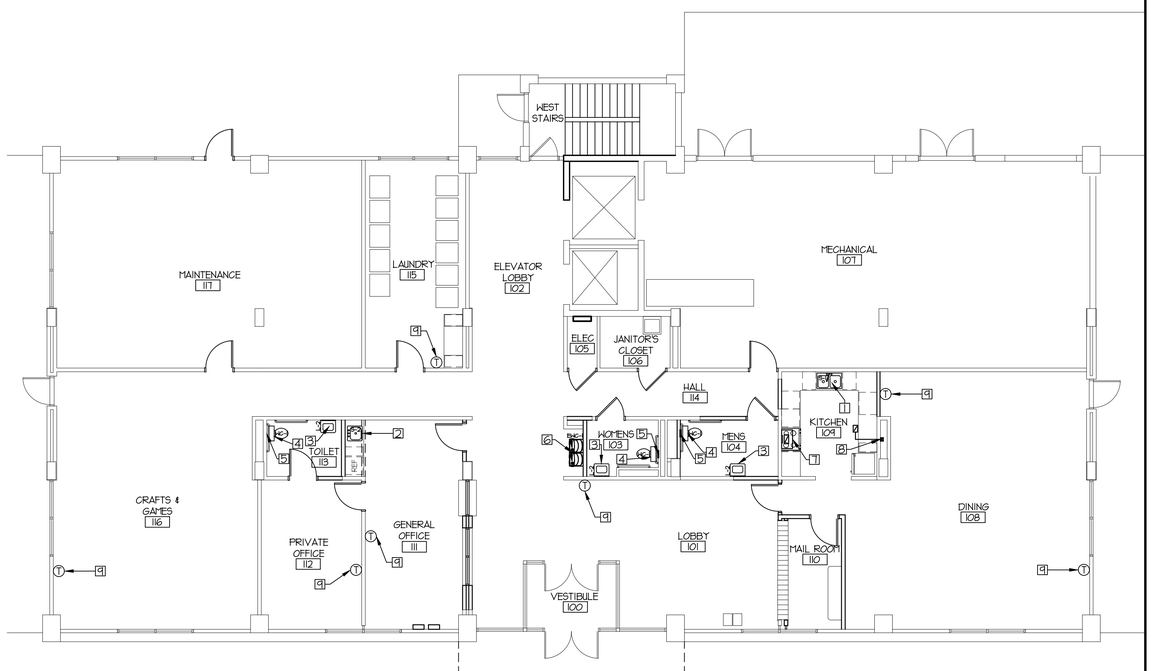
1. INSTALL NEW DOUBLE BOWL S/S SINK & IN-SINK-ERATOR RE: PLUMB. FIXT. SCHED. CONNECT TO NEAREST WASTE LINES, VENT LINES, & HOT/COLD LINES.
2. INSTALL NEW SINGLE BOWL S/S SINK & IN-SINK=ERATOR RE: PLUMBING FIXT. SCHED. CONNECT TO NEAREST WASTE LINES, VENT LINES, & HOT/COLD LINES.
3. INSTALL NEW LAV. RE: PLUMBING FIXT. SCHED. CONNECT TO NEAREST WASTE LINES, VENT LINES, & HOT/COLD LINES.
4. INSTALL NEW WATER CLOSET. CONNECT TO NEAREST WATER, WASTE, & VENT LINES.
5. INSTALL NEW ALUM. GRILLE IN WALL TO NEW 6 X 6 EXHAUST STACK. EXHAUST DUCT TO EXTEND UP INTO SHAFT FOR 22" MIN.
6. INSTALL NEW HIGH/LOW ELECTRIC WATER COOLER. RE: PLUMB. FIXT. SCHECULE. CONNECT TO NEAREST WASTE LINES & VENT LINES.
7. 24" RECIRCULATING KITCHEN RANGE HOOD EQ. TO BROAN F40000 SERIES.
8. EXTEND EXHAUST DUCT TO NEW CEILING GRILLE EQ. TO 6" X 6" TITUS 350 RL W/ BALANCING DAMPER. EXHAUST DUCT TO EXTEND UP INTO SHAFT FOR 22" MIN.
9. EXISTING T-STAT TO BE REMOVED & REPLACED W/ NEW T-STAT PROVIDED BY OWNER & INSTALLED BY G.C. G.C. TO REWIRE SHOWN T-STAT TO EXISTING HVAC UNIT. (A)

ELECTRICAL PLAN NOTES

1. NEW SMOKE DETECTOR LOCATION. CONTRACTOR TO PROVIDE NEW OCTAGONAL BACK-BOX WITH CONDUIT TO NEW SOFFIT.
2. NEW RECEPTACLE BELOW COUNTER & CONTROL SWITCH ABV. COUNTER @ NEW SINK LOCATION TO SERVE GARBAGE DISPOSAL.
3. COORD. MOUNTING HEIGHT & EXACT LOCATION W/ EXHAUST HOOD. CIRCUIT LIGHT & FAN ON KITCHEN CIRCUIT
4. RELOCATE EXISTING RANGE RECEPTACLE AS REQUIRED TO ACCOMMODATE THE NEW RANGE LOCATION & NEW CASEWORK. REPLACE RECEPTACLE & REWIRE TO PANEL.
5. RELOCATE EXISTING SWITCH TO NEW WALL LOCATION. RECONNECT TO EXIST. CIRCUIT
6. PROVIDE INDEPENDENT WALL CONTROL SWITCH (2 SWITCHES, 1 FOR LIGHT & 1 FOR FAN) FOR RANGE HOOD. WIRE PER HOOD MANUFACTURE'S STRICT INSTRUCTIONS.



2 GROUND FLOOR ELEC. PLAN
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR MECH./PLUMB PLAN
SCALE: 1/8" = 1'-0"

REVISIONS
A ADDENDUM #2 3/29/2022
A ADDENDUM #3 3/24/2022

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