

Project
Updated

Glenreed Apartments
4/20/2010, 4/22/10, 4/29/10, 5/4/10, 5/13/10, 8/3/10, 8/25/10
10/22/10, 11/5/10 Glenarden, MD



Project Scope, Qualifications & Assumptions

General

- 1.00 Glenreed Gardens is a family development comprised of 9 walkup buildings. It has 104 units. Prince George's County Davis Bacon wage scale applies per the most recent published reports as of the day of Owner/General Contractor contract execution.
- 2.00 Verbiage Deleted
- 3.00 We include Geothermal Heat Pump Systems for Glenreed, 104 Residential Units.
- 4.00 We assume that the costs for building permits, impact and development fees, utility/road bonds, bonding of public space work and any fees assessed by City/County/State/Federal/and County agencies shall be paid by the owner.
- 5.00 We include the costs of "Trade" permits in our Construction Budget.
- 6.00 We have assumed a construction start date of 60 days after Written Notice to Proceed with Commencement Date (Mobilization time not to be considered construction start date) or no later than March 1, 2011, plus or minus 30 days, with a Contract Document completion date, which includes a for construction set of plans, construction specifications, and a ratified GMP contract, of Jan 15, 2011.
- 7.00 We assume that all required easements have been obtained and recorded by the Owner prior to construction. Also, it is the Owners responsibility to secure permissions from adjacent property Owners for offsite work or access required.
- 8.00 We assume all services, design, engineering, tap fees, consultant work and coordination with utilities will be paid by Owner if needed.
- 9.00 Builders Risk is to be carried by the Owner. Policy is required to be in place before the contractual "Commencement Date".
- 10.00 We include payment and performance bond.
- 11.00 The current Construction Schedule is based on 10 months including holidays, but not including abnormal adverse weather days as defined in general conditions for the contract.
- 12.00 We have assumed that the project and all of its parcels have been designed to the full extent of, and in total compliance with, all applicable standards for Fair Housing, ADA, ANSI and any other requirement posed by governing agencies. Should any portion of this project be found in violation of any applicable standards, having been built to the design, specifications, and contract documents, set for the Architect and Engineers of Record, the contractor shall not be found liable for the violations or infractions and shall be held harmless for any costs, direct or indirect, incurred in the correction of such violation(s) or in defense thereof.
- 13.00 We have included an Allowance to upgrade 3 each ADA Units within Glenreed. No structural work is included. Location is directed by the owner/architect.
- 14.00 Owner will provide temporary office space, areas to park construction vehicles, storage trailer, and power for EDC construction personnel. All locations to be coordinated once Contractor has Mobilized after the Notice to Proceed.

- 15.00 Our Construction Budget is dated 11/5/10 and our qualifications dated 11/5/10 . All products to be approved by the Owner/Architect prior to installation. Products may be substituted, with equal products, if approved by the Owner/Architect.

Division 1- General requirements

- 1.00 We assume cost of construction to be based on drawings labeled "For Construction" from the architect. We require 3 full size and 3 half size sets of "For Construction" drawings, all drawings to be similarly dated. If there are changes in the Drawings, the Owner/Architect will provide EDC with 3 sets of drawings noting each revision in color, clouded and include a narrative of each change at no cost to EDC.
- 2.00 Project Specifications are EDC's Contract Project Manual and Contract Qualifications and Assumptions.
- 3.00 All testing and inspection, including 3rd Party, costs shall be the Owner's responsibility. EDC to help coordinate the tests and inspections. The Structural, Civil Engineer, Arborists, and Architectural fees are by others. The Consultants shall provide a punch list for any items in need of repair and shall review in field, the completion of the repairs if applicable. Owner to conduct structural analysis to check if existing roof is capable of accepting new loads prior to roof work commencing.
- 4.00 Owner is responsible for all utility consumption charges during the course of the Construction Schedule.
- 5.00 Owner/Architect shall be responsible for prompt submission of substantial code required revisions to the city as necessary; prior to the work starting. Revisions shall be generated based on changes and/or modifications to the structure or general construction of the buildings made via RFI, site visits, county requests or meetings with the Owner/Architect.
- 6.00 The Owner/Architect will provide all Architectural, Structural, Civil, or MEP CAD Files and/or Backgrounds to the Contractors as requested.
- 7.00 Owner is responsible for Electric company primary and secondary feeders, cable costs, or transformer costs if needed. None are noted or deemed as required.
- 8.00 Public space deposits and bonds by owner if applicable.
- 9.00 Utility expediting fees by owner if needed. None are noted nor deemed required.
- 10.00 We exclude any pest control or eradication as none is noted or required.
- 11.00 We have an ALLOWANCE of \$ zero for dealing with Asbestos, Lead Paint, or any other hazardous materials related to "the work". None is deemed required.
- 12.00 We are going to Supervise/Project Manage Glenarden and Glenreed with 1 Project Team though process paperwork etc as 2 separate projects.

Division 2 - Site Work

DEMO/SITE WORK

- 1.00 Within the 97 Residential Units, we include the demolition and disposal of the existing Kitchen cabinets, countertops, bathroom toilets, bathroom vainites, appliances, plumbing fixtures, and electrical fixtures.
- 2.00 Within the 97 Residential Units, we include the demolition and disposal of the Existing Exterior Aluminum Windows and Exterior Sliding Doors.

- 3.00 Within the 97 Residential Units, we include the demolition and disposal of the existing Unit Mechanical Equipment at each Unit Mechanical Closet.
- 4.00 Within the 9 Common Areas, we include the demolition and disposal of the existing Hot Water Heaters. We exclude the demolition and disposal of the Hot Water Heater Piping as it is not noted or deemed required.
- 5.00 We include site repair work associated with the Geothermal System Borings. We will seed, straw, and provide erosion control as required. Note: The disturbed areas will not be fully mature when we complete our work.
- 6.00 Though we do not expect any; we exclude any monies associated in dealing with Contaminated Soils, Water, and/or Underground Storage Tanks of any kind.
- 7.00 We include coordinating with Miss Utility for the location of existing Underground Utilities though we do not include monies for damage to Underground Utilities, Underground Storage Tanks, and/or abandoned Utilities etc that are not located by Miss Utility or on As-Built Drawings of the Property.
- 8.00 We include 3 each UFAS unit repair Allowance of \$ 36,000. Install per approved ADA Contract Plans.
- 9.00 We include the demolition and disposal of all 88 Residential Balcony Handrails.
- 10.00 Owner is responsible for any surrounding gas, electric, phone and cable disconnects to the buildings.
- 11.00 We include zero new Dumpster Pads. None are noted or required.
- 12.00 We exclude any and all other site work needed around building as per the On-Site Insight report.

EXCAVATION SUPPORT & PROTECTION

- 1.00 We include the Fine Grading associated with the New ADA and Learning Center Concrete Sidewalks.

SHEETING & SHORING

- 1.00 Not applicable as none is required or noted.

EARTHWORK

- 1.00 Not applicable as none is required or noted.

UTILITY SERVICE

- 1.00 We are using all existing Utility Infrastructure and do not have monies to upgrade, repair or replace existing Utilities.

IRRIGATION SYSTEM

- 1.00 Not applicable as none is required or noted.

RETAINING WALLS

- 1.00 Not applicable as none is required or noted.

SITE FURNISHINGS

- 1.00 Verbiage Deleted

PLANTINGS/LANDSCAPING

- 1.00 We will repair bushes and other plantings if they are damaged due to the fault of the Contractor.
- 2.00 We have not included monies for Landscaping. None is noted.

ASPHALT PAVING

- 1.00 We have not included any monies for Asphalt Milling and Paving repairs as none is noted.

Division 3 - Concrete

- 1.00 We include an Allowance of \$15,000 for Concrete Paving at the New Community Area. Standard Concrete detail as they are not shown on the drawings.
- 2.00 We include an Allowance of \$7,500 for up to 6 inches of Concrete Trench Patching within the Community Room. 4 inches of stone is included but no waterproofing.

Division 4 - Masonry

BRICK VENEER and CMU

- 1.00 We include Exterior Building Façade Masonry Restoration of 200 square feet per building, 9 buildings, as required by the Owner.
- 2.00 We include zero each Masonry Dumpster Enclosures as none are noted.

STUCCO/ EFIS

- 1.00 We include EIFS work on the Building Façade as required on the Contract Drawings. We include as ALLOWANCE of \$8 per square foot at 5,625 Square feet per Building.

Division 5 - METALS

MISC/ORNAMENTAL METALS

- 1.00 We include the installation of new Black Powder Coated Aluminum Standard Vertical Picket Handrails at all Residential Balconies, 104.
- 2.00 We exclude replacing miscellaneous site handrails as they are not noted to be replaced.
- 3.00 We exclude any mesh screens or "architectural" type Unit Balcony Rails.

Division 6 - Woods & Plastics

FRAMING

- 1.00 We include all Framing material and labor for all Parapet Non Pressure Treated Blocking at roof level.
- 2.00 We include all framing associated with the new reverse gables on the exterior at roof level.
- 3.00 We include an Allowance of zero to repair Bathroom Subfloors.
- 4.00 We include Finish Carpentry and associated materials within the Kitchen and Bathrooms within the 97 residential units.
- 5.00 We include replacing any damaged trim during our renovation to match existing finishes.
- 6.00 We exclude any fire rated lumber for blocking and utility mounting except where required by code or construction documents as none is noted or required.
- 7.00 We exclude any replacement of doors and trim inside each unit, unit entry or common areas as non is noted or required.
- 8.00 We exclude any interior trim, window casings, stools, or trim replacement as none is noted or required.
- 9.00 We include Cabinetry within the Units and Community Room as noted in Division 12.

CLOSET/UTILITY WOOD SHELVING

- 1.00 We exclude any Wood Shelving except as contained within the new Kitchen and Bathroom Cabinets as none are noted or required.

Division 7 - Thermal & Moisture Protection

DAMPROOFING & WATERPROOFING

- 1.00 We include flashing and caulking as required when installing the new Vinyl Windows and Sliding Doors.

BUILDING INSULATION

- 1.00 We include Fire stopping as required within our scope of work.

ROOFING

- 1.00 We include demolishing and disposing of the existing residential Asphalt Shingle Roofs, downspouts and gutters.
- 2.00 We include temporary weather protection of the existing residential roof.
- 3.00 We include furnishing and installing new Gutters and Splash Blocks as required.
- 4.00 We include tying into existing underground Roof Drainage Systems with the New Downspouts. We exclude replacing existing underground roof drain piping.

FIREPROOFING & FIRESTOPPING

- 1.00 We include fire stopping as required for inspections.
- 2.00 We do not include Fire Rating changes or modifications of any kind to the existing structure, interior or exterior wall/floor/ceiling assemblies.

JOINT SEALANT

- 1.00 We include Caulking as required for our new Window and Sliding Door installations.

Division 8 - Doors & Windows

METAL DOORS & FRAMES

- 1.00 We include New Doors in the Learning Center. See Div 13 Special Construction.
- 2.00 We exclude Unit entry door, Interior Doors or Frames, common area door and frame replacement as none is noted or required.

WOOD DOORS

- 1.00 We exclude any wood door replacement as none is noted or required.

STOREFRONT

- 1.00 We do not include new Storefront as there are existing systems on site and not deemed required.

WINDOWS

- 1.00 We include furnishing and installing New Energy Star Rated Vinyl Windows and Sliding Doors at all 97 Residential Units. We also include the required flashings and caulking for the Window and Sliding Door installation as stated in Division 7 above.
- 2.00 We include demolishing and disposing of all existing Unit Exterior Windows and Sliding doors within 97 Units.

HARDWARE

- 1.00 We include new hardware for 3 each ADA units under Division 13.
- 2.00 We include new builder's grade Cabinet Hardware on all 97 new Unit Kitchen and Bathroom Cabinets.

MIRRORS

- 1.00 We include Frameless Mirrors in 97 Unit Bathrooms that match the existing size.

Division 9 - Finishes

ACCOUSTICAL CEILINGS

- 1.00 Not applicable as none is noted or required.

DRYWALL & GYPSUM BOARD ASSEMBLIES

- 1.00 We include Drywall point up and repair in the 97 Unit Kitchens and Bathrooms as required.
- 2.00 We exclude the moving tenant furniture or belongings.
- 3.00 We exclude new Dropped Ceilings within the units.

FLOORING

- 1.00 We include all new Sheet Vinyl flooring and vinyl base in 97 Kitchens and Bathrooms. We will lay over the existing flooring as required.
- 2.00 We exclude any floor finish for Mechanical closets, Utility or Storage Rooms as none is noted or required.
- 3.00 We exclude all stained concrete as none is noted or required.
- 4.00 We exclude any carpet or hardwood floor replacement in any area on the project as none are noted.
- 5.00 We exclude any flooring in the Common Area Stairwells as none are noted or required.

TILE

- 1.00 We exclude any tile work in any area as none are noted.

CULTURED MARBLE COUNTERTOPS

- 1.00 We include Cultured Marble Vanities in all residential bathrooms, 97 units.

WALL FINISHES

- 1.00 We exclude any wall coverings as none are noted or required.

PAINTS & COATINGS

- 1.00 We include paint in the Unit Kitchens and Bathrooms only, within the 97 Units.
- 2.00 We include one coat primer and one coat semi-gloss paint for all Kitchen and Bathroom Ceilings.
- 3.00 We exclude custom painting, concrete sealer, graffiti resistant coatings, concrete painting, or common area painting as none is noted or required.
- 4.00 We exclude any paint in mechanical closets, machine rooms or electric rooms as none is noted or required.

Division 10 - Building Specialties

SIGNAGE

- 1.00 We include 1 each Job Site sign per DHCD "Housing Works" Signage standards.

PARTITIONS & STORAGE SHELVING

1.00 Not applicable as none is noted or required.

TOILET, BATH, & LAUNDRY ACCESSORIES

- 1.00 We include all Toilet and Bathroom Accessories in the Learning Center.
- 2.00 We exclude any work in associated with Toilet, Bathroom or Laundry Accessories within the Units as none are noted or required. We are removing and reinstalling existing Toilets Accessories in the Bathrooms if required for new work.

COMPACTORS & CHUTES

1.00 Not applicable as none are noted or required.

MAILBOXES

1.00 Not applicable as none are noted or required. Existing Unit Mailboxes to remain in service.

LOUVERS AND VENTS

1.00 We exclude new Mechanical Louvers or Vents as non are required or noted.

Division 11 - Equipment

APPLIANCES

- 1.00 We include demolishing and disposing of existing Kitchen appliances, and installing all new Energy Star Rated Refrigerators, disposals, Gas Ranges and Recirculating Range Hoods (cap in-place wall and roof duct and demo in-wall fan) within 97 Units as required. Note: Ranges do not come with an "Energy Star" label. All appliances to be approved by the owner/architect.
- 2.00 We exclude Combo Washer/Dryers in each Residentail Unit, 104.

GENERATOR

1.00 Not applicable as it is not noted or required.

Division 12 - Furnishings

CABINETRY

- 1.00 We include demolishing and disposing of, 97 units, existing Kitchen and Bathrooms Cabinets and Countertops.
- 2.00 We include installing new MasterBrand Cabinet's Contractor's Choice All Plywood Construction Cabinet Specification, or Owner approved equal, Kitchen and Bathroom Cabinets in 97 Units. We include new Plastic Laminate Countertops in all Kitchens and new Cultured Marble tops in all Bathrooms.
- 3.00 We include the Cabinet and Countertop work in the New Learning Center. Materials to be approved by the owner/architect.

COUNTER TOPS

- 1.00 We include demolishing and disposing of,97 units, existing Kitchen and Bathrooms Countertops.
- 2.00 We include installing new Plastic Laminate Kitchen and Cultured Marble Bathroom

WINDOW TREATMENTS

1.00 We exclude any new blinds as none are noted or required.

MISC FURNISHINGS

- 1.00 We include Site Furnishings as noted in Division 2 Site Furnishings above.
- 2.00 We exclude any site work around the pool area as none is noted or required.

Division 13

- 1.00 We include upgrading 3 units to ADA standards. We exclude any structural work associated with the ADA upgrading.

Division 14 - Conveying Systems

- 1.00 We do not include a Pool Lift as non is required or noted.

Division 15 - Mechanical

HVAC

- 1.00 We include an Engineered Closed Loop Geothermal Water Source Heat Pump system and piping for all Units, 104. Glenreed.
- 2.00 Routing of Geothermal Piping is in the Roof Assembly Currently. No Wood Framed / Drywall soffits are included.
- 3.00 We include the demolition and disposal of the existing HVAC within the 104 Units.
- 4.00 Verbiage Deleted
- 5.00 We include using the existing Unit Ductwork, Registers, and Grills. We exclude duct cleaning or repair of any kind as none is noted or required.
- 6.00 We include all new Mechanical Systems required in the new Learning Center. See Division 13 Special Construction for Allowance.
- 7.00 We include a "Comfort" balance and exclude formal testing and balancing of HVAC within the Residential Units and Learning Center.
- 8.00 EDC reserves the right to modify the layout of the HVAC system in the field to work around framing in place with architect's approval.
- 9.00 Verbiage Deleted
- 10.00 We exclude any new range hood ducts or ductwork as none are noted or required.
- 11.00 We exclude dryer venting as none is noted or required.

PLUMBING

- 1.00 We include providing new Plumbing Kitchen Faucets, Kitchen Sinks, Bathroom Toilets, Bathroom Faucets, Bathroom Shower Heads, Bathroom Shower Faucets, Bathroom Shower Knobs in all 97 Units.
- 2.00 We include demolishing and disposing of the existing materials in Plumbing 1.00 above.
- 3.00 We include utilizing all existing Plumbing lines. No new plumbing lines are included within the Units as none is noted or required.
- 4.00 Furnish and install a 4 piece Tub Surround and Bathtub Liner (demo work as required) in 97 units. Architect to approve all materials.
- 5.00 We include demolishing and disposing of the existing Hot Water Heaters within the Common Areas, 9 total. We will utilize the existing piping. We exclude any rework of the existing piping or electrical wiring as none is expected.
- 6.00 We exclude any Thermometers on water heaters as none are noted or required.
- 7.00 We exclude solar water heating systems, tub repair, pipe insulation, water sub metering, and irrigation lines as none is noted or deemed required.

FIRE SUPPRESSION

- 1.00 We include an Allowance of \$35,000 for Fire Sprinkler System Upgrades in the Learning Center.

Division 16

Electrical

- 1.00 We include all cosmetic Electrical upgrades within the 97 Units including GFI's, cover plates, light fixture replacements as based on and fully compliant with the National Electric Code and county Standards
- 2.00 Verbiage Deleted
- 3.00 We include demolishing and disposing of all existing Unit and Common Area Light Fixtures.
- 4.00 We include installing all new Energy Star Light Fixtures within the 97 Units and the Learning Center.
- 5.00 We include electrical tie-ins, using existing wiring, associated with the new 104 Unit Geothermal Water Source Heat Pump System at Glenreed
- 6.00 We include upgraded Smoke detectors in units. We exclude any other wiring.
- 7.00 We include an Engineered Fire Alarm System and associated devices in the Stairwell/ Common areas only as required by code.
- 8.00 We exclude Low voltage wiring-Telephone/Data/ TV Wire/ Cable TV system or conduit as none is noted or required. Low Voltage work to be included within the New Learning Center in Division 13 Allowances.
- 9.00 We exclude temporary Light Fixtures for this project as none is noted or required.
- 10.00 We exclude any feeders from the transformer to Electrical room for this project. We exclude any BGE service upgrades or BGE vaults. We exclude Electrical Panel.

General Exclusion

- 1.00 Copper wire for feeders, cast iron piping. We include aluminum feeders.
- 2.00 Power company provides CT cabinets if needed.
- 3.00 We exclude demolishing or providing new pool equipment as non is noted or deemed required.
- 4.00 Fire Assembly work associated with the Existing Structure of any kind (except as noted in the new Community Room).
- 5.00 Site Lighting is not included.
- 6.00 See attached Drawing Descrepancies EDC Spreadsheet dated 10-22-10.