



2LIFE COMMUNITIES

COLEMAN HOUSE RENOVATIONS

SCHEMATIC DESIGN - PRELIMINARY PROJECT DESCRIPTION

August 7, 2020

66574.00

PROJECT DIRECTORY

Project Name: 2LIFE COMMUNITIES - COLEMAN HOUSE RENOVATIONS

Project Location: 677 Winchester Street, Newton, Massachusetts 02459

OWNER

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ARCHITECT

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ENVELOPE CONSULTANT

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CONSTRUCTION MANAGER

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APPENDICES

Appendix A – Tripi Engineering Services Envelope Report

Appendix B – Vertical Phasing Diagram by Dellbrook

Appendix C – Shower Enclosure Cutsheets

1010 Project Summary

INTRODUCTION

This project description is provided to guide the scoping for pricing purposes. It is intended to quantify the quality level of finishes, fixtures, fittings and general construction. Selections may follow the products used in the recently completed 2Life Golda Meir project, the 2Life Design Standards or be new selections unique to this project.

ASSESSMENT

An inspection of Coleman House I and II was conducted to evaluate existing conditions, identify any required repairs and compile information necessary to provide recommendations to 2Life for upgrades to the building. The building was inspected on December 3, 2019 by Perkins Eastman, AKF Group, Dellbrook Construction and representatives of 2Life. Tripi Engineering Services provided a separate assessment of the envelope of the building and issued a report with detailed recommendations. The Tripi report is attached as Appendix A.

SUMMARY

Coleman I, constructed in 1984, is a 5-story building containing 100 units. Coleman II is an addition to the original building and is 8 stories containing 46 units and was constructed in 1998. The lower three floors of Coleman II are below the ground floor of Coleman I, identified as levels A, B and C going down. All units are one bedroom/bathroom except for the manager's apartment which is a two bedroom/one bathroom unit. There are amenity spaces on the ground (entry level) floor which are not part of the scope of the proposed renovation work.

The building is a mid-rise low-income senior residential development of block and plank construction. The floor-to-floor height is typically 8'-8" with clear floor to ceiling of 8'-0" with the exception of the ground floor which has a floor-to-floor height of 10'-0". The plank generally spans demising wall to demising wall. The exterior wall construction is typically brick veneer with non-bearing metal stud framing back-up with batt insulation in the stud cavity. The expansion/control joints in the brick veneer are inadequate and some soft joints were improperly constructed as hard joints (refer to

Appendix A – Tripi Envelope Assessment Report for more information).

The conditioning system for the resident units is hot water fin tube baseboard radiators for heating and unitized through wall air conditioners for cooling. The sleeves of these A/C units were noted to be problematic in terms of air infiltration. The corridors are conditioned by heating/ventilating units on the roof. There is no air conditioning provided in the corridors. Because of constant bathroom and kitchen exhaust in the units, the building is under negative pressure and is drawing in unconditioned air. The mechanical systems are generally in poor condition. The plumbing sanitary system is PVC and is in good shape. The water risers are in good condition, but the shut-off valves need to be replaced. Clearances in electric rooms are deficient and would trigger upgrades to make compliant if any work is performed in the space. The electrical risers are generally well sized and in good operating condition. The elevators recently had pump and controllers replaced. The cab finishes are in need of an update. The trash compactor is also in need of replacement.

Coleman I contains sprinklers in the corridors, but not in the resident units. Coleman II has sprinkler coverage throughout.

The finishes throughout the facility are dated and should be replaced to update the building. The cabinetry, fixtures and fittings in the resident units should be replaced. Corridor handrails are in good condition.

Ballasted roof does not meet Factory Mutual requirements. The Appendix A - Tripi report also outlines inadequacies at the parapet walls and recommends rebuilding of the parapet.

SCOPE

- Exterior scope (refer to Appendix A - Tripi report)
 - Replace all windows.
 - Correct expansion/control joints in brick walls and other façade deficiencies identified in Tripi report.
 - Provide new fully adhered membrane roofing and insulation that meets Factory Mutual requirements
 - Prepare the roof to be photovoltaic system-ready including conduit run to electric room
- Renovate the resident units
 - In most resident units (to meet accessibility requirements and 2Life standards) bathrooms and kitchens layouts are reconfigured. This includes relocating walls, doors, plumbing fixtures and appliances.
 - Replace flooring and wall base throughout

- Replace cabinets, countertops and appliances (excluding the refrigerator)
- Replace plumbing fixtures
- Replace doors and trim (door frame to remain) in walls to remain, where new walls are built new door, frame and door trim to be provided
- Provide surface mounted ceiling lighting throughout including under cabinet lighting
- Repaint walls, ceilings and trim throughout
- Renovate the corridors
 - Replace flooring and base
 - Replace ceiling tiles and grid
 - Patch and repaint walls
 - Replace unit entry doors and door trim, do
 - Remove and infill sidelite windows at unit entries
- Equipment
 - Replace trash compactor
 - Replace elevator cab finishes, lighting and doors
- Mechanical System (refer to section D)
 - Replace rooftop ventilation units with energy recovery units and replace associated rooftop ductwork and insulation; units sized for positive pressurization of the building
 - Provide a new whole building VRF mechanical system
 - Refer to MEPFP portion of the narrative for whether the terminal units are vertical to feed bedroom and living room or 2 wall mounted for bedroom and living room
 - Rewire rooftop exhaust fans to emergency power
 - Modify kitchen exhaust fan to switched operation rather than constant volume
 - Provide differential pressure bypass line and automatic control valve and modify from constant to variable flow on the hot water system
 - Replace cabinet unit heaters throughout
 - Implement miscellaneous equipment recommendations, refer to MEPFP portion of the narrative
- Electrical Systems (refer to section D)
 - Replace circuit breakers in apartment panels
 - Relocate any apartment electrical panels in walls to be demolished
 - Relocate meter stack in Coleman I main electric room to provide working clearance
 - Add GFCI circuit breakers to Kitchen panelboard
Remove 5th floor meter center and provide distribution panelboard and refeed apartments
 - Update labeling on all supply and distribution equipment and provide new circuit directories
 - Replace emergency generator

- Provide AFCI type circuit breakers in resident unit load centers
- Replace Fire Alarm horn/strobe devices throughout Coleman I
- Provide hardwired smoke detectors in bedrooms throughout
- Provide new lighting controls throughout
- Plumbing Systems (refer to section D)
 - Investigate why pressure-reducing valves are installed on the outlet of mixing valve
 - Remove abandoned storage tank and remove and cap all associated piping
 - Replace water distribution piping and risers due to age and abating lead content
 - Replace shutoff valves at water distribution risers
 - Replace drinking fountain
- Fire Protection (refer to section D)
 - Provide partitions and doors to isolate fire pump per code and relocate double check valve
 - Add sprinkler coverage to the resident units in Coleman I
 - Relocate east stair standpipe into stair tower
 - Add sprinklers to rooms in Coleman I and II that are missing coverage to make the buildings NFPA 13 compliant
- Low Voltage (refer to section D)
 - Renovate Facility Maintenance Office to provide MDF room that meets TIA standards
 - Add cooling to IDF rooms
 - Add telecom grounding busbars to IDF rooms
 - Upgrade access control readers and credentials. Add readers to IT rooms.
 - Relocate access control panels to MDF room
 - Provide upgraded door intercom system
 - Replace video surveillance system, add camera to MDF room
 - Add emergency call pull stations to living rooms of Coleman

ACCESSIBILITY

Under Massachusetts's Architectural Access Board 5% of units or 8 units are required to be Group 2A units (provided the renovation work begin performed in a three year period exceeds 30% of the full and fair cash value of the building). The Fair Housing Act guidelines apply to covered multi-family dwellings in which first occupancy was on or after March, 1991. Given the completion dates of Coleman I and II, the 46 units in Coleman II will need to comply with the FHA guidelines.

2% of units or 3 units are to have additional signaling devices for persons who are deaf or hard of hearing as required in 521 CMR

9.7. These units will include an auxiliary visual alarm or receptacle tied to the building emergency alarm system. A separate visual notification should be in the bedroom and tied to any telephone line and the doorbell.

RENOVATION STRATEGY

Under the work area compliance method, the existing building code provides three (3) alteration levels.

Level 1 alterations include the removal and replacement of the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose. All new interior finishes, floor finishes, and interior trim must comply with International Building Code. Alterations shall be done in a manner that maintains the level of fire protection and means of egress. Accessibility shall comply with the provisions of Existing Building Code Sections 705.1.1 through 705.1.14 and Chapter 11 of the International Building Code. Reroofing shall comply with the requirements of Chapter 15 of the International Building Code. Level 1 alterations to existing buildings are permitted with requiring the entire building to comply with the requirements of the International Energy Conservation Code.

Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system or the installation of any additional equipment. This includes all items from Level 1 alterations and the work areas where Level 2 alterations take place. New electrical work must comply with NFPA 70.

Level 3 alterations apply where the work area exceeds 50% of the building area. This level may require improvements beyond the work area. Any work must be in compliance with the building code.

At this Schematic Design Phase, 2 renovation options are being explored. Refer to Drawing G-100 CODE ANALYSIS for more information on the 2 options.

PHASING

There are currently vacant units and the facility averages 10 turnovers a year. 2Life has halted filling vacancies to allow for renovation work to be conducted in the near future. Construction will be phased based on the amount of vacancies, currently at 20 units. Phasing will be in either horizontal or vertical groupings based on the mechanical system chosen and resident safety. Attached as Appendix B are Dellbrook's horizontal and vertical phasing diagrams.

The renovation project will pursue Enterprise Green Communities certification.

1030 Existing Conditions

Contractor responsible for familiarity with site and existing conditions prior to submitting estimates.

20 Proposal, Bidding, and Contracting (Preliminary, subject to 2Life Opus – Newton direction)

2010 Delivery Method

Construction Management at Risk, with a Guaranteed Maximum Price Amendment

2020 Qualifications Requirements

Contractor shall be licensed in the State of Massachusetts. Each subcontractor shall be licensed in the State of Massachusetts.

2040 Bid Requirements

To be determined

2050 Contracting Requirements

AIA A101-2017 Standard Form of Agreement between Owner and Contractor

AIA A201-2017 General Conditions of the Contract for Construction.

- Supplementary Conditions of the Contract for Construction will be used to clarify and modify the General Conditions and the Agreement.
- Liquidated damages: Owner to determine if this condition will apply.

2060 Quality Requirements

- Owner will contract with a qualified testing agency. Contractor will cooperate with testing agency.
- Individual products requiring testing or labeling shall be the responsibility of the Contractor.

- Retesting for improperly installed materials or because the Work was not ready for the testing agency when scheduled, will be the responsibility of the Contractor.

Mock-ups

- Type 1: Installed as part of the Work and to remain in place upon approval. Work shall be scheduled such that the mock-up is complete before repeated
 - Window replacement including exterior wall repair immediately adjacent to the window at head, jamb and sill.
 - Typical brick repair per typical locations identified in Tripi report.
 - Resident unit I-A bathroom and kitchen.

30 Cost Summary

3030 Allowances

See individual sections for allowances.

3040 Alternates

Alternate #1: Windows

The base bid shall include round top windows to match the existing windows at the top floor of Coleman I. Refer to Drawings and Section B2050 for more information. If Alternate #1 is selected, all windows to have a square top as noted on the alternate window types in the Drawings. This will require brick modification, new lintel and exterior wall back up framing modifications.

Alternate #2A: Resident Unit Window Treatments

The base bid shall include horizontal mini blinds at all resident unit windows as indicated in Section E2010. If Alternate #2A is selected, all resident unit windows shall be provided with roller shades, also indicated in Section E2010.

Alternate #2B: Corridor Window Treatments

The base bid shall include horizontal mini blinds at the 3 corridor windows between Coleman I and II as indicated in Section E2010. If Alternate #2B is selected, all resident unit windows shall be provided with roller shades, also indicated in Section E2010.

Alternate #3: Bathroom Sinks

The base bid shall include counter with contrasting color integral bowl sink as noted in Section C3000. If Alternate #3 is selected, a counter with an integral sink bowl as noted in C3000.

Alternate #4: Window Stools

The base bid shall include solid surface window stools. If Alternate #4 is selected, window stools are to be PVC (Basis of Design: Azek Flat Trim) and subject to code compliance review for interior plastic use.

Alternate #5: Showers

The base bid shall include 5 types of showers, refer to Section C3000 and Appendix C – Shower Enclosure Cutsheets. If Alternate #5 is selected any side discharge shower model is eliminated and replaced with the bottom drain retrofit model 5LBS6030FB.V2 as noted in C3000. New drain location to be cored in the plank or slab to accommodate.

Alternate #6: Cabinet Doors

The base bid shall include shaker style cabinet doors at all kitchen and bath cabinets, refer to Section C3000. If Alternate #6 is selected raised panel style cabinet doors will be provided at all kitchen and bath cabinets, also indicated in Section C3000.

Alternate #7: Window Sensors

The base bid shall include surface mounted window sensors that automatically turn off heating and cooling when the windows are open. Basis of design: Honeywell 949WH. Alternate pricing to be provided if the sensors and tie to the system are not provided.

Alternate #8: Dishwashers

The base bid does not include dishwashers. If Alternate #8 is selected one dishwasher per apartment is to be added. Refer to section E1090 for appliance model and D20 plumbing for connections.

Alternate #9: VRF Indoor Units

The base bid shall include wall-mount ductless types for the unit heat pumps. If Alternate #9 is selected, the indoor unit shall be a vertical, ducted unit. Refer to section D3010 for more information.

Construction Systems and Assemblies

B Shell

B10 Superstructure

B1020 Roof Construction

Structural drawings are forthcoming in the Design Development phase. Drawings may include roof reinforcement for rooftop units and/or solar panels.

B20 Exterior Enclosure

B2010 Exterior Wall Repair

- Refer to Appendix A – Tripi Engineering Services Envelope Report for scope of exterior wall repair.
- Refer to F20 Selective Demolition section for interior demolition related to exterior wall repair.

Brick

- Brick units and mortar shall match existing.

Insulation

- 2" closed cell spray foam and 3 1/2" fiberglass batt in stud cavity
- Closed Cell Spray Foam Basis of Design: Lapolla FOAM-LOK 2000 4G or approved equal
 - Maximum GWP (Global Warming Potential) equal to 1
- Fiberglass Batt Insulation to be unfaced and formaldehyde-free
- Provide wall assembly meeting the requirements of NFPA 285.
- Total aggregate R-value of wall insulation to comply with the requirements of the Energy Conservation Code.

Cold Formed Metal Framing (General)

- Cold-formed metal framing shall conform to ASTM A653(SQ). Grade 50 for components 16 gauge and heavier; and Grade 33 for components 18 gauge and lighter.

- Submit shop drawings and calculations signed and sealed by a professional engineer registered in the State of Massachusetts.
- All members shall be galvanized in accordance with ASTM A924.
- All structural properties shall be computed in accordance with AISI Specifications for the Design of Cold-formed Steel Structural Members.
- All structural Cold-formed metal framing shall be inspected by an approved independent inspection agency.

B2040 Building Expansion Joints

- Refer to Appendix A – Tripi Engineering Services Envelope Report for scope of building expansion joint repair and replacement.
- Provide fire-rated building expansion joints at floors, walls, ceilings and roof locations as required by code.

B2050 Exterior Windows

Basis of Design: Fixed and operable awning windows by Pella “Impervia Series”.

- Material: Fiberglass interior & exterior with optional interior foam insulation
- Size and shape: Match existing, refer to Drawings.
 - Refer to Alternate #1 and the Drawings for square top configuration alternate.
- Combination or multiple, ganged window units to be factory mullied.
- Exterior finish: Color to be selected from manufacturer’s full range of standard colors for outside.
- Interior finish: Color to be selected from manufacturer’s full range of standard colors for inside.
- Insect Screens: InView screens by Pella

- Locking: Standard lock and keeper to match interior
- Opening limiters to 4-inch at all operable windows
 - Refer to Alternate #7 for window sensors.
- Glazing:
 - Quality float glass complying with ASTM C 1036
 - Dual-pane 1" insulating, high performance low-e glass, argon filled.
- Energy- Efficient: Energy Star rated

B2060 Exterior Storefront

Basis of Design: Kawneer Trifab 451UT (Thermal) or approved equal

- 2"x4" profile, center glazed
- Exterior finish: 4-coat Duranar finish, color to be selected from manufacturer's full range
- Interior finish: 3-coat Kynar finish, color to be selected from manufacturer's full range
- Systems to be engineered by the contractor to withstand local wind loads and expected thermal movement. Provide steel reinforcing as required by engineering design.
- Glazing:
 - Quality float glass complying with ASTM C 1036
 - Glazing to be 1 9/16" laminated – insulated consisting of an outer lite of 1/4 inch tinted fully tempered glass and an inner lite of laminated glass with two fully tempered plys and a low-e coating on the no. 2 surface
- Doors: Model 350T medium stile swinging entry door by Kawneer. Provide 4-coat Duranar finish on the exterior and 3-coat Kynar finish on the interior, colors as selected by the architect from manufacturer's full range.

B30 Roofing

B3010 Roof Coverings

TPO Roofing Membrane: ASTM D 4637, Type I, non-reinforced uniform, flexible sheet made from TPO, fully adhered, non-ballasted.

Basis of design - General Requirements:

- Special Warranty: Minimum 20 years to include roofing membrane, base flashings, roofing accessories, roof insulation, fasteners, substrate board, vapor retarder, walkway products, and other components of membrane roofing system.
- Thickness: 60-mils nominal
- Exposed Face Color: White
- Substrate Board: ASTM C 728, perlite board, 3/4" thick, seal coated.
- Coordination: Conduct pre-installation meeting is required with manuf. Representative and Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing Installer, roofing system manufacturer's representative, deck Installer, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.

Flexible Walkway Pads: Factory-formed, nonporous, heavy-duty, solid-rubber, slip-resisting, surface-textured walkway pads, approximately 3/16 inch thick

- Provide a path from roof hatches to and around all rooftop equipment.

Roof Insulation:

- Polyisocyanurate Board Insulation: ASTM C 1289, 1/2-inch Type III (perlite) or Type IV (cellulosic fiber) insulation board
- Provide roof insulation to comply with the requirements of Enterprise Green Communities and 2015 Energy Conservation Code
- R-value: R-38 minimum continuous

- Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope 1/2-inch per ft. to drains for cricketing. Verify existing roof plank or topping slopes a minimum of 1/4-inch per ft. for main roof slope.

Roof Drains:

- Replace existing roof drains, size and locations to match existing.

Roof Access Hatches:

- Replace existing roof hatches, size and locations to match existing.
 - Provide metal roof hatch unit with lid and insulated double wall curbs, welded and sealed corner joints, continuous lid-to-curb counterflashing and perimeter gasketing and integrally formed deck-mounting flange.
 - Basis of design: Babcock-Davis, Bilco or approved equal manufacturer.
 - Provide roof hatch manufacturer's standard safety railing system and ladder-assist post.

Roof Coping system

- Supply SAF perimeter system for 6-inch coping
 - Custom Kynar color.
 - 0.050-inch Aluminum.
- Supply SAF perimeter system for 6-inch gravel stop
 - Custom Kynar color.
 - 0.050-inch Aluminum.

C INTERIORS

C10 Interior Construction

C1010 Partitions

- Partition, Suspended Ceiling and Soffit Steel Framing: Comply with ASTM C 754 for conditions indicated. Comply with ASTM C 645 requirements for metal. Provide Manufacturer's standard corrosion-resistant zinc coating for interior installations.
- Steel Studs and Runners: ASTM C 645. Minimum Base Metal Thickness: 25 gauge (0.0188 inches); Maximum allowable deflection: L/360. Depth: 3-5/8 inches, unless otherwise indicated.
- Unless otherwise noted, all partition components to extend to the underside of structure above and have sound batts.
- Refer to the Drawings for partition assembly types.
- Interior Gypsum Board: ASTM C1396/ C1396M.
 - Type X: Thickness: 5/8 inch, unless otherwise indicated.
 - Cementitious Backer Units at Shower walls: ANSI A118.9. Thickness: 5/8 inch, unless otherwise indicated.
 - Moisture and Mold-Resistant Type X Gypsum Board at kitchens and baths: ASTM C473 & ASTM D3273. Core: 5/8 inch, Type X.
- Gypsum Wallboard Finishes: Apply finish to gypsum board in accordance with Gypsum Association publication GA-216. Provide Level 4 finish, typically. Provide Level 5 finish at Lobbies, Corridors, and at walls in public spaces that are more than 20-feet long, or that are more than 10-feet long and perpendicular to a window.
 - Provide control joints in walls and ceilings at locations and intervals recommended by the Gypsum Association.

C1020 Interior Doors & Windows

Unit Entry Doors:

- All doors to Unit Entries are to be solid core Wood Doors, existing door frame to remain.
- Basis - of - Design: VT Industries Bonded Agrifiber Core 5509H Heritage Series flush wood painted doors.
- Finishing: Factory - primed, field - painted
- Mill Option Paintable Surface
- Fire rating: 20 minutes
- Height: 6'-8"
- Width: 3'-0"

Unit Entry Door Sidelites:

- At Coleman II, the unit entry door frame includes a glass wired sidelite. Glass sidelite to remain with wood infill panel on either side. Finish to match unit entry door. Provide second stops to hold panel in place on both sides.

Interior Unit Doors:

- All doors internal to resident units are to be flush hollow core Wood Doors. Where a wall and door are slated to remain the frame will remain as well and only the door slab is to be replaced. At any new partitions a new door and frame are to be provided.
- Finishing: Factory - primed, field - painted
- Mill Option Paintable Surface
- Fire rating: unrated
- Height: 6'-8"
- Width: Varies
 - 1) Match existing
 - 2) For new doors and frames provide standard widths, varying sizes
 - a) Swinging passage doors (bedroom, bathroom) are to be 3'-0" wide
 - b) Pocket passage doors (bathroom) are to be 3'-6" wide
 - c) All other doors (non-passage) to be standard sizes

Other Existing Interior Doors and Frames (not to units):

- All existing interior doors and frames that face onto areas of new work are to be field painted.

Door Hardware:

- Door hardware finish shall be brushed satin nickel.
- All doors in public areas to have recessed hardware or have surface - mounted on the room side of the door.
- Unit entry doors to receive concealed overhead closers, gasketing, door viewer and door knocker
- Interior unit doors to receive hinge pin stops
- All pocket doors are to have surface mounted pulls on both sides.
- All doors to have blocking coordinated with all surface - mounted hardware, no through - bolts allowed.
- All hardware to be compatible and coordinated with electric and electromagnetic functioning as required for fire alarm, security, or door access.
- All doors in smoke partitions shall have smoke seals.
- Provide red construction cores for all locked doors.
- Key system into campus master system. Coordinate keying with owner.

C1030 Fittings

Toilet Accessories

UNIT BATHROOMS:

- Medicine Cabinet: Kohler – Decorative Framed Mirrored Medicine Cabinet # K-CB-CLW2026SS, 20” x 36”, Silver.
- Toilet Tissue Holder: Delta – Décor Assist Contemporary Toilet Paper Holder # 41550 with assist bar, Finish Brilliance Stainless Steel.
- Towel/Grab Bar: Delta – Décor Assist Contemporary Towel Bar with Assist Bar # 41519, Finish: Brilliance Stainless Steel. (Provide blocking in wall at all locations).
- Robe Hook: Delta – Trinsic Robe Hook # 75935-SS, Finish Brilliance Stainless Steel.

- Grab Bars – Toilets (provide blocking in wall at all locations)
 - Unit Type I-B: (1) 18" vertical, (1) 30" Side and (1) 36" Back ;
 - Unit Type II-H: (1) 18" vertical, (1) 36" Side and (1) 36" Back;
 - All Others: (1) 30" Side
- Grab Bar – Showers (provide blocking in wall at all locations)
 - All Showers: (1) 24" vertical, (1) L Shaped 24" x 54", (1) - Moen Ultima Grab Bars w/ Curl Grip Brushed Nickel; 1-1/4" Dia.
- Shower Curtain Rod: Standard 1" diameter 20 gauge stainless steel curtain rod.
- Shower Curtain: Heavy Duty Vinyl Shower Curtain in White.
- Padded Folding Shower Seat
 - Unit Type I-B and II-H: Best Bath 28" x 15" rectangular padded folding seat or Freedom showers APFSSB2-240150-NW 24" x 15" bench Seat with Swing down leg.

Corner Guards

- Corridors and Accessible Units: Inpro 150 Surface Mount Corner Guard and Inpro 150D Surface Mount End Wall Protector, full height at all outside corners and end walls.

Floor Transitions

- At locations where LVT meets carpet, feather cementitious material to provide a 1% slope from one material to another, enabling material to be flush. Provide Schluter Schiene (or similar) metal trim at edge of LVT plank.
- Provide Schluter Schiene edge trim at all exposed ceramic tile edges at floors and walls (finish to be selected).
- Provide Tarkett wheeled traffic transition between resilient sheet flooring or sealed concrete and adjacent flooring material.

Corridor Handrails

- Existing handrails to remain and be refinished.

C30 Interior Finishes

C3000 Finish Schedule

GENERAL NOTES:

- All finish cost allowances are for basic material only and do not include ancillary materials, tax, delivery, or labor charges for installation.
- All lighting costs allowances are per fixture and for decorative lighting only, and do not include distributor(s) profit/markup, freight, installation or lamps. Typical fixtures shall be 3000K LED, including, but not limited to downlights, pendants, wall sconces, linear wall wash, etc. Replace existing.
- All exposed finish hardware shall be satin nickel.
- Paint finish in all common areas shall be low luster on walls, flat on ceilings, semi-gloss on trim and doors, and epoxy on toilet room walls.
- Provide Schluter Schiene edge trim at all exposed ceramic tile edges at floors and walls (finish to be selected).
- Wood for opaque finish to be paint-grade Poplar

RESIDENT UNITS

Entry/Living Room

Floor: LVT Plank, glue down (allow \$3/SF; material cost only); Staggered install method per manufacturer's recommendations; with excelsior CSU-400 Cork Sound Control Underlayment

Base: Tarkett 4" Traditional wall base.

Walls: Painted GWB.

Ceiling: 1st level replace ACT and grid,
All other levels - Existing ceiling finish to be patched and painted.

Millwork: Pantry & Linen Closets: New closets to have five (5) fixed paint-grade wood shelves. Existing closet shelves to be painted.

Coat Closets: Aluminum rod with painted wood shelf above.

Lighting: Entry: Provide decorative LED surface mounted ceiling light fixture (allow \$150 per fixture). Conceal wiring in ceiling at 1st level, wiremold to nearby wall at all other levels

Living Room: Provide decorative LED surface mounted ceiling light fixture (allow \$300 per fixture). Conceal wiring in ceiling at 1st level, wiremold to nearby wall at all other levels

Other: CATV and power for TV

Kitchen

Floor: LVT Plank, glue down (allow \$3/SF; material cost only); Staggered install method per manufacturer's recommendations; with excelsior CSU-400 Cork Sound Control Underlayment

Base: Tarkett 4" Traditional wall base.

Walls: Painted GWB.

Backsplash: Daltile Color Wheel Collection - Classic, 3" x 6" Semi-Gloss, Color: Waterfall, with epoxy-based grout.

Ceiling: Existing ceiling finish to be patched and painted.

Millwork: Counter: Wilsonart Quartz, 3cm, Polished Finish, Price Group: 3.

Cabinets: Metropolitan Cabinets or approved equal: Full overlay, with valence, removable base cabinet below sink, quiet close hardware with full extension drawer glides. Pull Hardware: Emtek Assa Abloy bar pull in satin nickel
Door Style: Shaker; Finish: Thermofoil.

Alternate #6: Door Style: Raised Panel; Finish: Thermofoil.

Select units have open shelving, refer to Drawing interior elevations. Shelving to be by Metropolitan cabinets, Finish: Thermofoil. Provide concealed in wall brackets by Rakks or approved equal manufacturer.

Lighting: Provide decorative LED surface mounted ceiling light fixture (allow \$300 per fixture). Conceal wiring in ceiling at 1st level, wiremold to nearby wall at all other levels.

Provide decorative mini pendant light fixture above the kitchen sink (allow \$150 per fixture). Conceal wiring in ceiling at 1st level, wiremold to nearby wall at all other levels.

Provide Feelux Eco Slim Lamp LED under-cabinet lighting under each upper cabinet.

Plumbing

Fixtures: Sink: Elkay ELUHAD 211545PD

Faucet: Symmons S-2302-PD-1.5-STS

Bathroom

Floor: Mannington Lino Heterogeneous Sheet, Color: Oyster ETW104. with excelsior CSU-400 Cork Sound Control Underlayment

Base: Tarkett 4" Traditional wall base.

Walls: Painted (epoxy) GWB with painted accent wall behind toilet. Provide blocking in walls at all grab bar/ towel bar locations.

Ceiling: Existing ceiling finish to be patched and painted.

Millwork: Counter: Corian Quartz (Price Group 3) with integral Corian solid surface sink and overflow drain.

Alternate #3 Typ.: Swan Ellipse 22" x 25" Swanstone Solid Surface Single Bowl Vanity Top, model VT1B2225.
Alternate #3 Units I-B and II-H: Swan Ellipse 22" x 31" Swanstone VT1B2231. Color to be selected from manufacturer's full range.

Cabinets: Metropolitan Cabinets or approved equal: Full overlay, with removable base cabinet, quiet close hardware with full extension drawer glides. Pull Hardware: Emtex Assa Abloy bar pull in satin nickel
Door Style: Shaker; Finish: Thermofoil.

Alternate #6: Door Style: Raised Panel; Finish: Thermofoil.

Lighting: Provide decorative LED vanity light fixture (allow \$200 per fixture).

Provide Nightlight electrical outlet with darkness sensor in bathroom.

Provide Halo Commercial 6" Round Surface Mounted Downlights with IP66 ratings as shown on the Drawings. Conceal wiring at ceiling at 1st level and at any gypsum board drop ceiling, wire mold to nearby wall at all other levels.

Plumbing

Fixtures: Faucet: Delta Trinsic High-Arc Faucet 559HA-SS-DST in Stainless

Toilet: Kohler Barrington Comfort Height Toilet K-3578 with Kohler Cachet Quiet-Close Elongated Toilet Seat K-4636

Shower: Delta Hand Shower 59426-SS-PK with stretchable metal hose; Delta Adjustable Slide Bar/Grab Bar Assembly with Elbow 51600-SS; Delta Trinsic Monitor 14 Series Valve Only Trim T14059-SS.

Shower

Enclosure: Typical Shower to fit (Unit Types: I-A, I-C, I-C Corner and I-2BR)
Best Bath 5LBS6030FB.V2*L/R

- Model number size is approximate. Contractor to field verify existing opening. Unit to fit existing opening.
- Shower to use existing bathtub drain location.

Typical Shower 60" clear (Unit Types: II-A, II-B, II-B Modified, II-C, II-D and II-G):

Best Bath 5LBS6030FB.V2*L/R

- Disregard model size and provide shower with 60" inside clear by 30" inside clear. Modify adjacent walls as required.
- Shower to use existing bathtub drain location.

Side Discharge Shower (Unit Types: II-E, II-E Mirrored / Modified, II-E Modified and II-I):

Best Bath 5LDS6030BSD45T with T-Shaped Rubber Water Stopper Kit.

- Disregard model size and provide shower with 60" inside clear by 30" inside clear. Modify adjacent walls as required.
- Refer to Alternate #5 for elimination of this shower model from the Work. For Alternate #5 use Typical Shower 60" clear and recore plank for new drain location.

Group 2A accessible units (Unit Types: I-B and II-H):

5LBS6030FBE75B*L/R with T-Shaped Rubber Water Stopper Kit and hinged, folding padded seat as noted in C1030.

- Disregard model size and provide shower with 60" inside clear by 30" inside clear. Modify adjacent walls as required.
- Shower to use existing bathtub drain location.

All shower enclosures to include 2 recessed niche/soap dishes.

Refer to C1030 Fittings Toilet Accessories for grab bars, curtain rod brackets, shower curtain and rod (not by Best Bath).

Bedroom

Floor: Carpet Tile (allow \$23/Square Yard; material cost only).

Base: Tarkett 4" Traditional wall base.

Walls: Painted GWB.

Ceiling: 1st level replace ACT and grid,
All other levels - Existing ceiling finish to be patched and painted.

Millwork: Closets: Aluminum rod with paint-grade wood shelf.

Lighting: Provide decorative LED surface mounted ceiling light fixture (allow \$300 per fixture). Conceal wiring in ceiling at 1st level, wiremold to nearby wall at all other levels.

Other: CATV and power for TV

CORRIDORS

Floor: J+J Kinetex (allow \$3.50/SF; material cost only). Allow 2 colors 25%/75%.

Base: Tarkett 4" Mandalay wall base.

Walls: Painted GWB with each resident unit entry to be painted accent color. (door wall and side walls) Corner Guards as noted in C1030 Fittings

Ceiling: Acoustic ceiling tile USG Millenia High-NRC panels 76302, 24"x24", FLB edge, 9/16" Centricitee grid.
Painted GWB; Refer to RCP's for locations and extent.

Millwork: Unit Entry Shelves: Solid surface counter (Price Group 2) on Rakks brackets EH-1209 to replace existing wood shelves.

Lighting: Supplement existing sconces to provide 31 per floor in Coleman I and 10 per floor in Coleman II (allow \$150 per fixture).

Resident Unit Entry: Provide Aron Ace T-Bar recessed 4' LED asymmetric light fixture.

Provide Aron Edge T-Bar 2" recessed linear fixture every 12'-0 where there is an ACT ceiling.

Provide Axis Lighting Beam 2 Square surface-mounted linear fixture every 12'-0 where there is not an ACT ceiling.

ELEVATOR LOBBY

Floor: J+J Kinetex (allow \$3.50/SF; material cost only). Allow 2 colors 25%/75%.

- Base: Tarkett 4" Mandalay wall base.
- Walls: Painted GWB with one painted accent wall.
Painted GWB; Refer to RCP's for locations and extent.
- Ceiling: Acoustic ceiling tile USG Millenia High-NRC panels 76302,
24"x24", FLB edge, 9/16" Centricitee grid
- Lighting: Provide two (2) decorative surface mounted ceiling light fixture
with no exposed wiring (allow \$500 per fixture).

ELEVATORS

- Floor: J+J Kinetex (allow \$3.50/SF; material cost only).
- Base: Provide 4" flat bar stainless steel bumper rails, 3 sides
- Walls: Provide 1 1/2" diameter round stainless steel handrail, 3 sides.
Plastic laminate (Wilsonart) paneling above handrail and stainless
steel panels below to floor.
- Doors: Provide new stainless steel doors and frame.
- Ceiling: Provide stainless steel panel ceiling with 6 integral LED
downlights.

D Services

D10 General

D1000 Contractor Coordination

It is the responsibility of the contractor to coordinate his work with all other trades such that all building systems and components can be assembled without conflict and in conformance with all construction documentation, including those of other trades.

D20 Plumbing

D2000 General

- Gas piping will be extended to HV-1 & HV-2 on roof.

D2010 Plumbing Fixtures

- Replace existing showers and lavatory fixtures based on architectural reconfigurations and accessibility requirements. Extend domestic water and sanitary piping to coordinate with bathroom reconfigurations and new fixtures.
- First floor drinking fountain will be replaced with an ADA-compliant, bi-level drinking fountain.
- Storm piping will be extended, and roof drains will be replaced to coordinate with new roof level.

D2020 Domestic Water Distribution

- Domestic water distribution will be extended where fixtures are added/relocated.
- *Alternate #8 dishwashers*: Domestic water supply will be added for apartment dishwashers.
- Riser shut-off valves in the ground floor ceiling will be replaced. Main domestic water distribution will remain largely as-is.

D2030 Sanitary Waste & Vent System

- Sanitary waste and vent system will remain largely as-is.
- Sanitary waste and vent will be extended where fixtures are added/relocated.
- *Alternate #8 dishwashers*: Sanitary waste from new dishwashers will be discharged to existing 2" kitchen waste.
- Drainage piping will be added to convey HVAC condensate to storm drainage.

D30 Heating, Ventilating, and Air Conditioning (HVAC)

D3000 General

Ventilation for The Coleman House is provided by (3) rooftop heating and ventilating (H&V) units. Coleman 1 is served by (2) 3,000 CFM rooftop H&V units with hydronic heating coils fed from the building hot water loop. Coleman 2 is served by a 4,350 CFM gas-fired rooftop H&V unit. In both Coleman 1 and Coleman 2, rooftop H&V units provide make-up air for apartment kitchen and bathroom exhaust. Kitchen and bathroom exhaust risers are served by dedicated exhaust fans on the roof.

Heating for The Coleman House is provided by existing gas-fired boilers. Terminal heat comes from finned tube radiators in the apartments and a mix of finned tube radiators and unit heaters in amenity spaces. It was noted that the boiler plant has recently been replaced and that the existing hot water system is in good condition. Cooling for the apartments is provided by through-the-wall type air conditioning units. Cooling for existing amenity spaces is provided by wall-mount and ducted floor-mount indoor air conditioning units connected to outdoor air-cooled condensing units (ACCU) located on pads at grade level. These existing split systems are quite new and will likely remain as-is.

D3010 HVAC Systems

- Cooling and shoulder season heating will be provided by central variable refrigerant flow (VRF) air-source heat pumps (ASHP).
- Indoor units to consist of wall mount ductless heat pumps. Each bedroom and living room will be provided one indoor unit. Indoor units will be added for corridor conditioning.
- *Alternate #9 VRF indoor units:* Indoor units to consist of vertical fan coil units centrally located with minimized duct distribution. One indoor unit will serve each apartment.
- Consolidated groups of outdoor condensing units located on the roof or at grade to serve all indoor units.
- Branch boxes installed in ground floor ceilings shall provide control and distribution of refrigerant flow.
- Condensate will be collected and piped to sanitary or storm. Condensate lift pumps may be required on indoor units.
- Heat will be provided primarily by the hydronic system at low ambient temperatures with support from the VRF system.

Basis of Design VRF System

- Outdoor Units: (11) Mitsubishi PURY-EP192 (16 tons)
- Indoor Units (2 units per apartment, 292 units total)

- Indoor heat pump located in each unit will be wall-mount, ductless type: Mitsubishi PKFY-P06.
- Alternate #9 VRF indoor units: Vertical, ducted unit: Mitsubishi PVFY-P12NAMU-E1 (1 unit per apartment, 146 units total).
- Heating and Ventilating (H&V) Units replace-in-kind. Existing rooftop H&V units will be replaced with new H&V units.
 - Basis of Design is Greenheck DGX with packaged DX, direct gas fired heating, and direct drive fans.
 - Existing Coleman 1 units: HV-1 & HV-2 will be 3,000 cfm.
 - Existing Coleman 2 unit: HV-3 will be 4,500 cfm.
- Existing ductwork systems will remain largely as-is. Ventilation air will be supplied to corridors and exhaust air will be removed through apartment kitchen and bathroom exhaust.
- All ductwork will be cleaned, and air sealed to the extent practical.
- Rooftop ductwork will be insulated with minimum 3" insulation.
- Rooftop kitchen and bathroom exhaust fans will be replaced.
- Unit-level Energy Recovery Ventilation (ERV): Individual energy recovery ventilation units (ERV's) with high efficiency energy recovery cores and no heating/cooling sections will serve each tenant unit.
- Basis of design is Zehnder ComfoAir Q350. (1) ERV per dwelling unit with intake louver, exhaust louver and connecting ductwork.

D3020 Terminal and Package Units

- Existing terminal Cabinet Unit Heaters (CUH) will be replaced in-kind.
- Existing finned tube radiation in apartments will remain.
- New control valve will be installed and integrated into VRF controls (see Controls and Instrumentation section).
- Existing finned tube will be cleaned, and existing finned tube covers will be replaced with new covers.

D3030 Controls and Instrumentation

- Apartment local control will be provided through a single thermostat. The thermostat will control the VRF heat pump and the finned tube radiation. Finned tube control valve will be connected to an auxiliary contact on the indoor heat pump. This, along with new space thermostat(s), will allow the VRF system to integrate efficiently with existing hydronic system. Heat will be provided primarily by the hydronic system at low ambient temperatures with support from the VRF system.
- Central VRF controller(s) located in a mechanical space will provide system status for the overall VRF system.
 - Multiple central controllers may be required based on final indoor unit count.

- Fire dampers will be added to ductwork where exhaust ductwork penetrates rated walls (primarily walls separating apartments).

D3040 Systems Testing and Balancing

- Full air-side system balancing will be performed after installation of new H & V units and any exhaust fan replacements. It is recommended that the building be slightly pressurized after rebalancing.
- Full water-side system balancing will be completed after replacement of terminal heating equipment and hot water control valves.

D40 Fire Protection Systems

D4000 General

- Existing fire department connections will be evaluated for adequate building coverage.

D4010 Sprinkler System

- Existing wet-pipe sprinkler system will be extended to provide automatic sprinkler protection to Coleman 1 apartments.
- New sprinkler coverage will be provided in Coleman 1 in accordance with NFPA 13 with all apartment spaces being sprinklered.
- Existing fire pump will remain in service.
- Existing sidewall pendants will be replaced as needed to coordinate with architectural floor plan changes. Fire protection piping will be extended to new wall locations.

D4020 Standpipe System

- Relocate existing standpipe into East stair tower of Coleman 1.

D50 Electrical Systems

D5000 General

- Provide all required wiring, cable, and conduit to support all electrical modifications and new equipment/devices.
- Update labeling on all supply and distribution equipment and provide new circuit directories.

D5010 Power Distribution System & Branch Circuits

Coleman 1

- Provide new breaker in the Main Switchboard to feed a new 800A distribution panelboard for new mechanical equipment in the 5th floor electrical closet.
- Provide new breaker in Emergency Panelboard #1 to feed panelboard PP5 in 5th floor electrical closet.
- Remove 1st floor meter center and replace with new 250A distribution panelboard to feed 1st floor unit loadcenters.
- Relocate telecom/security panels that are encroaching into the Main Switchboard working space.
- Remove existing abandoned panel BP and associated wiring and conduit.
- Remove 5th floor meter center and replace with new 400a distribution panelboard to feed 5th floor unit loadcenters.
- Replace panel PP5 with new 100A panelboard to feed building exhaust fans. New panelboard shall be on emergency power.
- Replace breakers in existing panel KP feeding kitchen receptacles with GFCI breakers.

Apartment Units

- Provide new wiring or extend existing wiring to all new and relocated electrical devices, lighting, appliances etc.
- Replace existing loadcenter circuit breakers to meet requirements of 2020 NEC including updated requirements for AFCI and GFCI circuit breakers throughout Coleman 1 & 2.
- Provide dedicated dwelling unit bathroom receptacle circuit.
- Relocate loadcenter as required to support architectural changes in Unit Types: II-B, II-C, II-D and II-E. Install junction box and extend wiring to new loadcenter location. Alternate: Provide new wiring from existing devices to new loadcenter location.

D5020 Lighting and Controls

Provide new lighting controls in all common and back of house spaces.

D5030 Fire Alarm System

- Replace fire alarm master box and provide new exterior beacon.
- Replace fire alarm horn/strobe devices throughout Coleman I.
- Replace manual pull stations with dual action pull stations throughout Coleman 1.
- Provide hardwired smoke detectors in bedrooms throughout Coleman 1 & 2.
- Provide horn/strobe or strobe only devices in all dwelling units per code in Coleman 1.
- Provide miscellaneous additional horn/strobes or detectors to add or improve coverage throughout Coleman 1 & 2.

D5040 Other Electrical Systems

Emergency Generator

Replace the emergency generator with new diesel generator w/sub-base fuel tank. New generator shall be sized to supply all existing emergency generator loads and meet fire pump starting requirements.

Low Voltage

- Renovate Facility Maintenance Office to provide MDF room that meets TIA standards.
- Add telecom grounding busbars to IDF rooms.
- Upgrade access control readers and credentials. Add readers to IT rooms.
- Relocate access control panels to MDF room.
- Provide upgraded door intercom system.
- Replace video surveillance system, add camera to MDF room.
- Add emergency call pull stations to living rooms of Coleman 1.

E EQUIPMENT AND FURNISHINGS

E10 Equipment

E1090 Residential Appliances

Obtain all appliances through one source from a single manufacturer. Provide appliances including but not limited to:

1. Range Hood (All Units): Whirlpool 30" Range Hood with Full-Width Grease Filters, Model# WVU17UC0JW.
2. Freestanding electric range/oven (All Units except I-B and II-H): Whirlpool 30" Guided Electric Front Control Coil Range, Model# WEC310S0FW
3. Cooktop (I-B and II-H units): GE Profile 30" Built-In Knob Control Electric Cooktop in Stainless Steel, Model# PP7030SJSS
4. Wall Oven (I-B and II-H units): GE 30" Smart Built-In Single Wall Oven in White, Model# JTS3000DNWW
5. Garbage disposal (All Units): InSinkErator Badger 5 Garbage Disposal, ½ HP
6. Dishwasher (All Units): Whirlpool Small Space Compact Dishwasher with Stainless Steel Tub WDF518SAHW
To be provided as part of Alternate #8
7. Existing Refrigerators to remain and be reused. (All Units)

E20 Furnishings

E2010 Fixed Furnishings

Architectural Woodwork: Millwork to be premium grade.

- Project to be registered in AWI QCP program.
- Refer to Interior Finishes.

Horizontal Mini Blinds

- Typical (unless noted otherwise): SWF Contract Classics 1" Aluminum Blinds with Tilt Limiter and Deluxe Valence.

Roller Shades (Alternate #2A and #2B)

- SWF Contract True Performance Manual Solar Shades, Crosshatch S Series Light-Filtering Fabric with Spring Lift Assist mechanism and fascia & end caps. Provide 1% openness in Resident Units, and 5% openness in corridors.

Mail Baskets

- Rolodex Black Mesh Letter Wall File. Model: 21931
- Provide 1 per unit, outside unit entry at corridor

F Special Construction and Demolition

F20 Selective Demolition

F2010 Building Elements Demolition

- Allow for demolition and removal of selected portions of building, interior finishes and structure as indicated on the drawings.
- For exterior wall improvements as referenced in the Appendix A – Tripi report, some of the improvements will require interior access during the phased demolition. This includes:
 1. Removal of interior GWB on exterior walls
 2. Removal of exterior wall insulation.
 3. Removal of any cold-formed metal framing that was damaged from water or other wall deficiencies. Tripi or the Structural Engineer to provide guidelines in future documentation on extents of removal and replacement.