

PRICING ALTERNATES

DATE: 06.30.16
 PROJECT: The Highpoint Collective LLC | Renovation
 3300 W Broad St
 Richmond, VA 23230

NO.	DESCRIPTION
1	Substitute single-lite awning, thermal storefront window for typical type 'N' openings in lieu of specified aluminum replacement unit.
2	Replace glass block windows at east bay, 1 st level (in Studios 106 – 113, 116 and 118) with single-lite awning, thermal storefront window in lieu of cleaning and repairing. Salvage glass blocks to use at new installation, window 'E', in lieu of providing new.
3	Substitute single-lite awning, thermal storefront window for type 'Q' opening, east side of entry door 101, in lieu of specified glass block.
4	Enlarge window opening at west side of entry door 101 (shown as type 'Q' opening) to be approximately 8'-0" wide x 4'-4" tall with thermal storefront, single fixed lite. Note: it appears there is an existing structural header with brick/CMU infilled below. Assume no structural work required – only demolition of infill and wall below to appropriate sill height and new storefront window.
5	Convert window type 'P' to be accordion door with pedestrian door panel for everyday use at west end door location (door panels, including pedestrian door panel, should open for full width of clear opening). Threshold / track at sill must be accessible and pedestrian door panel must include panic hardware (concealed vertical rod panic devise with hold-open option). Door panels may be aluminum storefront or aluminum clad wood (in clear anodized to match balance of storefront). Basis of design: Andersen E-Series Folding Outswing Door, 1L6R configuration, 1-3/4" glass door panels, low profile gray sill, satin chrome / nickel hardware as applicable. Confirm pedestrian door can be modified for panic hardware.
6	Substitute single-lite awning, thermal storefront window for typical type 'I' opening in lieu of specified aluminum replacement unit.
7	Omit (2) type 'K' windows at rear façade, and convert (2) type 'K' windows to be type 'M' openings and windows.
8	Omit type 'L' aluminum replacement unit. Existing original window to remain as-is.
9	Replace existing garage door at Loading 120 with insulated glass/aluminum frame garage door in same opening. Provide automatic door opener.
10	At all exterior walls indicated to remain exposed CMU, furr with 3-5/8" metal stud framing + R-15 batt insulation + 1/2" painted gypsum board on interior.
11	Except at Kitchen 143, thoroughly clean, patch holes, one-pass grind, and clear seal existing concrete slab at 1 st floor in lieu of epoxy finish. <i>Intent is for finished concrete floor to appear similar to Carytown Kroger. Please advise if different process is recommended.</i> Kitchen 143 to receive finish indicated in 06.16.2016 Budget Proposal. Gallery 139 to be porcelain tile in lieu of sealed concrete or epoxy.
12	Provide sand-in-place white oak flooring at Studio 211, and replacement treads at Stair 147 in lieu of using salvaged material provided by Owner.

- 13 Refinish existing decking at 2nd floor, east bay in lieu of product specified.
- 14a Refine allowance for display shelving in Classroom 103 based on revised sheet A4.2.
- 14b Repair original brick in Classroom 103 and at walkways to Entry 121 in similar brick to be painted in lieu of matching brick color to existing as specified. Materials to be provided by contractor. Omit framing and gypsum board at these locations. Include display shelving at existing window openings similar to that detailed on revised sheet A4.2.
- 15 Install two-head emergency egress lights and substitute other egress fixtures as required at both floors to omit inverter. Include (1) egress light in each of Classroom 103 and Studios 111, 130, 132 & 133.
- 16 Substitute partition type 'F' at Studio 132 in lieu of (2) type 'A' partitions to have full height partitions surrounding the studio, with batt insulation from floor to ceiling.
- 17 Remove portion of CMU wall (appears to be non-loadbearing) below Stair 2 upper landing. Shift door 118 to be flush with Studio 118 wall.
- 18 Relocate stainless steel counter/sink unit currently in future Studio 132 to Studio 118 at start of phase 2. Provide plumbing for this sink in addition to the single sink shown in Studio 118.
- 19 Provide wood structural reinforcement as required to level existing platform at Loading 120 (floor sags near loading door).
- 20 Add PT-5 and PT-6 walls as shown on revised sheet A2.5 (note PT-6 on all walls in Kitchen 143 indicated on schedule).
- 21 Provide FRP on Kitchen 143 walls to 8'-0" as shown on revised sheet A2.5 floor plan.
- 22 Revise handrail and guard at Stair 104 as shown on revised sheet A4.3.
- 23 Install gypsum board partition floor to ceiling where guard is required. Omit re-installation of original wood handrail. Include installation of new steel pipe handrail, returned to floor at top and bottom, both sides. See elevation 6 on revised sheet A4.3.

END