

7 West Cary Street
Bidding Clarifications

June 24, 2016

Basement

1. 2-hour rated walls and ceilings will not be required. Provide 1/2" gyp bd ceiling.
2. Walls separating crawl space will be unrated with 1/2" moisture resistant gyp bd on one side.
3. No sprinklers will be required.
4. Delete door and wall around existing stair.

Ceilings

Base bid shall include all ceilings receiving new 5/8" gyp bd

Flooring

1. Where demo note 3 is indicated in Rm's 1, 4, 6, and 7 ceramic tile removal shall include removal of concrete backer bd or plywd subfloor. New finish in these areas will be revised to tongue and groove heart pine flooring, field finished.
2. Second floor toilet room flooring shall be new ceramic tile on new concrete backer bd. Allow \$10/sf for material.
3. Assume all other floors and stairs to be existing wood flooring to be refinished

Side Addition

1. Metal shingles as shown on elevations will not be used. See attached revised sheet A200 showing Hardiboard siding.
2. Railings at side porch will be revised to be steel w/ vertical pickets in lieu of wire mesh. Similar to detail 1/A200. See revised elevation attached.

Windows

1. Provide a unit price to install new wood window sash in existing frame. Sash to match existing. This would possibly occur in openings that are currently boarded up and may or may not contain sash.
2. Provide a unit price to replace wood window sill with new heavy timber fir sill.

Entry Door

Door and sidelight #101 to be painted wood, exterior grade fir or better. Door glass stops to be square wood flush with door face.

Hardware

1. New interior door hardware shall be cored latch sets, Kwikset Milan design with round rosette, satin chrome finish. Hinges to be 3.5"x3.5" with radius corners, satin chrome finish, Emtek 91023.
2. Exterior doors #101 and 112 to have locksets and hinges by material allowance of \$600 total for both doors.

Finishes

1. Walls and ceilings to be primed and painted with 2 coats of flat latex.
2. Interior trim to be sanded smooth, patched and primed and 2 coats of semi gloss latex enamel finish.
3. Bathroom walls to have semi gloss latex finish.
4. Exterior windows, doors and trim to have oil primer and 2 coats acrylic semi gloss finish.

Lighting

1. Interior and exterior light fixtures shall be provided by material only allowance of \$4500.

Prepared by:

Johannas Design Group

Doug Kleffner