



July 11, 2018

Re: Burke 39 Edge Park

Request for information #1

Distributed via email

1. Is GC responsible to remove existing stone patio at rear of building? **No**
2. Is GC responsible to remove landscaping at edge of building where new foundations are being installed? **No**
3. Is GC responsible to install appliances? **Yes**
4. Is GC responsible to install shelving in master bedroom closet? **NO**
5. IS GC responsible for spark arrestor screen and glass doors for new fire place? **Yes,**

The allowance amount specified for firebox construction, hearth, chimney, caps, stone veneer pieces, flue and all accessories such as damper, mortar and misc should be included. The value is based on an estimate the Owner obtained from a mason.

The GC is invited to obtain additional quotes.

6. Is the entire driveway replaced with exposed aggregate up to city sidewalk. **YES**
7. Is GC responsible for cost of cabinet installation? **NO**
8. Is access to rear of site permitted on east side of garage? **Yes** Short term and limited equipment on adjoining property #47. Portions of fence may be removed but arbor location shall remain
9. City of Buffalo Plan review is through plumbing and heating and currently in electrical review.



Issue via email July 1 2018

Pre award changes:

Division 1: General Requirements

General Construction Change :

1.5 Extend garage depth by 2' including foundation and first floor plan to align with 2nd floor rear wall above. This will omit cantilever detail and permit elevator shaft to be pushed back 2' south on all floor plates. Conventional 2nd floor framing may be used

1.6 Basement will not be "finished" in this phase.

Division 2: Existing Conditions

Demolition:

2.6.1 Save kitchen tile backsplash for possible reinstall

2.7 Save all cabinets, faucets, switch plates, light fixtures

2.8 Take care to verify location of existing gas line/ valve in backyard to former grill location

Division 3: Concrete

Foundations:

3.5 "Crawl space" and "basement" are used interchangeably. All new foundation spaces shall be excavated to maximize headroom and to depth of adjoining foundation depth except under slab. A crawl space w/ under 6'-7" of headroom is not required to have a 2nd means of egress whereas a basement is.

Division 4: Masonry

4.8 Tuck point existing chimney located kitchen meets garage

Division 6: Wood & Plastics

Exterior millwork and carpentry:

6.5 Boral trim may be used for black painted components especially at near grade conditions, otherwise wood is acceptable.

6.6 Fluted columns to match need not have hand carved detail

Interior millwork and carpentry

6.7 add 3" painted beadboard 48" ht wainscot with chair rail in master bath

6.8 add 1-3/4 traditional white painted bead board to ht of 41" w/ caprail in mudroom and back wall of breakfast nook to match existing mud room

General bid clarifications #1 Description of work and Bid form

6.9 Existing kitchen cabinetry will be refinished by others and utilized in master bath at head of tub and tucked into eave line. Installation of any existing vanities or casework by GC
Undercounter refrigerator in bath will include beadboard surround and tile top

6.10 Add chair rail in entry to match existing

6.11 Built in cabinetry such as white painted tv cabinet, knotty cherry mantel surround and cabinet will be fabricated and installed by GC.

6.12 Breakfast area window seat deck shall be modified to include hinged top for storage in seat

6.13 Crown mold standard ogee 3-1/2" in family room best match

6.14 Stair newel and balusters shall match existing landing railing. White wood tapered round balusters, dark stained handrail and 3" stained newel with volute. Relocate wall mount handrail to opposite side and terminate new railing at wall.

Division 7: Thermal & Moisture Protection

Insulation

7.1.1 Exterior Insulation board to be provided and installed by EIFS applicator

Division 8: Openings

8.5 screen panels need not be scribed to arch, may be black aluminum frames or a field applied system

Division 9: Finishes

9.2.1 Tile cost by allowance, include labor to install including grouts sealers adhesives, underlayment and accessories

9.2.2 Include labor to install tile:

9.2.3 backsplash 19" ht in Pantry and kitchen and island

9.2.4 master, first floor, and bath #1 shower/tub surrounds

white subway to within 1' of clg with chairrail and cap rail typical all

9.2.5 shower floors- pebble stone 12"x 12" sheets

9.2.6 bathroom floors white dal tile 6" hex with blue square dot

9.2.7 Tub deck to be tiled-wood plank look 3"x 18"& top of undercounter refig cab

9.2.8 Floor area under washer dryer terra cotta octagonal 6"to match area in front of washer dryer

Division 11: Residential Equipment

Appliances:

11.8 install 2 garbage disposals

11.9 All appliances installed by GC. Miele may require certified installer and Owner will compensate directly if so.

11.10 Icemaker- no cabinet panel

11.11 Compactor- w/ cabinet door

11.12 Install 2-24" wide refrigerated drawers in existing side board, no door panels, install built in undercounter refrigerator in bathroom

Division 12: Furnishings

General bid clarifications #1 Description of work and Bid form

12.1 kitchen cabinetry specified by allowance includes installation cost by fabricator or supplier

Division 22: Plumbing

Plumbing:

22.7 Water tank is not required to be on demand

22.8 Install 2 water filters and point of use hot and cold water dispensers at sinks

22.9 Remove pot filler tap from scope of work

22.10 pantry countertop to be copper clad with integral bowl, included under \$10,000 allowance for countertops

22.11 Provide water line to 18" miele freezer

22.12 Provide access panels for all sink, shower and tub fittings

22.13 Existing bath 1(former master) has an access panel in bedroom # 3

22.14 Reinstall existing 24" console vanity w brass faucet in bath1 in first floor bath

Plumber to evaluate & recommend if 2 existing toilets can be refurbished and relocated to bath 1 and first floor bath. Existing faucets to be reinstalled shall be evaluated as well and Owner will accept recommendation of plumber to replace or reuse

22.15 Install grab bars in each shower and add blocking for grab bars at toilets

Division 23: HVAC

23.13 Design build approach includes making recommendations for modifications to existing duct work such as added returns where feasible and where better performance can be achieved as areas are exposed and accessible.

23.14 At minimum new 2nd floor master suite must be on its own thermostat, a 3rd thermostatic control for new first floor space is required if supplied by new furnace, if supplied by existing furnace, it may be controlled on same thermostat as existing areas.

Res check is available and areas are specified in schedule of values

23.15 Provide alternate add price to provide ERV for make up air as Owner is concerned house may be too tight for 2 wood burning fireplaces to draft properly

Division 26: Electrical

26.11 Add electric floor warming in master bath not in shower or under tub or vanity

26.12 switch plate covers to be metal not plastic and finish to be determined for each room to match paper or wall color

26.13 Add 8 receptacles with USB fittings in kitchen, bedroom and family room

Division 33: Utilities

Storm San sewer clarification:

33.5 Interior footing drains were installed with sump pit installation in 1996. The sump pump discharges to the storm conductor line at downspout at northwest corner of garage. The storm drains from gutter conductors tees into the main sanitary sewer under the existing driveway for a combined sewer to street main.