THE WAVERLY RENOVATION PROJECT

WORK SCOPE DESCRIPTIONS:

Basement Slab
Exterior Wall & Siding
Front & Rear Porches
Roofs
Building Insulation
General Interior Repairs
Wood Floors
Windows
Kitchen & Baths
Plumbing
HVAC
Electrical
February 24, 2014

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PROPOSED AREA REVITALIZATION PLAN
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**Basement Slab Replacement:**

**Scope:** Basement Floor Slab

1. Remove existing basement floor slab
2. Install new perimeter drain system along exterior wall footing. Install drainage piping in minimum of 10” of pea gravel bed.
3. Tie new drainage piping into new storm line, connect new drain tile to new waste line on outside of house (minimum of 5’ beyond outside wall.
4. Install new exterior wall water proofing system (see product data).
5. Install 4” granular fill base & compact base to 95% density. Remove all existing loose fill materials.
6. Install new vapor barrier, overlap joints minimum 9”. Tape joints (typically).
7. Install new 4” concrete slab on new compacted fill and vapor barrier.
8. Provide full perimeter pre-mold strip @ existing masonry walls. Seal joint with flexible sealant.

   a. Install new floor drains and all new waste piping before slab prep and installation begins.
   b. Verify conditions of existing steel support stanchions before placing slab. Inform architect & general contractor of conditions.
   c. Coordinate slab installation with plumbing contractor.
   d. All floors shall pitch to new floor drains. Standing water will warrant removal and replacement of slab.
   e. Provide minimum 3” high pad for new furnace
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Exterior Walls (Siding – Veneer Materials) - Work Scope Description:

Remove existing fiber board siding materials.
Install new 1” insulation board over existing wall or siding boards.
Install new building wrap and vapor barrier.
Install new siding materials. Provide cost for a vinyl base product and an alternate cost for a synthetic wood project (Hardee board or equal).

Remove / Repair and replace existing window and door trim as required.
New perimeter trim to match existing in profile and character.

Provide new flashing at window sills, roof intersection and all changes in directions. There shall be no open voids or exposed joints to inside wall cavities.

Concealed flashing may be flexible vinyl flashing. All flashing exposed to view shall be pre-finished metal flashing, matching color of new gutters & downspouts.

Provide new blocking & backing for trim to receive flashing covers.

Replace rotted or damaged exterior wall sheathing as required.

Minimum siding requirements:
Remove existing materials
Repair damage sheathing
Flash existing window sill locations
Install new base insulation board
Install tyvek or approved building wrap (vapor - air barrier)
Install new siding system (double 4 vinyl siding)
(Alternate Hardee Board & trim)
Install eave and roof soffit closures and all required trim
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Work Scope Description:
Front & Rear Porches

Porch Replacement:

Work Description:
Demo & Remove Existing damaged front & rear porch decking & framing
Demo & Remove existing steps and railings
Remove existing failed porch footings (where required)
Prep and compact base at demolished footing
Install new frost footings for new porch supports & new steps.
Remove & replace walks to front & rear porch decks. New concrete to be 4000 psi air entrained concrete (see plans)

Install new porch framing, decking, porch roof framing and sheathing.
New porch roofs shall be dimensioned 30 year shingles.

Install new treated wood framed steps with perimeter enclosure walls.
New steps are to comply with codes (railing & riser heights).

Maximum step at building entry shall be 6”.
Maximum stair riser up to porch deck shall be 7”
Provide new porch decorative metal railing @ front porch perimeter.

Remove existing fill materials under existing porch decks. Install new granular fill materials compacted to 95% density.
New porch caps are to be self supporting and properly reinforced.

Adjust and modify grades as required for new work.
Restore and repair all adjacent areas damaged by installation of new work.

Contractor to coordinate all new porch and entry stairs with contractor installing new walks and site concrete pads.

Hand rails and guard rails shall comply with all code requirements.
Slope and pitch all porch decks to drain (2% minimum).

All new exterior porch framing members shall be treated wood & decking.
2nd Level Rear Porch Enclosures / Roofs:

Work Description:
Remove existing materials as required to investigate existing upper decks and roof framing.
Repair existing openings at failed upper deck supports. Install new treated wood framing members as required.

Remove existing paint and interior finish materials from exterior wall surface

Install new posts down to rear porch foundation walls. Post to be 6” treated members.

Install new wood framed exterior porch decks (see details). All framing to be treated lumber and treated wood planks (see details)

Roof decks are to be properly flashed and protected.
Install flashing at full length of exterior wall
Install new gutters & downspouts
Install new treated wood framing at existing window openings.

New deck framing shall match existing but in no case shall framing members be less than 2x8’s at 16” o.c.

Low sloped roofs shall receive new 3/4” exterior plywood decking, with 50mil membrane roofing. Pitch new roofs to drain to gutters.

Provide downspouts and splash blocks.

General Note:
Install new treated wood railing 48” high with 4” treated wood posts located at mid-span and securely anchored to supports.

Where 2nd level decks are to be completely replaced new framing shall be:
Treated 2x10’s @ 16” o.c. / Ledgers & rim boards shall be treated 2x12’s
Main roof and deck supports shall be (2) 2x12’s.

All joists shall be nailed and supported with hangers.
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ROOF REPLACEMENT - (ASPHALT SHINGLES)

SCOPE: Roof Replacement

DESCRIPTION OF WORK

A. Remove and replace all existing roofing shingles. Repair and/or remove damaged wood sheathing as required. Remove and replace existing gutters & downspouts. Replace nailers &/or fascia boards as required. Install new ice shield / guard along eaves & exterior walls. Install new flashing, counter-flashing and pre-finished trim.

B. Provide new metal flashing at brick chimneys (cut into existing mortar joints), pointed and sealed with an approved sealant.

C. Remove existing flat or low pitched roofing materials. Install new sheathing, flashing and new sheet roofing materials.

** Provide Roofing Product Data: Submit technical product data, installation instructions and submit full color range for shingle selection by architect.

Store materials to avoid water damage, and store rolled goods on end. Comply with manufacturer's recommendations for job-site storage and protection.

Weather Conditions: Proceed with shingle work only when weather conditions are in compliance with manufacturer's recommendations and when substrate is completely dry.

PROVIDE ROOFING SHINGLE PRODUCT WARRANTY (30 YEARS)

ASPHALT SHINGLE MATERIALS

A. Square Tab Strip Dimensional Shingles, UL Class "A", Heavyweight: Mineral- surfaced, self-sealing, 3-tab asphalt fiberglass strip shingles complying with ASTM D 3018, Type I, and ASTM D 3462. Provide shingles bearing UL Class "A" external fire exposure label and UL "Wind Resistant" label. Color as selected by Architect.
   a. Royal Sovereign, Dimensioned Shingles, Self-Sealing; GAF Corp.
   b. Fireking III; Dimensioned Shingles, Manville Building Materials Corp.

B. Asphalt-Saturated Roofing Felt: No. 15, un-perforated organic felt, complying with ASTM D 226 Type I, 36" wide, approximate weight 18 lbs./square.

C. Nails: Aluminum or hot-dip galvanized 11 or 12-gage, sharp-pointed, conventional roofing nails with barbed shanks, minimum 3/8" diameter head, and (1.75” to 2” long).

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EXECUTION
1. Remove all existing roofing materials, exposed existing deck, remove and replace all damaged decking. Remove and replace existing damaged roof boards. Provide new blocking and supports for damaged and questionable areas.
2. Clean substrate of any projections and substances detrimental to shingling work. Cover knotholes or other minor voids in substrate with sheet metal flashing secured with roofing nails.
3. Coordinate installation of shingles with flashing and other adjoining work to ensure proper sequencing. Do not install shingle roofing until all vent stacks and other penetrations through roofing have been installed.
4. Provide new roof vent openings per roofing manufacturer’s recommendation. Roof ventilation shall comply with local and state codes.

INSTALLATION
** Comply with written instructions and recommendations of shingle manufacturer, except to extent more stringent requirements are indicated.
** Provide Underlayment: Apply one layer felt horizontally over entire surface, lapping succeeding courses and fastening with sufficient nails to hold in place.
** Provide Ice Guard Underlayment: In addition to felt underlayment. Install (2) continuous strip of ice protection underlayment of minimum 50# roofing felt extending to a point 24" minimum beyond wall line. Set in continuous bed of asphalt plastic cement and secure with roofing nails at 6" centers along all edges. Lap sheets per manufacturer.
** Shingles: Install starter strip of roll roofing or inverted shingles with tabs removed; fasten shingles in pattern, weather exposure and number of fasteners per shingle as recommended by manufacturer. Use horizontal and vertical chalk lines to ensure straight coursing.
** Installation shall comply with manufacturer’s recommendations & installation details.
** Provide and install all new pre-finished metal flashing as required to replace existing
** Install new roofing materials on porch roofs and all building offsets or projections. Where shingles can not be installed due to low slope, install membrane roofing system with 1” minimum base insulation applied over new plywood decking.

LEED CERTIFICATIONS:
** LEED Coordinate with Owners Representative compliance with Green Building Requirements, for LEED certification. Provide all required submittal forms and certification templates.

All work shall be performed in a manner consistent with current OSHA guidelines.
1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

1.2 DESCRIPTION OF WORK

A. Extent of insulation work is shown on drawings and indicated by provisions of this section.

B. Applications of insulation specified in this section include the following:
   1. Building insulation in batt form.
   2. Blow In Roof Cavity Insulation
   3. Blow in Wall Cavity Insulation

1.3 QUALITY ASSURANCE

A. Thermal Resistivity: Where thermal resistivity properties of insulation materials are designated by r-values they represent the rate of heat flow through a homogenous material exactly 1" thick, measured by test method included in referenced material standard or otherwise indicated. They are expressed by the temperature difference in degrees F between the two exposed faces required to cause one BTU to flow through one square foot per hour at mean temperatures indicated.

1.4 SUBMITTALS

A. Product Data: Submit manufacturer's product literature and installation instructions for each type of insulation and vapor retarder material required.

1.5 DELIVERY, STORAGE, AND HANDLING

A. General Protection: Protect insulations from physical damage and from becoming wet, soiled, or covered with ice or snow. Comply with manufacturer's recommendations for handling, storage and protection during installation.
2.1 ACCEPTABLE MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products, which may be incorporated in the work, include, but are not limited to, the following:

2. CertainTeed Corp.
3. Manville Corp.
4. Owens-Corning Fiberglas Corp.

2.2 INSULATING MATERIALS

A. General: Provide insulating materials, which comply with requirements indicated for materials, compliance with referenced standards, and other characteristics.

1. Performed Units: Sizes to fit applications indicated, selected from manufacturer's standard thickness, widths and lengths.

B. Loose Fill Insulation: Thermal insulation containing fibers of type described below with thermosetting resins to comply with ASTM C 764 for Type I Category 2 insulation.

1. Loose Fill insulation equal to CertainTeed – InsulSafe-SP or OPTIMA Insulating systems. Manufactured from re-cycled materials per manufacturer’s guidelines (loose-fill fiberglass).
3. Surface Burning Characteristics: Maximum flame spread and smoke developed values less than 25 and 50, respectively.

C. Faced Mineral Fiber Blanket/Batt Insulation: Thermal insulation produced by combining mineral fibers of type described below with thermosetting resins to comply with ASTM C 665 for Type III, Class A (blankets with reflective vapor-retarder membrane facing with flame spread of 25 or less); foil-scrim-kraft vapor-retarder membrane on one face, respectively; and as follows:

1. Mineral Fiber Type: Fibers manufactured from glass.
3. Surface Burning Characteristics: Maximum flame spread and smoke developed values of 25 and 50, respectively.
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PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Provide and Frame all roof access openings required to install 12” minimum of blown-in insulation. Remove any existing insulation materials before installation.

B. Install new spray-in insulation in all exterior wall cavities including attic knee walls. Provide all required accessories needed to install new insulation materials, including fiber mesh or screen back up, blocking, bracing, baffles and insulation stops. All materials and installation methods are to comply with manufacturer’s recommendations. Remove all existing insulation materials (damaged, water or else wise). Protect eaves, vents and maintain existing ventilation openings. Install new baffles along eaves as required.

C. Comply with manufacturer's instructions for particular conditions of installation in each case. If printed instructions are not available or do not apply to project conditions, consult manufacturer's technical representative for specific recommendations before proceeding with work. Use products from a single source and insulation system. Use proper equipment, stray apparatus and techniques.

D. Extend insulation full thickness as indicated over entire area to be insulated. Cut and fit tightly around obstructions, and fill voids with insulation. Remove projections which interfere with placement.

E. Contractor to report any conditions which prevents the proper insulation of the indicated materials and / or systems.

3.2 INSTALLATION OF GENERAL BUILDING INSULATION

A. Apply insulation units to substrate by method indicated, complying with manufacturer's recommendations.

B. Provide all protective materials required for a complete job. Do not obstruct ventilation spaces, except for fire-stopping.

C. Remove and replace all existing batt insulation in exterior wall cavities. Install spray insulation within and on all outer rim board and bond beams. In cases where existing window are being replaced - fill weight cavities with insulation. Where existing exterior walls are stripped to the studs install vapor barrier on warm side. Provide vapor barrier to separate water piping from direct contact with all insulation.
D. Install interior basement wall insulation system, in all livable basement areas and where indicated on drawings. Basement wall system to be equal to Owens Corning – Foamular Insulpink or similar. Basement wall insulation to provide a minimum “R” value of 7.5 per inch. Provide minimum of 1.5” of insulation on perimeter walls (rigid foam insulation) or 3.5” blanket type insulation.

E. All insulation materials and installation method shall be LEED approved methods.

3.3 PROTECTION
A. General: Protect installed insulation and vapor retarders from harmful weather exposures and from possible physical abuses, where possible by non-delayed installation of concealing work or, where that is not possible, by temporary covering or enclosure.

3.4 TESTING / CERTIFICATION
A. Exterior walls will be inspected and tested as required to comply with LEED requirements.
B. Contractor shall provide all documentation required for LEED.

END OF SECTION 07200
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EXISTING STRUCTURE RENOVATIONS

General Interior Work Scope Description:

Interior Work Items & Rough Carpentry

Remove & Strip all exterior walls down to structure. Expose wood stud framing.
Remove & Strip all interior walls down to studs (remove plaster, drywall and wood furring and lath.
Remove all existing applied floor materials, down to original hardwood flooring.
Remove all damaged and failed hardwood flooring down to existing sub-floor materials.
Investigate condition of sub-floor and replace in required areas.
Remove all existing plaster ceilings.

Note: Repair and replace damaged &/or cut joists at bath waste piping.
Repair & sister joists as required at kitchen’s piping or water damaged areas.
Exposed joists / framing or structural members (repair as required).

Repair framing at existing windows openings as required.
Rebuild existing exterior door openings as required. Replace damaged jack studs as needed.
Remove and replace damaged stair treads & risers.
Rebuild stairs to basement.
Install new blocking & framing as required for trades.

Interior Work Items & Finish Carpentry

Install new 5/8” Type “X” gypsum board (all walls & ceilings)
Gypsum board in baths & kitchens to be moisture resistant green board.
Install new doors and trim at all existing openings.
Install new exterior security storm doors (exterior)
Install & trim out apartment units (window openings, base, etc.).
Install closet shelving & rods. Install new bath / toilet accessories.
Install door hardware.
Install stair treads and railings.
Install new framed ceilings @ new waste piping locations (note no joists are to be cut to install new toilet & bath waste piping.)
WOOD FLOOR  - Repairs / replacement - Work Scope Description:

Remove and/or replace damaged sections of existing hardwood floors as required. Sand, repair and re-finish existing hardwood floors.

Remove existing finish floor coverings as required to repair and refinish existing hardwood floors.

Work shall include but not be limited to the following:

Work Description: Repairs
- Remove existing carpeting, carpet padding or composition floor tiles.
- Remove existing plywood sub-base materials and exposed existing hardwood flooring. Patch nail holes and replace damaged boards as required. (Allowance - board replace per room – 4 square feet)
- Rough and finish sand all existing hardwood floors.
- Refinish all hardwood floors – stain, seal and install two coats of polyurethane.
- Sand and refinish existing wood stair treads.
- Replace damaged stair treads as required. Secure loose stair treads and provide blocking before re-anchoring.

Special note: Where original sub-floor is damage, remove and replace existing sub-floors. Installation of new base materials are to match existing floor elevations.

Work Description Replacement
- Demo & Remove existing finish floor materials. Remove existing damaged sub-base materials. Install new base and sub-base materials as required; bring new base materials level with adjoining floor base material thickness and elevation.
- Install new hardwood flooring materials matching species of existing wood flooring.
- Re-finish new hardwood flooring to match existing hardwood flooring in adjacent and/or adjoining areas (stain, seal and apply polyurethane).

Provide all new transition pieces, thresholds, fillers, shoe molding, reducers required for a complete and finish job.
Windows Replacement & Opening Repair - Work Scope Description:

Windows

Work Description:
All work shall be done employing Lead Safe Practices

Demo & Remove all existing windows.
Dispose of windows according to OSHA and other regulatory requirements for lead painted components.
Install new wood blocking and framing at all openings. Reframe openings as required to install new window units and trim.
Provide treated wood block at all sill locations.
Install new wood clad windows (see product specification for unit).

New windows to be equal to Jen-Weld Traditional Wood window with Historic Profile trim and brick mold.

New window exterior cladding shall have minimum 25 year finish warranty. Glass warranty shall be life time against seal leakage.
Windows shall have Low “E” glass with argon gas.
Provide all new interior and exterior trim pieces required.
Insulate full perimeter of window opening and voids created by installation of windows.
Restore adjacent wall insulation is all cavities impacted by installation of new window units.
Provide pre-finish metal panning as required at all new window openings.
Provide new sill flashing at base of all openings.
Seal exterior and interior perimeter of all window openings. Sealant shall have 25 year warranty.
Repaint all existing exterior wood trim to remain.
Replace all exterior wood trim and framing that is water or insect damaged.

Note: All window sills are to be properly pitched to drain.
Report any damaged (interior wall and / or lintel) in writing for immediate action required.
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Kitchen & Bath Renovations Work Scope Description:

Kitchens
Install new sub-floor for new porcelain tile system. Remove existing floor materials install over original hardwood flooring.
Install new porcelain tile over new ¼” tile backer board. Repair and brace all existing floor boards to eliminate movement and cracking of new tile and joints.
Install new cabinets and granite counter tops.
Install new plumbing, electric and gas for new appliances (see plan)
Install new glass tile back splash from top counter top to underside of upper wall cabinets. Where no upper cabinets are located extend glass tile 18” above counter top. Provide metal edge termination at top of glass tile where no upper cabinets exist.
Install new energy rate appliances (stove, refrigerator, and hood)

Baths
Repair and replace water damaged floor joists in all baths.
Remove and replace existing sub-floors in all baths. Install new ¾” exterior grade plywood (screwed and glued to new framing members).
Install liquid protective membrane over bath floor and extend protective membrane 2” vertical up wall surface.
Install new duro-rock board (screwed and glued per manufacturer’s recommendation).
Install new thin set ceramic tile system on new sub-floor & base materials.
Install new hardi-backer board in all tub surrounds & install new ceramic tile tube surrounds. New ceramic tile shall extend 6’-0” above tub rim.
Install new marble threshold at doorway.
Install new low water consumption fixtures and faucets. (see specs)
Install new plumbing fixtures and all accessories.
Install new toilet accessories.

Special Note:
All gypsum board shall be moisture resistant green board.
All water supply piping shall be color coded plex piping.
To greatest extent possible – no piping shall be installed in exterior wall.
(Insulate piping in all exposed areas).
Plumbing Work Scope Description:

Install all labor & materials required to install new piping and plumbing fixtures in apartment baths and kitchens as indicated below. Refer to plan drawing attached.

Work to include but not limited to:

a) Removal of all existing domestic water piping.
b) Removal of all existing waste & vent piping.
c) Re-installation of domestic hot & cold-water piping (plex system) with all fittings, valves and supports.
d) Installation of new low flow plumbing fixtures & faucets.
e) Installation of new schedule 40 PVC - waste & vent piping.
f) Cleaning of existing building sewer piping (to city main).
g) Removal and replacement of existing floor drains & piping.
h) Installation of new kitchen and bath piping (including all valves).
i) Installation of new exterior – freeze proof hose bib.
j) Installation of new kitchen range gas piping.
k) Installation of new perimeter footing drainage system & tie into new building sewer lead (extend 10’ beyond exterior wall. Cap plug and remove existing drainage tile lead where possible.
l) Repair to existing sewer lead in rear yard as required.
m) Install new 1” water service & stop box.
n) Permits / All required City Inspections
o) TV existing sewer piping to remain
p) Replace waste piping to minimum point of 20’ beyond exterior wall.
q) Provide One Year Written Warranty on all Plumbing Work

Work required but to be performed by others:

Removal of existing plaster walls & ceilings
Joists Repairs at piping & bath floors

Contractor to coordinate joist repairs with carpenter and other trades. Plumbing Contractor is not to cut any joists. New waste piping to be installed below existing joists.

All work is to comply with local & state codes. All work is to comply with as well as exceed industry standards.
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Work Scope Description:

Scope: HVAC:

- Remove Existing Heating Equipment, ductwork &/or piping
- Demo & Remove all existing gas piping
- Demo & Remove all existing steam piping
- Demo & Remove Existing damaged and vandalized duct work
- Abate, Remove and Disposal of asbestos pipe insulation

- Install new high efficient forced air furnace & A/C system
- Install new duct and air distribution system
- Install new furnace & hot water tank venting
- Install new gas piping for furnace
- Coordinate new electrical power for heating equipment
- Install new heating controls and programmable thermostat
- Install new toilet room exhaust fans (ducted to exterior)
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Electrical Scope:

Work Description:

Provide all labor & materials required to install new wiring, boxes, lighting fixtures, circuit breakers, new electrical panels, new service cables and all miscellaneous materials required to repair / restore and renovate the existing home.

Electrical Contractor shall install new wiring and outlets as required to comply with all applicable codes and requirements.

Work to include but not limited to:

a) Removal of all existing accessible wiring & fixtures.
b) Removal of existing vandalized electrical equipment.
c) Installation of wiring, outlets & switches (all areas).
d) Installation of new lighting fixtures & switches in all rooms.
e) Installation of new GFI outlets (baths and kitchens).
f) Installation of new Arc Fault outlets (bedrooms).
g) Installation of new exterior GFI outlets.
h) Installation of new 150 amp electrical service & meter cans.
i) Installation of new exterior lighting & outlets.
k) New electrical circuits for HVAC equipment (as required by HVAC Contractor).
l) Removal & Replacement to existing home’s electrical service.
m) Permits / All required City Inspections
n) New TV outlets and wiring, new phone outlets & wiring.
o) New door bell and entry system (wiring & devices).
p) Prep work &/or wiring for new home security system.

Areas requiring wall &/or ceiling removal are to be coordinated with project manager and field superintended.

Electrical contractor shall coordinate new electrical service with DTE.

All work is to comply with local & state codes. All work is to comply with as well as exceed industry standards.