

# Indiana Housing Conference

Indiana's must-attend conference for affordable housing professionals.

## How to Fill the Gap

Kristen Senff

Gordon Benner

Earl Chase

Patricia Lewis

Alan Rakowski

Evan Voight

## Highland Glen

### Renovation Notes

- Verify accessibility of first floor units with ADA compliant door thresholds.
- I recommend an 8 inch concrete apron in front of the dumpster to prevent asphalt damage.
- Install wheel stops in the parking lot to prevent overhang of vehicles out to the sidewalk. Walk is only 3 feet and any overhang at all would prevent wheelchair or walker access.
- Change all existing and new downspouts to have them flush to walls. Currently extend 10" into sidewalk
- At the water heater/mechanical closet change to a double door for easy access to all equipment.
- Eliminate the bi-fold doors and replace with swing doors not a slider.
- All trim be painted with semi-gloss and also doors (Interior and Exterior).
- Change spec to a single layer of roofing felt.
- Why do the vented soffit need to be replaced?
- Do not seal face brick.
- Plans are not clear on what windows are replaced in the base bid – damage only. **Mike Taylor will ID replacements due to damage**
- **Mike and Brandon will ID appliances to be replaced** What is being done with appliances coming out? Trade? Amick vender?
- (Check with chosen GC) Can case work and top with associated plumbing be replaced in one day?
- (Check with chosen GC) Who moves resident furniture on floor replacement (NHC-AAMCI temps?)
- Use LED bulbs and do not change fixtures unless damaged and verified by owner?
- Repair of existing sheetrock should be to new condition with no noticeable patches or repairs.
- Ductwork will not be cleaned?
- Mirrors will be replaced only if damaged. Note (16) calls for all. This will be changed to as needed
- Tub replacement is only as needed due to damage/defect!
- The finish schedule calls for wood vinyl slat flooring with barrier. This will be changed to no wax vinyl flooring and it will not be waxed.
- Change painting spec to 1 primer and 1 coat of paint.
- Kitchen lights will be changes in spec to a 4 bulb LED track light. No cloud light fixture
- Change spec to a single manufacturer for all plumbing fixtures either Peerless, Delta, or CFG. (Maintenance issue)
- Icemakers in refrigerator will be for replacements only.
- Pool and playground will be removed and a poured slab will be installed in that area with picnic tables and grills. All pool related specs will be deleted.
- Sheet A2.3 note 12 below electrical service is mislabeled.
- Dumpster location will be determined by GC and owner.

- See line item 00 73 00-4 clarify/define.
- Porta Potty for Construction staff only.
- Owner will set procedure for resident valuables and provide lock box to them w/seal to verify security.
- Have existing cleaning crew do "deep cleaning after remodeling/pre-move in.
- A2.3 Note 12 what is the one below the electric service elevator?
- **Davis Bacon-Wage rates can change without notice and the one in effect on the day you close is the 1 year use. I have seen them change 3 times in a 6 month span. Set at time of GC contract to lock in.**
- **Occupied units-**If you do cabinet change out etc. you might want to consider creating some hotel units on site along with storage pods for resident furniture. An empty unit is far easier to remodel. **This will be determined case by case by owner.**
- John Watkins from the owner's team is going to monitor Davis Bacon and do interviews on site.
- Reexamine prevailing wage rates with selected GC during final contract discussions.
- **JOHN B checking.** Unless financing requires consider eliminating bid bond and 100% payment and performance bond.
- Architect need to clarify. Testing is a bit ambiguous. It says owner will pay for code required testing contractor to pay for quality control. Define testing spec. better.
- Why does this job require a full time assistant superintendent?
- Change specified fee line items to best bid in specification to avoid unnecessary costs and shutting out smaller subs.
- **John B checking.** Is this job tax exempt?
- We need a field office.
- Remove tuck pointing from the spec
- Change spec from wood shelving to ventilated shelving.
- Need re-keyable door hardware.
- Change metal door to 22 ga. In lieu of 18 ga. Consider 24ga.
- No drywall edge trim at windows.
- No floor polish on any vinyl floor.
- No premium colors. Colors will be chosen from standard range only
- Paint-No deep tones or paints hard to touch up – All paint same per spec!
- No paint on window frames or sashes, page 3 note E.
- No back draft damper at dryer, exhaust-code violation.
- **No microwaves currently. DO we want to add?** Plans do not call for or show microwaves. Spec calls for.
- Hot water heater pans should be plastic not metal.
- Water hammer arrestors are not needed on CPVC or pex piping.
- HVAC warranty should be 1 year on everything, 5 on compressor.
- Stack the hot water heater and HVAC and add an additional closet.
- Stack washer and dryer in 2 bedrooms and add a closet. Add a door at master bedroom closet.

- GC will no hire an electrical inspection agency.
- Remove lighting match plan from spec book and use plan guide. Need cut sheet for the light fixture to ensure consistency of hardware.
- Gordon is recommending seal/stain to be used on all decks.
- Why do we need new vented soffit and fascia? This should be as needed and if damaged by contractor it will be replaced at their costs.
- Only remove and replace damaged gutters. If damaged by contactor the replacement is at their expense.

### **New Construction Notes**

- Entry columns will be hardi wrapped 4x4.
- Reduce brick and use hardi in all gable conditions.
- Only 1 layer of felt at roofs.
- Light texture on interior walls in new units.
- Temporary service power for new construction and dumpster locations for construction will be responsibility of GC.
- Change painting spec to 1 primer and 1 coat of paint.

### **New Items for Meeting January 6, 2017**

#### **Highland Glen**

- No new exterior stairs, install new slip resistant vinyl treads.
- Remove 20% roof deck repair note and set \$5,000 allowance.
- Why are we calling for removal and replacement of existing siding and faux brick panels and banding? (Word is that it was for a cosmetic color change to the exteriors)
- Except for plate remove treated wood note from over build areas.
- Use a prefinished hardi at new over build areas – not painted OSB.
- Why remove existing roofing at new over build areas. See 4 A1.3
- We should change note 9 to add new CO2/smoke detector in 1 location per unit. We do not need all new smoke detectors. CO2 detector must be hardwired.
- Towel bars should be replaced as needed.
- Any unit getting a new bathroom or kitchen countertop should get a new sink and faucet-no reuse of sinks or faucets.
- Repair as needed any tubs.
- Exhaust fans at bathrooms should be replaced as needed.
- Add stops to faucets and toilets rather than changing manifold.
- Specify Kwikset hardware for front and storage room doors (passage & deadbolt at Smartkey entry) lockset at storage (Masterkey) using Smartkey by Kwikset.
- Verify new HVAC will fit on existing pads or increase size.
- First floor storage room closets needs a sheetrock ceiling to be added.

- Any bathroom vanity being replaced should be replaced with cultured marble.
- Repair vinyl siding as needed (remove the end from 1 building and use to replace). Replace one end with new color to match existing as close as possible.
- Water test windows and doors and repair all leaks as necessary.