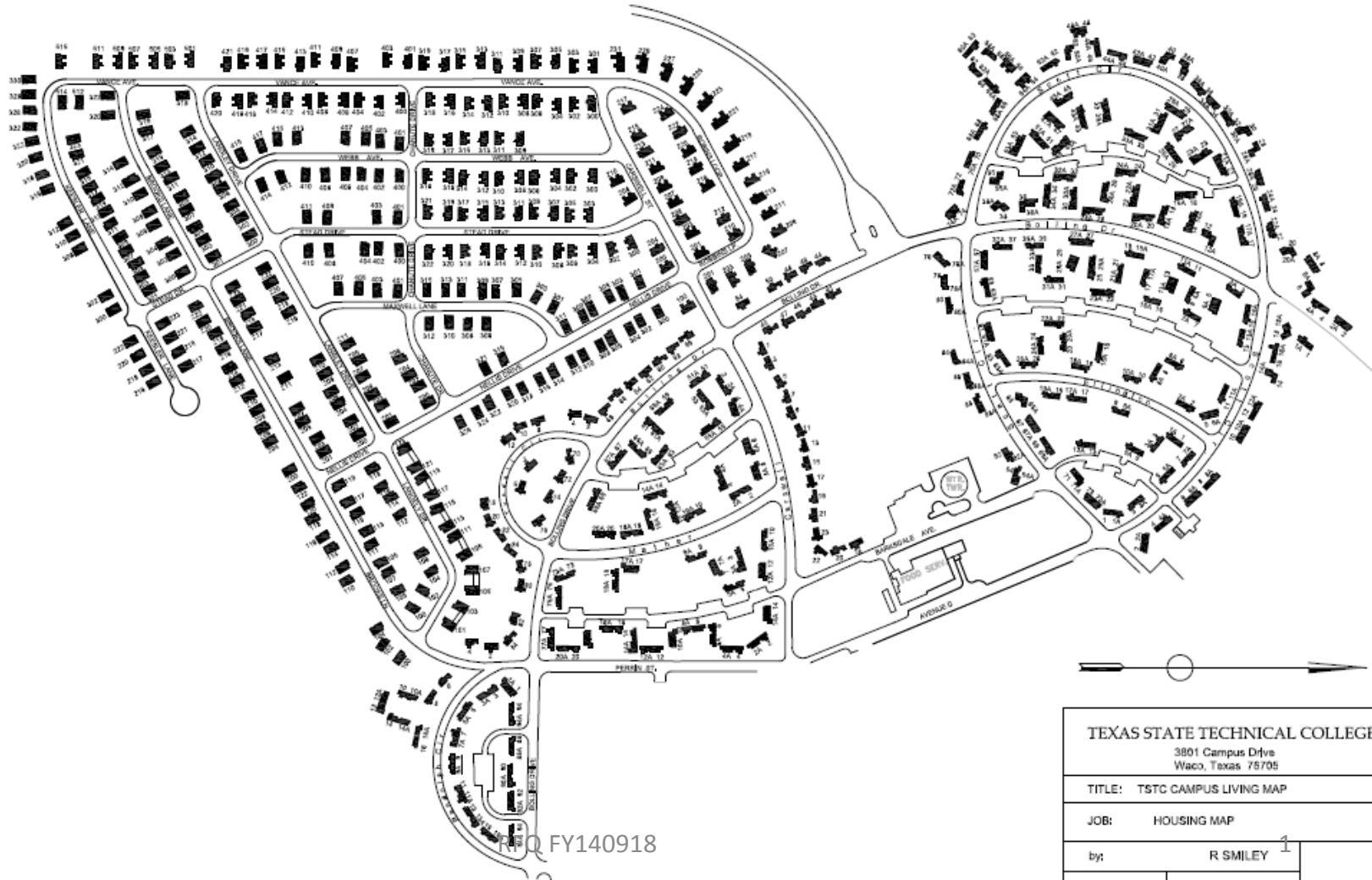


TSTC Housing Exterior Improvements

– Phase II - 2014



TSTC Housing Exterior Improvements – Phase II – 2014

Project Overview

The objective of this project is to improve the **exterior** of select existing houses on the TSTC – Waco campus. **Each** house will be listed separately in the subsequent bid package and will have a **specific scope identified by the individual scope notes**. The General Notes listed shall apply to all houses included in the bid package. The houses included in this bid package and defined separately are as follows:

- 401 Vance Ave
- 403 Vance Ave
- 407 Vance Ave
- 409 Vance Ave
- 411 Vance Ave
- 413 Vance Ave
- 415 Vance Ave
- 417 Vance Ave
- 419 Vance Ave
- 421 Vance Ave
- 41 Bolling
- 43 Bolling
- 44 Bolling
- 45 Bolling
- 46 Bolling
- 47 Bolling
- 48 Bolling
- 49 Bolling
- 50 Bolling
- 54 Bolling

This project will be awarded to one contractor as a lump sum agreement.

TSTC Housing Improvements – Phase II – 2014

General Notes

1. This project is Tax Exempt.
2. Remove address nameplates, preserve, reinstall after improvements are complete.
3. Stage dumpsters in vacant house driveways only. No staging in occupied houses or curbside.
4. Properly dispose off site of all demolished materials.
5. Where applicable, contractor will be responsible for restoring interior abated drywall at new window locations. The contractor shall paint the interior wall at each of these locations from “corner to corner” with a SW# to be provided.
6. All new and existing materials shall be painted according to defined individual color schemes indicated, including carports.
7. All ‘front’ doors shall be painted **SW 6258 Tricorn Black, Exterior Latex Semi-Gloss**. Secondary, and storage doors shall be painted **SW 6148 Wool Skein, Exterior Latex Semi-Gloss** for Vance Units only. Shed doors on Bolling to match trim color.
8. Remove and dispose of all coax cable at unoccupied units. In occupied units, remove coax brackets and reattach when complete. Do not disrupt service.
9. All rotten wood **visible from the exterior**, including sills, headers, jambs, fascia, soffit, trim; shall be replaced with new material. **Pre-bid inspections are strongly encouraged.**
10. Contractor shall include an **allowance of \$5,000.00** for any labor and materials needed for hidden damaged wood. This allowance will be used toward labor, per labor price submitted by contractor on page 1 of the Proposal Form and material as price listed below. If the repair of hidden damaged wood is less than the \$5,000.00 allowance, then that balance will go to TSTC. Contractor shall furnish and install material to replace any hidden damaged materials, this will include but not be limited to 2”x6”PT wood sill plate framing, 2”x6” #2 YP or SPF stud framing, and ¾” CDX plywood for repair of any # 105 siding that was removed because of hidden damage. Contractor shall repair hidden damaged wood and siding after TSTC Project Manager determines the area to be repaired. The cost of material used for this hidden damage will be current market price plus 15% markup. Proposer shall issue a price per hour for a carpenter and helper. There is a line item below for contractor to fill in for hourly wages for one carpenter with a carpenter’s helper. Contractor will, at the exposure of damaged wood, submit a proposal for how many hours any particular damaged wood area would take for one carpenter with a carpenter’s helper. Contractor will submit this to TSTC Project Manager for approval. TSTC reserves the right to utilize others for these repairs.

TSTC Housing Improvements –Phase II – 2014

Finish Schedule

Color Scheme	Siding	Trim	Units
C3	SW# Country Lane Red	SW# 6106 Kiln Beige	401V, 403V, 417V, 419V, 41B, 48B, 54B
C4	SW# 7025 Backdrop	SW# 6106 Kiln Beige	407V, 44B, 45B
C6	SW# 6235 Foggy Day	SW# 6106 Kiln Beige	409V, 411V, 421V, 43B, 49B, 50B
C8	SW# 6151 Quiver Tan	SW# 6106 Kiln Beige	413V, 415V, 46B, 47B

- Exterior front entrance doors - **SW 6258 Tricorn Black, Exterior Latex Semi-Gloss.**
- Exterior storage and secondary doors - **SW 6148 Wool Skein, Exterior Latex Semi-Gloss.**

PRIMERS: (Basis of Design)

- A. Primer, Latex for Interior and Exterior, Wood, Gypsum Board, Plywood:
 - Manufacturer: Sherwin Williams
 - Product: Multi-Purpose Latex Primer B51-8000 Series
- B. Primer, DTM, Water Based for Exterior Metal:
 - Manufacturer: Sherwin Williams
 - Product: DTM Acrylic Primer/Finish B66W1

WATER-BASED PAINTS: (Basis of Design)

- A. Latex, Exterior Semi-Gloss (Gloss Level 5):
 - Manufacturer: Sherwin Williams
 - Product: SuperPaint Exterior Latex Satin A89-100 Series

TSTC Housing Improvements – Phase II – 2014

General Scope Notes

- ① Furnish and Install New specified 3'0" x 5'0" Window. Ensure that there is a minimum clearance of 36" from jamb to jamb on the interior. Frame exterior accordingly. Salvage existing temporary plywood cover and return to TSTC. Patch/Paint interior abated drywall.
- ② Install HardiPlank lap siding over existing siding. Install specified or equal vapor barrier. Paint and trim per industry standard.
- ③ Demo existing siding. Install specified or equal vapor barrier. Install HardiPlank lap siding. Paint and trim per industry standard.
- ④ Install HardiPlank lap siding over existing flat surface. Demo mid-trim 2x member and vertical 'king stud' where applicable. Add furring strips as needed to continuously install siding flush with section below or adjacent. If existing surface is beyond salvage, replace with sheathing prior to installation of siding.
- ⑤ Demo 1x2, leave flat siding. Add furring strips as needed to continuously install siding flush with section below or adjacent. Install vapor barrier and Hardiplank over existing flat.
- ⑥ Replace rotten sill material with pressure treated wood. Trim and paint with specified products.
- ⑦ Install 4"x16" vents for ventilation.
- ⑧ Demo brick. Frame as necessary, including supporting porch posts. Install sheathing substrate and specified siding.
- ⑨ Demo carport roofing/decking completely. Install new 2x6 #2 SYP joist for the first 4 rows. Install R metal roof panels and drip caps. Ensure proper tie in to the existing structure for drainage/run off. See separate page for more details.
- ⑩ Replace all fascia 1x trim with specified product. Salvage/repaint nose board where possible.
- ⑪ Replace any rotted or damaged or missing trim/soffit with specified product.
- ⑫ Prep and paint existing brick veneer using Sherwin-Williams A6 Series A100 Satin. Color shall match the trim for each house per defined color scheme.
- ⑬ Build out new soffit assembly with specified product. See separate page for detail.

TSTC Housing Improvements – Phase II - 2014

Specifications

EXTERIOR SIDING, SOFFIT AND TRIM: Basis of Design

1. Exterior Siding:

- a. Product: HardiePlank Lap Siding
- b. Type: Select Cedarmill
- c. Finish: Unfinished
- d. Colors: Reference Exterior Finish Schedule
- e. Width: 7 1/4 inches
- f. Exposure: 6 inches

2. Exterior Trim:

- a. Product: HardieTrim Boards
- b. Type: Rustic
- c. Finish: Unfinished
- d. Colors: Reference Exterior Finish Schedule
- e. Thickness: 3/4 inches
- f. Width: Various-Reference details on

3. Exterior Soffit:

- a. Product: HardiePanel Vertical Siding
- b. Type: Cedarmill
- c. Finish: Unfinished
- d. Colors: Reference Exterior Finish Schedule
- e. Thickness: 5/16 inches

TSTC Housing Improvements – Phase II - 2014 Specifications

EXTERIOR WEATHER BARRIER SYSTEM: Basis of Design

A. Exterior weather barrier system shall be as manufactured by
JamesHardie, Building Products, Inc,
888-542-7343

1. Weather Barrier:

- a. Products: HardieWrap w/ HardieWrap Seam Tape
- b. Composition: Non-woven, non perforated polyolefin
- c. Water Vapor Permeance: 15 perms.
- d. Air Resistance: >1800 sec/100cc
- e. UV Stability: up to 180 days

2. Flashing:

- a. Products: HardieWrap Flashing and Flex Flashing
- b. Flashing Composition: butyl rubber adhesive with a non-woven polyolefin backing and coated Kraft paper release.
- c. Flex Flashing Composition: butyl rubber adhesive with a creped cross-laminated polyolefin backing and polyethylene film release.

TSTC Housing Improvements – Phase II - 2014 Specifications

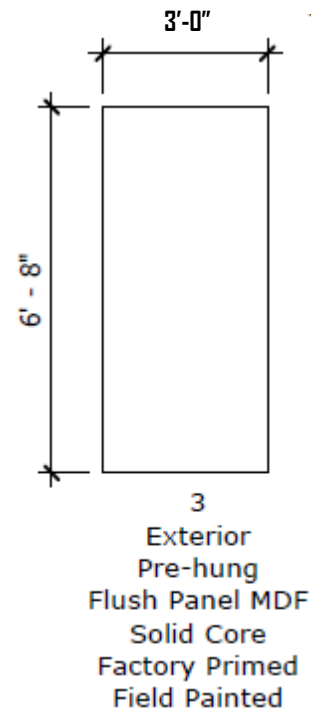
VINYL WINDOWS

Ply Gem Builder Series – Vinyl 1110 Single Hung Window

- Rough Opening: 36 W x 60 H
- 3-0 5-0 Builders Series 1100 Single Hung (35.5 W x 59.5 H x 0 Leg), Equal Sash, Almond, Nailing Fin
- Glass: LE SC, Double Glazed, Annealed
- Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
- Performance Rating: H-R40, DP +40/-40; Energy Star – Southern; U-Factor = .035; SHGC = 0.23; VLT = 0.43
- Frame Options: Nail Fin Setback -1"

TSTC Housing Improvements – Phase II - 2014 Specifications

EXTERIOR DOORS - SHED



DOOR HARDWARE SCHEDULE

Door Location	Typical & Upgrade Units
Exterior Storage	H-1 HSP PU

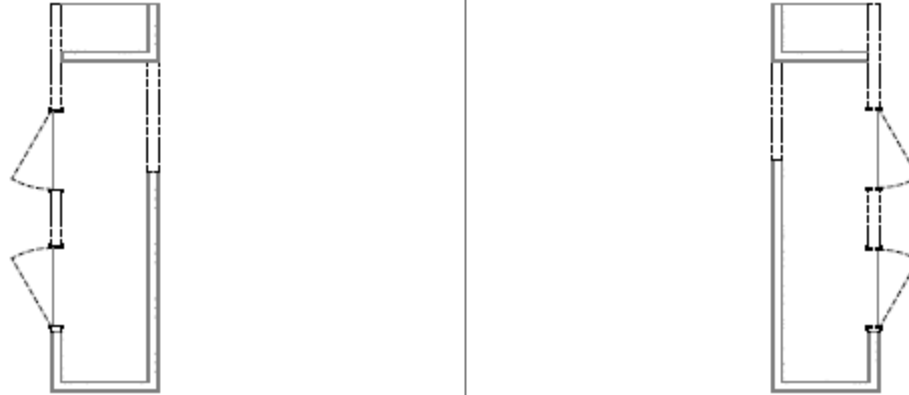
2A	H1	Hinges-Exterior	Generic		Pol Brass	1 1/2 Pair 4"x4" Residential Hinges. Non-rising pin, 5 knuckle, full mortise; 5/8" radius corners; order screws separately
2C	HSP	Hasp	Master Lock	730	Zinc	Straight Bar Hasp. Zinc plated hardened steel. Hasp body conceals included mounting hardware. 7 1/4" L
9	PU	Pull-Utility	National Mfg Div Stanley	N116-863	Galvanized	Galvanized steel door pull with screws, 5 1/2" L

TSTC Housing Improvements – Phase II – 2014

Typical Detail for Carport Shed Modification on Vance Units

Demo all existing siding, doors, frames.

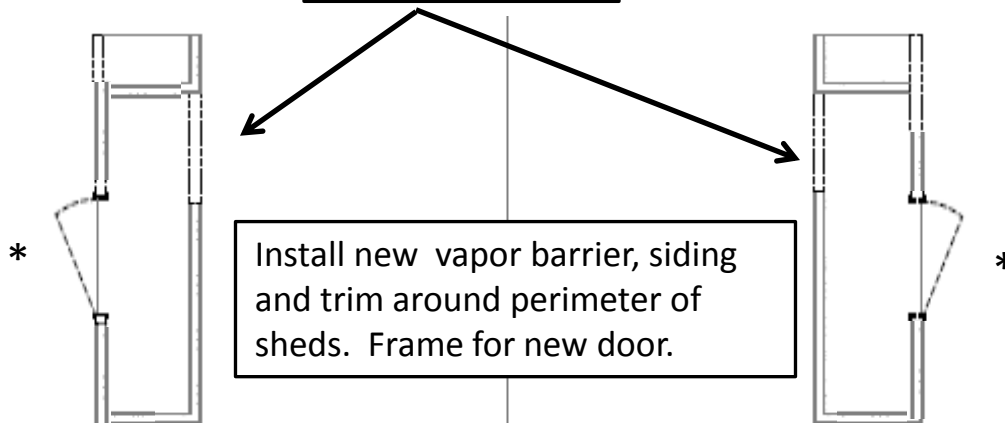
Existing



Proposed

Install 4 x 16 vent.

Note: Replace 4x4 vertical support posts as needed.



*

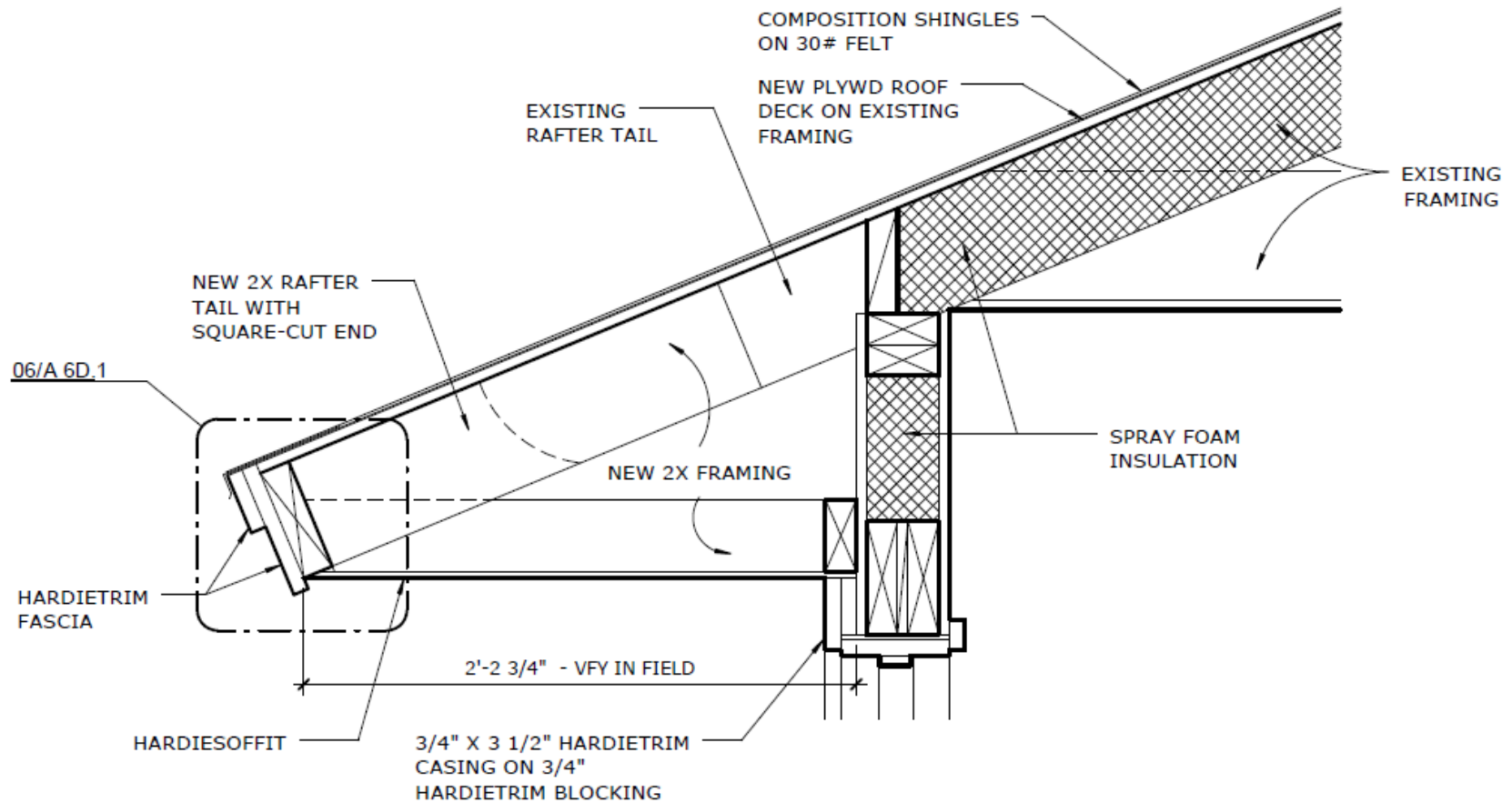
*

*Paint new doors
**SW 6148 Wool
Skein, Exterior Latex
Semi-Gloss**

Provide 3'0"x6'8" single bore Residential All Weather Metal Door Unit.

TSTC Housing Improvements – Phase II - 2014

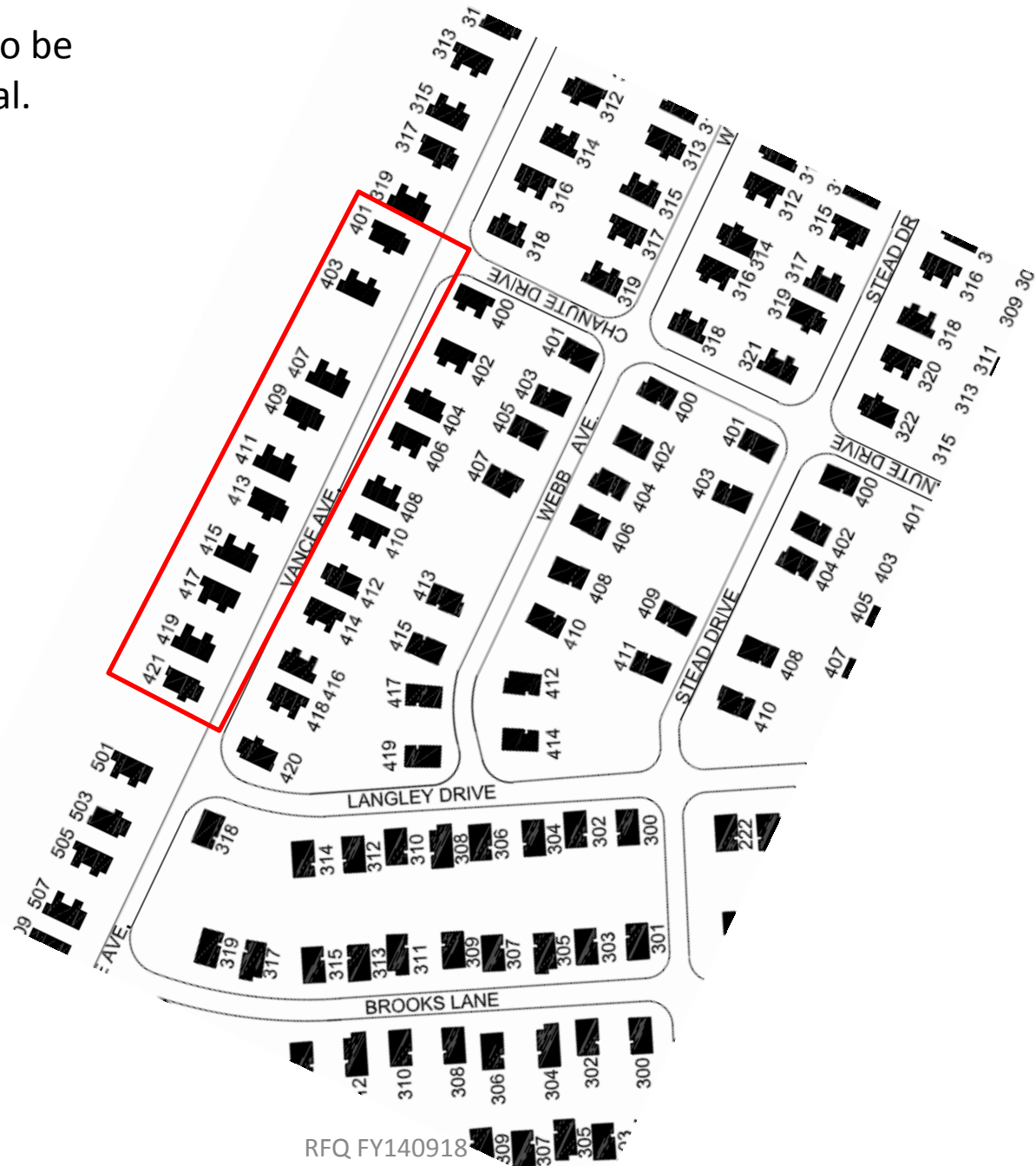
New Soffit Condition per Note ⑬



04 STOOP OVERHANG @ EXPOSED RAFTER

Units on Vance Street to be included in the proposal.

- 401 Vance Ave
- 403 Vance Ave
- 407 Vance Ave
- 409 Vance Ave
- 411 Vance Ave
- 413 Vance Ave
- 415 Vance Ave
- 417 Vance Ave
- 419 Vance Ave
- 421 Vance Ave



401V – East Elevation



401V – North Elevation



401V – West Elevation



401V – South Elevation



403V – South Elevation



403V – East Elevation



403V – North Elevation



403V – West Elevation



407V – West Elevation



407V – East Elevation



407V – North Elevation



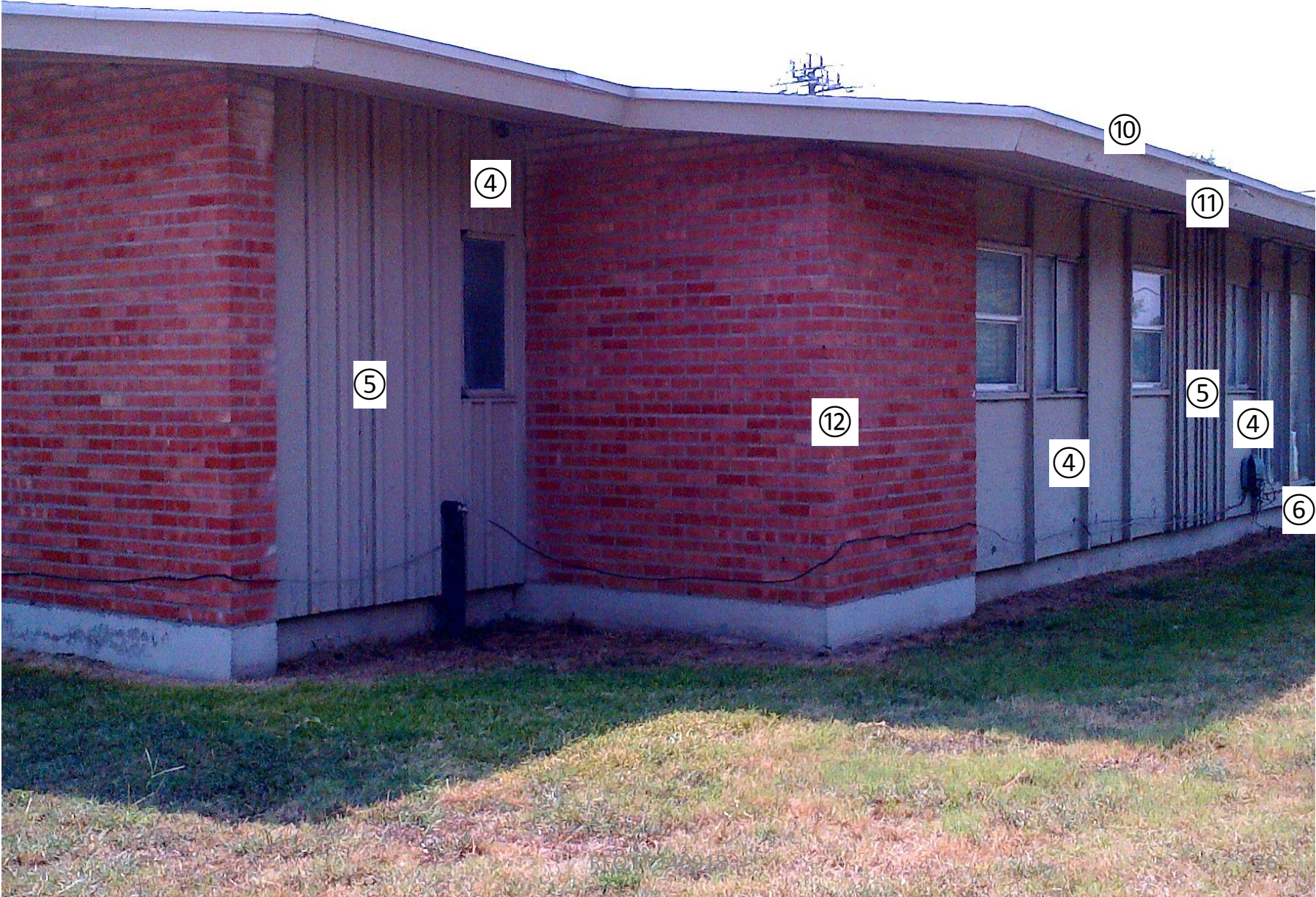
407V – South Elevation



409V – South Elevation



409V – North Elevation



409V – East Elevation



409V – West Elevation



411V – West Elevation



411V – East Elevation



411V – North Elevation



411V – South Elevation



413V – North Elevation



413V – South Elevation



413V – East Elevation



413V – West Elevation



415V – North Elevation



415V – South Elevation



415V – East Elevation



415V – West Elevation



417V – North Elevation



417V – South Elevation



417V – East Elevation



417V – West Elevation



419V – North Elevation



419V – South Elevation



419V – East Elevation



419V – West Elevation



421V – North Elevation



421V – South Elevation



421V – East Elevation



421V – West Elevation



- 41 Bolling
- 43 Bolling
- 44 Bolling
- 45 Bolling
- 46 Bolling
- 47 Bolling
- 48 Bolling
- 49 Bolling
- 50 Bolling
- 54 Bolling



41B – South Elevation



41B – East Elevation



③

⑦

41B – North Elevation



41B – West Elevation



43B – South Elevation



43B – East Elevation



43B – North Elevation



43B – West Elevation



44B – North Elevation



44B – West Elevation



44B – South Elevation



44B – East Elevation



45B – South Elevation



45B – East Elevation



45B – North Elevation



45B – West Elevation



46B – North Elevation



46B – West Elevation



46B – South Elevation



10

3

3

3

7

RFG FY140913

73

47B – South Elevation



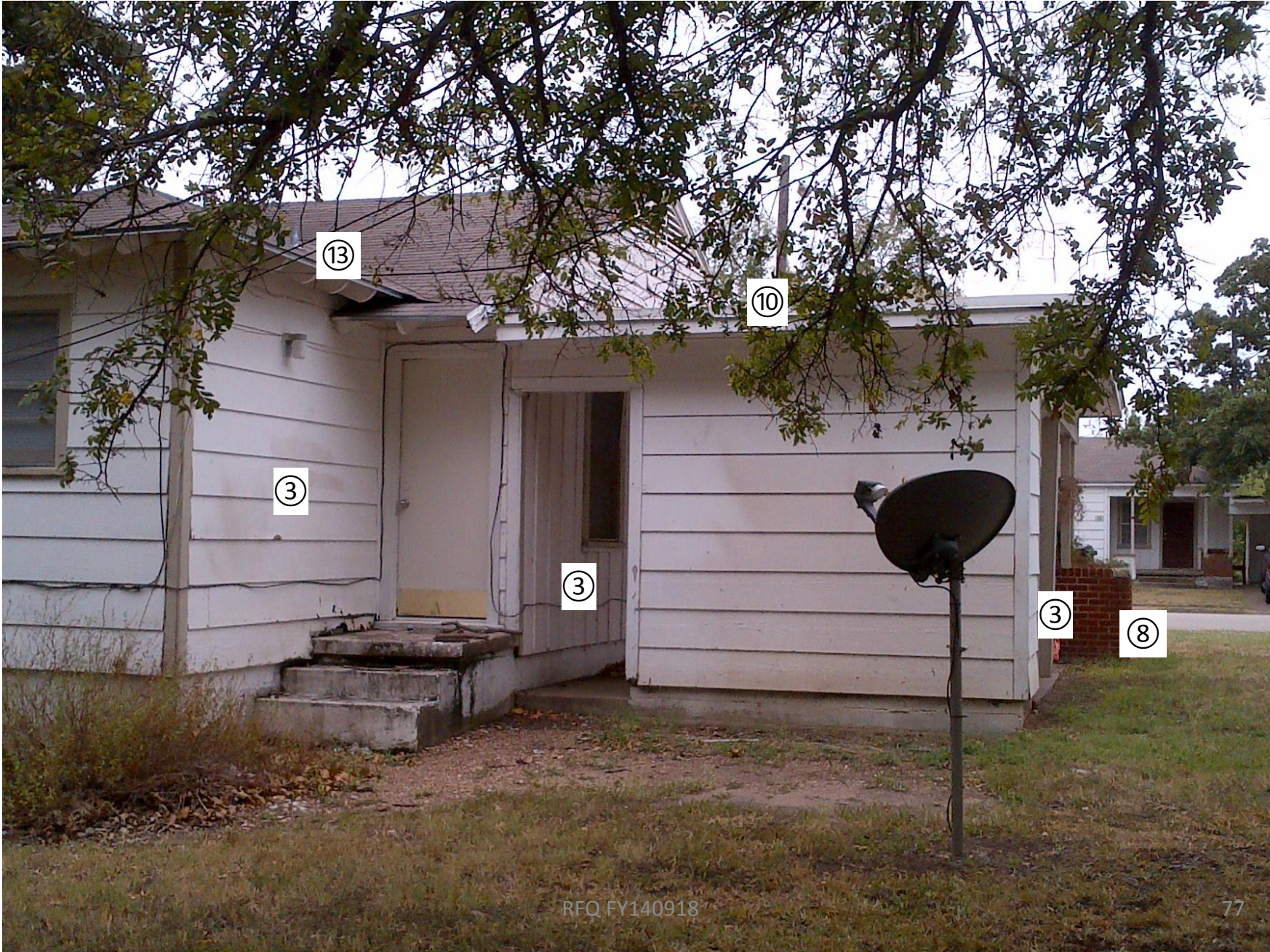
47B – East Elevation



47B – North Elevation



47B – West Elevation



48B – North Elevation



48B – West Elevation



48B – South Elevation



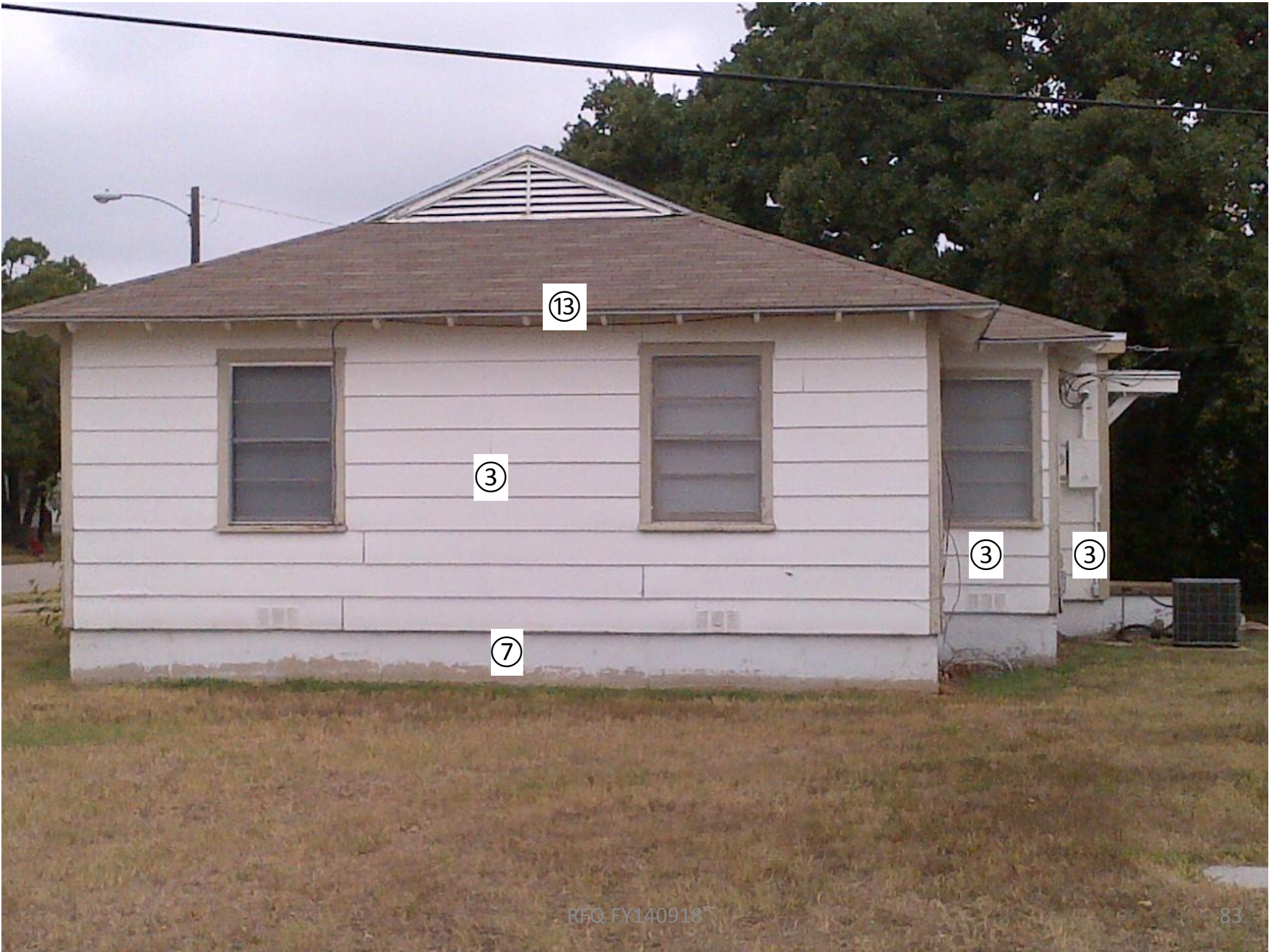
48B – East Elevation



49B – South Elevation



49B – East Elevation



49B – North Elevation



49B – West Elevation



50B – North Elevation



50B – West Elevation



50B – South Elevation



50B – East Elevation



54B – North Elevation



54B – West Elevation



54B – South Elevation



54B – East Elevation

