



ADDENDUM NUMBER THREE

Friday, September 2, 2016

IFB #16-912-41; COMPLETION AND CORRECTIVE WORK AT THE FLORIDA AVENUE NEW AFFORDABLE HOUSING UNITS

THIS ADDENDUM IS BEING ISSUED TO INCORPORATE THE FOLLOWING IN THE REFERENCED INVITATION FOR BIDS

ITEM #1 WRITTEN QUESTIONS RECEIVED

Q1: Please send clarifications on building 7 and 8 from the Scope of Work punch list. The addresses are mixed up and the pages do not match.

A1: Refer to Item #2 of this Addendum for reissued punch lists for buildings 7 and 8.

Q2: On paperwork generated for building 12 (6 pages), only the first page shows building 12, while the rest are under Building 1. Was this a typographical error?

A2: Refer to Item #2 of this Addendum for reissued punch lists for building 12.

Q3: Some areas do not require replacement, but repair. There are other areas we would recommend that the strips be replaced. Should we include these associated replacement costs in our estimate?

A3: Yes, these replacement costs shall be included in the base bid. Refer to Unit Price Form for quantities of vinyl plank flooring replacement.

Q4: Due to the fact that the tile installation did take place months ago, replacing only one tile will be noticeable. Should the estimate include only the plumbing costs along with the replacement of the affected tile? Or, should the costs associated with the replacement of the entire tiles be submitted?

A4: With regard to the installation of a missing floor drain at 2521 Independence, the base bid shall include all costs related to the installation of the floor drain, including but not limited to concrete, plumbing and complete tile floor and base replacement.

Q5: Some of the items on the punchlist are to be with Mechanical, Electrical or Plumbing issues that might require additional cost once the original issue is fixed. Should the collateral damage repairs be included in the estimate at once?

A5: All cost for work associated with MEP repairs such as wall and floor finishes, removal/replacement of doors and/or door frames, shall be included in the base bid.

ITEM #2 SCOPE OF WORK – EXHIBIT F

DELETE: Remove the following from Scope of Work, Exhibit F, from the project manual:

- Item g. Building 7, August 12, 2016
- Item h. Building 8, August 12, 2016
- Item i. Building 12, August 12, 2016

INSERT: Add following to the Scope of Work, Exhibit F, in the project manual, as attached:

- Item g. Building 7, Date Prepared September 1, 2016
- Item h. Building 8, Date Prepared September 1, 2016
- Item i. Building 12, Date Prepared September 1, 2016
- Item ee. Site, dated June 7, 2016.

Bids must be received by the Housing Authority of New Orleans (HANO) in the Department of Procurement and Contracts by 2:00 p.m., local time on Friday, September 9, 2016. All terms and conditions shall remain as stated in the original Invitation for Bids. All addenda must be acknowledged.

END OF ADDENDUM NUMBER THREE

General Information:

Project Number: 01-11-1037-01
 Project: Florida Ave. NAHU
 Project Address: 2512-2514 Independence Street (Units A & B)
 Date of Inspection: July 21, 2016
 Attendees: P. Kennedy, M. Clayton, H. DeHarde

Work Reviewed: The work reviewed as part of this punchlist is strictly limited to the immediate building exterior / exterior envelope. No review of any building interior work, site work, landscaping or paving were performed as part of this evaluation.

The exteriors of the subject building do not meet the requirements of Substantial Completion. Substantial Completion will not be granted on a piecemeal basis. All elements of Work including the building interiors, exteriors and site work must be substantially complete before Substantial Completion has been achieved. This punch list will be attached to the Certificate of Substantial Completion when it is issued. See attached plans and elevations for building referenced.

Item #	Space Name / Space No.	Item Description	Date Completed	Cost to Complete Work
EXTERIOR				
1.	Front Elevation	Repair brick stairs and railings to be Code compliant 2512 (Bldg. 7) First step 6 3/8", Second Step 5 3/4". Off by 5/8". 2514 (Bldg 7) Top Step 6", Second to top step 5 1/2". Off by 1/2"		
2.	Front Elevation	Center light fixture at fascia and repair fascia as needed.		
3.	Front Elevation	Repair chipped skim coat at porch		
4.	Front Elevation	Set nail heads at siding and trim		
5.	Right Elevation	Repair misaligned siding		
6.	Right Elevation	Clean stains from all walls		
7.	Rear Elevation	Replace upper sash of window; seal is open		
8.	Rear Elevation	Repair concrete stairs and railings to be Code Compliant. (2512 Independence)		
9.	Rear Elevation	Repair skim coat at concrete landing		
10.	Rear Elevation	Repaint wall; touched up paint does not match existing		

11.	Rear Elevation	Securely install all escutcheons; Install missing escutcheons at pipe penetrations		
12.				
13.				
14.				
GENERAL EXTERIOR				
15.	General	Clean, repair / touch up paint finish at railings, Observed chipping, scratches, oxidation, scale etc.		
16.	General	Clean brick at wall, steps and porch such that they are free of efflorescence, mortar, stains, concrete dust, etc.		
17.	General	Clean concrete at porch such that it is free of mortar, laitance / residue and paint, dirt, stains etc. Prepare to like-new appearance.		
18.	General	Properly set nail heads at siding and trim. Observed nail pops, sunken nail heads not filled		
19.	General	Clean up / touch up paint and power wash as needed at walls, ceiling and trim (Typical)		
20.	General	Make corrections to Hardie Siding installation per manufacturer's recommendations and details. Some items identified not in compliance were: siding joints installed above window heads; observed butt joints not caulked (Typical)		
21.	General	Repair hammer marks and other damage at window, door and building trims. Paint all repaired trim.		
22.	General	Paint caulk joints at trim (Typical)		
23.	General	Paint skirt trim at underside		
24.	General	Repair all cracking in skim coat of porches and side entries		
25.	General	Install GFI's at each outlet per Contract Documents.		

26.	General	Repair exhaust vent from damage caused by birds (typical for last block) Install bird screen at louver.		

(End of Work Completion List)

General Notes:

This Punch List has been compiled after a review of the Work by the parties whose names appear at the beginning of this document. The items noted on the punch list require completion and/or remedial work in order to bring them into compliance with the Contract Documents. It is the Contractor’s responsibility to complete the Work in accordance with the Contract Documents. Failure to include any deficiencies herein does not relieve the General Contractor of this responsibility. It is not the intent of this punch list to establish the extent of remedial work to be performed by any trade and/or person(s).

Every effort has been made to include only those items that fall within the Scope of the Work on this punch list. Should the Contractor take exception to any of the items noted herein, the undersigned is to be contacted immediately in writing before performing said work. The Owner will not be responsible for payment for any remedial work outside the realm of the Contract unless specifically approved in writing.

Red highlights indicate that the item is of critical importance / not-compliant with code and that the individual line item alone is required to be completed before Substantial Completion can be granted.

This punch list requires that remedial work be performed to certain finish materials. It is essential that the Contractor review with the Owner proposed corrective action to finish materials prior to performing the remedial work. This action is important to ensure that the corrective measures are not worse than the deficiencies.

Definitions:

“Typical” or “General”: Certain items have been found to be reoccurring throughout the project. These items have been noted as “typical” and have not necessarily been noted for each occurrence.

“Confirm (or verify) Operation”: Some items have been noted as requiring confirmation of an operation. This means that, for whatever reason, the operation of such items could not be confirmed at the time the punch list was made. This note requires the Contractor to ascertain that a given element of the work functions properly and in accordance with the requirements of the Contract Documents. The Contractor is to confirm this to the Owner in writing.

“Review”: Some items may require a detail review by the Contractor with the Owner and Architect. This review will be used to make the final determination and extent of the remedial work required.

Clarifications:

Some items noted herein give direction to “perform remedial work” to a given element of the work. This is intended to mean that the appropriate remedial work is to be performed as necessary to bring the work into conformity with the Contract Documents.

Certain items noted herein give direction to “apply additional coat of paint” to a given element of the work. This is intended to mean that all preparatory work is to be performed prior to painting. The number of coats of paint that are required may vary with the circumstances but the finish must conform to the requirements of the Contract Documents in terms of coverage and quality of finish.

Some items noted within this punch list may be referenced as statements of conditions rather than explicit instructions to perform a given task. It is to be assumed that the appropriate remedial work is to be performed as necessary to bring these conditions into conformity with the Contract Documents.

Every effort has been made to avoid duplications of items within this punch list. However, due to the magnitude of the required remedial work and the participation of several parties in preparing this punch list, duplications are inevitable.

General Information:

Project Number: 01-11-1037-01
Project: Florida Ave. NAHU
Project Address: 2512-2514 Independence St (Units A & B)
Date of Inspection: July 21, 2016
Attendees: H. Deharde, P. Kennedy, M. Clayton

Work Reviewed: The work reviewed as part of this punchlist is strictly limited to the building interior. No review of any site work, exterior envelope, landscaping or paving were performed as part of this evaluation.

The interiors of the subject building meet the requirements of Substantial Completion, however, Substantial Completion will not be granted on a piecemeal basis. All elements of Work including the building exteriors and site work must be substantially complete before Substantial Completion has been achieved. This punch list will be attached to the Certificate of Substantial Completion when it is issued. See attached plans and elevations for building referenced.

Item #	Space Name / Space No.	Item Description	Date completed	Cost to Complete Work
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UNIT A				
1.	Living 100 A	Repair finish at vent surround		
2.	Bath 101A	Repair bowed out wall at hinge side of door.		
3.	Kitchen 103A	Replace rear exterior door hinges. Observed rust.		
4.	Hallway 200A	Adjust wood cap at knee wall along hallway. Observed gap at end where cap pulls up from wall and cap is improperly aligned with wall below.		
5.	Balcony	Seal crack at balcony		
6.	Balcony	Power wash / touch up paint as needed at shutters		
7.	Balcony	Repair damaged siding		
8.	Balcony	Repair door trim where cut short at hinge side of door		
9.	Balcony	Repair nail pops at siding and trim		
10.	Attic	Install water heater on stand, per Sht. P4.02, Det. 3		
11.	Attic	Repair / replace water heater / determine why rust stains are present. Mech Engineer to review		
12.		2512 (Unit A, Bldg 7) Insulation stapled to roof. Water heater literature missing		
UNIT B				
13.	Living 100B	Touch up paint at ceiling above HVAC door		
14.	Bath 101B	Properly adhere flooring		
15.	Kitchen 103B	Clean paint from door seal / bottom gasket		
16.	Hallway 200B	Clean paint from railing		
17.	Hallway 200B	Clean dust/debris from window above stair		
18.	Bedroom 202B	Repair /replace scratches in floor.		
19.	Bath 204B	Touch up paint at light fixture		
20.	Bath 204B	Clean rust and stains from tub stopper drain		
21.	Closet 206B	Repair/replace closet door. Observed damage to bottom of door.		

22.	Attic	Reseat / install fallen or missing Batt insulation over back bedroom.		
23.	Attic	Install water heater on stand, per Sht. P4.02, Det. 3		
24.	Attic	Install vibration isolation at air handler per contract documents		
25.	Attic	Install missing drain line at water heater		
26.	Attic	Properly install drain lines for proper flow; observed lines tied down to deck.		
27.	Balcony	Repair door threshold; observed uneven concrete substrate		
28.	Balcony	Complete install of joints at deck		
29.	Balcony	Clean paint from deck		
30.	Balcony	Patch hole at deck (outside of front rail)		
31.				
32.				
33.				
GENERAL				
34.	General	Provide credit for testing of exterior paint. Refer to Project Manual specification section 099113		
35.	General	Provide credit for testing of interior paint. Refer to Project Manual specification section 099123		
36.	General	Shorten/straighten dryer exhaust duct. Observed duct turned on itself due to excess length (both units)		
37.	General	Touch up paint in all needed locations. Specific areas noted requiring attention: drywall at side jamb of windows where blinds have damaged paint.		
38.	General	Touch up scratches and scuffs in cabinetry. Case by Case		
39.	General	Clean paint from window trim.		
40.	General	Repair or replace all windows where screws pull out of plastic hardware at meeting rail. Jeld-Wen to review		
41.	General	Clean and seal grout at all floor tile.		

42.	General	Repair all broken stops at windows. Case by case		
43.	General	Install all cabinetry pulls per Spec section 123530 of the contract documents.		
44.	General	Clean and seal grout at all floor tile.		
45.	General	Repair / adjust all windows. Observed windows difficult to operate.		
46.	General	Replace scratched floor boards and clean scuff marks from floor.		
47.	General	Install water heater on stand, per Sht. P4.02, Det. 3		
48.				
49.				
50.				

(End of Work Completion List)

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General Information:

Project Number: 01-11-1037-01
 Project: Florida Ave. NAHU
 Project Address: 2516-2518 Independence Street (Units A & B)
 Date of Inspection: July 21, 2016
 Attendees: P. Kennedy, M. Clayton, H. Deharde

Work Reviewed: The work reviewed as part of this punchlist is strictly limited to the immediate building exterior / exterior envelope. No review of any building interior work, site work, landscaping or paving were performed as part of this evaluation.

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Item #	Space Name / Space No.	Item Description	Date Completed	Cost to Complete Work
EXTERIOR				
1.	Front Elevation	2516 Repair / replace stair hand rails and guard rails. 2516 Observed bent pickets		
2.		2516 Repair / replace damaged post caps at stair newels. Observed scuffed / scratched caps.		
3.	Front Elevation	Repair railings at stairs to be Code Compliant.		
4.	Front Elevation	Repair / replace topping compound at porch. Observed cracking.		
5.	Front Elevation	Clean brick at wall, steps and porch such that they are free of efflorescence, mortar, stains, concrete dust, etc.		
6.	Front Elevation	Clean up / touch up paint at walls, ceiling and trim (Typical)		
7.	Left Elevation	Repair cracking in sidewalk leading to stair		
8.	Left Elevation	Repair cracked paving near bottom steps		

9.	Left Elevation	Repair / touch-up paint / replace stair hand rails and guard rails. Observed staining, oxidation, scratches, etc.		
10.	Left Elevation	Clean framing at aluminum side entry awning.		
11.	Left Elevation	Touch up paint at wall near utility junction box		
12.	Left Elevation	Complete installation of parging at foundation wall to grade.		
13.	Rear Elevation	Seal top of corner trim		
14.	Rear Elevation	Clean, repair / touch-up paint / replace stair hand rails and guard rails. Observed staining, oxidation, scratches, etc.		
15.	Rear Elevation	Repair uneven concrete. Topping compound improperly installed.		
16.	Right Elevation	Clean stains at condenser pads		
17.	Right Elevation	Repair damaged / incomplete parging		
18.	Right Elevation	Clean paint from foundation		
19.				
20.				
21.				
GENERAL EXTERIOR				
22.	General	Clean brick at wall, steps and porch such that they are free of efflorescence, mortar, stains, concrete dust, etc.		
23.	General	Clean concrete at porch such that it is free of mortar, laitance / residue and paint, dirt, stains etc. Prepare to like-new appearance.		
24.	General	Properly set nail heads at siding and trim. Observed nail pops, sunken nail heads not filled		
25.	General	Clean up / touch up paint and power wash as needed at walls, ceiling and trim (Typical)		
26.	General	Make corrections to Hardie Siding installation per manufacturer's recommendations and details. Some items identified not in compliance were: siding		

		joints installed above window heads; siding not nailed at stud locations; observed butt joints not caulked (Typical)		
27.	General	Repair hammer marks and other damage at window, door and building trims. Paint all repaired trim.		
28.	General	Paint caulk joints at trim (Typical)		
29.	General	Paint skirt trim at underside		
30.	General	Touch up paint at condenser cages. Observed rust and flaking paint (Typical)		
31.	General	Install GFI's at each outlet per Contract Documents. Elec. Engineer to review.		
32.	General	Securely install newel caps		
33.				
34.				
35.				
36.				
37.				

(End of Work Completion List)

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General Information:

Project Number: 01-11-1037-01
Project: Florida Ave. NAHU
Project Address: 2516-2518 Independence St (Units A & B)
Date of Inspection: July 21, 2016
Attendees: H. Deharde, P. Kennedy, M. Clayton

Work Reviewed: The work reviewed as part of this punchlist is strictly limited to the building interior. No review of any site work, the immediate building exterior / exterior envelope, landscaping or paving were performed as part of this evaluation.

The interiors of the subject building meet the requirements of Substantial Completion, however, Substantial Completion will not be granted on a piecemeal basis. All elements of Work including the building exteriors and site work must be substantially complete before Substantial Completion has been achieved. This punch list will be attached to the Certificate of Substantial Completion when it is issued. See attached plans and elevations for building referenced.

Item #	Space Name / Space No.	Item Description	Date Completed	Cost to Complete Work
UNIT A				
1.	Living 100A	Repair dents at side entry door 102A		
2.	Bath 104A (UFAS)	Replace missing bolt cap at toilet base.		
3.	Attic	Install water heater on stand, per Sht. P4.02, Det. 3		
4.		Repaint wall left of hall bath and wall by thermostat		
5.	Attic	2516 (Unit A) Insulation stapled to roof. Water heater literature missing		
UNIT B				
6.	Kitchen 101B	Repair chips in bar countertop at corner		
7.	Bedroom 105B	Repair scratch in floor tiles. Replace tiles as needed.		
8.	Bedroom 110B	Clean scuff marks from floor.		
9.	Closet 111B	Repair/replace closet door. Observed damage to bottom of door.		
10.	Bath 113B	Replace bulb in fixture		
11.	Attic	Install water heater on stand, per Sht. P4.02, Det. 3		
12.	Attic	2518 (Unit B) Water heater literature missing. Insulation stable to roof		
13.				
14.				
GENERAL				

15.	General	Touch up interior paint. Specific areas requiring attention: drywall at side jamb of windows where blinds have damaged paint.		
16.	General	Repair / replace all windows where screws pull out of plastic hardware at meeting rail.		
17.	General	Clean and seal grout at all floor tile.		
18.	General	Repair all broken stops at windows.		
19.	General	Install all cabinetry pulls per Spec section 123530 of the contract documents.		
20.	General	Clean and seal grout at all floor tile.		
21.	General	Repair / adjust all windows. Observed windows difficult to operate.		
22.	General	Install water heater on stand, per Sht. P4.02, Det. 3		

(End of Work Completion List)

General Notes:

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General Information:

Project Number: 01-11-1037-01
 Project: Florida Ave. NAHU
 Project Address: 2523 & 2521 Independence Street (Unit A & Unit B)
 Date of Inspection: July 21, 2016
 Attendees: H. Deharde, P. Kennedy, M. Clayton

Work Reviewed: This Preliminary Punchlist Evaluation was prepared to provide the Contractor the level of completion and quality expected by the Owner and Architect as required by the Contract Documents. This document is prepared as a punchlist for Substantial Completion. The work reviewed as part of this punchlist is strictly limited to the building interior and the immediate building exterior / exterior envelope. No review of any site work, landscaping or paving were performed as part of this evaluation.

Item #	Space Name / Space No.	Item Description	Date Completed	Cost to Complete Work
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BUILDING EXTERIOR				
1.	Front Elevation	Reseat all protruding nail heads observed at columns, trim and siding.		
2.	Front Elevation	Clean brick at wall, steps and porch such that they are free of efflorescence, mortar, stains, concrete dust, etc.		
3.	Front Elevation	Clean concrete at sidewalks and porch such that they are free of mortar, laitance / residue and paint, dirt, stains, rust etc. Prepare to like-new appearance.		
4.	Front Elevation	Repair porch slope. Slab is "back-pitched" and slopes toward building near front door.		
5.	Front Elevation	Remove existing patching and properly install Shep Patch at concrete porch. Observed chipping throughout field of Unit B.		
6.	Front Elevation	Clean up concrete at Entry Door Threshold. Install sealant at threshold / slab joint.		
7.	Front Elevation	Clean up / touch up paint at walls, ceiling and trim (Typical)		

8.	Front Elevation	Replace chipped bricks at brick stairs. (Typical)		
9.	Front Elevation	Repair gap at base of wall siding /trim to porch.		
10.	Right Elevation	Trim exposed sill plate liner (near side stair)		
11.	Right Elevation	Repair dent at Side Entry Canopy. Install gutter and downspout per detail. Clean writing from framing. Birds nesting between canopy and wall.		
12.	Right Elevation	Clean paint from gutters, and downspouts		
13.	Right Elevation	Touch up paint / repair scratches at ramp railing. Repair joints to be smooth and free of sharp edges.		
14.	Right Elevation	Repair damage at sign		
15.	Right Elevation	Clean and re-paint walls.		
16.	Right Elevation	Repair / re-caulk joints at window trim. Re-paint.		
17.	Right Elevation	At electric meters, install permanently applied address i.e. labels or plastic lettering. (At unit observed, addresses were handwritten with a silver marker)		
18.	Right Elevation	Review siding installation against manufacturer's details. Some items identified not in compliance were: siding joints installed above window heads; siding not nailed at stud locations; observed butt joints not caulked (Typical)		
19.	Right Elevation	Properly align and install exhaust vent covers level and plumb.		
20.	Right Elevation	At condenser lines to building, repair / complete installation of pipe insulation. Repair sharp edges at through-wall penetration.		
21.	Right Elevation	Repair / repaint condenser cages; observed rusting.		
22.	Right Elevation	Repaint entire wall. Observed overspray, paint splatter on much of the wall.		

23.	Right Elevation	Confirm proper function of flood lights. Observed one light on, one light off. (Typical)		
24.	Right Elevation	Repair / replace dented, crimped downspouts (Typical)		
25.	Right Elevation	Replace damaged siding		
26.	Left Elevation	Repair flood lights. Observed one light on, one light off. Motion sensor not functioning. (Typical)		
27.	Left Elevation	Clean concrete splatter from foundation wall.		
28.	Left Elevation	Complete installation at foundation / pile. Install cap at exposed pile per engineer's direction issued 2 years ago.		
29.	Left Elevation	At Side Entry Canopy, repair broken aluminum welds. Replace damaged siding.		
30.	Left Elevation	Install missing cover at water shut-off valve.		
31.	Steps	Repair steps and make code compliant. 2523- Bottom step 6 ¼", top step 5 ¾", ½" difference.		
32.	Steps	2523- Repair front porch, topping compound is cracking.		
33.	Ext. General	Power wash building exterior		
34.	Ext. General	Install missing and properly attach escutcheon plates (Typical)		
35.	Ext. General	Repair plumbing cleanouts so that all are accessible per details in Construction Documents. (Typical)		
36.	Ext. General	Repair / Replace rusted water service shut-off valves. Valve boxes are not constructed per details in Construction documents.		
BUILDING INTERIOR Unit B (2521 Independence)				

37.	Living & Dining 100B	Repair dents at front and side Entry doors (interior and exterior.)		
38.	Living & Dining 100B	Install floor stops at Entry doors		
39.	Kitchen 101B	Repair bracket to meet the requirements of the specs		
40.	Kitchen 101B	Install pulls at cabinetry		
41.	Kitchen 101B	Relocate outlets at lowered wall cabinets		
42.	Kitchen 101B	Reseat cabinet doors to eliminate gap and to align tops of doors.		
43.	Kitchen 101B	Install tile at grout below sink		
44.	Kitchen 101B	Repair / replace transition strip. Transition strip at tile to vinyl plank does not cover the vinyl plank (there is a gap)		
45.	Kitchen 101B	Repair leak at sink drain		
46.	Bath 106B	Install floor drain		
47.	Bath 107B	Repair plumbing. Tub filler continues to run while shower is on.		
48.	Attic	Re-seat / reinstall batt insulation that has fallen from between rafters Stapled to decking.		
49.	Attic	Replace missing product literature at water heater		
50.	General	Adjust window tension. Windows are difficult to open		
51.	General	Clean and seal grout at floor tile. (Typical)		
BUILDING INTERIOR Unit A (2523 Independence)				
52.	Living & Dining 100A	Repair dents at front and side Entry doors (interior and exterior.)		
53.	Living & Dining 100A	Repair window weeps; weeps not draining at first window north wall.		
54.	Kitchen 101A	Reseat cabinet doors to eliminate gap and to align tops of doors.		
55.	Kitchen 101A	Install pulls at cabinetry		

56.	Bedroom 109A	Touch up paint at window		
57.	Bedroom 109A	Repair / reinstall flooring at door to Hallway 105A; flooring not adhered to substrate		
58.	Bedroom 109A	Repair / reinstall flooring at door to Bath 107A; flooring not adhered to substrate		
59.	General	Repair water heater functions; no hot water at this unit.		

(End of Work Completion List)

General Notes:

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Red highlights indicate that the item is of critical importance / not-compliant with code and that the individual line item alone is required to be completed before Substantial Completion can be granted.

This punch list requires that remedial work be performed to certain finish materials. It is essential that the Contractor review with the Owner proposed corrective action to finish materials prior to performing the remedial work. This action is important to ensure that the corrective measures are not worse than the deficiencies.

Definitions:

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“Review”: Some items may require a detail review by the Contractor with the Owner and Architect. This review will be used to make the final determination and extent of the remedial work required.

Clarifications:

Some items noted herein give direction to “perform remedial work” to a given element of the work. This is intended to mean that the appropriate remedial work is to be performed as necessary to bring the work into conformity with the Contract Documents.

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General Information:

Project Number: 01-11-1037-01
 Project: Florida Ave. NAHU
 Project Address: Florida Avenue Site
 Date of Inspection: June 7, 2016
 Attendees: P. Kennedy, M. Clayton

Work Reviewed: The work reviewed as part of this punchlist is strictly limited to the site work. No review of any landscaping, paving, building interiors or immediate building exteriors / exterior envelopes were performed as part of this evaluation.

The subject site meets the requirements of Substantial Completion, however, Substantial Completion will not be granted on a piecemeal basis. All elements of Work including the building interiors, exteriors and site work must be substantially complete before Substantial Completion has been achieved. This punch list will be attached to the Certificate of Substantial Completion when it is issued. See attached plans and elevations for building referenced.

Item #	Space Name / Space No.	Item Description	Date Completed	Cost to Complete Work
SITE				
1.				
2.	Building 8/9	Repair painted / blemished surface at fence between buildings 8 & 9		
3.	Building 10	Set elec. hand holes at grade per contract documents		
4.	Building 11/12	Regrade at paving		
5.	Building 12	Ensure water shutoff valve is accessible.		
6.	Building 13	Clear mow strip; gravel is below grade (typ)		
7.	Building 13	Complete grading per contract documents		
8.	Building 13	Install all trees securely. Observed some trees in danger of falling over, and several have fallen over		
9.	Building 14	Repair bent fence pickets at playground		
10.	Building 20/21	Install missing mow strip		
11.	Building 20/21	Grade up to end of sidewalk. Observed sidewalk stepping down to grade.		
12.	Building 20/21	Remove formwork still in place		

13.	Playground	Repair dirty / stained finish at light poles		
14.	Playground	Properly secure hand hole covers		
15.	Playground	Repair finish at benches. Observed rust.		
16.	Playground	Properly clean safety mat		
17.	Playground	Properly clean playground equipment		
18.	Playground	Install missing down rod stabilizer at playground mower gate		
19.	Playground	Install missing curbs per Contract Documents		
20.	Playground	Identify wire at gas access hand hole at Pauline and Dorgenois		
21.	Staging Area	Install missing caps at fence posts along Law between Alvar and Pauline (typical)		
22.	Staging Area	Install bracing continuously at chain link fencing along Law between Alvar and Pauline		
23.	Staging Area	Repair damaged fence along Law between Independence and Pauline		
24.	Staging Area	Install bracing continuously at chain link fencing along Law between Independence and Pauline		
25.	Staging Area	Install posts plumb along Law between Independence and Pauline		
26.	Staging Area	Install missing curb and repair damaged curbs at north side at Law and Pauline		
27.	Staging Area	Remove temporary electric pole		
28.	Staging Area	Install topsoil and seed		
29.	Staging Area	Repair damaged curb		
30.	Staging Area	Clear concrete debris. Found debris larger than 12"		
31.	Staging Area	Regrade site. Observed standing water on site after 24 hours		
32.	Staging Area	Grade areas per contract documents		
33.	Staging Area	Demolish and remove transformer and associated wiring / piping		
34.	Staging Area	Clear away debris, piles, rebar, pipes, etc. Area should be clear of all trash and debris.		
35.				

GENERAL SITE				
36.	General	Remove all weeds from landscaped/sodded areas of site. Install missing sod; replace dead sod.		
37.	General	Install all missing handhole covers at light poles		
38.	General	Install missing mow strip (mow strip incomplete in various areas throughout the site)		
39.	General	Remove all mud from cleanouts and valves		
40.	General	Clean all concrete splatter from fences		
41.	General	Install all caps at fence posts / pickets per contract documents		
42.	General	Clean all mud from interior catch basins		
43.	General	Add fill around cleanout pads to level of pad.		
44.	General	Remove all debris from site		
45.	General	Complete installation of all fencing. Observed damaged fencing / fencing out of plumb in group 3 behind bldg. 26		
46.	General	Complete grading of site per contract documents. Ponding water observed in groups 2 and 3. Areas not properly graded.		
47.	General	Remove all test piles above grade per Spec section 316300 3.2D . Piles observed above grade in group 3.		
48.	General	Install all trees securely. Observed some trees in danger of falling over.		
49.	General	Clear mow strip; gravel is below grade		
50.	General	Damage observed at new chain link fence along Law St. Contractor shall repair fence to like new condition.		
51.	General	Paint clean-outs green per RFI 145T		
52.	General	Contractor to provide final post construction Alta Survey		
53.	General	Contractor is responsible for the repair and replacement of all damaged or broken curbs throughout the site		

54.				
55.				
56.				

(End of Work Completion List)

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