

INKSTER HOUSING COMMISSION  
Twin Towers Renovation Projects – South Tower

**NOTICE TO ALL BIDDERS**

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**TO:** Bidders/Contractors

**FROM:** Mark L Cryderman  
CLM Architects LLC

**DATE:** July 9, 2009

**RE:** Inkster Housing Commission  
**Twin Towers Renovation Project – South Tower, Bid Packages**

The Twin Towers Renovation Project – South Tower is being bid with multiple bid packages as defined in Section 01010:

1. Twin Towers Improvement Project – Asbestos Floor Tile Removal.
2. Twin Towers Improvement Project – Selective Demolition.
3. Twin Towers Improvement Project – Apartment Renovations.
4. Twin Towers Improvement Project – Fire Alarm and Detection.
5. Twin Towers Improvement Project – Automatic Sprinkler System.

**Twin Towers Improvement Project – Asbestos Floor Tile Removal;** All finish flooring will be removed within this bid package.

**Twin Towers Improvement Project – Selective Demolition;** Selective demolition work will be performed within this bid package as describe below. The “Apartment Renovations” bid package will required demolition work as describe within the work description notes as issued within Addendum No. 1

1. Remove/abate hazardous materials: gypsum board joint compound on walls scheduled for demolition, damaged ceiling finish and/or ceiling finish at demolition areas, mold growth, light fixtures, and thermostats.
2. Masonry block wall opening demolition shall not be part of “Selective Demolition Work”, the proposed opening to combine 2-apartment units shall be part of the “Renovation Phase”. ***This work item shall be included in the base bid of the “Apartment Renovation” contract.***
3. Stair handrails removal shall not be part of “Selective Demolition Work”. ***This work item shall be included in the base bid of the “Apartment Renovation” contract.***
4. Remove all kitchen counter tops, and common area laundry counter tops, all apartments – BF end unit, end unit and proposed combine units.
5. Remove heat shields at range locations.
6. Remove all closet shelving and closet clothes rods.
7. Remove steel door frames within walls schedule for demolition.
8. Remove steel door frames on apartment combination units, door way scheduled for wall infill.
9. Remove all apartment entry/exit doors and hardware.
10. Remove all interior apartment swing doors and hardware.
11. Remove all interior metal bi-fold doors (all bi-fold doors shall be removed), closet doors and hardware.
12. Stair exit doors removal shall not be part of “Selective Demolition Work”.
13. Storage Room and Laundry Room door removal shall not be part of “Selective Demolition Work”.
14. Wall opening removal below windows shall not be part of “Selective Demolition Work”, the proposed A/C sleeve openings shall be part of the “Renovation Phase”. ***This work item shall be included in the base bid of the “Apartment Renovation” contract.***
15. Remove all interior apartment partition walls as indicated on the Drawings; “XXXX” walls on Drawings. Asbestos within drywall compound.
16. Remove drywall as noted on the Drawings, each floor has individual notes indicated required drywall removal on walls that are not schedule to be removed. Provide an allowance to remove an additional 10% of drywall within the base bid. Asbestos within drywall compound. ***Note, the***

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**Barrier Free End Unit apartment wall/ceiling repair/replacement as noted on Sheet A-1, issued with Addendum No.1, shall be included in the base bid of the “Apartment Renovation” contract.**

17. Remove base materials.
18. Remove painting display; at each elevator lobby, opposite elevator doors.
19. Remove peeling ceiling areas and as noted on the drawings. Asbestos within finish ceiling coating. Provide an allowance to remove an additional 10% of ceiling area within the base bid.
20. Remove all wall coverings, including wall paneling.
21. Existing directional/identification signage shall not be part of “Selective Demolition Work”. Identification signage shall be part of the “Renovation Phase”. **This work item shall be included in the base bid of the “Apartment Renovation” contract.**
22. Existing fire hose cabinets, hoses and fire extinguishers removal shall not be part of “Selective Demolition Work”. Removal of fire hose cabinets and concrete block walls shall be part of the “Renovation Phase”. **This work item shall be included in the base bid of the “Apartment Renovation” contract.**
23. Existing mail boxes on first floor (main lobby area) removal shall not be part of “Selective Demolition Work”. Mail box removal shall be part of the “Renovation Phase”. **This work item shall be included in the base bid of the “Apartment Renovation” contract.**
24. Combined Apartments: remove toilet and bath accessories: toilet paper dispenser, shower curtain rods, towel bars, and medicine cabinets within proposed combination units. Salvage shower curtain rods for re-installation. Salvage medicine cabinets for replacement stock.
25. End Unit Apartments: remove toilet and bath accessories: toilet paper dispenser, shower curtain rods, and towel bars. Remove medicine cabinets as noted on the drawings. Salvage shower curtain rods for re-installation.
26. Remove all kitchen base cabinets and upper cabinets.
27. Remove hot and cold water supply riser within plumbing walls scheduled for demolition. Install new ball valve shut-off and cap hot & cold water lines at basement level.
28. Remove gas riser line within plumbing walls scheduled for demolition. Install new ball valve shut-off and cap at basement level.
29. Remove sanitary waste stack and venting within plumbing walls scheduled for demolition. Cap waste line at basement level.
30. Remove associated hot & cold water lines, waste lines, vent lines and gas lines within plumbing walls scheduled for demolition. Cap all lines.
31. Combined Apartments: remove plumbing fixtures: lavatories and faucets, kitchen sinks/faucets/garbage disposals. Remove associated waste lines, vent, and hot & cold water lines, and cap at termination. Remove water closet and bath tub/shower within bathrooms scheduled for demolition. Water closet and bath tub/shower within bathroom to remain shall remain in place unless noted on the drawings for replacement/removal.
32. Remove bath tub, shower surround, tub/shower fixtures and associated plumbing (hot/cold water and waste plumbing) within bathrooms scheduled for demolition.
33. End Unit Apartments: Salvage water closets, lavatories and faucets (do not remove); remove kitchen sinks/faucets/garbage disposals. Water closet and bath tub/shower within end unit bathrooms shall remain in place unless noted on the drawings for replacement/removal.
34. Remove electrical devices as required to remove walls scheduled for removal. Outlets, light switches, electrical panels, wiring, building cable, low voltage wiring, conduit, etc. demolition/removal required to accommodate for new construction shall not be part of “Selective Demolition Work”. Final electrical demolition work shall be included in “Renovation Phase”.
35. Remove/abate all existing light fixtures, dispose of in accordance with all State and Federal Laws.
36. Fire alarm removal shall not be part of “Selective Demolition Work”. **This work item shall be included in the base bid of the “Fire Alarm and Detection” contract.**