

QUESTIONS & ANSWERS
Updated June 26, 2024

RFP #AAHC-24-05
Broadway Terrace Renovations

The following questions have been received by the Ann Arbor Housing Commission (AAHC). Responses are being provided in accordance with the terms of the RFP.

Question 1) The walls are calling for R-20 insulation. Are the walls 2x4 or 2x6? If they are 2x4 we would have to use close cell foam to achieve R-20 and there is off gassing that occurs during the installation of the material.

Answer: The print calls for R-20 where possible. Close cell foam insulation has been approved for use on this project.

Question 2) The ceilings are calling for R-38. Is that for just the areas with the new dormers or the whole building?

Answer: We want the entire building brought up to R-38, but please allow for the baffles for proper air flow at vaulted area of the ceiling between the plate and the ceiling joist.

Question 3) Are Prevailing Wages required on this project?

Answer: No, prevailing wages are not required for this project, but Ann Arbor Living Wage is. Please refer to the City of Ann Arbor's Living Wage Ordinance, which is also included in Exhibit D, the Sample Standard Contract for this RFP, which is posted on the [AAHC website](#).

Question 4) Are we to meet HUD requirements on this project?

Answer: This project includes funding from HUD, and the AAHC may have future projects at this site that require adherence to HUD standards. Please refer to Exhibit D, the Sample Standard Contract for this RFP, which is posted on the [AAHC website](#), for HUD-required conditions.

Question 5) Please provide a door & hardware schedule.

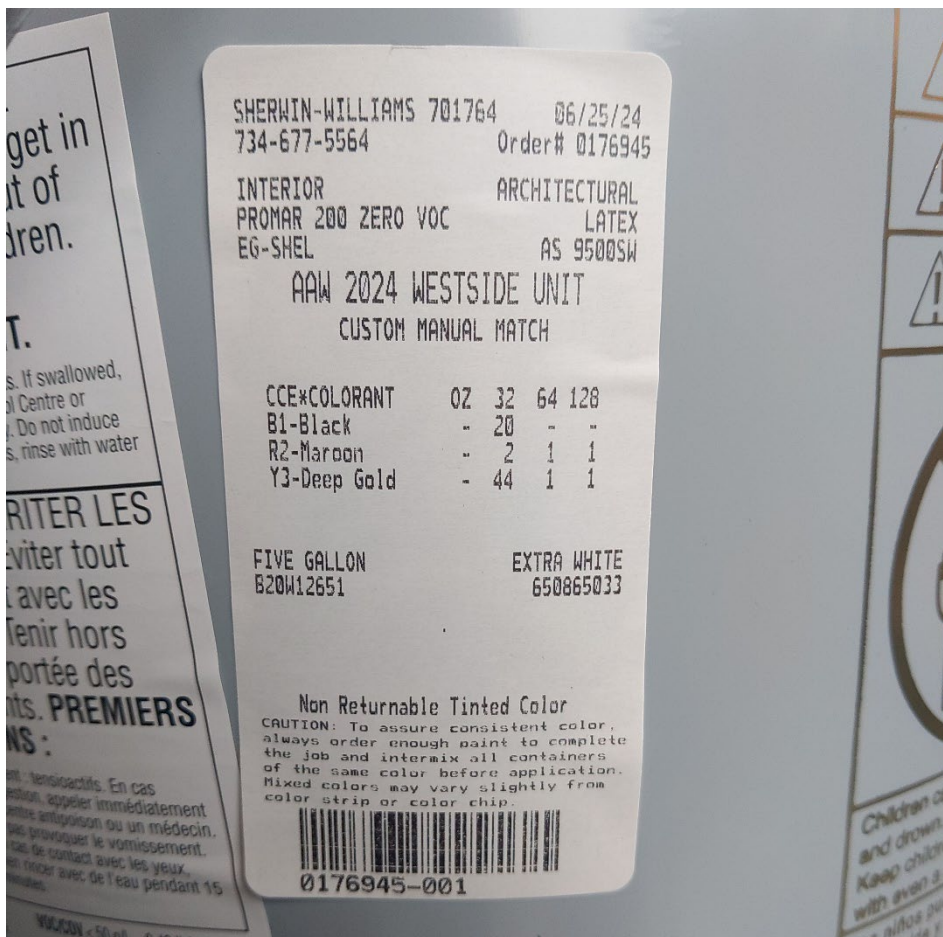
Answer: The project architect will produce a finish schedule for units and common spaces within the following 1-2 weeks.

Question 6) Is it the expectation that the common areas (e.g. stairwells) are to be repainted?

Answer: Yes, common areas are to be repainted.

Question 7) The included specifications have 2 paint colors; wall paint, and trim paint. All ceilings are called to be painted, is it the same as the wall color / sheen or will they be selecting another color / sheen for the ceilings?

Answer: There will be one color and it will have the same sheen. Please see below for the Sherwin-Williams paint specifications being used at all AAHC properties.



Question 8) Are all walls to maintain the existing textured finish?

Answer: Please refer to the finish schedule when provided.

Question 9) Please indicate which walls and ceilings are to be painted.

Answer: All walls and ceilings are to be painted. Please refer to the finish schedule when provided.

Question 10) Please indicate what exterior painting is required.

Answer: All new exterior trim is to be painted. Please refer to the finish schedule when provided.

Question 11) What is the preferred method of installation for the replacement windows? The details on page A4.1 indicate a prefinished flashing provided by the window manufacturer. Is the overall intent to cover the existing caulk lines from the existing window system (approximately 5" from front to back)?

Answer: We are open to any recommended/agreed-upon method for installing new/replacement windows dependent on existing field conditions and providing a consistent finished product.

Question 12) The General Notes section of the Window Schedule on A4.0 indicates that replacement windows must meet or exceed a whole system U-value of .32 (very high thermal performance). The Building Data on sheet A0.1 states that ASHRAE 90.1-2013 is applicable – which would allow for a Fixed U-value of .42 & an Operable U-value of .50 – what thermal target is required for the project?

Answer: The City of Ann Arbor cites the IECC 2015 with ASHRA 90.1:

https://www.a2gov.org/departments/build-rent-inspect/Documents/Building_Codes.pdf

Our understanding is that where there is a conflict between two codes, the most stringent shall apply. IECC calls for all R-2 three stories or less to meet the Residential Energy Code requirements, which per Table R402.1.2 calls for $U_{max} = 0.32$ for fenestration. We are currently unaware of any exception or counter to this in the IECC or Rehab Code.

Question 13) Windows are indicated as Egress throughout – which by nature are intended to freely open/close & are not intended to be used for regular ventilation. An Egress casement window would include butt hinges with a multipoint lift lock – we would recommend using Roto Operators / 4-Bar Arms & Friction Adjusters w/ Fixed (non-wicket) screens at the other operable casement locations to allow for proper operation for the non-egress ventilation windows.

Answer: We are open to any recommended operation/ hardware options – we would be looking for the balance between durability and longevity with cost-effectiveness and to meet different criteria for code compliance for egress, energy code, safety glazing, etc.