REQUEST FOR PROPOSALS (RFP) FOR POPPY PLACE TENANT IMPROVEMENTS

Addendum 1: 230622 Poppy DD level RFP Drawings

Issued: June 22, 2023

ICD Webster LLC
Island City Development
701 Atlantic Avenue
Alameda, CA 94501

Approved: Vanessa Cooper, President
1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING DEMOLITION

2. DEMOLISH AND REMOVE COMPLETE ITEMS SHOWN SHOWN OR NOTED FOR DEMOLITION

3. MOVE ITEMS NOTED FOR SALVAGE TO OWNERS DESIGNATED STORAGE LOCATION. ITEMS TO BE MOVED WILL BE HANDLED IN A MANNER TO PREVENT DAMAGE DUE TO WEATHER AND RAISED ABOVE GROUND SURFACE, IF ANY

4. WALL FINISH NOTED FOR DEMOLITION TO BE REMOVED BACK TO FACE OF STUD, LION

5. COORDINATE DEMOLITION SCOPE WITH MEASUREMENTS FOR LOCATIONS OF (E) & (NUE) ELEMENTS

6. REPAIR TO ARCHITECTURAL: GENERAL NOTES FOR ADDITIONAL DEMOLITION SPECIFIC REQUIREMENTS

7. REMOVE (E) KEY CARD LOCKSET AT ALL ENTRY DOORS

8. DEMO ALL HEADBOARDS FROM (E) HOTEL ROOMS

9. ADD ALTERNATE (A) - DEMO (E) LAUNDRY ChUTE

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**SHEET NOTES**

1628 WEBSTER STREET
ALAMEDA, CALIFORNIA

CONVERSION TO AFFORDABLE HOUSING

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**KEY NOTES**

1. REMOVE ALL (E) SPA EQUIPMENT W/ ALL UTILITIES SAWS SAVED OUT AND PIPING CAPPED OFF BEHIND WALL FINISH/BELLOFFLOOR.

2. REMOVE (E) SPA TO BE REMOVED COMPLETE W/ ALL LINES TO EQUIPMENT REMOVED.

3. REMOVE COMPLETE ALL PARTITIONS & CABINETRY; MAINTAIN PRIMARY CEILING-GREY AND ACUSTIC TILES. SALVAGE ALL DOORS FOR REUSE IN RECONFIGURED OFFICE SPACE.

4. PROTECT (E) PIPING SYSTEM AND COORDINATE WI OWNER ON ALL (E) LOW VOLTAGE SYSTEMS.

5. REMOVE (E) GUEST LAUNDRY EQUIPMENT W/ ALL UTILITIES SAVED OUT AND PIPING CAPPED OFF BEHIND WALL FINISH/BELLOFFLOOR.

6. REMOVE (E) COMMERCIAL LAUNDRY EQUIPMENT & ACCESSORIES W/ ALL UTILITIES SAVED OUT AND PIPING CAPPED OFF BEHIND WALL FINISH/BELLOFFLOOR.

7. REMOVE (E) CARPETING DOWN TO SUBFLOOR, SWS PROPOSED TO DAMAGE THE SUBFLOOR. REPLACE CARPETING WITH SHOULDER WITHIN EACH RESIDENTIAL UNIT

8. LIMIT OF (E) CARPET REMOVAL

9. REMOVE (E) BATH CABINETRY, SINK & FAUCET AND CORRIBN SCRIP MING & DRAIN CONNECTIONS

10. REMOVE ALL (E) CABINETRY, LEAVING ALL SYSTEMS IN PLACE, REMOVE AND SALVAGE (E) ENTRY DOOR

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**MAIN FLOOR PLAN**

EXISTING/Demo

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**DRAWN**

19 JUN 2023

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**RFP FOR CONSTRUCTION**

582 MARKET STREET
SAN FRANCISCO, CA 94104

SUITE 1800

T: 415.391.9633
1. Protect in place all existing (E) elements to remain, to prevent damage of adjacent areas during demolition.

2. Demolish and remove complete items shown dashed or noted for demolition.

3. Move items noted for salvage to owners designated storage area, before and during demolition if weather and raised above ground surface w/soil.

4. Wall finish noted for demolition to be removed back to face of stud, 'un.

5. Coordinate demolition scope w/ MEP drawings for locations of (E) & (N) system elements.

6. Refer to architectural general notes for additional demolition-specific requirements.

7. Remove (E) key card lockset @ all unit entry doors.

8. Demo all headboards from (E) hotel rooms.

9. Add alternate #1: (E) laundry chute.

Key Notes:

1. Remove bathroom partitions, vanity, cabinets, fixtures and accessories for reinstallation in reconfigured bathroom.

2. Remove (E) carpeting down to subfloor, as provided by (E). Coordinate on limits of removal within each residential unit.

3. Limit of (E) carpet removal.

4. Remove (E) wet bar equipment, and corridor side wall panel, salvage (E) sink & faucet for reinstallation in (N) counter.
1. Protect in place all existing (E) elements to remain, to prevent damage of adjacent areas during demolition.

2. Demolish and remove complete items shown dashed or noted for demolition.

3. Move items noted for salvage to owner's designated storage before demolition.

4. Wall finish noted for demolition to be removed back to face of stud, lath.

5. Coordinate demolition scope with mechanical, electrical, HVAC, and plumbing systems.

6. Refer to architectural general notes for additional demolition-specific requirements.

7. Remove (E) key card lockset @ all unit entry doors.

8. Demo all headchasers from (E) hotel rooms.

9. Add Alternate @ 1. (E) laundry chute.
1. Protect in place all existing (E) elements to remain, to prevent damage of adjacent areas during construction work.

2. Build walls, doorways, and window openings as located.

3. Repair (E) interior wall finishes to match existing, USN.

4. Repair (E) ceiling finishes, to match existing, USN.

5. Coordinate proposed scope of work with engineering drawings, specifications, and plans of building system elements.

6. Residents’ laundry appliances to be provided by service provider.

7. Replace (E) keycard locksets w/ keyfor locksets.

8. Verify or provide acoustic treatment at meeting room & resident service rooms.

9. Add alternate #1 - Patch floor ceiling, wall at location of removed laundry chute to match adjacent material & finish.

KEY NOTES:
1. Patch walls finish to maintain original 1-HR and acoustic ratings.

2. Fill void of removed spa and install (N) LVT resilient floor slab to match and align with adjacent (E).

3. In meeting room walls and ceiling finish to be installed for acoustic privacy.

4. Install (N) partitions to match 1-HR and acoustic rating of (E).

5. Coordinate w/ owner for work on low voltage systems.

6. Patch and paint (E) walls to maintain (E) 1-HR and acoustic rating.

7. Patch (E) walls and ceiling to match (E) 1-HR and acoustic ratings.

8. Install (N) LVT resilient flooring.


10. Install new kitchenette counter over base cabinet w/ salvaged sink & faucet and elect 2 Assistant flat surface countertop w/ storage cabinets above, and elect 2 Assistant above.

11. Patch walls to maintain original 1-HR and acoustic ratings; replace (E) door w/ (N) rated door w/ upper vision panel.

12. No threshold & sweep to close gap below (E) door.
1. Protect in place all existing (E) elements to remain, to prevent damage of adjacent areas during construction work.

2. Coordinate proposed scope of work w/ engineering drawings for locations of (N) building system elements.

3. Prep & repaint exterior w/ 2 color scheme; colors to be selected.

**SHEET NOTES**

**KEY NOTES**

1. Remove (E) signage as noted.

**EXISTING ELEVATIONS**

1. Protct in place all existing (E) elements to remain, to prevent damage of adjacent areas during construction work.

2. Coordinate proposed scope of work w/ engineering drawings for locations of (N) building system elements.

3. Prep & repaint exterior w/ 2 color scheme; colors to be selected.

**EXISTING ELEVATIONS**