



Agenda for PPRFP08162023 Tenant Improvement RFP Video Briefing

- Introductions
 - AHA staff and consultants
- Roll Call
- Review of Proposal and Project Timeline
- Project Overview – Joseph

The scope of work for the interior tenant improvements to change from R-1 use to R-2 use Affordable housing with supportive services includes:

- **Adjust existing hotel management spaces to accommodate AHA needs**
 - Spaces to include
 - Property Management office
 - Resident Services office with acoustical privacy
 - Small meeting room with acoustical privacy
 - Employee lounge
 - 2 office shells
- **Community Amenities at interior**
 - Community room and Webster Street entrance remains as is
 - Parking lot entry to shift out (as originally permitted) and programmed as Primary entrance
 - There will be a “Door King” or alternative product at the main entrance that is key fob activated.
 - Add accessible residential mailboxes for 50 units with required parcel boxes (BoD is Salisbury #3710D-10)
 - Reuse existing unit numbering system to extent possible
 - Paint only as needed for patching/repair
 - Add Lobby message board for tenants
 - Reconfigure existing commercial laundry space into resident laundry room 5 w/d plus laundry folding table, no sink, fob entrance
 - Replace corridor carpeting with resilient flooring; add contrasting nosing on landings and treads to interior stairs
 - Add built-in, lockable computer stations in lobby
 - All community spaces are named not numbered



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- **Work within each of the 50 units to be**
 - Modify existing wet bar cabinet/counter in each unit into a Kitchenette
 - Retain and re-use sink and faucet
 - Add a 2 burner electric cooktop with auto shut-off device with recirculated exhaust (BoD is Summit CR2220B)
 - Add Full height refrigerator (24") (BoD is Summit Appliance FF1112W).
 - Replace carpeting with LVT resilient flooring from line of bathroom out to wall common with corridor (BoD is Mannington, City Hub at corridor and Mannington, Spacia Xpress in unit).
 - Paint only as needed for patching/repair
 - Entry door lock to be changed from keycard to key system
- **No structural upgrade is required**
- **Mechanical:**
 - Add kitchen range hood with recirculated exhaust.
 - Existing Amana PTACS in units visited are in good condition and can remain in place. Verify condition in field and replace PTACS only as required.
 - Evaluate all (E) rooftop mechanical units for age and condition, replacing as needed
 - Reconfigure supply and return air ducting for reconfigured office space
 - Remove commercial washers and gas dryers. Replace them with community coin-op washers and electric dryers per proposed scope. Provide new dryer exhaust ducts to exterior. Provide washer boxes and associated water and sewer piping for coin-op washers.
 - Pending City of Alameda tests for determination, filtered fresh air supply fans may be required at first floor units.
- **Plumbing:**
 - Verify existing fixtures condition in field and replace fixtures as required.
 - Existing gas water heaters appear to be less than 5 years old and will remain.
 - Remove commercial washers and gas dryers. Replace them with community coin-op washers and electric dryers per proposed scope. Provide washer boxes and associated water and sewer piping for coin-op washers.
 - Re-plumb existing commercial laundry space for coin-op laundry room with 5 washer/dryer pairs.
 - Remove Spa and Guest Laundry equipment and utilities to prepare spaces for office use.
- **Fire Protection**
 - The building has NFPA 13 coverage throughout. Only adjustments for reconfigured spaces are expected.



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- **Electrical**
 - New power for unit cooktops and appliance circuits. Additional distribution panels with increased number of breaker spaces for the cooktops and appliances. Route to new panel on roof, estimate 1" conduit up to roof along sleepers to new for each wing.
 - Accessible units need to have switches and outlets reset at required heights
 - Update breakers to AFCI that feed the rooms for improved safety.
 - Additional sub-panels required for Kitchenettes
 - Kitchenettes to have 2 new GFCI protected circuits
 - Update Exiting signage / lighting for current code requirements for reconfigured spaces
- **Fire Alarm**
 - System modifications will be a deferred submittal.
- **Low Voltage**
 - Phone, Data, Internet, etc. to be developed to ensure internet access and phone in each room. Provide a single POC for each system service provider with home run for each unit.
 - Entry system may need to be added for tenant guest to call room
 - IT room modifications for Management needs
- **Fire/Life Safety**
 - Provide combo smoke/co detectors where gas is located in the building at existing hot water system. The units should be provided with 10-year life battery back-up smoke detectors.
- **Elevator**
 - No upgrade is required
- **Exterior (minimal to no penetration of parking lot surface)**
 - Property signage, change from "Hawthorn Suites" to "Poppy Studios"
 - Code upgrade for ADA/Exit signage
 - Long-term bicycle storage facilities (chainlink cage) in parking lot for up to 50 bikes
 - Short-term bicycle parking for 5 bikes
 - Parklet as resident outdoor open space
 - Palletized decking above parking lot surface
- **Add/Alternates**
 - Upper cabinets in kitchenettes.
 - Demolition of existing laundry chute, per sheet note 9.



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- Removal of unit headboards, plus associated paint and patch work.
 - Message board at exterior of each unit.
 - Per stack price to include a stacked vent system, per permit drawings. Unit price for 3 floors stacked and for 2 floors stacked
 - LVT will be required on ground floor, but is an add/alternate for the 2nd and 3rd floors.
 - Exterior Paint of entire building.
 - Additional labor to move/remove furnishings prior to commencing work.
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- **Clarifications**
 - The building can be used for GC offices, restrooms, and limited storage. The portion of the parking lot to be used for the parklet can you used for additional staging. The exit door at the south end of the building is the preferred access point for tenant improvement work.
 - The project can be phased by each floor to facilitate an occupied rehab OR the entire building can be one phase. Please clarify your expectations for price and schedule based on either scenario. ICD is interested in the most cost effective approach.
 - Break out the Spa demolition and reconstruction as a separate line scope of work from the unit work. This is being reevaluated as a potential future project
 - No trenching or ground disturbance is expected for this project, except to fasten the new, long term bicycle cage to the asphalt.
 - There will be a "Door King" or alternative product at the main entrance that is key fob activated. Each unit door will be keyed in place of the existing card reader entry system.
 - Any interior wall modifications do not trigger a 1 hr. rating for the new walls. (Key Notes 6/7/11 on drawings refer to 1 hr. rating).
 - LVT in units should be broken as a SF cost per unit. Approximately SF of LVT is anticipated per unit.
 - Any areas for carpet replacement also require carpet base replacement with rubber base.
 - Unit sink and facet should be salvaged and reused
 - Despite the permit drawings, the new kitchenette should be priced with a recirculating hood rather than a fully vented system. This is a significant change to the bid set.
 - The dishwasher in the employee lounge has been deleted.
 - Long term bicycle storage facility is a fully enclosed chain link cage.
 - The dog run has been deleted.
 - Any fire alarm modifications will be handled as a deferred submittal. The expectation is that only the office area is affected.



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- There is a separate RFP for Roof Placement and PV Solar
<https://www.islandcitydevelopment.org/procurements/>
PPRFP08162023-1-PP-RFP_ROOFING_AND_OR_SOLAR_PV

Should your firm be interested in this work, you can add the costs and assumptions from that RFP in your bid response for the tenant improvement work.

- Q & A