

REHABILITATION WORK SCOPE

National Church Residences

Clinton Place Apartments - Mt. Clemens, Michigan

Rev. 4/7/23

ALLIANCE
ARCHITECTS

929 Lincolnway East, Suite 200 | South Bend, Indiana 46601

	SITE	Origin of Scope	Remarks
1.	Replace concrete drive aisles with concrete paving. Patch select areas of poor concrete at parking spaces. HC parking areas will be replaced with concrete paving to achieve HC-accessible slopes.	PCNA	
2.	Restripe existing parking lot. Provide accessible parking for each HC-accessible unit. Provide 26 HC parking spaces including four (4) van-accessible parking stalls. Install HC-accessible parking signage.	PCNA	
3.	Install site wayfinding signage.	Design Standards/Site Observations	
4.	Repair trip hazards within concrete sidewalks, ADA parking access aisles, and curb ramps that are exhibiting deterioration. Replace non-compliant curb ramps.	PCNA	
5.	Install new walks to new site amenities. Provide accessible route from Garden Apartment and Mid-Rise entry to the parking, site amenities and public walk.	PCNA/Site Observations	
6.	Replace development sign at vehicular entrance with new NCR Standard sign. Existing LED lighting to remain at new sign. Remove guard shack.	PCNA/Design Standards	
7.	Preserve existing outdoor furniture at Mid-Rise patio and at townhomes.		
8.	Preserve existing parking lot pole-mounted light fixtures (where recently replaced). Paint existing poles and concrete bases. Replace light fixtures at two (2) parking lot light poles with LED fixtures. Relocate one parking lot light pole at circle drive. Install one light head at pole north of the Mid-Rise building to light fire department access lanes. (EGC) At Senior Mid-Rise circle drive, replace pedestrian lighting poles with new poles and lights on existing base.	Design Standards/Site Observations	Most parking lot lighting has been replaced recently and are LED fixtures.
9.	At circle drive, install new landscaping. Remove existing flag pole. Provide new flag pole on axis of development entry drive.	Site Observations	
10.	Perform lawn irrigation system repairs to comply with Green Program.	Site Observations/Green	Mandatory: EGC item 3.6 where irrigation is present.

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	SITE (Cont.)	Origin of Scope	Remarks
11.	Upgrade landscaping at foundations, patios, drive island, and entrance sign. Utilize native trees and plants and non-invasive species. Improve planting beds under balconies.	PCNA/Green	
12.	Clean storm drain inlet/basin between Buildings 6 and 7.	Owner	
13.	Increase security lighting at rear patios of townhomes along the north property line. Install fixtures at rear of Townhome Buildings 4, 5 and 6.	Owner	North property line side a property concern.
14.	Replace exterior mailboxes for Townhome units. Provide outdoor mailboxes at Garden Apartment front canopies.	Architect	
15.	Replace one (1) dumpster pad and fence enclosure at Garden Apartments to comply with HC accessibility requirements. Existing dumpster enclosures to remain at Townhomes (5 locations).	Section 504	
	7- STORY BUILDING: BUILDING EXTERIOR	Origin of Scope	Remarks
1.	Install new building-mounted address signage.	Site Observations	
2.	Install sliding automatic doors at Vestibule. Replace canopy soffit and light fixtures.	Design Standards/Site Observations	
3.	Replace balcony doors. Balcony doors shall be aluminum sliding. At handicapped-accessible unit balconies, provide aluminum swinging door with sidelite, ADA threshold at door and raised balcony paving systems.	PCNA/Site Observations	
4.	Replace balcony railings at upper floor HC apartments and adjoining apartment with shared balcony. Modify divider panel where paver units are added.	PCNA/Site Observations	Railings at HC units shall be replaced to accommodate height increase due to balcony paver system.
5.	Replace windows with new aluminum frame windows with thermal break and insulated glazing.	PCNA	
6.	Replace exterior metal doors and frames. Replace hardware. Paint.	PCNA	

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	7- STORY BUILDING: INTERIOR COMMON AREAS	Origin of Scope	Remarks
1.	Replace doors and hardware leading to common space and building service areas. Install door access control (FOB) at Laundry Rooms, Community Room, and Fitness Room. Provide lever latch sets.	PCNA/Site Observations	
2.	Remove existing flooring at Corridors, Offices, and other common spaces. Install new flooring and base per Design Standards. At Corridors, replace handrail and install chair rail. Install new chair rail on opposite side of corridor handrail and paint.	PCNA/Site Observations	
3.	New flooring at ground floor common areas. Carpet cannot be installed at the ground floor with the exception of walk-off carpet at vestibules.	Design Standards/Green	EGC
4.	Reconfigure and renovate ground floor Lobby, Offices, and Mail Room. Incorporate Property Management Offices, Fitness Room, one (1) Service Coordinator Office and a Business Center. Reconfigure rear vestibule, Community Room, Kitchenette and existing Office into a new expanded Community Room with sliding partition/door to create TV room. Kitchenette expanded to comply with accessibility requirements and to include a pantry.	Design Standards/Site Observations Handicapped Accessibility Standards	
5.	Renovate Elevator Lobby/Lounge at Floors 2 thru 7. Preserve existing pool table room at 7th floor.	Design Standards/Site Observations	
6.	Renovate public toilet rooms to meet handicapped accessibility requirements. Replace bath accessories, plumbing fixtures, and countertops. Utilize water-conserving plumbing fixtures.	PCNA/Site Observations	
7.	Replace fire doors leading from Elevator Lobby to Corridors at Floors 1 thru 7. Reconfigure to comply with HC accessibility at ground floor.	PCNA/Site Observations	
8.	At Mail Room, provide new horizontal mailboxes and package shelf. Provide rent drop box. HC dwelling unit boxes shall be mounted at the HC-accessible heights.	PCNA/Site Observations	
9.	Exterior common area windows shall receive solar screen window treatments. Interior lites shall receive shades. Sidelites to receive translucent film treatment.	Design Standards	
10.	At areas of renovation, remove existing lay-in acoustical ceiling tile system (ACT). Install new ACT system at areas of renovation, including selective smooth gypsum board ceilings/soffits.	PCNA/Site Observations	
11.	Paint walls and gypsum board ceilings. Use low or no VOC paints. Remove existing wall coverings where present.	PCNA/Site Observations/ Green/Design Standards	EGC: Item 6.4 (low VOC).
12.	Renovate existing Laundry Rooms. Include new folding table. Remove laundry sinks. Construct plumbing screen wall at washing machines with new laundry boxes. Modify framing at door to make HC accessible.	QAP/Design Standards Architect	

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7- STORY BUILDING: INTERIOR COMMON AREAS (Cont.)		Origin of Scope	Remarks
13.	Install new interior signage, including unit ID signs, common area room ID signs, and wayfinding signage.	Design Standards	
14.	Revise rear door at central stair to include a full glass door. Add canopy over exterior door.	Architect	
7- STORY BUILDING: DWELLING UNIT RENOVATIONS (Typical Units)		Origin of Scope	Remarks
1.	Replace entry doors with new solid core, pre-finished birch doors and replace hardware (separate deadbolt and passage set). Preserve existing entry door metal frames. Install gypsum board control joint above entry door frames. Include package shelves at unit entries.	Design Standards/Site Observations	
2.	Paint walls and ceilings at kitchens, entries, and baths. Paint exterior window/balcony door walls. Paint walls and ceilings throughout at HC units. Use low or no VOC paints.	Site Observations	EGC: Item 6.4 (low VOC).
3.	Provide new vinyl plank flooring at living rooms, kitchens and entries. Replace bedroom flooring with carpet, except vinyl plank at ground floor. Preserve CT flooring at baths. At HC units, replace flooring throughout dwelling unit with vinyl plank flooring except new carpet at upper floor bedrooms (no pad).	QAP/Design Standards/Green	
4.	Preserve existing interior doors, hardware, and door frames. Replace interior doors at HC units.	Site Observations	Replace as part of Alternate with solid core molded panel wood composite doors.
5.	Preserve existing closet shelving, replace at HC units.	Site Observations	
6.	Replace blinds at windows and swinging balcony doors (1" cordless mini-blinds). Provide vertical blinds at sliding balcony doors.	Design Standards	
7.	Replace ranges, range hoods and refrigerators. New range hoods shall include fire canisters. New refrigerators shall be Energy Star rated.	PCNA/Green	Mandatory: Energy Star where being replaced; EGC item 5.7.
8.	Replace kitchen cabinets and countertops. Cabinets to have wire pulls. Remove laminate backsplash and repair wall surface. Preserve and clean tile grease shield where present at side wall. Install new grease shield at range. Replace bath vanities and tops.	PCNA	
9.	Replace kitchen sink, disposer, kitchen faucets and bath faucet. (Watersense labelled; 1.5 gpm at lavatories; 2.0 gpm at kitchens.)	PCNA/Green	Disposer power already in place. EGC: Item 4.1 reduce water consumption by 20%.

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7- STORY BUILDING: DWELLING UNIT RENOVATIONS (Typical Units) (Cont.)		Origin of Scope	Remarks
10.	Replace showerheads and shower valves at select units. Preserve recently replaced shower valves (list provided by the property).	Green	EGC: Item 4.1 reduce water consumption by 20%.
11.	Preserve existing toilets. Replace toilets at HC units.	Owner/Site Observations	Replaced in 2013, reported as 1.28 gpf. EGC: Item 4.1 reduce water consumption by 20%. Replace all toilets as part of Alternate.
12.	Preserve existing bath accessories. Preserve existing grab bars in Standard Units. Replace bath accessories at HC units.	QAP/Design Standards	
13.	Replace incandescent light fixture lamps with LED. Preserve existing fluorescent fixtures. Replace light fixtures at HC units with LED fixtures.	Design Standards	Replace light fixtures as part of Alternate.
7- STORY BUILDING: VERTICAL CIRCULATION		Origin of Scope	Remarks
1.	Modernize existing hydraulic elevators and equipment. Refurbish cab finishes. Clad elevator hoistway doors and frames with stainless steel.	PCNA	
2.	Install A/C at Elevator Equipment Room.	Site Observations	
3.	At egress stairs, install cane detection at ground floor.	Accessibility/Site Observations	
7- STORY BUILDING: HVAC/DOMESTIC HOT WATER/PLUMBING		Origin of Scope	Remarks
1.	<u>Common Area HVAC</u> : Replace rooftop makeup air unit. Install new ground floor common area ducted and ductless mini-split systems at Offices, Community Room, Fitness Room and other ground floor core areas for cooling. Install common area thermostats in lockable box. Install duct-mounted ionization devices.	PCNA Architect	Ionization to control microbes and odor.
2.	Preserve existing apartment fan coil units. Clean and replace filters. Preserve existing fan controls.	PCNA/Green	Controls are for fan only. No control valves present or required.
3.	Replace existing gate valves with ball valves at domestic water risers and unit shut-offs.	Site Observations	

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7- STORY BUILDING: HVAC/DOMESTIC HOT WATER/PLUMBING (Cont.)		Origin of Scope	Remarks
4.	Preserve existing hydronic boiler and domestic water heating system. Repair leaking hose bibbs/bleeders at base of hydronic risers. Replace manual air valves at the top of each riser with automatic air relief valves.	PCNA	Boilers/ DWH replaced in 2013.
5.	Preserve existing bath exhaust at standard apartments. Replace bath exhaust fan at HC units. Provide continuous operation fans in each unit kitchen.	PCNA	Hoods and fans replaced in 2013. EGC for kitchen fans.
6.	Replace sanitary lines under slab at north wing of Mid-Rise.	Owner	South wing of Mid-Rise sanitary recently repaired per PM.
7.	Conceal exposed vapor mitigation piping in interior finished areas. Paint exterior exposed piping.	Owner	
7- STORY BUILDING: ELECTRICAL		Origin of Scope	Remarks
1.	Common area lighting shall be replaced with LED fixtures. Provide LED exit signs and emergency lighting.	PCNA/Green	Mandatory: EGC item 5.8.
2.	Preserve existing wireless emergency call system and security camera system.	Site Observations	
3.	Provide non-subscriber building access control system which utilizes the building's telephone wiring. Building access will be controlled by tenants from a touch tone phone located within the dwelling unit. Tenant will not have access to a Lobby security camera.	Site Observations	
4.	Lower electrical panel height within HC-accessible units.	Section 504	
5.	Provide infrastructure to provide WiFi at common core areas, such as lobbies, community room/kitchen, fitness room, manager's office, mail room, business center. WiFi equipment and design by Owner.	Owner	
7- STORY BUILDING: FIRE & LIFE SAFETY SYSTEMS		Origin of Scope	Remarks
1.	Replace existing automatic fire sprinkler heads. Relocate heads to accommodate renovations. Modify fire sprinkler system at HC-accessible dwelling units to accommodate renovations.	Site Observations/Code	
2.	Upgrade fire alarm system and devices. Replace Fire Alarm Head End, detectors, fire alarm pulls and notification devices. Install new voice command system.	Owner/Site Observations	

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7- STORY BUILDING: FIRE & LIFE SAFETY SYSTEMS (Cont.)		Origin of Scope	Remarks
3.	Preserve existing stair pressurization system at egress stairs. Replace fans and dampers, and coordinate controls with fire alarm system.	Site Observations	
4.	Replace smoke detectors and install new hardwired/interconnected combination smoke and carbon monoxide detectors at each bedroom and outside sleeping areas. Reinstall existing methane detectors at ground floor units.	QAP/Design Standards	
7- STORY BUILDING: TRASH COLLECTION SYSTEMS		Origin of Scope	Remarks
1.	Trash chute door shall include lever handle.	Handicapped Accessibility Standards	
GARDEN APARTMENTS & TOWNHOMES: BUILDING EXTERIOR		Origin of Scope	Remarks
1.	Replace all vinyl siding on apartment buildings and trim.	PCNA/Site Observations	Owner approved vinyl siding.
2.	Replace apartment windows with new vinyl windows	PCNA/Site Observations	Owner approved vinyl windows.
3.	Replace asphalt shingle roofing. Replace metal fascia and soffits, gutters (no gutter guard) and downspouts.	PCNA/Site Observations	Exclude roof replacement at Buildings 10 and 13, roof age approximately 10 years.
4.	Where roofs are replaced, provide new roof exhaust louvers and vents. Replace roof penetration flashing.	Site Observations	
5.	Replace sliding patio doors with new vinyl sliding door.	PCNA	
6.	Replace exterior building entry doors, frames, and hardware. At three-bedroom units, replace door and sidelight.	PCNA	
7.	Replace building identification signage. Provide unit braille signage.	PCNA	
8.	Clean existing brick veneer. Perform selective masonry joint tuckpointing and brick replacement.	Design Standards/Site Observations Architect	

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GARDEN APARTMENTS & TOWNHOMES: BUILDING EXTERIOR (Cont.)		Origin of Scope	Remarks
9.	Provide HC-accessible walks/entries at Section 504 dwelling units (located at Garden Apartments only).	Section 504	
10.	Remove wood trim and install new aluminum wrapped wood trim.	PCNA/Site Observations	
11.	At Garden Apartments, replace front and rear covered entries.	Architect	
12.	Preserve fences at Townhouse patios.	Architect	
13.	Replace selective concrete entry stoops which may have settled or are deteriorated.	Architect	
GARDEN APARTMENTS & TOWNHOMES: DWELLING UNIT RENOVATIONS		Origin of Scope	Remarks
1.	Replace entry doors, hardware (separate deadbolt and passage set). No storm doors. Provide pre-finished solid core birch doors and preserve entry door frames at Garden Apartments. Provide fiberglass entry doors and replace entry door frames at Townhomes.	Design Standards/Site Observations	
2.	Paint walls and ceilings at kitchens, entries, baths, and exterior window/patio door walls. At Garden units, paint walls and ceilings throughout. Use low or no VOC paints.	QAP/Green	
3.	Provide new vinyl plank flooring at living rooms, kitchens and entries. Replace bedroom flooring with carpet, except vinyl plank at ground floor. Preserve CT flooring at baths. At HC units, replace flooring throughout dwelling unit with vinyl plank flooring except new carpet at upper floor bedrooms (no pad).	QAP/Design Standards	Provide vinyl plank flooring where no ground floor carpet permitted (EGC).
4.	Install new vinyl cordless mini-blinds. Install new vertical blinds at patio doors.	QAP/Design Standards	
5.	Replace refrigerators, ranges, and range hoods. At HC units, provide ranges with front controls. Refrigerators shall be Energy Star.	PCNA/Owner	Alternate to replace all appliances.
6.	Replace kitchen cabinets and countertops. Replace bathroom vanity and top (cultured marble). Cabinets to have wire pulls. Remove laminate backsplash and repair wall surface. Install new grease shield at range.	PCNA	
7.	Replace kitchen sink, disposers, and replace kitchen and bath faucets. (Watersense labeled; 1.5 gpm at lavatories; 2.0 gpm at kitchens.)	PCNA/Green Disposer - Design Standards	EGC: Item 4.1 reduce water consumption by 20%.

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GARDEN APARTMENTS & TOWNHOMES: DWELLING UNIT RENOVATIONS (Cont.)		Origin of Scope	Remarks
8.	Replace showerheads and shower valves.	Green	EGC: Item 4.1 reduce water consumption by 20%.
9.	Replace toilets with new standard height toilets (1.28 gpf) at standard units, ADA height at HC units (1.28 gpf).	PCNA/Green	EGC: Item 4.1 reduce water consumption
10	Preserve existing bath accessories, including medicine cabinet and mirror. Replace bath accessories at HC units.	QAP/Design Standards	
11.	Replace furnaces. Replace exterior pad-mounted condensing units and coils. Relocate condensing units where in conflict with building-mounted meters.	PCNA/Site Observation	New SEER 2 standard.
12.	Replace 40-gallon domestic water heaters at Townhomes. Replace common domestic water heaters at Garden Apartments.	PCNA	
13.	Preserve existing bath exhaust at apartments. Reinstall existing range hood. Replace hood at HC units with new fire canisters.	PCNA	Hoods and fans replaced in 2013.
14.	Replace incandescent light fixture lamps with LED. Preserve existing fluorescent fixtures. Replace light fixtures at HC units with LED fixtures.	Design Standards	Replace light fixtures as part of Alternate.
15.	Conceal vapor mitigation piping in exposed finished areas and paint at exterior.	Owner	
16.	Preserve existing interior doors, hardware, and door frames. Replace interior doors, frames, and hardware at Garden HC units.	Section 504	
GARDEN APARTMENTS: COMMON SPACE/VERTICAL CIRCULATION		Origin of Scope	Remarks
1.	At garden apartment common laundry facilities, renovate and include folding counter.	Site Observations	
2.	At garden apartment stairs, replace flooring, paint walls and ceilings. Replace mailboxes with outdoor cluster type.	Site Observations	Controls are the required HC accessibility height.

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TOWNHOMES: ELECTRICAL		Origin of Scope	Remarks
1.	At garden apartments, common area lighting shall be replaced with LED fixtures. Provide LED exit signs and emergency lighting.	PCNA/Green	
2.	Install new door intercom system at garden apartments.	PCNA	
3.	Lower electrical panel height within HC-accessible units.	Section 504	
TOWNHOMES: FIRE & LIFE SAFETY SYSTEMS		Origin of Scope	Remarks
1.	Replace smoke detectors and install new hardwired/interconnected combination smoke and carbon monoxide detectors at each bedroom and outside sleeping areas. Reinstall existing methane detectors at ground floor of Townhome units and not ground floor Garden Apartments.	QAP/Design Standards	
SECTION 504/HC ACCESSIBLE DWELLING UNITS		Origin of Scope	Remarks
1.	Modify 5% (15 total) of dwelling units complying with Section 504, physically handicapped accessibility requirements.	QAP/PCNA/Green/504	Mid-Rise: 9 one bed, 1 two bed; Garden: 5 one bed
2.	At Mid-Rise, comply with HUD Minimum Property Standards, 4901.1 for elderly housing.	HUD	
3.	Modify 2% (6 total) of dwelling units to meet Section 504 sensory-impaired requirements.	PCNA/504	Mid-Rise: 4 S/I (3 one-bed, 1 two-bed) Townhome/Garden: 2 S/I (1 one-bed, 1 three-bed)
OTHER		Origin of Scope	Remarks
1.	Enterprise Green Communities (EGC), Moderate Rehabilitation (2015 criteria).	MSHDA	Achieve 30 points.
2.	Utilize select products and goods manufactured by Michigan-based corporations.	MSHDA	