

High Level SITE VISIT Questions

Employee Housing M5000-18-1476/A

House 1 KBU259

1.	All three houses say replace washroom fan with exhaust to attic this could cause mold. This needs to be clarified. Are we seeking a Primary ventilation fan, or a Heat Recovery Ventilator?
	Exhaust to exterior through roof or wall vent.
2.	This includes a question clarification on replacing the cool air exchange, as one does not exist in the buildings. Does this refer to the installation of one, or installation of a Heat Recovery Ventilator, or is this simply referring to replacing the cold air return vent grills?
	Replace the cold air return grill
3.	House KBU259 will likely require a new electrical panel to accommodate the microwave, AC, and dishwasher as there is not enough space. Should a replaced panel be included in the quote? The other 2 house panels will be able to accommodate.
	Remove old electrical panel & provide and Install new electrical panel for KBU 259. 200 Amp, 42 Space/ 84 Circuit Max Arc Fault plug on neutral panel package with breakers or equivalent
4.	Is there a preference on where the AC is placed for all three houses?
	These AC units shall be placed in the backyard between the bedroom window & kitchen window. They shall not be placed under the bedroom window. Check with site authority if further clarification is required prior to installation.
5.	Is the brick veneer on KBU259 to be replaced or does it remain?
	Remove brick veneer on KBU259 & replace with new siding that matches the remaining siding on the building.
6.	Is the soffit to be replaced on KBU259? This house does not have properly vented soffit, whereas the other two houses have proper soffits.
	Remove & replace soffit on KBU259, ensure proper venting
7.	The SOW says to clean and repair chimney. Does this just refer to the fireplaces?
	This is to include cleaning of the chimney flue, no brick work.
8.	For the SOW wording for the lawn grading for all three houses: At 3% grade front to back, the back of the yard would have to be raised up approximately 4.5'. Could a swale be created between

	the houses and grade front to back likely at a much lower grade (0.2%?). Can this be clarified for the work to be completed?
	Construct a swale between KBU 257, 258, 259 in order to direct water away from the backyard & basement & to direct runoff away from the house.
9.	All three houses have sheds which would be affected by the grading. Only KBU258 is on skids, however all three are very old sheds which could be damaged if moved. What should be done with the sheds during the grading process?
	The sheds shall be placed on skids if required while constructing swale.
10.	All three houses have sidewalks to the back which will be affected by the grading. If the sidewalks are to remain, the concern is that they will be (1) too low, (2) possibly damaged beyond repair if lifted to meet the grade, (3) affect the grading purpose by blocking some of the water movement. What is the desire for the rear sidewalks?
	Rather than grading, swales will be constructed which shall not affect the sidewalks.