

## **SCOPE OF WORK AND PROJECT REQUIREMENTS**

### **Project Background**

Wayne State University is soliciting bids from experienced and qualified firms to provide selective window replacement in the Art Building and Emma Lazarof Schaeffer Music Building.

The Art Building and Emma Lazarof Schaeffer Music Building on the campus of Wayne State University were constructed around 1955 and have been occupied by the university following the completion of construction. The windows are believed to be original to the 1955 building construction and consist of single pane windows. The combination of fixed and operable windows is present in the Art Building. There are numerous exterior windows in the Art Building with cracked glass. There are many windows with Plexiglas. The project will replace broken glass and plexiglas in the Art Building. This project will also replace several windows in the Emma Lazarof Schaeffer Music Building.

### **Project Scope for Art Building**

The scope of work includes the following:

1. Remove and dispose of all windows with broken glass or plexiglass. Window frames are to remain. Existing exterior elevation drawings are provided for reference only.
2. There are approximately 118 windows in the Art Building. The contractor is to field verify the quantity and sizes of windows with broken glass and Plexiglas. Approximate quantities and sizes of windows are listed in Cost Schedule C.
3. Replace glass with fully tempered glass, thickness to match existing.
4. Contractor shall apply new interior and exterior sealant.
5. Protect existing exterior aluminum windows panels during removal of existing windows. Any damage to the remaining windows and frames is to be repaired at the expense of the installation contractor.
6. A/C window type units are to remain.
7. Existing window shades are to remain.
8. Glass block windows are to remain.

### **Scope of Work for Emma Lazaroff Schaeffer Music Building window replacement**

1. Remove and dispose of a total of twelve (12) single pane fixed glazed units within the existing curtainwall / storefront system. Refer to drawings for additional information.
2. Remove and dispose one broken glass on the first floor. Replace glass with fully tempered glass, thickness to match existing.
3. Existing drawings are provided for reference only. Contractor to field verify the sizes of all windows.
4. Remove existing window treatment and set aside for reinstallation.

5. Furnish and install twelve (12) new glazed units with double pane insulated glazing. Insulated glazing to be composed of two panes of ¼" tempered glazing, argon filled and low-e coating on the second surface.
6. Contractor shall apply new interior and exterior sealant.
7. Patch and paint interior walls to match existing conditions.
8. Reinstall existing window treatment.
9. Contractor to propose a recommendation to work with the existing storefront/curtain wall system to ensure weather tight system.
10. Protect existing exterior aluminum windows panels during removal of existing windows. Any damage to the remaining windows and frames is to be repaired at the expense of the installation contractor.

The selection decision for the winning bidder will be made no later than July 14, 2023.

The contractor must be available to start the project within 15 days after the award of the contract.

The contractor will be required to coordinate the replacement of the glass with the window film installer. The interior window film installation is projected to start on the third floor of the Art Building on July 5<sup>th</sup> and currently is scheduled to complete film installation by August 15<sup>th</sup>.





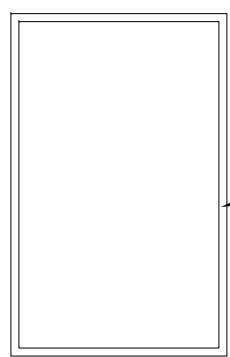
PHOTO NO. 1: PARTIAL WEST ELEVATION



PHOTO NO. 2: INTERIOR VIEW



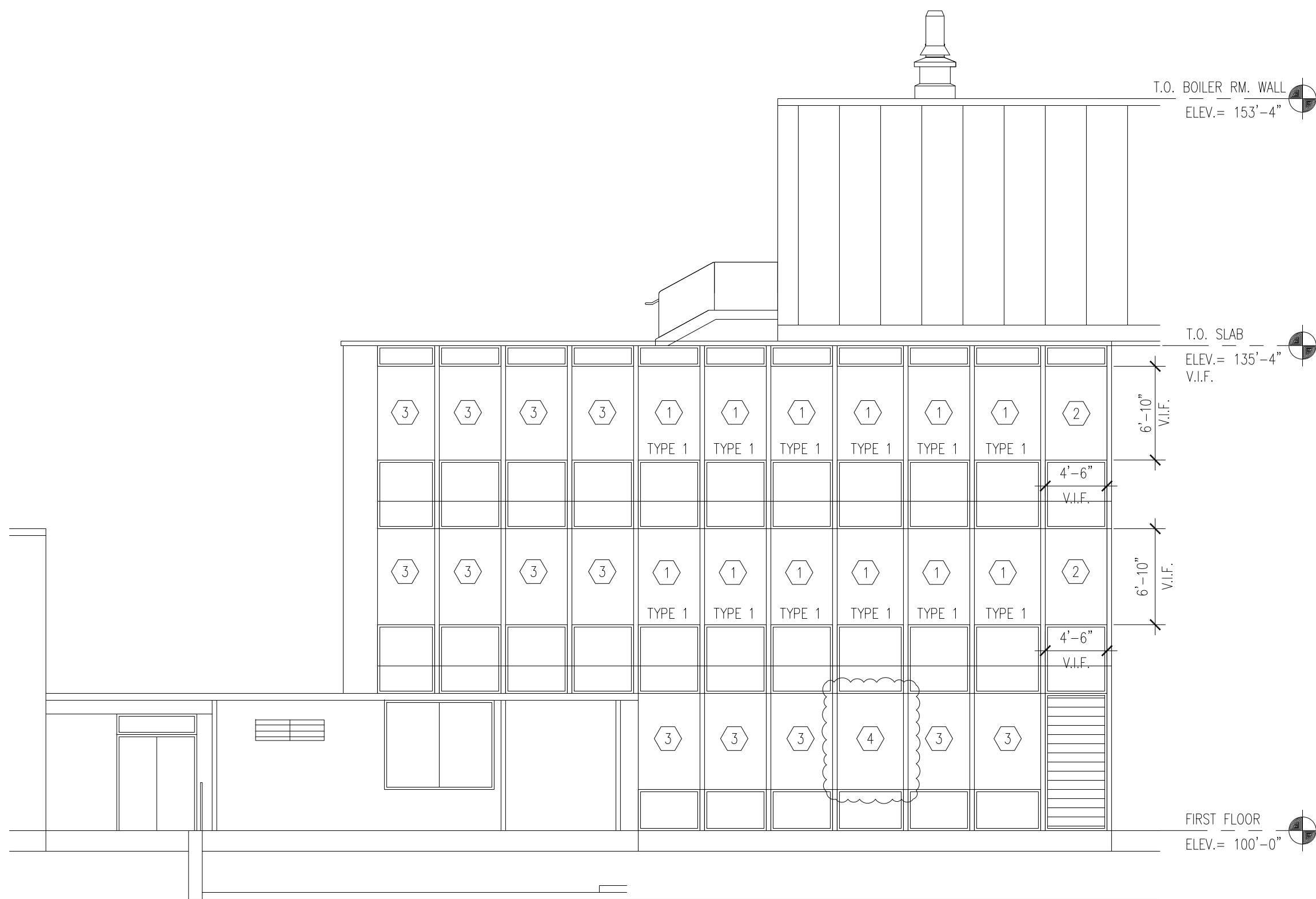
PHOTO NO. 3: INTERIOR VIEW



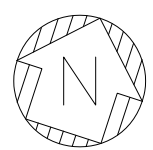
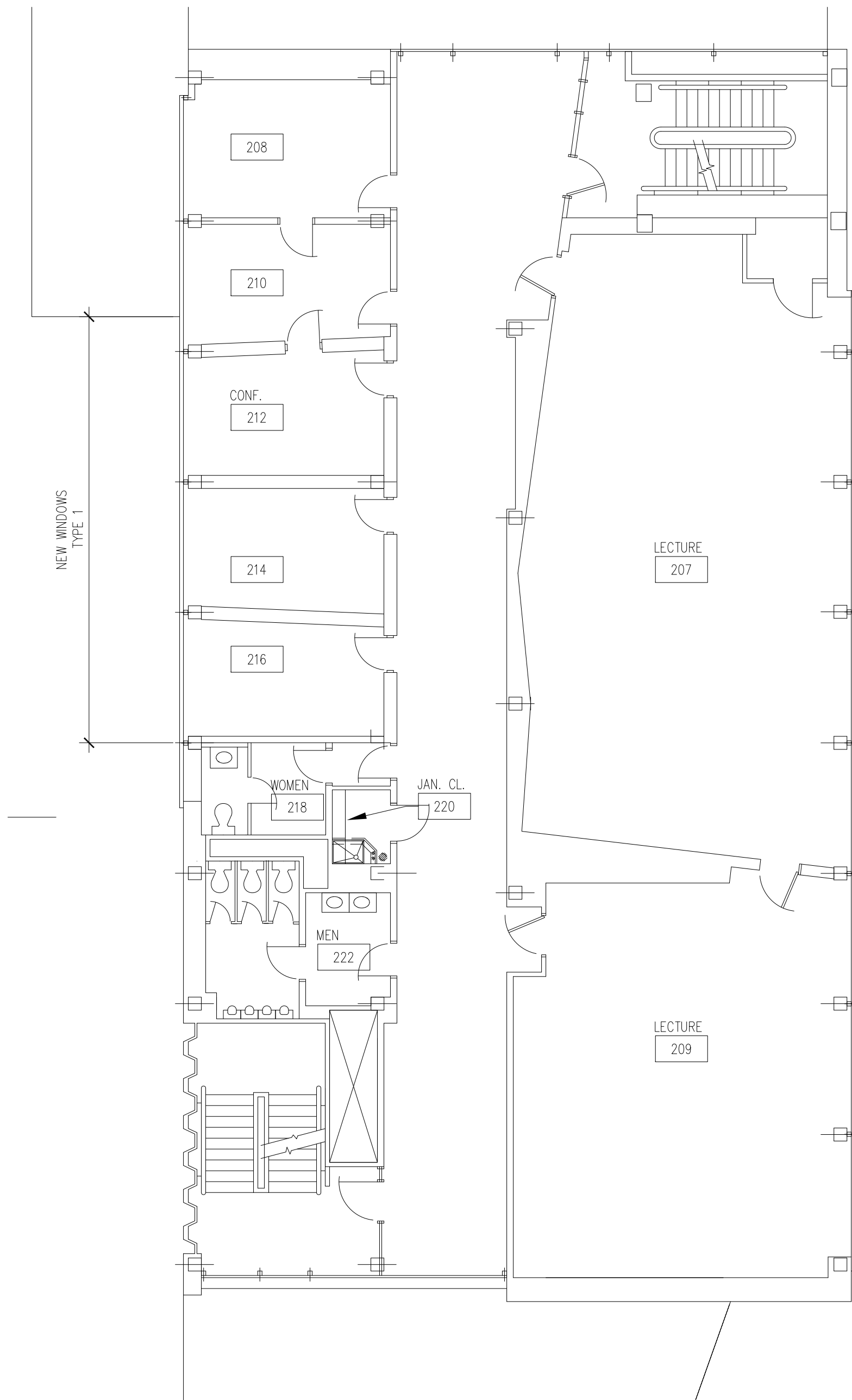
INSULATED UNITS  
TWO PANES OF 3/4" TEMPERED GLAZING,  
ARGON GAS FILLED  
LOW-E COATING ON THE 2ND SURFACE

3 WINDOW TYPE ELEVATION  
A101 SCALE: 1/8" = 1'-0"

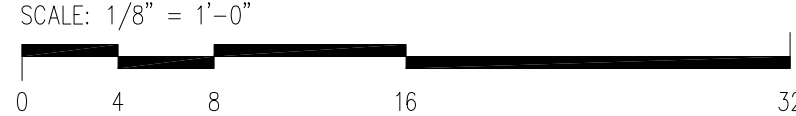
1. THE WINDOW SUPPLIER SHALL VERIFY EXISTING OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.
2. GLAZING SHALL BE FULLY TEMPERED GLASS IN ALL WINDOWS UNLESS OTHERWISE NOTED.



2 SCHAEVER BUILDING WEST ELEVATION  
A101 SCALE: 1/8" = 1'-0"



1 SCHAEVER BLD'G PARTIAL SECOND FLOOR PLAN (TYP.)  
A101 SCALE: 1/8" = 1'-0"



DEMOLITION NOTES:

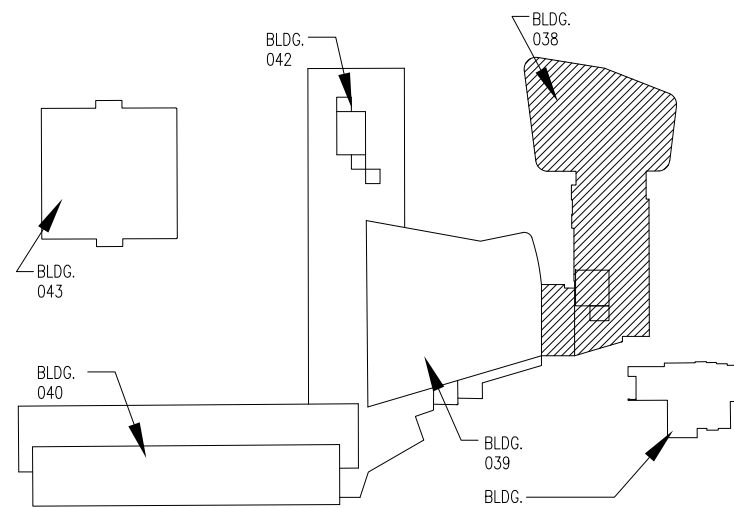
1. REMOVE AND DISPOSE EXISTING ALUMINUM WINDOWS.
2. PROTECT ALL FINISH WORK TO REMAIN FROM DAMAGE DURING DEMO. AND CONST., TYP. REPAIR OF DAMAGED EX. FINISHES WILL BE AT THE CONTRACTOR'S EXPENSE, TYP.
3. REMOVE EXISTING WINDOWS TREATMENT, SET ASIDE FOR REINSTALLATION.

INSTALLATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY WSU PROJECT MANAGER IF THAT CONDITION IS DIFFERENT FROM THAT WHICH IS SHOWN ON DRAWINGS.
2. POSITION OF NEW WINDOWS SHALL BE AS PER EXISTING WINDOWS LOCATION.
3. GLAZING SHALL BE FULLY TEMPERED GLASS IN ALL WINDOWS.
4. REINSTALL WINDOW TREATMENT.
5. PATCH AND PAINT WALLS DAMAGED DURING THE WINDOW INSTALL. WALL COLOR TO MATCH EXISTING.

GRAPHIC LEGEND:

- 1 NEW FULLY TEMPERED GLASS WINDOWS.
- 2 EXISTING PLEXIGLASS TO REMAIN
- 3 EXISTING WINDOWS TO REMAIN.
- 4 EXISTING WINDOW FRAME TO REMAIN. REPLACE BROKEN GLASS WITH FULLY TEMPERED GLASS, THICKNESS TO MATCH EXISTING.



KEY PLAN  
NO SCALE

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These documents are two dimensional, traditional plan and specification documents that are not intended to be used by the contractor as shop drawings. Final dimensions, equipment access, routing, miscellaneous fittings, final installation and coordination is the contractor's responsibility.

WAYNE STATE  
UNIVERSITY

Facilities Planning &  
Management  
Design Services  
5454 Cass Ave.  
Detroit MI 48202

ADDENDUM #1

6/15/2023

BIDDING

6/8/2023

MARK ISSUE DATE

DESIGNER

DRAWN

CHECKED

DEPT MGR

PROJECT MGR

TITLE: SCHAEVER MUSIC  
WINDOWS REPLACEMENT

SCHAEVER MUSIC  
BUILDING

5451 CASS AVENUE  
DETROIT, MICHIGAN

EXTERIOR ELEVATIONS

WSU PROJECT #: 040-340775  
WSU BLDG NAME:  
WSU BLDG #: 038 MUSIC BUILDING

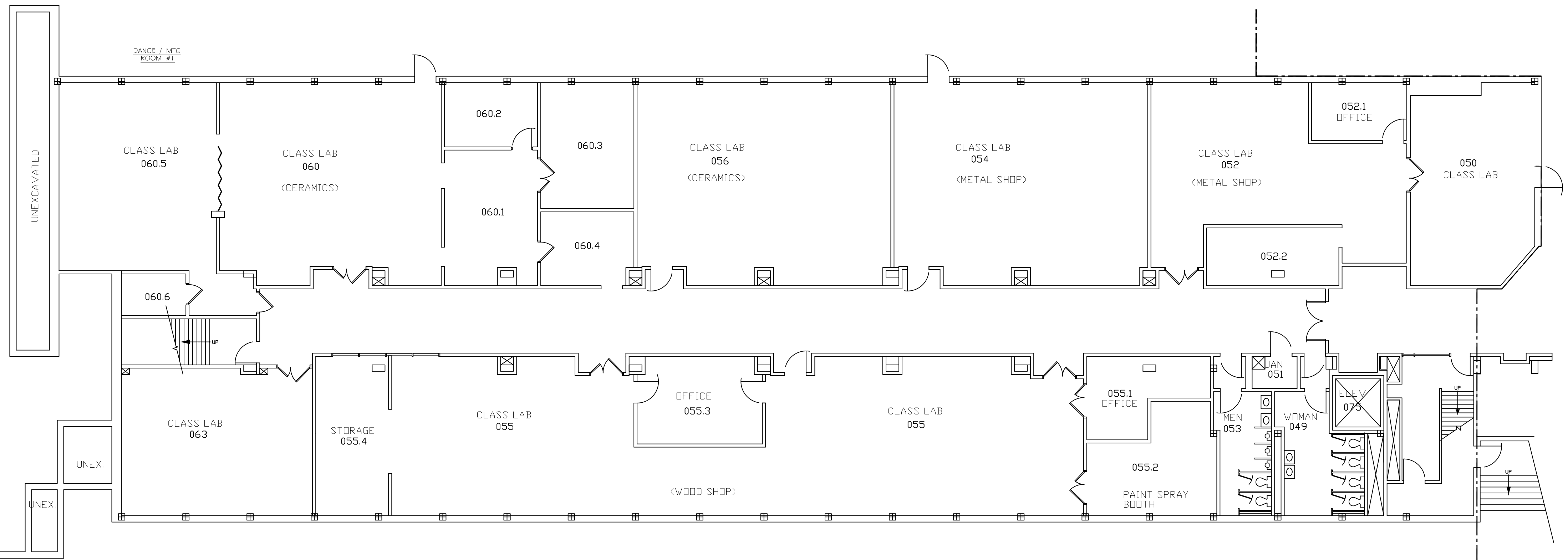
WSU PROJECT NO.

040-340775

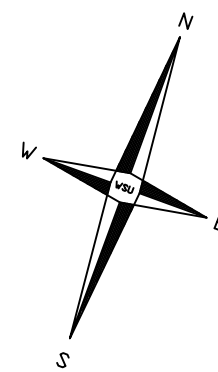
SHEET NO.

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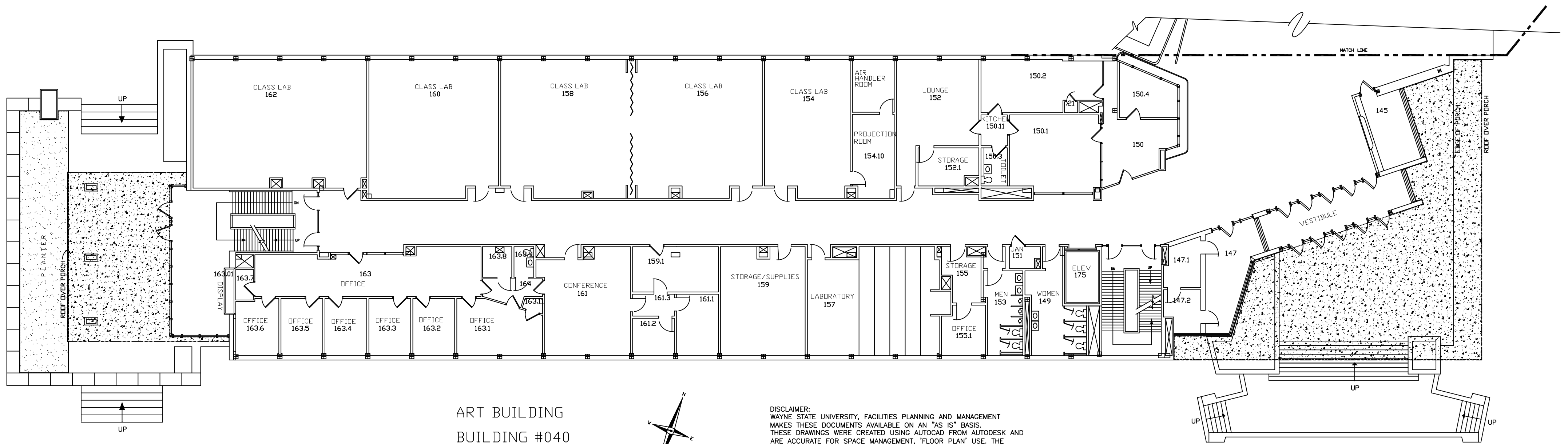




ART BUILDING  
BUILDING #040  
BASEMENT FLOOR



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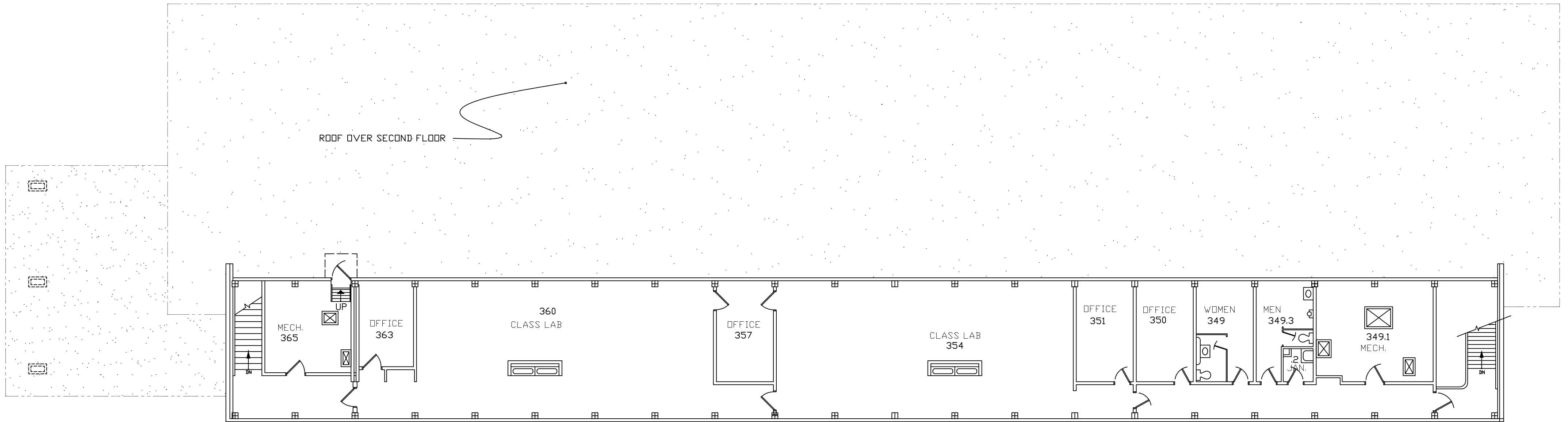


ART BUILDING  
BUILDING #040  
FIRST FLOOR

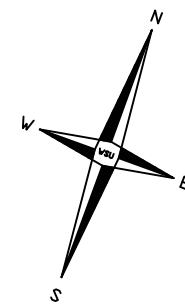


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ART BUILDING  
BUILDING #040  
THIRD FLOOR



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