

Project Specs Summary

1.1 DESCRIPTION / SUMMARY OF WORK

- A. Project Identification: As follows:
Mountcrest Court Apartments Entry Door/Storm Door Replacement Project
700 Mountcrest Court
Dayton, Ohio 45403
- B. Contract Documents dated 1-5-26 as prepared by Greater Dayton Premier Management
400 Wayne Avenue Dayton Ohio P.O. Box 8750 Dayton, Ohio 45401-8750
- C. The property has eight buildings, including 48 two-story apartments. This request involves replacing 96 front and rear entry doors and replacing 96 front/rear storm doors for the apartments and disposing of the doors off-site. It also includes replacing brick molding around the doors. The contract term is 120 days, additionally the units shall be occupied.

Entry Doors

1. Remove all existing entry doors from the premises and dispose of them off-site. Prior to discarding the doors, remove the lock cores and retain them for installation in the new doors.
2. All hardware from the removed doors must be collected and turned over to the owner.
3. Install new front entry doors using pre-hung metal exterior doors, which must include the jamb and threshold. The specifications for the front entry doors are as follows: insulated, 36 inches by 80 inches, 1-3/4 inches thick, constructed from 24-gauge steel, and must be Masonite 6-Panel or an approved equal. Similarly, install new rear entry doors that are pre-hung metal exterior doors with jamb and threshold, insulated, 30 inches by 80 inches, 1-3/4 inches thick, 24-gauge steel, Masonite 6-Panel or equal.
4. All exterior doors must be field painted with Sherwin-Williams Pro Industrial SW 6122 Camelback. Apply two coats to all painted surfaces.
5. Install an 8-inch stainless steel kick plate on the outside face of both entry doors.
6. On all 96 entry doors, install new Falcon W101S D 626 Passage Lever style locksets or an approved equal, as well as Falcon D241 or equal Single Cylinder with Thumb Turn Deadbolt, finished in satin chrome or equal, on all 96 units.
7. All locks shall be keyed as Type A.
8. Locksets must include all necessary hardware such as striker plates, screws, and related components for a complete installation, with a backset of 2-3/4 inches.
9. Double-bore the doors to accommodate both a deadbolt lockset and a passage lock.
10. Install the retained existing cores into the new deadbolt locks.

11. Fit front entry doors with a Defiant Satin Nickel Door Viewer or an approved equal, mounted at 5 feet above the finished floor (AAF).
12. Replace the brick molding around entry doors. Prime the new molding with exterior latex primer, then paint with exterior latex satin white paint, applying two coats to all surfaces.
13. Remove all existing caulking around the brick molding and apply new caulking to ensure a weather-tight seal.
14. Confirm the correct swing direction of each door prior to installation.
15. If any drywall is damaged during installation, the contractor is responsible for repairing and repainting the affected areas.
16. The contractor must obtain and pay for all necessary permits and inspections, and ensure all work complies with applicable local, state, and federal codes and regulations.
17. Entry door work will take place while the units are occupied.
18. The contractor is responsible for any damage resulting from the work and must repair such damage on the same day it occurs.
19. All manufacturer warranties shall apply. Additionally, the contractor shall provide a one-year warranty on all completed work, starting from the date of acceptance.

Storm Doors

1. Install Tough Tek - Model #405H Pre-Hung Storm Door, Lansing 504 or equal. The door shall be factory finished. Color selection will be done at the pre-construction meeting.
2. The storm door shall include the standard installation kit which shall include but is not limited to the door closer, chain with hold up spring, latch and mounting hardware etc.
3. The installation of the storm doors shall involve two doors. The installation of the doors shall take place at the front and rear. There are 96 doors in the scope of work.
4. The contractor shall remove the existing storm door and hardware. The contractor shall dispose of the doors offsite.
5. The contractor shall verify the door swing on the storm doors and install it in accordance with industry standards. The contractor will visit the site to verify field conditions.
6. The contractor is responsible for any damage resulting from the work and must repair such damage on the same day it occurs.
7. All manufacturer warranties shall apply. Additionally, the contractor shall provide a one-year warranty on all completed work, starting from the date of acceptance.
8. Questions and site visits shall be arranged by contacting Kurt Beck at, kbeck@gdpm.org or by phone at (937)875-1701.