



NOBLE VILLAGE SENIOR LIVING PRICING PROPOSAL

JUNE 9, 2015

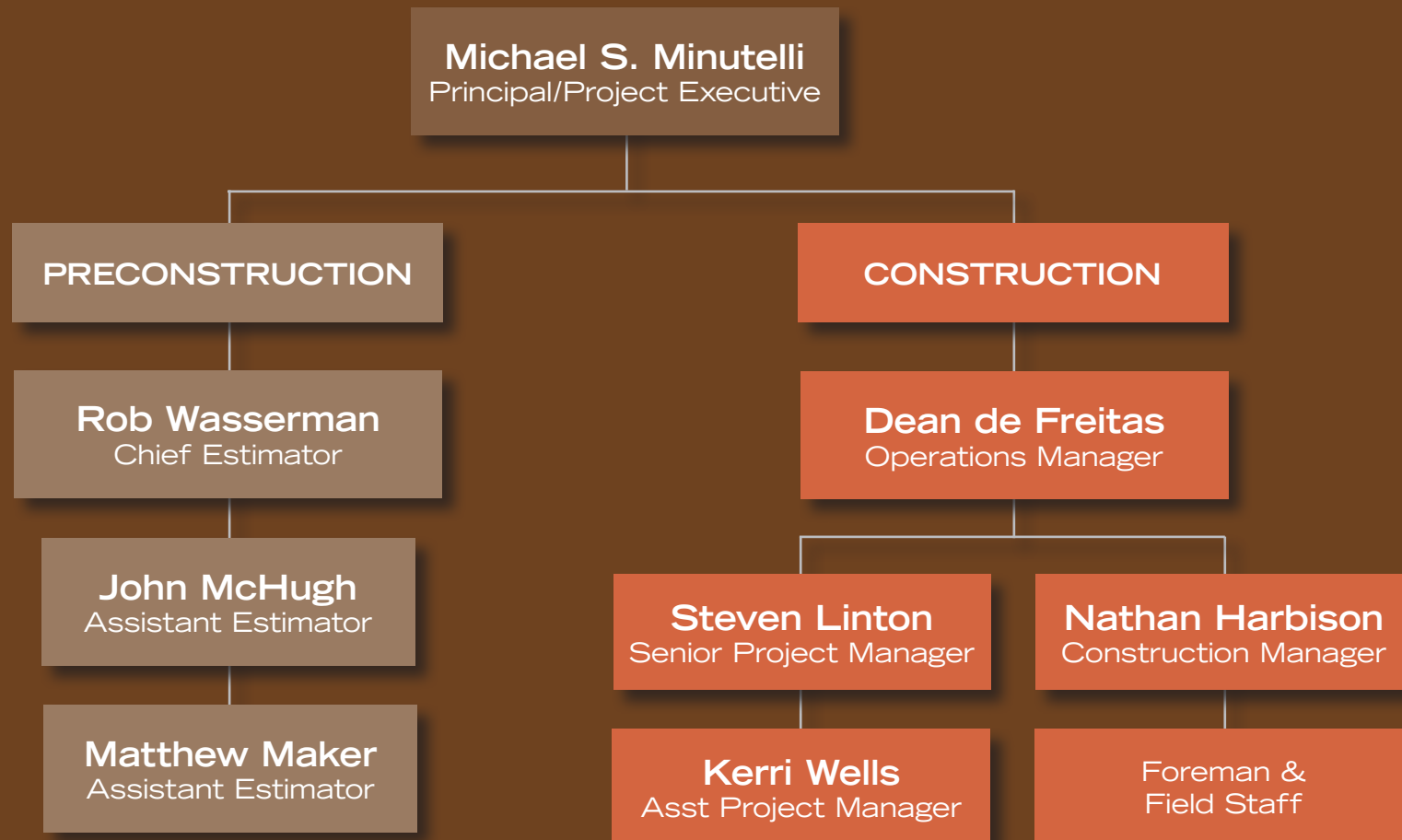
EXECUTIVE SUMMARY

Macallan Construction is a versatile general contractor that is known for seamlessly executing complex commercial construction projects.

Based in Atlanta, Macallan takes pride in its ability to tailor custom solutions to meet the challenging and diverse needs of our clients. We were founded by principals that were able to bring together their complementary skills to form a diversified company with the ability and experience not typically found in a commercial general contractor our size. By integrating all aspects of the construction industry, Macallan can execute the most challenging construction projects and deliver the highest quality end-product for the best possible price.

We are licensed as an unlimited tier General Contractor in Georgia and have bonding capabilities that significantly exceed the requirements of this project.

QUALIFICATIONS & EXPERIENCE OF PROJECT TEAM





MICHAEL S. MINUTELLI
Principal/Project Executive

- BS in Building Construction, Georgia Institute of Technology
- MBA, Georgia State University
- Licensed Unlimited Tier General Contractor, State of Georgia
- LEED Accredited Professional
- Years in Industry: 20

Background:

Minutelli is a founding Principal of Macallan and has significant construction and operational experience. Prior to founding Macallan, Minutelli worked as a lead project manager for general contractor Brasfield & Gorrie completing a variety of projects including a \$30 million high-rise Medical Office Building in Atlanta and a \$55 million continuous care retirement community in Columbus, as well as numerous other office, hospitality and healthcare projects. Mike's strengths include value engineering, streamlining complicated projects, and the ability to find creative solutions to project related issues.

Select Representative Projects:

- Sterling Estates Senior Living Community
- Canterbury Court Continuing Care Retirement Community
- Berman Commons Assisted Living
- Reinhardt University Student Housing
- Georgia State University Sculpture Studio
- Georgia State University Student Center
- Georgia State University Sparks Hall Graphics
- Georgia State University Football Practice Facility
- Georgia Tech Paper Science Museum
- Georgia Tech College of Computing
- Emory University Kaminsky Fieldhouse
- Walton High School Concession & Bathrooms
- Gwinnett County Neighborhood Stabilization Program
- Piedmont Park Expansion
- Indian Hills Country Club



DEAN DE FREITAS
Operations Manager

- BSE in Civil Engineering, Tulane University
- Licensed Utility Manager, State of Georgia
- LEED Accredited Professional
- Years in Industry: 26

Background:

De Freitas joined The Macallan Group in 2007 and his project management abilities and experience have proven invaluable on every project he has managed. De Freitas has been employed in the Construction Industry for over twenty-six years. Dean began his career with George Hyman Construction Company in Bethesda, Maryland and while at Hyman, he worked in the Foundation Group, primarily on underground heavy civil and specialty foundation projects. He later joined Beers Construction Company of Atlanta, Georgia in 1992, and worked in their Healthcare and Heavy Construction Groups. From 1998 through 2007 he was the Operations Manager for Tayco Contractors.

Select Representative Projects:

- Sterling Estates Senior Living Community
- Canterbury Court Continuing Care Retirement Community
- Berman Commons Assisted Living
- Reinhardt University Student Housing
- Georgia State University Sculpture Studio
- Georgia State University Student Center
- Georgia State University Sparks Hall Graphics
- Georgia State University Football Practice Facility
- Georgia Tech Paper Science Museum
- Georgia Tech College of Computing
- Emory University Kaminsky Fieldhouse
- Emory University PE Building Renovations
- Walton High School Concession & Bathrooms
- Georgia International Plaza



STEVEN F. LINTON
Senior Project Manager

- BS in Architectural Engineering, University of Southern Mississippi
- LEED Accredited Professional
- ASCE: Construction Law, Construction Management for Engineers & Shallow Foundation Design
- Years in Industry: 25

Background:

Linton has developed valuable skills while managing multiple disciplines in Development, Design, Construction, and Life Cycles of Buildings.

He began his career guiding the Design and Construction of Projects for Owners from inception to conclusion including Schools, Hospitals, and municipal projects. Steven embraced the opportunity to manage large scale Construction Projects in 1998 utilizing multiple contract delivery methods in the Gaming, Hospitality, Healthcare, and Municipal Industries. Steven focuses on being the team leader and facilitate the needs of the group so that each participant can be a cohesive component for the success of the Project.

Select Representative Projects:

- Canterbury Court Continuing Care Retirement Community
- Sterling Estates Assisted Living
- Berman Commons Assisted Living Facility
- Georgia State University Sculpture Studio
- Georgia State University Student Center
- Albany Technical College Pedestrian Bridge
- Roswell Old Mill Park Machine Shop Event Facility
- Lost Mountain Park
- Seven Springs Museum
- Marriott Renaissance, Baton Rouge
- Louisiana Cancer Research Center, New Orleans
- MNAS Fire & Rescue, Meridian
- Army Reserve Warehouse, Gulfport
- Imperial Palace Casino, Biloxi



ROB WASSERMAN
Chief Estimator

- B.S., Computer & Technical Science, University of Florida
- GA QA, Light Commercial & Residential Contractor, 2009
- EarthCraft Certified Builder Member, 2010
- Years in Industry: 25

Background:

Wasserman is an experienced veteran of the construction industry with over 25 years of industry experience. He has held senior positions at several large Atlanta area builders as well as a previous partnership in a General Contracting firm doing both residential and commercial construction. Rob's many years of preconstruction work and field building experience give him a well-rounded construction background with a main focus in preconstruction estimating. Among areas of expertise are Educational Institutions, Historic Renovations, Assisted Living, Healthcare and Municipal Parks.

Select Representative Projects:

- Canterbury Court Continuing Care Retirement Community
- Sterling Estates Assisted Living
- Berman Commons Assisted Living Facility
- Georgia State University Task Order Contract
- Georgia State University Sparks Hall Graphics
- Georgia State University Student Center Desk
- Georgia State University Football Practice Facility
- Kennesaw State University Generator Pads
- LakePoint Sports Complex
- Roswell Old Mill Park Renovation
- Seven Springs Historic Museum Renovation
- Elan Westside Tenant Buildout
- Lost Mountain Park Concessions Building
- Sandy Springs Lost Corner Historic Renovation
- Creekstone Clubhouse



NATHAN HARBISON
Construction Manager

- BS in Business Administration, South University
- LEED Accredited Professional
- NARI Certified Remodeler
- Years in Industry: 18

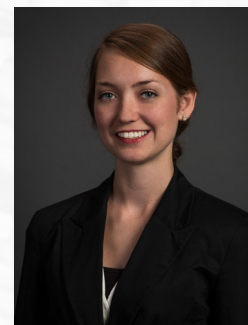
Background:

Harbison has over eighteen years experience managing projects in the public and private sectors. Prior to joining Macallan, he worked for Vintage Lumber and Interiors where he was project manager for interior finish projects with values in excess of \$2.5M. Nathan's vast experience and attention to detail on high end finish installations compliments our team approach to working with clients on their projects.

From the preconstruction to project completion, Harbison is a team player whose is highly skilled, organized and has the expertise to manage all phases of the project life cycle.

Select Representative Projects:

- Sterling Estates Senior Living Community
- Canterbury Court Continuing Care Retirement Community
- Berman Commons Assisted Living
- Reinhardt University Student Housing
- Georgia State University Task Order Contract
- Georgia Tech Paper Science Museum
- Clarkston City Hall Historic Renovation
- Seven Springs Museum Historic Renovation
- Roswell Old Mill Park Historic Renovation
- Sandy Springs Lost Corner Historic Renovation
- Gwinnett County Historic Lee Farm Barn Relocation
- Garden Hills Community Pool House
- Creekstone Clubhouse
- Indian Hills Country Club



KERRI WELLS
Assistant Project Manager

- B.F.A. in Historic Preservation, Savannah College of Art & Design
- M.S. in Building Construction & Facility Management, Georgia Institute of Technology
- OSHA 10 Hour
- Years in Industry: 7

Background:

Kerri has worked in the construction industry for over seven years. She began her career as a union carpenter's apprentice and has worked on a wide range of large industrial projects throughout the Southeast.

Kerri's construction knowledge and attention to detail makes her a valuable asset on Macallan projects.

Select Representative Projects:

- Canterbury Court Continuing Care Retirement Community
- Berman Commons Assisted Living
- Seven Springs Museum Historic Renovation
- Roswell Old Mill Park Historic Renovation
- Stanton Road Apartment Renovation
- Garden Hills Community Pool House
- Creekstone Clubhouse
- Bradford Gwinnett Townhomes
- Sandtown Crossing Medical Office Building
- Gwinnett County Neighborhood Stabilization Program
- Georgia Power Plant - McDonough
- Georgia Power Plant - Scherer
- Georgia Power Plant - Vogtle
- Ohio Valley Electric Corp

ASSISTED LIVING EXPERIENCE



STERLING ESTATES SENIOR LIVING COMMUNITY Marietta, Georgia

PROJECT DESCRIPTION

Macallan Construction was hired to complete 36,000 SF of independent living units as part of the Sterling Estates Senior Living Facility.

- Exterior skin of brick and stone
- Wood frame construction
- Exterior elevated concrete decks
- Residential finishes
- Worked on multiple units concurrently



ASSISTED LIVING EXPERIENCE



CANTERBURY COURT CONTINUING CARE RETIREMENT COMMUNITY Atlanta, Georgia

PROJECT DESCRIPTION

Macallan Construction was awarded an ongoing task order project for a 300 unit, occupied, multi-building, high rise retirement community located in the heart of Buckhead.

- To date, we have completed demolition and interior renovation of over 100 residential units.
- Some of these units are standard floor plans and some units are customized to Owner specifications.
- Worked on multiple units concurrently.
- Other projects have included lobby, kitchen and exterior renovations.



REVELANT EXPERIENCE



BERMAN COMMONS ASSISTED LIVING

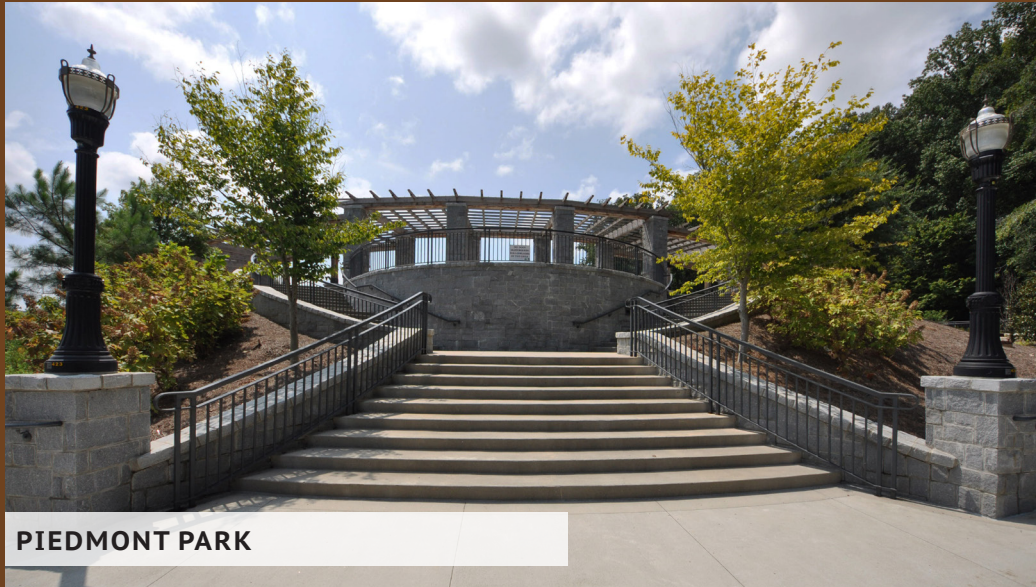


PHOEBE SUMTER MEDICAL CENTER



INDIAN HILLS COUNTRY CLUB

REVELANT EXPERIENCE



REVELANT EXPERIENCE



SERVICES

DESIGN PHASE

- Definition of Scope
- Budgeting
- Feasibility
- Iterative Design Process

PRECONSTRUCTION

- Preliminary Budget
- Value Engineering
- Constructibility Analysis
- Preliminary Schedule
- Client Coordination
- Subcontractor Evaluation & Bidding

CONSTRUCTION

- Procurement
- Subcontractor Management
- Final Budget
- Scheduling & Project Logistics
- Quality Assurance
- Cost Control
- Safety/Risk Management

POST CONSTRUCTION

- Closeout Documents
- Warranty Service
- Commissioning
- Ongoing Task Order Contractor



SAFETY AND SITE SECURITY



SAFETY PLAN

Macallan's Safety and Loss Control Program has been highly effective in maintaining safe and productive job sites - we have a low EMR and incident rate.

Macallan has regular jobsite safety meetings, toolbox talks, internal safety team meetings and employs a third party safety consultant that visits jobsites weekly. Additionally, all of Macallan's field supervisory personnel are OSHA certified.

Macallan's corporate safety philosophy is to maintain a zero accident tolerance level and ensure the safest work environment

The following are steps that promote safety during project construction:

- The company's prompt action to eliminate unsafe conditions.
- Acceptance of the employee's right to expect a safe, clean, and healthy work environment.
- The provisions of effective and practicable mechanical safeguards.
- The provisions of personal protective equipment.
- The observance of all applicable laws, standards, codes, and ordinances as minimum requirements to safety.
- Delineation of responsibilities for management, employees, and safety personnel.
- Recognition of the need for trained safety personnel.
- Written safety practices and instructions for each job.
- Indoctrination of new employees in the company's policy for accident prevention.
- Special effort to train all employees in the company's safety program.

SUMMARY OF WHY MACALLAN FOR THIS PROJECT

- Entire Project Team has Assisted Living Experience
- Principal Level Involvement
- Facilitate Team Approach
- Self-Perform Capabilities
- Extensive Experience with Wood Frame Type Construction
- Cost Quality and Schedule
- Ideal Project Size
- Safety/Risk Management Program
- Site Logistics
- Commercial Approach to Project Management
- Financial Stability - Bonding Limit of \$20,000,000



SCHEDULE OF VALUES

SCHEDULE OF VALUES				Bldg GSF:*	20,608
		Shell	Unit	Total Cost	Cost/SF
100	General Conditions	\$119,745	\$76,707	\$196,452	\$9.53
300	Concrete/ Gypsum Underlayment	\$160,427	\$0	\$160,427	\$7.78
400	Brick Masonry/ Stone/ CMU	\$56,434	\$0	\$56,434	\$2.74
500	Metals	\$56,135	\$0	\$56,135	\$2.72
600	Wood, Plastics, & Composites	\$291,250	\$38,841	\$330,091	\$16.02
700	Thermal & Moisture Protection	\$63,185	\$1,854	\$65,039	\$3.16
800	Openings	\$87,500	\$34,062	\$121,562	\$5.90
900	Finishes	\$126,484	\$336,715	\$463,199	\$22.48
1000	Specialties	\$1,545	\$23,634	\$25,179	\$1.22
1100	Equipment	\$0	\$0	\$0	\$0.00
1200	Furnishings	\$0	\$108,967	\$108,967	\$5.29
1400	Conveying Equipment	\$67,743	\$0	\$67,743	\$3.29
2100	Fire Sprinklers	\$18,254	\$49,677	\$67,931	\$3.30
2200	Plumbing (L&M)	\$30,900	\$114,989	\$145,889	\$7.08
2300	HVAC	\$45,320	\$183,340	\$228,660	\$11.10
2600	Electrical	\$135,188	\$87,061	\$222,248	\$10.78
2700	Low voltage conduit	\$23,175	\$0	\$23,175	\$1.12
2800	Fire Alarm	\$7,903	\$21,521	\$29,424	\$1.43
3100	Earthwork	\$163,020	\$0	\$163,020	\$7.91
	Sub-Total Hard Cost	\$1,454,207	\$1,077,369	\$2,531,575	\$122.84
Add	Payment & Performance Bond			\$30,545	\$1.48
	Fee / Overhead	\$61,804	\$45,788	\$107,592	\$5.22
	Total Building Cost	\$1,516,011	\$1,123,157	\$2,669,712.75	\$129.55



SCHEDULE OF VALUES

SCHEDULE OF VALUES					Bldg GSF:*	20,608
		Shell	Unit	Total Cost	Cost/SF	
100	General Conditions	\$119,745	\$76,707	\$196,452	\$9.53	
200	Site work - aggregated	\$125,358	\$0	\$125,358	\$6.08	
210	Cleanup / Dumpsters / Punch	\$37,662	\$0	\$37,662	\$1.83	
300	Concrete	\$160,427	\$0	\$160,427	\$7.78	
400	Brick Masonry/ Stone/ CMU	\$56,434	\$0	\$56,434	\$2.74	
500	Metals	\$56,135	\$0	\$56,135	\$2.72	
610	Rough Carpentry	\$247,471	\$0	\$247,471	\$12.01	
620	FC cornice / fascia	\$25,695	\$0	\$25,695	\$1.25	
630	Finish Carpentry	\$18,084	\$38,841	\$56,925	\$2.76	
700	Waterproofing / Insulation / Caulking	\$21,929	\$1,854	\$23,783	\$1.15	
710	Roofing & Sheet Metal	\$37,111	\$0	\$37,111	\$1.80	
730	Gutters	\$4,146	\$0	\$4,146	\$0.20	
800	Exterior Doors	\$68,129	\$0	\$68,129	\$3.31	
810	Exterior Windows	\$19,370	\$0	\$19,370	\$0.94	
820	Interior Doors & Hardware	\$0	\$34,062	\$34,062	\$1.65	
830	Shutters	\$0	\$0	\$0	\$0.00	
900	Drywall	\$66,876	\$181,982	\$248,858	\$12.08	
910	Carpet	\$24,179	\$15,096	\$39,275	\$1.91	
920	Vinyl	\$1,236	\$29,367	\$30,603	\$1.49	
930	Ceramic Tile	\$7,115	\$71,836	\$78,952	\$3.83	
940	Painting	\$27,078	\$38,433	\$65,511	\$3.18	
1000	Fire Extinguisher Cabinets	\$1,545	\$0	\$1,545	\$0.07	
1010	Bath Acc / Mirrors / Unit fire ext.	\$0	\$23,634	\$23,634	\$1.15	
1100	Appliances	\$0	\$0	\$0	\$0.00	
1210	Cabinets / Tops	\$0	\$108,967	\$108,967	\$5.29	
1220	Window Treatments	\$0	\$0	\$0	\$0.00	
1400	Elevator	\$67,743	\$0	\$67,743	\$3.29	
1530	Fire Sprinklers	\$18,254	\$49,677	\$67,931	\$3.30	
1540	Plumbing (L&M)	\$30,900	\$114,989	\$145,889	\$7.08	
1550	HVAC	\$45,320	\$183,340	\$228,660	\$11.10	
1600	Electrical	\$127,463	\$58,710	\$186,173	\$9.03	
1610	Light Fixture Allowance	\$7,725	\$28,351	\$36,076	\$1.75	
1620	Low voltage conduit	\$23,175	\$0	\$23,175	\$1.12	
1640	Fire Alarm	\$7,903	\$21,521	\$29,424	\$1.43	
3200	Landscaping Allowance	\$0	\$0	\$0	\$0.00	
3210	Hardscaping Allowance	\$0	\$0	\$0	\$0.00	
	Sub-Total Hard Cost	\$1,454,207	\$1,077,369	\$2,531,575	\$122.84	
Add	Payment & Performance Bond			\$30,545		
	Fee / Overhead	\$61,804	\$45,788	\$107,592		
	Total Building Cost	\$1,516,011	\$1,123,157	\$2,669,712.75	\$129.55	



SCHEDULE OF VALUES

Alternates					
Add	Risk Insurance			\$8,009	
Add	Low Voltage (CATV, Phone, data only)			\$25,164	



SQUARE FOOT MATRIX

	Bed / Bath					Quantity	Unit Type	AREA NET (HEATED)		SF Porch	Tporch
		1st	2nd	Count	SF			HSF	TOT HSF	Porches	TOT Por
1 BED UNITS											
W/O Balcony	1/1	1	1	2	1138	2	S1	569	1138	0	0
With Balcony	1/1	9	9	18	10242	18	A1	569	10242	80	1440
						20	TOTAL				
2 BED UNITS											
A	2/2	1	1	2	1936	2	B1	968	1936	0	0
B	2/2	1	1	2	1754	2	B2	877	1754	90	180
						4	TOTAL				
Total units/flr		12	12	24							
Sub-Total HSF Units					15070						
Halls/Elev/Lobby - HSF		1882	1498		3380				3380		
HSF - Total					18450						
Stairs - USF		418			418						418
Mech Rm - USF		120			120						120
Porches - USF		810	810		1620						
Total units/bldg				24		24	TOT Units	HSF-T	18450	USF-T	2158
Total GSF - bldg					20608	TOTAL BLDG SF including common / porches					20608



June 9, 2015

Discovery Senior Living
3301 Bonita Beach Rd, Suite 113
Bonita Springs, FL 34134
Attn: Tammy L. Kaminski

RE: Proposal for the addition to the Noble Village Assisted Living Facility

Dear Tammy,

Macallan Construction proposes to provide all labor, material and equipment required to complete the addition to Noble Village Assisted Living Facility for the lump sum of **\$2,669,713**.

- a. **Alternate Addition - \$25,164** to add cable TV wiring, data CAT 5 wiring, Phone CAT 3 wiring, AT&T phone cabinet, and low voltage panels.

This work is to be turn-key and per The Architectural Concepts permit set construction drawings as noted below. Our proposal is subject to the attached clarifications.

We appreciate the opportunity to price this work for you. If you have questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael S. Minutelli', with a stylized flourish at the end.

Michael S. Minutelli
Managing Principal

Cc: Rob Wasserman
John McHugh



CLARIFICATIONS

Construction Documents

Our proposal is based upon the following: The Architectural Concepts permit set drawings dated 05-01-2015, Volume 1 and Volume 2 of the Construction Document Specifications, Architects project No. 1649, dated: April, 2015, and the Kimley-Horn and Associates Inc. Civil Drawings, dated 03/24/2015.

Scope of Work

Our proposal is based upon the information in the above noted drawings and narrative and governed by our written clarifications and exclusions as stated below:

100 – General Conditions

1. All construction material/labor pricing in this proposal is based on the market conditions as of June, 2015, and is subject to reevaluation pending any final proposals.
2. We have assumed a 9 month building construction schedule at this time.

Inclusions

- a. Superintendent.
- b. Project manager.
- c. General labor / daily clean-up.
- d. Dumpsters.
- e. Final clean-up.
- f. Plan reproduction.
- g. Project signage.
- h. Site sanitary units.
- i. Safety equipment.
- j. Storage & office trailer.
- k. Temporary site construction fence.
- l. Tools & equipment.
- m. General liability insurance.
- n. 100% Payment and Performance Bond.

Exclusions

- a. Site survey & engineering costs.
- b. Temporary utility costs (electric, water, etc.), utilities during construction, startup power during turnover.
- c. Building permit costs.
- d. Construction materials testing or special inspections costs.
- e. Architectural and structural design fees.
- f. MEP design fees.
- g. Fees for waterproofing consultant.
- h. Any equipment, FF&E materials not specifically covered elsewhere.
- i. Radon system.
- j. Subcontractor bonds.
- k. Contingency and escalation.
- l. Builder's risk insurance.
- m. 3rd Party Inspections.



CLARIFICATIONS

300 – Concrete

Inclusions

- a. Layout and engineering for building foundation and slab.
- b. Structural excavation for footings.
- c. Reinforced 4" 3,000-psi slab on grade, gravel base, and thickened slabs.
- d. All continuous and spread footings for basement CIP walls.
- e. CIP 8" thick foundation walls.
- f. CIP 12" thick foundation walls.
- g. Elevator pit.
- h. Site retaining wall.
- i. 4" slab depressions for bathrooms on 1st floor for zero entry showers in units.
- j. One on-grade concrete patio per apartment excluding the 1 bedroom without patio.
- k. ¾" Gypcrete 2500 PSI flooring underlayment in units and corridors on 2nd floor and 2nd floor patios.

Exclusions

- a. Unsuitable soils or rock excavation.
- b. Raised slabs.
- c. Galvanized or Epoxy Coated Rebar.
- d. Concrete HVAC condenser pads.
- e. Acoustical mats.

400 – Masonry

Inclusions

- a. Brick material allowance \$250 per thousand brick to match existing clay faced brick.
- b. Stone veneer at connector area priced as Country Rubble, Bella palette per the specifications.

Exclusions

- a. Cast stone and pre-cast concrete trim pieces.

500 – Steel

Inclusions

- a. Steel lintels at masonry.
- b. Picketed Aluminum rails at all common & unit balconies.
- c. Steel railings, 1-1/2" diameter, for stairwell 1 and stairwell 2.
- d. 9-Line horizontal picketed aluminum pipe rail for the site retaining wall.
- e. Shop Drawings.

Exclusions

- a. Structural Steel.
- b. Metal Stair Stringers.

610 – Rough Carpentry

Inclusions

- a. 2x4 and 2x6 stud walls where required. Reference structural drawings.
- b. Interior unit walls are 2x4 stud walls.
- c. 16" TJI's between floors at units. Reference page S2.1.
- d. 14" TJI's at unit patios. Reference page S2.1.
- e. 2x8 and 2x10 floor joists in corridors. Reference page S2.1.



CLARIFICATIONS

- f. Web truss roofs.
- g. Floor decking, 23/32" OSB.
- h. Roof decking, 5/8" OSB.
- i. Exterior wall sheathing, 7/16" OSB.
- j. Shear wall sheathing, 15/32" OSB.
- k. Wood framing species #2 & #3, SPF & SYP species.
- l. Building balconies posts to be PT SYP.

Exclusions

- a. Densglass sheathing at interior or exterior walls.
- b. Gypsum shaft walls.

620 – Siding, Cornice & Fascia

Inclusions

- a. Siding is 8-1/4" fiber cement lap siding, 7" reveal, primed, field painted.
- b. Lap siding as shown on elevations. Reference page A3.1.
- c. SEE DIV 09 for upper porch ceiling lid.
- d. Corner boards, fascia and cornice are FC.
- e. Soffit to be FC with cut in vent.

Exclusions

- a. Shutters
- b. Prefinished siding.
- c. Board & batten siding.
- d. PVC trim.
- e. Aluminum siding.

630 – Finish Carpentry

Inclusions

- a. Interior unit trim to be FJWP.
 - 1x4 Base.
 - 1x4 vertical and 1x6 horizontal door casing to match the existing building.
 - 1x4, 1x6, 1x8 window casing to match the existing building.
 - Shoe molding at hard surface flooring.
- b. Interior corridor trim to be MDF.
 - 1x6 Base.
 - Chair rail to be composed of 1x4, 1x8, and cove crown.
- c. Pre-Engineered Stair treads. SYP.
 - 11" SYP Treads.
 - To be covered with carpet.

Exclusions

- a. Crown moldings in corridors and units.
- b. Site finished stair landings.

700 – Waterproofing / Caulking

Inclusions

- a. Exterior wall insulation, R-19, kraft faced.
- b. Party, Corridor, between floors and ceilings, R-11 insulation, kraft faced.
- c. R-38 kraft faced in attics that cannot be blown.
- d. R-38 fiberglass blown in attic.



CLARIFICATIONS

- e. R-13 batt insulation between select walls, *for sound*.
- f. Interior and exterior caulking, fire caulking.
- g. Caulk at exterior wall sole plate, corners, windows, doors.
- h. Aluminum Soffit. Reference page A3.3 detail 5.

Exclusions

- a. Water repellent coating on brick.
- b. Expansion joint assemblies.
- c. Spray applied fire proofing or intumescent paint.
- d. Spray-on asphalt emulsion, foundation waterproofing with foundations drains, where applicable.

710 – Roofing and Sheet Metal

Inclusions

- a. Lifetime, 3-tab, asphalt roof shingles.
- b. Ridge vent.
- c. Metal drip edge.
- d. Roofing inspection.
- e. Versico 60mil insulated TPO at connector roof.

Exclusions

- a. Metal roofing

730 – Gutters

Inclusions

- a. 6" prefinished aluminum ogee gutters with 3"x4" downspouts, matching color.
- b. 3"x4" corrugated aluminum downspouts & elbows.
- c. Plastic splash blocks.

Exclusions

- a. Gutter guards

800 – Exterior Doors

Inclusions

- a. Unit entry doors, 3'0x7'0 SC wood doors.
- b. Unit patio doors – per plans / elevations, 3'0x6'8" full lite.
- c. Stairwell doors, 3'0x7'0 HM, insulated, 1 hr. rated.
- d. Common area doors, 3'x0-7'x0 glass full lite.
- e. Mechanical Room door, 3'0x7'0, DBL, HM, insulated.
- f. House Keeping door, 3'0x7'0, HM.
- g. Hardware per hardware schedule A9.1. Excludes maglocks and keypads.

Exclusions

- a. Access control hardware.

810 – Windows

Inclusions

- a. Twin, vinyl window, 6-0x4-4, upper half, half screen, vinyl SH, GBG, white. Reference pages A2.1, A2.2, and A9.1.
- b. Single, vinyl window, 4-0x4-4, upper half, half screen, vinyl SH, GBG, white. Reference pages A2.1, A2.2, and A9.1.



CLARIFICATIONS

Exclusions

- a. Wood jambs.

820 – Interior Doors

Inclusions

- a. 6'-8" height, hollow core, 2 panel, pre-hung, interior doors pre-cased.
- b. Standard builder's hardware, standard finish.

900 – Drywall

Inclusions

- a. 5/8" gypsum drywall, walls, level 4 finish.
- b. 5/8" gypsum drywall ceilings, level 4 finish.
- c. RC channel at ceilings only as shown on drawings.
- d. Knee wall at kitchen islands.
- e. Draft stops.

910 – Carpet

Inclusions

- a. Carpet per plans, "Prosper Grow", in unit interiors as shown by CA-2. Reference page ID-0.1.
- b. Carpet per plans, "Grasscloth Pecan Wood", in common area interiors as shown by CA-1. Reference page ID-0.1.

920 – Vinyl Tile

Inclusions

- c. LVT per plans, "Ceylon Uncommon Ground 4", in unit interiors as shown by VTF-1. Reference page ID-0.1.
- a. Vinyl base per plans, "Traditional Cove Wall Sandalwood", in common areas as shown by VB-1. Reference page ID-0.1.

930 – Ceramic Tile

Inclusions

- a. Ceramic tile per plans, "Terrace Cherry", in Elevator Lobby as shown by T-1. Reference page ID-0.1.
- b. Ceramic tile per plans, "Misty Meadow Semi-Gloss", in unit kitchen backsplashes as shown by T-8. Reference page ID-0.1.
- c. Ceramic tile per plans, "Snow Ball Matte", in unit bathroom floors and shower walls as shown by T-3. Reference page ID-0.1.
- d. Ceramic tile per plans, "Mosaic Square, Cliff Tail", in unit bathroom floors and shower walls as shown by T-6. Reference page ID-0.1.
- e. Ceramic tile per plans, "Snow Ball Matte", in unit bathrooms, base tile as shown by T-4. Reference page ID-0.1.

940 – Painting

Inclusions

- a. All interior walls and ceilings painted flat single white base color.
- b. All interior trim white semi-gloss.
- c. Exterior paint standard latex, field and trim coordinated colors.
- d. Painted Concrete floors in stairwell 1st level floors, mechanical room, and housekeeping room.



CLARIFICATIONS

1010 – Specialties

Inclusions

- a. Towel bar and towel ring, TP holder, one each per bath typical.
- b. ¼” plate glass mirror above vanity.
- c. Ventilated vinyl shelving in closets and pantries.
- d. Fire extinguishers and cabinets as required. Reference page A0.1.
- e. Fire extinguisher under kitchen cabinet, one per unit.
- f. Vinyl Wire Shelving in the bedroom closets.

Exclusions

- a. All other accessories are excluded.
- b. Window treatments.
- c. Furnishings and equipment.
- d. Room Signage.
- e. Any shelving other than the VWS in bedroom closets.

1100 – Appliances

Inclusions

- a. None, NA.

1210 – Furnishing

Inclusions

- a. Kitchen wall cabinets, 30” tall. Thermafoil Doors.
- b. Kitchen prefabricated base cabinets, 32-1/2” in height, with Solid Surface top. Thermafoil Doors.
- c. Cabinets priced as Legacy Advantage Series, standard series.
- d. Master bath, 32-1/2” tall, prefabricated base cabinets, Solid Surface top. Thermafoil Doors.
- e. Solid Surface Countertops:
 - Depth: 2cm.
 - Color: Mossy Green.
 - Edge Profile: Eased Edge.
 - Manufacture: Zodiac.

1400 – Conveying Equipment

Inclusions

- a. ThyssenKrupp hydraulic elevator.
- b. Cab Enclosure: Plastic laminate walls with the color to be selected from our manufacturers color chart. LED lighting.

2100 – Fire Suppression

Inclusions

- a. Building to be protected under the NFPA 13 code requirements.

Exclusions

- a. Fire pump, low pressure, and low volume.
- b. Fire loop, hydrants, meter, etc.

2200 – Plumbing

Inclusions



CLARIFICATIONS

- a. CPVC or PEX supply lines, PVC sanitary and storm lines and vents.
- b. All piping within building. Reference Plumbing drawings.
- c. One natural gas, 100 gallon water heater. Reference WH-1 on P3.11.
- d. Refrigerator icemaker water supply and in wall box and valve.
- e. Standard slide bar shower hardware.
- f. Commodes in all bathrooms.
- g. Standard undermount white oval bath sinks.
- h. Standard stainless steel undermount kitchen sink.
- i. Elevator sump pump.
- j. Gas piping for water heater.

Exclusions

- a. Any work to the existing buildings on site.

2300 - HVAC

Inclusions

- a. Two Aeon Split Systems for corridor.
- b. Flexible and fiberglass duct board ducts.
- c. Bath exhaust fans.
- d. Dryer vents.
- e. 1 Ton mini-split system for 1 bedroom units.
- f. 1.5 Ton mini-split system for 2 bedroom units.
- g. Assumes natural ventilation through operable windows.

Exclusions

- a. Dryer booster fans.
- b. ***Test and balance.***

2600 - Electrical

Inclusions

- a. 200 amp service for each unit. Service starts at meter box.
- b. Grounding, power circuits, outlets and switches as required per code.
- c. Light fixtures per lighting schedule.

Exclusions

- a. Security system rough-in, no devices.
- b. Conduits and MC cable.
- c. Solar panel system.
- d. Power company fees.
- e. Independent electrical system testing.
- f. Standard low voltage wiring rough-in, cable, telephone / data.

2700 - Communications

Inclusions

- a. Conduit only for low voltage.

Exclusions

- a. Standard low voltage wiring rough-in, cable, telephone / data.
- b. See alternate for additional price to include communications.



CLARIFICATIONS

2800 – Fire Alarm System

Inclusions

- a. Building to be protected by NFPA 13 code requirements. Reference pages E3.1 & E3.2.

Exclusions

- a. PA system.

3100 – Site Work

Inclusions

Clearing / Grubbing / Demo

- a. Mobilization
- b. Remove and Dispose of the following. Reference page C1-00.
 - Curb and Gutters.
 - Concrete Walks.
 - Asphalt paving.
 - Storm Structures.
 - Storm Piping.
 - Trees and Bushes.
 - Sanitary line and cleanout.
- c. Relocate existing sign. Reference page C1-00.
- d. Cut - In Place Structural.
- e. Fill - Placed & Compacted Included.
- f. Export Cut.
- g. Staking.
- h. Fine Grade - Building Pads / Slab On Grade +/- .10

Site erosion Control

- a. Silt Fencing.
- b. Tree Protection Fencing.
- c. Construction Entrance.
- d. Inlet Protection SD2-P.
- e. Inlet Protection SD2-P.
- f. Washout Area.
- g. Temp Grassing DS-2.
- h. Perm Grassing DS-3.

Site Concrete & Paving

- a. Asphalt Paving With GAB Base.
- b. 24" Curb & Gutter. Reference Page C2-10.
- c. Sidewalks 4" Thick. Page C2-10.
- d. Stairs. Page C2-10.
- e. Pads 6" Thick. Reference Page C2-10.
- f. ADA Ramps @ Sidewalks.

Storm Utilities

- a. 6" Cleanout for storm assembly.
- b. Roof drain to sewer connections.
- c. Drainage Inlet, 48" diameter precast concrete drop inlet.
- d. 18" Cores to connect new sewer system to existing sewer system.



CLARIFICATIONS

- e. Sewer piping as shown on C3-00, C3-10, C3-11.
- f. Bedding stone for new sewer system.

Sanitary Sewer Utilities

- a. 6" Cleanout and 6" PVC sanitary sewer lines.
- b. Testing
- c. Bedding Stone

Water Utilities

- a. 2" Domestic Water Line.
- b. Backflow Preventer. Reference page C5-00.
- c. 8" FDC Line, ductile iron cement mortar lined.
- d. 8" Fire Riser system.
- e. FDC Connection.
- f. 8"x8" Tapping Sleeve and Valve.
- g. 2"x2" Tapping Sleeve and Valve.
- h. Thrust Blocking
- i. Testing(Fire flow / chlorination / pressure)

Paving Marking & Signage

- a. Pavement Markings
- b. Parking Signage

Area Drains

- a. Allowance for area drainage away from buildings

Site Concrete

- a. Staking
- b. Asphalt Paving With GAB Base.
- c. Concrete work: includes following:
- d. 24" Curb & Gutter
- e. Sidewalks 4" Thick
- f. ADA truncated dome mats
- g. 5' wide Steps
- h. Catch basin throat & tops
- i. tie curb inlets to curb & gutter

Site Fencing

- a. None, NA.

Site lighting

- a. None, NA.

Site Landscaping

- a. Sodding as required to return the existing site to suitable conditions. No new shrubs or trees are included.

Exclusions

- a. Soils reports costs.
- b. Environment study costs.
- c. Construction materials testing or special inspections costs.



CLARIFICATIONS

- d. Civil design fees.
- e. Fees for waterproofing consultant.
- f. Impact fees (sewer, water, transportation, traffic improvement, etc.)
- g. Water & sewer tap fees.
- h. NPDES plan, inspections and monitoring.
- i. Contaminated or unsuitable soils.
- j. Deep building foundations.
- k. Rock and unsuitable soil.
- l. Site furnishings.
- m. Utility company charges.
- n. Site signage.

--end--