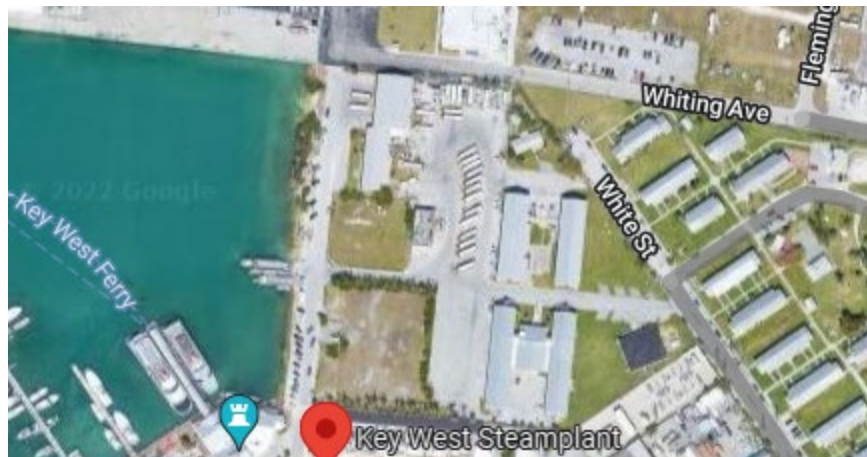




AMENDED PROPOSAL

RFP 2022016-Trumbo Workforce Housing

Bidder-SPGL, LLC



October 17, 2022

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Executive Summary

The lack of sufficient affordable housing options requires action now. The overwhelming effect of a decreasing housing supply and increasing demand for homes in the Keys has driven the price for housing to levels that are unattainable for these critical school district employees. The housing crisis in our community requires action and a commitment to act now by a developer able to design, build, finance and manage a mid-size housing development without reliance on Tax Credit Financing or local (taxpayer) government subsidy.

The managing members of SPGL, LLC (SPGL) have invested in the Key West community for close to eleven years. They are proud supporters of the community. Following their initiative to assist the Monroe County Sheriff's Office overcome the housing challenges that face its employees, SPGL proposed and is implementing a plan to make 38 affordable housing units available to the Monroe County Sheriff's office (MCSO). Fourteen living units located on south Stock Island have been acquired and are available to the Sheriff's Office employees since July 2020. SPGL has received Major Development Plan (MDP) approval from the City of Key West to construct 24 units at 255 Trumbo Rd. Pending the issuance of Building Permits, site work should begin before the end of 2022.

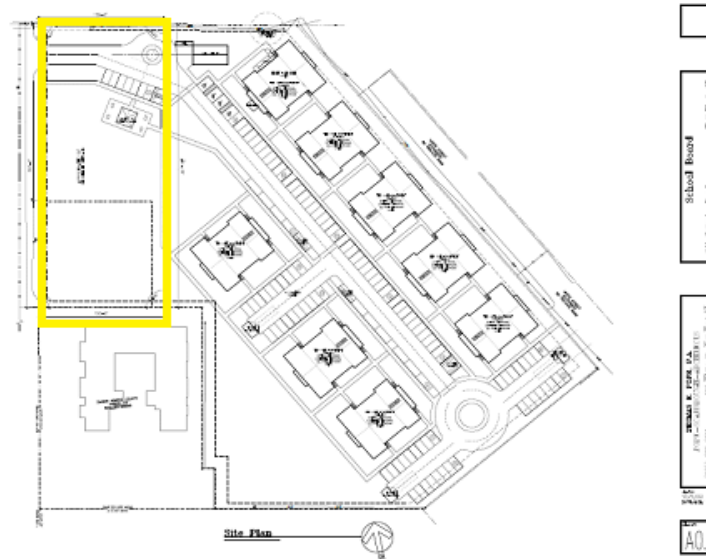
The principals of SPGL are neighbors to the School District property at 241 Trumbo Rd and 240 White Street in Key West. For the past 10 years SPGL has taken note of the multiple proposals, committees, focus groups and speculation of how the District can best utilize the 5.9 acre parcel next door to address the need for affordable housing. Despite the enthusiasm and good intentions of past affordable housing proponents, no fully acceptable proposal has been presented which addresses how to acquire the property, pay for construction of the housing, and how to deliver a quality residential community within the context of applicable zoning restrictions, BPAS allocations, and DOE deed restrictions which eliminate the ability to utilize Tax Credit Financing or to offset costs of construction and management by the inclusion of market rate units.

SPGL proposes to deliver to the District the following redevelopment of 241 Trumbo Rd and 240 White Street to address the housing need facing the District. SPGL will undertake to Design, Build, Finance and Manage this project pursuant to a long term (99 year) \$10.00 per year Ground Lease. The living units will be subject to the City of Key West Work Force Housing Rental Guidelines.

1. Construct approximately eighty (80) apartment units with a unit mix that could be composed of 16 one-bedroom units, 40 two-bedroom units and 24 three-bedroom units to be exclusively available to District employees and secondarily to statutorily permitted essential personnel. The development of these units will not rely on tax

credit financing and is therefore able to limit tenant eligibility to MCSD and limited essential employees. The final unit mix would be finalized in design.

2. Provide dedicated Green Space consisting of approximately 1.25 acres (.409 acres will not be available until early 2027, for reasons described below). The Park and dedicated Green Space will be for the use of residents of the District housing and their guests. Amenities and uses will be identified and developed within the scope of the Ground Lease negotiations.
3. SPGL will include an Option for the District to Sell up to 53,000+/- SF of District property to SPGL. This parcel is depicted below, but is generally described as the land parcel(s) bordering the northern end of Trumbo Rd for running approximately 363' with a depth between 55 and 150 feet. On the Site Plan this area is generally described as Park or Open Space. The parcel size and price would be subject to negotiation and valuation set according to Fair Market Valuation taking all relevant factors in to consideration. The intent of this sale option is to generate funds to be used by the district to offset expenses necessitated by the relocation of the Administration offices.



The project may be accomplished in several phases to allow the use of the existing Administration Building until such time as the construction schedule and approved site plan require the use of that portion of the property. The phasing schedule could be:

1. Construct housing - Work will begin on the residential buildings which will be constructed in the location of furthest from the current Administration building, and parking. The location of the Administration Building, Living Units, Park,

roadway, and parking are depicted in the site plan and elevation drawings presented with this Proposal.

2. Construct Green Space - There is a .409-acre parcel within the identified as open space that will not be available for inclusion in this project until early 2027. However, the remaining lease parcel fronting along Trumbo Rd terminating at the Coast Guard Station will be landscaped, walking paths installed and an open space left for group activities or other recreational activities. The open space located at the southeast corner will be developed for communal use by the residents of this housing community in a manner to be negotiated with the Ground Lease.

Conditions Precedent to Performance under this proposal:

1. Following approval of this proposal, the District agrees to deal exclusively with SPGL for the redevelopment of the property unless released from that obligation upon affirmative notification from SPGL that the proposal will not be pursued.
2. While the parties negotiate the Ground Lease, SPGL shall be permitted to conduct any due diligence determined by SPGL in its sole discretion to be necessary including, but not limited to a Phase II Environmental audit. SPGL shall have 180 days to determine, in its sole discretion whether to accept or reject the property. Extensions of the 180 days may be granted for good cause in increments not to exceed 60 days, and not exceed 18 months overall. Initial cost estimates for due diligence are expected to exceed \$100,000.
3. The Ground Lease will be the comprehensive document specifying in detail the rights and obligations of SPGL and District, governing all aspects of the development through construction completion and management. The parties shall negotiate the lease terms in good faith.
4. All BPAS necessary for this project shall be procured by the District through the pending City of Key West Comprehensive Plan amendment. In the event said allocation is not secured, SPGL may elect to be released from this proposal.
5. The Option to Sell/Purchase a portion of the District property is not a condition of the Proposal to provide District Housing. It is offered in addition to the Housing proposal for the purpose of assisting the District in the cost of relocation the Administration functions off site.

Organizational Background

Local Interest – Community Minded

SPGL, LLC. is a Florida Limited Liability Company that was formed in 2017 to own, manage and operate property in Monroe County. Jed Molleston is one of the managing members and Walter “Wag” Woodward helps represent the interests of the company.

The managing members have maintained a residence in Monroe County since 2015. They have acquired additional investment property in Monroe County since that time. They value the character of Old Town Key West and the time they spend in the community. Their commitment to supporting the community with this initiative is consistent with how they have approached other developments – the focus is to deliver a quality product to fill the demands of the community. New development is most successful when it is compatible with the neighborhood.

SPGL members and affiliates own a majority of the units at the Steam Plant Condominium which is located directly next door to the Trumbo Rd property. When purchasing the Steam Plant units, SPGL was aware that the Dog Park Parcel and School District Administration Offices, Storage Buildings and School Bus Depot Parcels were identified sites for potential workforce housing. Workforce and affordable housing are part of the fabric that makes up the neighborhood. There are numerous existing housing options, yet they do not fulfill the total workforce housing need. Railway Condominiums (38 units), Porter Place (136 units), and Peary Court Workforce Housing Community (160 units with additional units approved) are located adjacent to Steam Plant. Recognizing and supporting the community need for attainable housing options in their backyard creates the backdrop for this new proposal. Workforce housing is critical to Key West.

Extensive Real Estate Experience – Quality and Results Driven

The managing members and principals of SPGL have extensive experience developing, managing, and investing in a truly diverse portfolio of real estate assets across the US. Their development expertise spans horizontal infrastructure for single family lot developments to resort projects to mixed-use developments to office, F&B, hospitality, and multifamily. The list is long, but it is consistent in the caliber of work. For example, within the last five years, they have developed just under 700 sf of Class A commercial office space. Their resort experience includes a 38-acre resort property in The Bahamas. They have over 220 lots delivered in Arkansas and have begun phase five of this six phase development. In NW Arkansas, they have a mixed-use development across 120 acres in the Walmart Corridor. They have experience with historic preservation. They are underway with two large-scale mixed-use projects in Texas across over 80 acres.

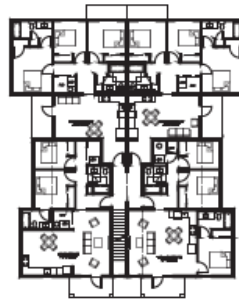
The managing members and principals of SPGL have built relationships with real estate professionals in multiple markets, including Florida. They recognize the value of the team

effort required to deliver successful projects. They have in-house real estate professionals and have partnered with both large institutional developers and small, local operators depending upon the requirements of the project. They seek the most qualified consultants and contractors to deliver these projects. In Florida, they work closely with The Ronto Group who has helped with the Sheriff Housing Project and will be supporting SPGL with this project.

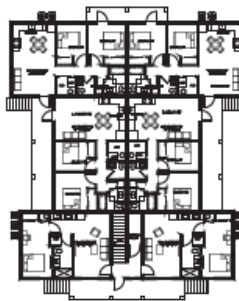
To create the conceptual plan and this proposal, SPGL has engaged a local land use counsel, a local planning firm, and local architects. Preliminary discussions with a general contractor experienced across Florida and in Key West have begun as the team seeks pricing feedback. SPGL recognizes that an experienced team who understands the goals of the project and the goals of the community can create a successful end result. Developing in The Keys comes at a premium, but those with a track record and history in the market understand what needs to be done to mitigate challenges that a group without experience in the market would not be able to address as cost effectively.

Project Overview and Site Plan

The conceptual site plan depicted in the following pages provides for eight 2-story apartment units with several attractive Park and Open Space locations at the entrance and side yard. Appropriate and generous landscaping will be installed within the parking aisles for shade, and throughout the property and its perimeter. The preliminary design is subject to further evaluation and development review. As designed currently the project is 100% compliant with the City of Key West Land Development Regulations for density, height, and all quantitative and dimensional parameters. The property is in the Key West Historic District and is subject to design standards consistent with the HARC guidelines which have been taken into consideration in this conceptual plan.



Second Floor Plan



PROJECT PROFORMA

KEY WEST SCHOOL BOARD APARTMENTS – KEY WEST, FL SCHEMATIC PRICING PROPOSAL CLARIFICATIONS & QUALIFICATIONS



October 14, 2022

The following clarification & qualification items represent our interpretations of the schematic plans dated 10/05/2022 from Pope Scarbrough Architects that formulate the basis of our estimate total.

DIVISION 1 – GENERAL CONDITIONS / GENERAL REQUIREMENTS:

1. We include site management, site office costs, trash removal, final cleaning, safety, & hoisting.
2. We include an 18-month schedule plus 2 months to punchout.
3. We include general liability & workers comp insurances.
4. We include allowances as listed below in the various cost divisions below.
5. We include sales tax on materials at current local Key West tax.

Excluded:

1. Temporary water & electric utility bills.
2. Payment & performance bond.
3. Permit & impact fees.
4. Tap fees, meter fees, municipality fees.
5. Threshold inspection fees.
6. Design team fees for construction management including crane & hoist foundations and supports, slab penetrations required for placing boom and other logistics, construction joint locations, and submittal review including alternate product offerings.
7. Site security guards.
8. Service & maintenance agreements.
9. Builders risk insurance policy & associated deductibles.
10. Site furnishings & FF&E.

DIVISION 2 – CONCRETE & FORMWORK:

1. Our estimate is based on a total cost of \$55/GSF.
2. Shallow foundations are assumed.
3. We include 8" 2 way reinforced slab structure for level 1 & 2 over 5' high crawl space.
4. We include soil poisoning in crawl space.
5. We include mobile hydraulic crane for the project with the shell contractor.
6. Concrete formwork, furnishing, placement, & finishing is included.
7. Class "B" finish on all exposed concrete.

Excluded:

1. Stair nosings.
2. Site retaining walls unless shown on plans.
3. Concrete testing using independent testing laboratory.
4. Topping slabs.

5. Roof level slab.

DIVISION 3 - MASONRY:

Included:

1. We include 89600 block (8") on the project.
2. Precast lintels over all exterior window and door openings.
3. Masonry party walls.
4. Exterior walls.

Excluded:

1. Architectural or glass block.
2. Smooth faced block.
3. Struck block.
4. High strength block.

DIVISION 4 – ROUGH EXTERIOR CARPENTRY:

Included:

1. Wood lattice at ground level crawl space.
2. Exterior wood blocking.
3. Plywood sheathing over wood roof trusses.
4. Perimeter soffit framing & vent.
5. Erection of wood roof trusses.

Excluded:

DIVISION 5 – ROUGH INTERIOR CARPENTRY:

Included:

1. Wall blocking for H/C grab bars.
2. Bath accessory blocking.
3. Cabinetry blocking.

Excluded:

1. Tub decks (tubs are 5' acrylic type).

DIVISION 6 – TRIM CARPENTRY:

Included:

1. We include paint grade, pre-primed, 2 panel hollowcore doors.
2. Doors are 6'-8" high, 1-3/8" thick at residences. This includes swing and bi-pass doors.
3. Louvered metal door assembly at water heater / AC unit closet.
4. Door casing is pre-primed, MDF, builder grade profile (2" +/-).
5. Base board is pre-primed, MDF, builder grade profile (4" +/-).

Excluded:

1. Wood ceilings.
2. Wood entry doors (see hollow metal division 10)
3. Pocket doors.
4. Bi-fold doors.
5. Crown moldings.
6. Windowsills or jambs.
7. Cased openings.
8. Fire rated glass doors.
9. STC rated doors.
10. Barn doors.

DIVISION 7 – REINFORCING:

Included:

1. We include rebar for shallow foundations, vertical, & slab concrete work.
2. Furnishing & placement.

Excluded:

1. Post tension slabs.

DIVISION 8 – TRUSSES:

Included:

1. Pitched wood roof trusses with shallow pitch per renderings.

Excluded:

DIVISION 9 - HARDWARE:

Included:

1. Residential hinges at interior unit doors are builder grade prehung.
2. Hardware finish included is polished chrome.
3. Residences have Schlage or equal entry & interior lever sets.
4. Schlage or equal hardware sets for public, back of house, and service doors (brushed chrome finish).
5. Doorstops shall be base board mounted.
6. Spring hinges for entry doors.

Excluded:

1. Custom storefront door hardware.
2. Magnetic locks.
3. Card readers.
4. Door closures.

DIVISION 10 – HOLLOW METAL:

1. Hollow metal doors: 18 gauge galvanized at exterior locations.
2. Hollow metal frames – welded.
3. Unit entry doors.
4. Manufacturer to be contractor choice pending approved submittal.

Excluded:

1. Seamless doors.
2. Stainless steel doors.
3. Fire rated glass.

DIVISION 11 – BATH ACCESSORIES:

1. Toilet paper holders (1 per water closet) included.
2. Towel bars (18”) included (1 per bathroom).

Excluded:

1. Medicine cabinets.
2. Towel rings.
3. Robe hooks.
4. Soap dishes (w/ prefabricated tub / shower surrounds).

DIVISION 12 – APPLIANCES:

Included:

1. Builder grade (Frigidaire or equal) white appliance package: refrigerator/freezer, single oven, cooktop, recirculating exhaust hood, microwave, dishwasher.
2. Stacking washer/dryer.
3. Garbage disposal.
4. Installation.

Excluded:

1. Gas appliances.
2. Wine coolers.
3. U/C refrigerators.

DIVISION 13 – CLEAR / FILL / SITEWORK:

Included:

1. Street sweeping.
2. Local dewatering.
3. Existing pavement removal.
4. Erosion control plan.
5. Clearing & grubbing.
6. Removal of existing curbs.
7. Final site grade.
8. Building pad.
9. Temporary barricades.
10. Site surveying.
11. Temporary site fence.
12. Silt fence.
13. Landscaping / irrigation allowance.
14. Sleeves for irrigation piping.

Excluded:

1. Imported fill.
2. Soil testing & inspection.
3. Temporary parking offsite.
4. Work outside of the street curb lines.
5. Well point dewatering systems.
6. Tree protection or relocation.
7. Contaminated soil removal / replacement.
8. Haul-off of existing fill.
9. Muck removal.
10. Rock removal.
11. Removal of overhead power lines.

DIVISION 14 – SITE UTILITIES:

Included:

1. Storm, sanitary, water/fire U/G utility allowance: \$400,000.
2. Site utility surveying.
3. As-Builts drawings.
4. MOT plan.
5. Video inspection of sanitary line.

Excluded:

1. Electric utility work between street and transformer location.
2. Electric transformers & service conduits.

DIVISION 15 – RECREATIONAL ACCESSORIES:

Included:

1. No pool or spa is included.

Excluded:

1. Pool or spa.

DIVISION 16 – PAVING:

Included:

1. Asphalt paving for 60783SF.
2. Signage & striping.
3. Site concrete including curbs, sidewalks, dumpster pads (3).
4. Wheel stops.

Excluded:

1. Concrete or brick pavers.

DIVISION 17 – DEEP FOUNDATIONS:

Included:

1. No deep foundations are included.

Excluded:

1. Piling, caissons.
2. Stone columns, vibrofloatation.

DIVISION 18 – OVERHEAD DOORS:

Included:

1. No overhead doors or grilles are included.

Excluded:

DIVISION 19 – STRUCTURAL STEEL:

Included:

1. Pipe bollards.
2. Misc. iron pieces / embeds for set in poured concrete structure or masonry exterior walls.

Excluded:

1. Material testing & welding inspections.
2. Flood panels.
3. Probel system or anchors.
4. Structural steel columns or beams.

DIVISION 22 – ROOFING:

Included:

1. Metal 5V panel roofing systems.
2. Metal gutters (5") and downspouts.
3. Roof access hatch and ladder.

Excluded:

1. Copper metals.
2. Roof consultant inspection & testing fees.
3. Tapered insulation (pitch obtained via wood roof trusses).

DIVISION 23 – WINDOWS / SLIDING GLASS DOORS:

Included:

1. Windows are sized at 3' wide x 5' high typical.
2. Exterior swing doors at balconies & patios.
3. PGT manufacturer or similar.
4. White frame color.
5. Manufacturer standard hardware and door pulls.
6. Large missile impact glass below 30'.
7. Glass design is 9/16" laminated, clear.
8. 10-year warranty powder coated paint finish.
9. Operable windows to meet code at residences.
10. Onsite water test.
11. Bluemax glass protection.
12. Temporary construction caulk seal prior to permanent sealant by window contractor.

Excluded:

1. Nanowall door assemblies.
2. Insulated glass.
3. Fire rated glass.
4. Closers.
5. Electronic locks.
6. Kynar paint finish.
7. Automatic door assemblies.
8. Automatic door opener & closer remotes.
9. Glazing consultant testing & inspection fees.
10. Screens for windows or doors.
11. Sliding glass doors

DIVISION 24 – MIRRORS / SHOWER ENCLOSURES:

Included:

1. 48" high mirrors over bathroom vanities.
2. Shower curtain & rod at bathtubs.
3. Shower enclosure at shower location only.

Excluded:

1. Full length dressing mirrors.
2. Mirror cutouts.
3. Lighted mirrors.
4. Mirrored bi-pass doors.

DIVISION 25 – RAILINGS / ORNAMENTAL METALS:

Included:

1. Aluminum picket railings at all unit balconies, patios, stairs.
2. Mechanically fastened railings.

Excluded:

1. Glass railings.
2. Welded railings.
3. Screen enclosures.
4. Exterior ornamental metals.

DIVISION 27 – LATH / PLASTER / STUCCO:

Included:

1. Light texture stucco at all exposed masonry and concrete, 5/8" thick.
2. PVC accessories.
3. Control joints.

4. Exterior urethane caulk at all joints & intersections.
5. Caulk groove @ all frames.

Excluded:

1. Exterior framed ceilings.
2. Balcony & walkway ceilings – Paint Finished Concrete.

DIVISION 28 – DRYWALL & METAL FRAMING:

Included:

1. Units assumed to have 30% drop ceiling / soffit area.
2. Skip trowel textured drywall finish throughout.
3. Drywall windowsills.
4. Interior of perimeter wall shall receive 1-5/8" 25-gauge metal channel w/ 1/2" drywall.
5. Tenant separation walls shall receive 5/8" drywall to slab w/ resilient channel both sides.
6. Interior "high" ceilings to receive skim coat (assume 70% unit SF to be skimmed)
7. Framed openings for interior doors & access panels.
8. One layer of MR board at all bathroom penetrations.
9. Acoustical sealant @ rated partition walls only.
10. Typical interior metal framing (3-5/8") included at 25 gauge at 16" o.c.

Excluded:

1. Shaft liner chase walls.
2. Durock.

DIVISION 29 – INSULATION:

Included:

1. Batt insulation at interior unit walls.
2. Batt insulation above bathroom ceilings.
3. Rigid board insulation (unfaced) at exterior CMU walls.
4. Tenant separation walls to receive batt insulation both sides.
5. R-11 unfaced sound batts shall be typical at sound partitions.

Excluded:

1. Icynene
2. Insulation above "pop-up" ceilings.
3. Wrapping of plumbing pipes.
4. Rigid insulation board or mineral wool above residential ceilings.
5. Acoustical ceilings.
6. Tectum panels.
7. Korfill block.

DIVISION 31 – CERAMIC TILE:

Included:

1. No tile scope of work.

Excluded:

1. Tile work.

DIVISION 32 – CULTURED MARBLE:

Included:

1. Prefabricated acrylic tub & shower surrounds.

Excluded:

1. Ceramic tile work.

DIVISION 33 – CABINETS & COUNTERTOPS:

Included:

1. White flat panel cabinets at kitchen & baths.
2. Kitchen upper cabinets 36” height.
3. Solid surface (2CM), level 1 finish selections, @ kitchen and baths.
4. Home Depot or equal builder grade spec level with standard HW selections.

Excluded:

1. Solid surface windowsills.
2. Glass door cabinetry.
3. Upper cabinetry in bathrooms.
4. Laundry rooms.
5. Soft close drawers.
6. Laundry rooms.

DIVISION 34 – PAINTING:

Included:

1. Residence walls & drop ceilings receive prime coat plus 2 finish coats of flat.
2. Exterior stucco to receive 2 coat Sherwin Williams A100 line or equal.
3. Interior paint includes Sherwin Williams 200 line or equal.
4. Doors will come pre-primed; 1 finish coat semi-gloss included.
5. Painter latex caulking @ interior trim carpentry (base & casing)
6. Trim carpentry base & casing is pre-primed; 1 finish coat semi-gloss included.
7. Hardcoat ceilings shall receive one primer coat and 1 finish coat latex flat.
8. Exterior CMU “Drylock” at selected wall locations to minimize water intrusion.
9. Storage rooms, mechanical rooms, and electric rooms to have sealed concrete floors.

Excluded:

1. Garage & stairwell painting.
2. Finish painting of railings or window items (shop finished by manufacturer).
3. Faux paint finish.

DIVISION 35 – FLOORING:

Included:

1. LVT flooring throughout the units.
2. Level 1 color selections.
3. Sound underlayment on level 2 only.

Excluded:

1. Carpet.
2. Sound underlayment above crawl space.
3. Rubber base.

DIVISION 36 – ELEVATORS:

Included:

1. Elevator at the ADA building only (1 building out of 8).

Excluded:

DIVISION 37 – PLUMBING:

Included:

1. PVC domestic water piping at mains & risers w/ PEX system.
2. Plumbing fixtures based on Moen polished chrome spec level

3. Plumbing fixtures based on Proflo white color spec level.
4. Item 2 & 3 above combine for a \$1000/Bathroom fixture allowance.
5. Kitchen sinks are single bowl S/S builder grade.
6. Acrylic bathtubs (5' standard length) in all bathrooms.
7. 40-gallon residential water heaters.
8. PVC washer & icemaker boxes.
9. Underground piping is schedule 40 PVC.
10. Underground connection to site utilities @ 5' from building line.
11. Firesafing per code requirements.
12. Pressure reducing valves at all residences.
13. PVC sanitary risers and horizontal piping.
14. Sanitary line sewer viewing service.
15. Condensate piping.

Excluded:

1. Irrigation piping.
2. Leak detection system.
3. Water filtration @ kitchen sinks.
4. Water softening system.
5. Recirculating pumps.
6. Showers & shower pans.
7. Gas piping.
8. Booster pump.

DIVISION 38 – AIR CONDITIONING:

Included:

1. Split DX systems for each unit sized for 400SF/ton average.
2. Aluminum equipment stands for air handlers.
3. Corrosion coating on equipment.
4. Refrigerant piping with insulation.
5. Fiberglass duct distribution at residences.
6. Horizontal bath exhaust fans and ductwork.
7. Horizontal dryer exhaust and ductwork.
8. Contractor one time test & balance.
9. Control wiring.
10. Programmable thermostats.
11. Firesafing.
12. Fire dampers w/ sleeves.

Excluded:

1. Residential kitchen hood exhaust.
2. Kitchen hoods (w/ section 12 above).
3. Temporary air conditioning.
4. Equipment stands for condenser units (located on grade on concrete pad).
5. Sheetmetal ductwork and outside air equipment.
6. Dryer booster fans.

DIVISION 39 – ELECTRICAL:

Included:

1. Light fixture package builder grade cans & pendants.
2. Fire alarm system per national NFPA standards.
3. MC cable where allowed by code.
4. 100A unit panels.
5. Aluminum feeders where allowed by code.

6. Data/phone outlets (1 per bedroom) & 1 per living room.

Excluded:

1. Emergency generator.
2. Doorbells.
3. Residence security systems.
4. Audio systems.
5. CCTV.
6. Furnishing / installing of utility company transformers.
7. Primary utility company service from street to transformers including concrete encasement.
8. Telephone & CATV riser cabling (by service provider).
9. Area of refuge.
10. 2-way communication systems for fire department.
11. Landscape lighting.
12. WIFI & Smart Home features.

DIVISION 40 – FIRE PROTECTION:

Included:

1. NFPA code compliant fire protection system.
2. CPVC pipe & fittings for all residences.
3. Semi-recessed pendant or white poly sidewall heads in residences.
4. Coring & sleeving.
5. Flow & tamper switches (furnished).
6. Fire caulking & hangers per NFPA requirements.
7. Signage.
8. Permit.

Excluded:

1. Site utility piping beyond 5' from building perimeter.
2. Fire pump.

DIVISION 41 – WATERPROOFING:

Included:

1. Rough window openings.
2. Residential balconies & patios (Tremco colored system 5-year system).
3. Joint sealants: exterior soffit, window/SGD beauty bead, louvers, vents, flashings, hollow metal frames, railing post perimeters, balcony floor/CMU wall intersections, stair/wall intersections.

Excluded:

1. 10-year or 20-year waterproofing system.

DIVISION 42 – INTERIOR DESIGN & AMENITIES:

Included:

1. No scope of work.

Excluded:

1. Common area interior design.

DIVISION 43 – MISCELLANEOUS SPECIALTIES:

Included:

1. Access panels.
2. Fire extinguishers (locate under kitchen sink).

3. Knox Box.
4. Mailboxes.
5. Residential floor signage.
6. Fire directory signage.
7. White color wire shelving at all closets.

Excluded:

1. Storage lockers.
2. Trash chutes.
3. Fabric awnings.
4. Sunshades.
5. Fire extinguisher cabinets.
6. Trash compactors or containers.
7. Monument sign.
8. Bike racks.