

**ETHOS III**  
**Owner Clarifications**  
**07/12/16**

## Owner Clarifications

Project: *Ethos Apartments Phase III*

*These specifications, clarifications, and finish out schedules shall supersede all other specifications. If specifications are in violation of applicable building codes refer to Plans and/or Spec Book.*

### **General Requirements - 1**

1. Owner to pay building permits and water/wastewater impact fees. Contractor to pay for all other permits, inspections, tap fees, trade permits and all re-inspection fees not listed above.
2. General Liability insurance shall be provided by Contractor as provided in the Agreement
3. Builder's Risk Insurance to be provided by Contractor in the amount of the total contract covering the period starting when vertical construction begins.
4. Electrical and water and sewer applications will be made by Contractor in the Owner's name. Contractor will promptly pay for all electrical, water and sewer usage throughout construction until Owner's acceptance of each building.
5. Temporary fencing is included as required to: (i) control access to the project during construction and (ii) segregate the finished buildings from the areas still under construction.
6. Contractor to prepare required environmental Notices of Intent and Storm Water Pollution Prevention Plans as may be required by governmental authorities and to comply with same.
7. Contractor will obtain inspections, approvals and certificates of occupancy (including any pool or amenity associated CO's or inspections) as may be required by governmental authorities including but not limited to; the City of Austin and the Travis County Fire Marshal.
8. Traffic Control is included for the offsite water/sanitary sewer work.
9. This budget includes a bond by the contractor that will replace a letter of credit placed by the Owner with the City of Austin for Sedimentation and Erosion Control in the approximate amount of \$300,000.

### **Site Work - 2**

1. All spoils are to be removed to an adjacent site that is provided by the owner.
2. Construction Surveying and Foundation Form Surveys should be included. An allowance for a final As-Built survey shall be included as an allowance item of \$10,000.
3. Excavation and handling of earthwork and soils issues per soils report shall be included as part of the work. Material testing is included.
4. Site clearing is included in the project and any trees that are inadvertently knocked down during the clearing/construction phase shall be mulched or removed.

5. An allowance of \$750,000 shall be included for landscape and landscape irrigation systems.
6. Backyard fences are to be installed on first floor units on the rear of buildings per the Landscape drawings when available. For the purposes of this bid, assume that each first floor rear facing unit has a backyard that is 12' x 12' or 36 LF each. Fences are to be 4x4 wood posts at a maximum of 8' spacing (2" metal posts may be substituted), 1x4 SPF rough texture or cedar pickets with a 1x4 top rail, pickets to be painted or stained a color selected by owner, and have non-locking gate latches.
7. Controlled vehicle access gates and operators with telephone entry and 420 small two button remote transmitters are included. The remote transmitters will be capable of being programmed where one button will open the entry gates and the other will open clubhouse and fitness access.
8. The stone retaining walls are included in this proposal as indicated on the Civil and Landscape drawings, as "random mosaic" with two piece mosaic cap. The retaining walls at 8001 S IH-35, at the Rise project ("Rise") serve as standard of quality. A mock up for color selection will be provided.
9. Included is an allowance of \$75,000 in the event that some of the retaining walls are notated as 'global stability' walls requiring additional footer width and/or depth. A global stability analysis will supplement the Geotechnical report once cross sections of the proposed retaining walls are received.
10. Striping is included in accordance with the paving plans provided by the Civil Engineer. Handicap striping and vertical handicapped signs are included.
11. 42" metal safety railing on top of all applicable retaining walls and detention/retention ponds is included in the contract. 42" safety railing to be shop primed and field painted in a color approved by the Owner. Retaining wall and safety railing to be standard picket railing, not wire mesh like balcony railing.
12. The fencing at the detention and filtration ponds will be 6'tall black vinyl coated chain link.
13. An allowance of \$15,000 shall be included for dog park fencing and gates. Location to be notated at a time in the near future on Landscape drawings.
14. Tree protection is included based on the protection plan provided in the civil drawings.
15. Sanitary sewer manhole tops to be adjusted to finish grades as required.
16. A dry utility allowance of \$250,000 shall be included to cover trenching for primary and secondary conduits for electrical, conduit for electrical and telecom, transformer pads and pull boxes.

### **Concrete - 3**

1. All concrete work is to be included per industry standard practices.
2. Gypcrete shall be 2000 PSI average cured strength.
3. Corridor floors at Levels 2 and 3 shall be a 2" average depth pea gravel 2500 PSI regular weight concrete topping mix with a light broom finish. Clear seal or stain and seal finish shall be excluded.
4. All flashings and waterproofing are included per the attached submittal package (ACS standard flashing details).

5. All stair treads are included as precast concrete.
6. The location and quantity of parking spaces included in this Contract is based on the information provided in the Civil Plans, which shall take precedence over the Architectural Plans.
7. Moisture in gypcrete to be tested and to be less than recommended manufacturers moisture percentage prior to placement of vinyl and tile.
8. An asphalt impregnated strip should be included between building slabs and any drives or sidewalks where they meet building slabs.
9. Expansion joint plan to be submitted to Owner for approval with expansion joints at maximum 75'.
10. All ground floor units shall have polished and sealed concrete flooring throughout the unit.

#### **Masonry - 4**

1. Natural stone with mortar is included to match the stone and mortar color of Ethos Phase I.
2. **Include an allowance of \$35,000 for a monument sign.**

#### **Metals - 5**

1. The balcony rails are included as a welded wire mesh design to match that of Ethos Phase I.
2. The guardrail at the stair locations is included as 42" tall vertical pickets.
3. Rails at first floor patios shall be excluded where private wood fencing is installed.
4. Carports to have colored trim edges and all steel supports to be painted. Carports to be lighted per approved shop drawings.

#### **Woods and Plastics - 6**

1. In breezeways, avoid siding butt joints by providing vertical 2x4s at transition locations i.e. doors.
2. All shelving is included as MDF to be painted at the following locations:
  - a. Pantry
  - b. Linen
  - c. Coat Closet
  - d. Desk Areas
  - e. Bedroom Closets
3. Any trim products that are called out to be wood at the interior of the units will be paint grade products.
4. This budget shall include following materials for rough carpentry:
  - a. Heavy timber beams are included as Douglas Fir.
  - b. Heavy timber posts are included as Western Red Cedar.

#### **Thermal and Moisture Protection - 7**

1. This budget includes Tyvek Home wrap as the air/vapor barrier.

2. Insulation should be installed per the Architectural Drawings, NP1 sealant should be included at exteriors on all windows, exterior doors, base plates and top plates, exterior wall corners and tees, and at electrical and fixtures in addition to the areas noted on plans.
3. This budget includes the use of Top Gun 200 or equal at all siding and exterior drywall areas.
4. This budget excludes insulation at the interior unit walls.
5. The roofing systems are included as follows:
  - a. Composition Shingles are included for as Owens Corning Oakridge Pro 30 year laminated on (15#) fifteen lb. felt with SBS Modified underlayment in all valleys. Color to be selected by owner.
  - b. Roof vents are included as Durafol\_(R-75) type vents, per locations indicated in Architectural drawings.
  - c. Standing seam metal used at the low roof areas is included as Berridge product or equal 16" wide with a 1.5" rib. Standard colors options are included and are to be selected by the owner.
6. This budget shall include 5" aluminum gutters with 2" x 3" aluminum downspouts and splash blocks.
7. Insulation in truss space under all hard surface floors above shall be R-11 batt affixed to the underside of the decking.
8. At party walls insulation to be anchored from falling by; (i) utilizing a strap attached to the studs at the top of the party wall, or (ii) kraft backed insulation that can be mechanically affixed to studs via staples, or (iii) other method approved by owner.

### **Doors and Windows - 8**

1. This Contract includes the following door hardware:
  - a. Exterior doors shall include single deadbolt, privacy deadbolt, and passage knob.
  - b. All first floor entries shall include BHP Soma lever passage handsets.
  - c. Interior unit door hardware will include BHP Marina ball passage and privacy.
  - d. All hardware proposed to be chrome.
2. Door hardware is included as BHP Soma or equal levers with a brushed nickel finish.
3. Garage Doors are included as 9'x7' 27ga non- insulated doors with one row of glass in the top section. The door operators shall be ½ HP chain drive with emergency key release.

### **Finishes - 9**

1. Drywall finish is included as level 3 with medium to heavy orange peel texture at all walls and ceilings.
2. The unit interior paint will be applied as "paint to cover".
3. Cedar columns on balconies shall be sealed with a weatherproof clear sealant.
4. 2" Vinyl blinds, color to be selected by owner.
5. Interior paint is to include a two color scheme with one color for wall and ceilings

- and second color for trim, shelving, and doors.
6. Exterior paint is a five color scheme to include, three colors for siding, a fourth color for fascia, soffit, and trim, and one color for metals rails, garage doors, and unit doors.
  7. Cedar columns on balconies shall be sealed with a weatherproof clear sealant.
  8. Interior and Exterior doors to be 2-panel doors.
  9. Baseboard to be 1" x 4" primed wood, door casing to be 1" x 3" MDF. Mirrors to be trimmed in 1" x 3" MDF and painted to match trim color.

### **Specialties - 10**

1. All building, clubhouse, monument and unit signage is to be by owner.
2. Unit bath accessories are included as BHP Soma with chrome finish.
3. Wire shelving shall be used in unit utility rooms only. Wood shelving should be used in all pantries and closets.

### **Equipment - 11**

1. Trash compactors and the associated carts/dumpsters are to be provided by Owner.
2. Washers and dryers are excluded.
3. Outdoor workout equipment, Pool Furniture and Clubhouse FF&E is by owner.

### **Furnishings - 12**

1. 2" Vinyl blinds, color to be selected by owner.
2. Appliances are included as GE appliances, **or equal** as approved by owner, per the architectural plans with the following specifications:
  - a. Refrigerator: All 1 bedroom units are to receive 16.6 cf top mount with ice maker, and stainless steel front. 2 and 3 bedroom units to receive side by side refrigerator with ice/water dispenser approx 22 cu ft.
  - b. Range is to be 30" SS Radiant, flat cook top stainless steel front standard Clean for standard units, and slide in type SS self clean for H/C units.
  - c. Microwave stainless steel as 1.5 cf SS combo for all standard units and 1.0 cf space maker II countertop model for all H/C units. The H/C units will also receive 30" SS vented , convertible range hoods.
  - d. Dishwashers are included as 5 cycle 07, energy star with stainless steel exterior.
  - e. All Dwelling units will receive 1 , 1/3 HP economy disposal @ Kitchen sink.

### **Special Construction – 13**

1. An allowance of \$350,000 shall be included for the pools and pool decking. A schematic drawing of the pool and deck is uplodad to the drop box. If it is sufficient for pricing purposes, please provide a price in the VE/Alternate section of your bid package.

**Mechanical - 15**

1. CPVC interior water pipe with individual unit cut-offs and individual unit water meters should be used. Each building shall also have a domestic water cut-off installed at each riser in each riser/sprinkler closet.
2. Any mechanical testing, duct balancing, or other HVAC testing required by the City of Austin shall be included.
3. Individual unit water cut-offs are included at each unit, provided at the cold water loop as indicated in drawings.
4. Programmable thermostats will be provided for the Club/Leasing office and game room.
5. Google Fiber will be providing Nest thermostats for each unit. Contractor to coordinate procurement and install of thermostats.
6. Electric thermostat controlled heaters at all fire sprinkler closets included.
7. Fire protection system to have a main panel in clubhouse and to be hardwired to buildings.
8. Kitchen: Republic stainless single large basin sink undermounted with CFG chrome goose neck faucet and vegetable sprayer.

**Electrical - 16**

1. An allowance amount of \$400,000 shall be included for unit and site light fixtures
2. Both ATT and Google will pull all primary wiring and home runs. Unit wiring per the attached specs, including tone, tag, testing of outlets shall be included. Locations are per the MEP drawings.
3. The clubhouse access control system is based on the following:
  - a. 5 access points
  - b. 420 – 2 button transmitters
4. Decora switches shall be included for all buildings with white plates.
5. Security systems for the Club/Leasing Office and Game Room Building should be included. Motion detectors and glass break sensors.
6. 12 floor outlets (4 NEMA type) will be included in the fitness and main leasing area. Outlet locations to be specified by owner.
7. Clubhouse A/V system to be provided by owner.

**Misc.**

1. In the event that Contractor requires a subcontractor to provide payment / performance bonds, then such bonds shall also name Owner as an additional insured.

**Allowances**

1. Surveying - \$10,000
2. Landscape and Irrigation - \$750,000
3. Global Stability Walls - \$75,000
4. Dog Park Fencing - \$15,000
5. Dry Utilities - \$250,000
6. Monument Sign - \$35,000
7. Pool and Pool Decking - \$350,000
8. Unit and Site Lighting - \$400,000