Woodfield Falls Centre Multifamily
Raleigh, NC
GMP Proposal – Initial Draft for Developer Review

Clarifications, Qualifications, Pricing Notes **October 06, 2026**

General Information

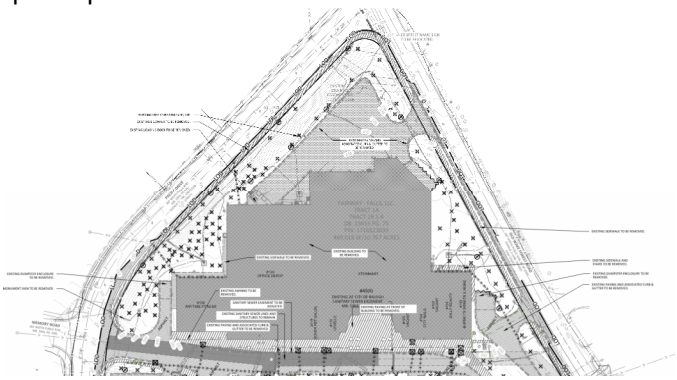
1. We appreciate this opportunity afforded CF Evans to be Woodfield's Construction Partner on another Wrap Project in Raleigh, and are pleased to present our Initial GMP Proposal for Developer Review for the Falls Centre Multifamily project in Raleigh, NC.
2. This Pricing Narrative is intended to outline our understanding and interpretation of the Plans and Specs, presented by Division following the Budget Summary. We trust the narratives match Developer intent, however we look forward to continuing the conversations in this first round of comments as we work toward developing a mutual set of Clarifications for Contract Exhibit purposes. To that end we have inserted some drawing snapshots for clarity that will be removed in the final Exhibit version.
   We understand we are competing with other GC's for the opportunity, and want to make Developer's job of leveling the proposals as easy as possible by being comprehensive and pointing out certain gray areas where other proposals may differ.
3. Plan Status: The 100% Construction Documents set was used for this pricing round, and we understand they will be submitted for Permits. The following documents were used in this GMP Pricing exercise.
   Civil Engineering
   a) Civil Engineering plans by Bolton Menk Raleigh NC dated 8-12-25.
   b) Landscape plans by Bolton Menk dated 7-20-26.
   c) Geotechnical Report by Terracon dated 2-10-26.

   Building Drawings
   d) Architectural General and Life Safety by BB+M Architects, Charlote, NC dated 8-17-26.
   e) Architectural by BB+M Architects, Charlote, NC dated 8-17-26.
   f) Interior Design plans by Shelton Taylor labeled Permit Drawings 8-17-25.
   g) Structural Drawings by EM Structural 100% CD dated 8-17-26.
   h) Sprinkler Permit Level Shop drawing by Wayne Automatic Fire Sprinklers 8-17-26.
   i) Hydraulic Sprinkler Calculations for Permit – Wayne Automatic
   j) Plumbing drawing 100% CDs by Lighthouse Engineering, Raleigh, NC dated 8-17-26.
   k) Mechanical drawing 100% CDs by Lighthouse Engineering, Raleigh, NC dated 8-17-26.
   l) Electrical drawing 100% CDs by Lighthouse Engineering dated 8-17-26.
   m) Fire Alarm drawings 100% CDs by Lighthouse Engineering, dated 8-17-26.
   n) Parking Deck Permit Level Drawing by Metromont, Greenville SC, dated 8-18-26.
   o) Project Manual by BB&M Architecture dated 8-17-26.
   p) Wood Truss Letter of Engineering by EM Structural dated 8-17-26.
   q) Building Permit Application – partially completed.
   r) Woodfield Standards – Falls Village November 2025 Notes and Convo with BB+M.
4. Note: Where Specifications differ from the plans, the plans shall govern.
5. The term Owner and Developer may be used interchangeably in this narrative.

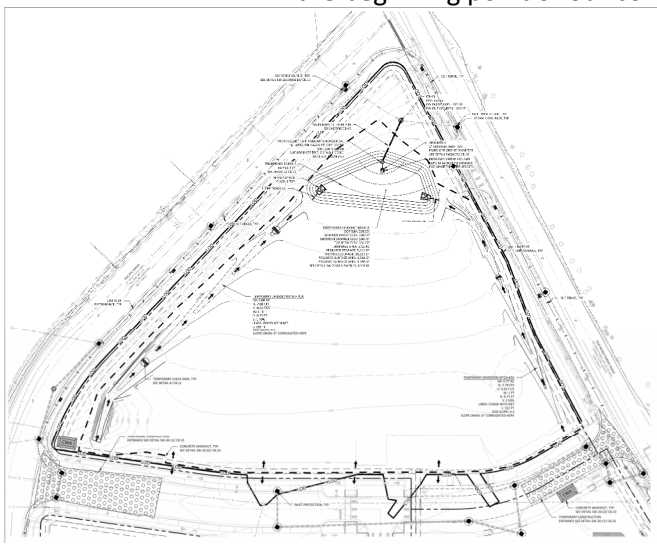
General Scope Description

6. We trust you will find our narrative closely follows the Woodfield Standards document shared with the other design documents, although numerous scopes may still conflict and/or be Developer decisions in progress.
7. Note to Woodfield: Two major clarifications included in our narrative that we would like to have more in-depth discussion about are:
   a) Our schedule begins with a rough graded site to drain with initial erosion control in place.
   b) Due to Metromont's 11 mo. schedule to deliver the parking deck, we have included Tindall as our parking garage provider to deliver the deck in about half the time with cost savings.

8. Our interpretation of the Civil plans design intent is there will be a master site contractor scope that includes managing existing Conditions, setting up construction entrances, installing initial erosion control measures, and rough grading the entire site, including Phase1 Area A Multifamily site.
    a) C1.10 Overall Building, Parking, and Utility Demolition Plan shows the limits of demo on the entire shopping center site, including that scope on Phase A:
    b) Excerpt Snapshot from C1.10 Overall Removals Plan – showing Area A demolition



    c) C7.00 Erosion Control Stage II Phase A
    Note: The Site Erosion Control sequence for Stage 1 is described in write up on C7.00 but the Erosion Control Stage 1 plans are not included in this set, we understand the CAD files for grading Stage 2 show the Stage 1 as being complete. Hopefully this helps us illustrate the beginning point of our construction pricing basis.



CONSTRUCTION SEQUENCE - STAGE 1

1. OBTAIN GRADING PERMIT FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ).
2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE NCDEQ INSPECTOR TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY IS A VIOLATION AND IS SUBJECT TO A FINE.
3. INSTALL CONSTRUCTION ENTRANCES, PERIMETER SILT FENCE, AND TREE PROTECTION FENCE AS INDICATED ON STAGE 1 EROSION CONTROL PLAN, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. INSTALL SEDIMENT BASINS A, B, AND C PER THE STAGE 1 EROSION CONTROL PLAN, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. INSTALL DIVERSION DITCHES, PIPING, AND RIP RAP PADS AS INDICATED TO ROUTE SITE RUNOFF TO SEDIMENT BASINS. IMMEDIATELY STABILIZE BASIN EMBANKMENTS AND DITCH WITH EROSION CONTROL MATTING.
5. CALL NCDEQ FOR AN ON-SITE INSPECTION OF INSTALLED EROSION CONTROL MEASURES. WHEN APPROVED, INITIATE CLEARING AND GRADING.
6. GRADE SITE IN ACCORDANCE WITH CONTRACT DOCUMENTS, MAINTAINING ALL EROSION CONTROL DEVICES.

9. Because we wanted to clarify the Stage 1 and Stage 2 Erosion Control contract responsibility, we reached out to Will Swaringer at Bolton -Menk for his clarification and design intent. He explained the intent was based on 3 Phases for Sitework:
    a) Phase 1: Civil Initial building demo, site erosion control stage 1, temporary sediment basins, construction entrances, and rough grade site to drain
    b) C1.11 shows existing conditions for Phase II Phase A Multifamily with stage 1 being delivered to GC done within Limits of Disturbance (LOD), new utilities brought to LOD.

c) Phase 2 Multifamily Site: new grades and utilities for new construction. New GC/Site Sub.
d) Phase 3 Retail Site: new grades and construction, new utilities Master Site Sub.
e) Phase 4: Streetscape sidewalks and street trees, street lighting, etc. Master Site Sub.

10. We understand through Charles Blankinship that Woodfield had requested a price for "Demolition." Please understand there is a gap between building demolition and Stage 1 Erosion Control to deliver the starting point for construction. We are not sure what the other GC's have been instructed to do, but in order to comply with the request we elected to provide and ADD Alternate scope for Demo and Stage 1 Erosion, but keep it separate from the Proposal.
11. Please refer to our Voluntary Alternate Log for an **ADD $410,744** to include Building and Site Structures Demolition, existing utility demolition with the LOD, and rough grade site to drain. This does not include the road demolition in front of the existing building or new construction entrances shown on C1.11. By leaving this Demo/Limited Sitework Scope out of our base bid Proposal, we begin our construction of our 26 mo. Construction Schedule, Logistics Plan, and General Conditions on the prepared site. We estimate this upfront scope of work would add 2 mos. to our current schedule.
12. We understand that the Master Site Contractor has not been selected yet, so there was no one to contact to coordinate the scenario laid out above.
13. All of this was discussed on a call with Johnny Alexander in Andrew Houck's absence, who agreed with our intention to price the work starting with a prepared site by Others. We trust our pricing narrative in this regard is clear enough and the reasons why. We remain open to discuss Developer's final intentions during the upcoming Proposal Review period.

New Building Scope

14. Civil work includes grading as Classified Site, and new utilities are included to the LOD per plans, to tie into site utilities by Others. Sidewalks, Move In/Trash Pickup paving and new tie in to Old Wake Forrest Road.
    a) Landscaping, to Limit of Disturbance (LOD)
    b) Hardscape to LOD
        (1.) Does not include work outside LOD, including sidewalks and street trees, irrigation, street lighting, etc.
15. New building construction for Falls Centre Multifamily Apartments consists of 250 market rate units housed in one single building, which wrap around a precast concrete parking deck.
    Unit Mix and area description:
    a) Studio 18 Units; 1BR 132 Units; 2BR 83 Units; 3 BR 10 Units; Townhomes 7 Units
    b) Amenity Space consists of approximately 13,569 SF: (12,244 heated)
        (1.) Spaces include Leasing; Coworker, Coworker Patio, Fitness; Club; Dog Spa; Speakeasy, Game Rooms
        (2.) Sky Lounge; Podcast Room, Golf Simulator Room
    c) Parking Deck 5 Levels consists of 446 spaces: 43 bike parking spaces.
    d) Saltwater Pool, Courtyard,

General Exclusions:

16. Relocation of underground City utility services, overhead power lines, low voltage lines, and poles
17. Costs associated with unknown Federal Tariff Fees after Contract Award.
18. All "Fees-in-lieu-of" required by the City are to be paid by Developer.
19. No Street signal work or re-signalization has been included in this Proposal.

Schedule and Logistics

Schedule and Logistics

20. This Project is scheduled for 26 uninterrupted months, starting with prepared site as described, and with the condition that Tindall will be approved to provide the parking deck. See more under Parking Deck.
    a) A Preliminary Schedule has been provided, as well as a Phasing Plan.
        (1.) NOTE: Our experience has proven the mutually most efficient way to turn over the Units for Developer and Contractor is to work from top down. We understand this contradicts the Phasing Plan included in the Architectural plans and will require our meeting with the City of Raleigh to explain the benefits.
    b) See our Logistics Plans that detail out Street Closures, Loading Zones, and other game plans.
21. Delivering the Garage early and building around it is the Critical Path for this Project. See Parking Deck section of this pricing narrative that outlines the early garage delivery steps to follow.

22. We plan to use a tower crane installed in the courtyard for material hoisting. See the Logistic Plan for location and swing radius.

23. The Overall site plan outside our LOD is an open parking lot serving the future Retail Buildings.
    We request Woodfield's assistance in securing a section of this parking area to serve as our temporary construction.
    Staging, lay down area, and initial temporary construction office location. We will provide security fencing with windscreen for this area, as well as around the LOD for the project.
    a) The Offsite Storage budget was cut to zero anticipating utilizing the on-site area.

Exclusion:

24. Site Camera costs are excluded, as Woodfield often provides to satisfy their Builders Risk insurance. Requirements.

Div. 01 – General Conditions

25. General Conditions costs are provided as a Lump Sum value for the Project based on the 26-mo. schedule.
    a) A list of items included in the General Conditions is provided in the Supplemental Information section of this Proposal.

Exclusions Notes

26. The cost for a NAHB Green Building Verifier and Certification costs. Should this program be requested, it must be done up front.
27. Costs associated with Special Inspections
28. Costs associated with Site testing.
    Note: The costs associated with re-testing of building materials, if required, will be provided under this agreement
29. Consultant Costs: Water Intrusion, ADA, and Sound Consultants, and additional work suggested by them if not already required by the current documents.
30. The cost of General Contractor P&P Bonds.
    a) If Developer's Equity or Lender has special GC or Subcontractor Bond requirements, this needs to be revealed to Contractor as early as possible for budget consideration.

31. The costs of generators to provide temporary construction power to build the Project in the event temporary power is not made available by local power company.
32. Tap fees, meter fees, development fees that may be required by the local AHJ.
    Builders Risk Insurance, or specific requirements by Insurance Company not made known at time of Contract, such as special security lighting, special fencing requirements, Site Security Cameras, or Special Security Patrols, etc.
33. Asbestos Testing and Removal.

Div. 02 – Site Demolition

34. As stated in the General Scope description above, we exclude demolition of Site utilities, fencing, signage, landscaping, curbs and asphalt, building demolition, and initial sitework to rough grade for drainage and Stage 1 Erosion Control.
    a) We have provided a Voluntary Alternate to Add site demolition and stage 1 erosion control for the Multifamily area for Developer's consideration with discussions with the Master Site Developer.

Div. 02 – Geopiers

35. Ground Improvement: We include rammed aggregate piers to improve Parking Garage and Podium foundations areas to 6,000 PSF, Apartment area shown in purple on S0.21 and Parking Garage shown in Orange.
36. Note: The Geotechnical Report did not adequately explore the subsurface conditions in the area of the Parking Garage and Podium footings sufficient for Agg Pier design. We have included additional exploration in these areas to support the Agg Pier Engineering.

Div. 02 – Site Work

37. Overview of Sitework Scope
    a) The grading is included per plans taking over the site with initial rough grades, erosion control measures, ditches and swales to drain, and temporary sediment pond in place as existing conditions.
    b) The new grading is performed as a "Classified Site." All grading work included within the LOD.
    c) The grading includes 7,055 CY Import Fill, 8,015 SY of building pad grading, and 4,500 SF of green area around the building.
    d) The cost of the Monument Sign is excluded until a design can be provided.
38. Site Storm Drain system is included tying into existing (Master Site) storm drain structures, including Courtyard Drains, area drains and extensions to catch roof drain system.
39. Sanitary system
    a) Tie in new Sanitary system piping, manholes, clean outs, Testing
    b) Doghouse as required
    c) Camera Video and Testing
40. Site Water system – generally
    a) Tie into existing 8" water line with 8"x6" Reducer Extending master site water system brought to the LOD by Master Site Contractor.
    b) 4" Meter setter and 1" Meter setter
    c) Fire Riser Assembly 6"
    d) Relocate existing fire hydrant.

41. New Curb and Gutter, Asphalt area for trash pickup and move in trucks,
42. Asphalt Index included at $762.50/Ton.
43. Site Segmental walls at stairs out of Courtyard and Dog Park, with fencing.

Site Exclusions

a) Primary Empty Duct Bank Work:
b) Relocation of encountered underground dry or wet utilities not identified on plans. (Wells, septic tanks, etc.)
c) Installation of new underground dry utilities.
d) Meter Fees and Tap fees, Deposits for All Permanent Meters.

Div. 02 – Hardscape and Landscape

44. Landscape/Irrigation/Sleeving is provided generally per landscaping plans, except Street trees are by Master Site Contractor.
45. Hardscapes per plans.
    a) Pool Deck is included as part of Hardscape.

b) Detailed list of Hardscape and Landscape/Irrigations scope available upon request.

Exclusion

46. Hardscape Furnishings

Div. 03 – Concrete

47. The concrete elements are included per Residential and Parking Garage structural plans:
    a) Parking Garage foundations and Retaining walls.
    b) Area A, B, C, D foundations and SOG
    c) Area A & B Level 2 Podiums
    d) Area A & B Level 3 Podiums
    e) CIP stairs and stairways
    f) The parking deck will require a leveling topping at doors leading into wood framed building.

Div. 03 –Gypcrete and Balcony Concrete

48. Gypcrete is provided as 1” Gypcrete over 3/8” Accoustimat sound mat throughout units that are on wood subfloors, 1 3/8” Gypcrete in Corridors,
    a) Balcony concrete where shown (47 balconies) 3000 regular weight concrete over waterproofing and ¼” drain mat.
    b) Stair Landing Concrete 2” 3000 psi concrete in metal pans by others.
    c) Precast concrete stair treads
    d) Moistape product used on walls at floors in non-acoustical mat areas.
    e) Bulkhead services included.

Div. 03 – Precast Concrete Parking Garage

49. The Permit Drawings were produced by Metromont as committed to and paid for by Woodfield.
50. Upon receiving the Proposal from Metromont and in subsequent conversations, we were advised that the Metromont garage would be 11 months from Notice to Proceed to garage delivery and completion.

a) This duration is not related to their Engineering and Fabrication process, or erection challenges, but rather is Metromont's stated backlog of work.
b) Their actual Engineering and Fabrication process is about 6 mos., on a par with most precast garage providers.

51. As a service to Woodfield, and to preserve our proposed schedule, we reached out to Tindall Corporation to get their Proposal and delivery time frames. They are around 6 mos for the comparable 11 mos. by Metromont.
52. We have provided both Proposals in our Supplemental Information folder for Developer's interest. Along with Tindall's 3D Pricing Model.
53. Tindall's schedule is almost half of Metromont's schedule, plus they offer an attractive Engineering Cost deferral program using a Limited Work Authorizations. Our Proposed Schedule is based on the following Tindall schedule, and Developer Commitment by **January 27, 2026.**
54. We will work with City of Raleigh to make the switch after Permitting.
    a) LWA / LOI award of $101,000 by November 4, 2026
    b) Gravity and Lateral Loads in 4 weeks.
    c) Production reserved to support a **June 16, 2027,** erection start.
    d) Foundation loads & preliminary layout submitted **December 9, 2026.**
    e) Submit full approval drawings and calculations early **January 2027.**
    f) Full subcontract executed by **January 27, 2027**, to lock in fabrication production reservation.
    g) Invoice submitted for approval drawings and calculations following subcontract execution.
    h) Approved drawings and calculations returned **February 10, 2027.**
    i) Begin fabrication as early as February (we will cast different product as the work centers become available).
    j) Erection starts **June 16, 2027.**
    k) Erection duration is 6 weeks.
55. Woodfield Note: The unresolved piece of the puzzle is what changes to the foundation will be necessary to support the Tindall Parking Garage. Of course, we would hope this would be minimal as both garages are similar, but only the EOR can tell after reviewing the Tindall Layout drawings and loads.
    a) We have not included any costs for additional concrete foundations, Agg Piers, or Reengineering costs by EOR to make the switch.
    b) Developer stands to gain having the garage 5 to 6 mos. earlier rather than wait for the garage.
56. Precast Parking Garage is provided as a CLOSED garage, requiring mechanical ventilation, CO detection, and fire sprinkler system.

Exclusions:

57. Painting of garage, special finish concrete, factory brick inlay panels.

Div. 04 – Masonry

58. Masonry
    a) Scope consists of Building Veneer, CMU scope 2 elevator towers, 2 stair towers, 3 MEP towers, 1 trash chute tower, 1 exhaust shaft tower, landscape site walls and 14 brick fence columns.
    b) Provide standard size modular brick Veneer by Palmetto Brick: Low Country& Blackstone W/C, paintable brick at **$500/M** Allowance.
    c) Mortar: Brick 1 colored mortar TBD w/ white sand (Mortar Allowance $28/Bag); Brick 2 Holcim Sante Fe Brown with white sand; Brick 3 natural gray, All Type S mortar.

Div. 05 – Steel and Misc.

59. Included is:
    a) Structural Steel Package
    b) Steel Stairs with precast treads
    c) Steel railing for steel stairs, and Precast Conc garage stairs
    d) Powder Coated Aluminum 3-line Balcony Railing system.
    e) Elevator Steel package

Div. 05 – Steel Canopy and Louvers

60. Steel Canopies
61. Aluminum Louvers at roof line

Div. 06 – Wood Framing, Cabinetry

62. The Rough Carpentry Wood Framing is provided as Lump Sum Turnkey Framing per plans, for approx 317,000 GSF of 5 Levels of Type III wood frame construction wrapping around a parking deck.
    The Rough Carpentry includes:
    a) Loose Lumber package, including storage, and FOB Jobsite
    b) Framing Hardware, accessories, and hold down system.
    c) House Wrap (Commercial Tyvek), Flashings, and Quick Flash system
    d) Prefabricated Floor and Roof Truss Engineered System
    e) Framing Labor
    f) Equipment
    g) Fire Rated wood blocking for storefront system under podium.
    h) A list of Framing Notes and RFIs is included in Supplemental Info Folder.
    i) Wall framing under podiums is metal stud wall construction with gyp sheathing.

63. Unit Cabinetry – Basis of Kitchens and vanities is Cosmo Cabinets
    a) Base Cabinets and Upper Cabinets are Shaker Foil thermally fused doors; color as selected from Cosmo standard colors Level 1. Samples are available upon request.
    b) Full Extension soft close drawer guides and cabinet door hinges
    c) Turnkey Mud Bench Cabinets
    d) Turnkey Light Rails with LED undercabinet lighting
    e) Switched Electrical outlet for cabinet lighting.

64. Countertops Kitchen and Vanities – Level 1 Quartz, 3cm Kitchens with no backsplashes, 2cm Level 1 Quartz at Vanities, with backsplashes.
    a) Kitchen Sinks stainless undermount 18 ga divided or undivided, 9” deep.
    b) Vanity Sinks white China undermount, oval or rectangular nominal 18”
    c) Countertop support included
    d) Mudroom quartz tops included.
    e) Desks, backsplashes, side splashes in quartz included.
    f) Known Tariffs included.

Div. 07 – Thermal and Moisture Protection

65. House wrap (value included in Rough Carpentry scope): Tyvek Commercial

66. Insulation: Partial Listing – Complete listing upon request
    a) Between floors fill truss space solid with batt insulation
    b) Roof Truss fill solid with batt insulation
    c) Corridor Walls R-11
    d) Exterior Walls R20 and R19
    e) Tennant Separation Walls R11 each wall
    f) Underside of Podium Slabs in non-conditioned spaces Closed Cell Spray Foam R-13 & Thermal Barrier

    Excluded:

    g) Sound Insulation in Interior Walls between bedrooms and baths. See Vol Alt Log

67. Mold Remediation and Prevention Treatment
    a) **Added Scope:** Per CF Evans Standard practice, Provide NewBuild50 mold treatment product with 50 YR Transferable Warranty to wood framing only. This value was added at **$63,400.**

68. TPO Roofing – fully adhered 60 mil Carlisle 20 Yr. Warranty TPO roof system, fully adhered at parapet walls, mechanically attached ½" cover board, roof slope created by structural trusses with tapered insulation directing water towards drains.
    a) R-5 Rigid insulation mechanically attached.
    b) Double Membrane walkways
    c) 21 Conductor Heads, 42 Scuppers, and 5x5 Box Downspouts

69. Siding:
    a) Artisan Square channel vertical lap siding primed 10.25"
    b) 5/16" flat panel
    c) Ceilings over Courtyard access are Lumabuilt V-grove aluminum plank soffit.
    d) Rainscreen where required carried as Easy Fur

70. Waterproof Systems
    a) Self-Adhered sheet waterproofing on below grade walls
    b) Hot Fluid Applied waterproofing on above grade paver decks
    c) Traffic Coating on concrete balconies and specific areas in parking deck
    d) Fluid Applied Air Barrier on exterior facing CMU back up walls.
    e) Joint Sealants

Div. 08 – Doors and Windows

71. Doors:
    a) Common Area & Storage HM Doors & Frames
    b) Entry Wood Doors
        (1.) 3/0 x 8/0 Jeld Wen Birkdale 3 - Panel Solid Core Doors
        (2.) 20 Min fire rating
        (3.) Wood Flat Jambs

(4.) ADA compliant 10" Bottom Rails
(5.) ADA Thresholds
(6.) Spring Hinges X 4

c) Interior Doors wood doors.
d) Balcony Fiberglass Doors – No Grids

72. Smoke Containment Doors at Elevator - 1 each.

73. California Gate at garage ramps – 1 up and 1 down

74. Windows: MI 3540 series single hung Vinal Windows – Bronze exterior – white interior
    a) U Factor .30; SHGC 0.22; DP +40 / -40; WOCD, screens

75. Storefront
    a) Standard storefront and doors bronze anodized.
        a) Sliding Doors Solor Innovations, equal to Panda Sliders

Div. 09 – Amenity Upfit Allowance

76. The Amenity Area Upfit is provided as Lump sum with a Wall Covering Allowance because the elevations on the plans are not fully developed.
    a) Generally, the value is provided as **$1,911,424 over 12,244 SF or $163.34/SF.**
    b) Note: The Wall Covering design is not complete. We did the best we could trying to figure out the wall legend, but since incomplete we provide the wall covering as an Allowance of **$57,070 for** W1 thru W40.
    c) See Supplemental Information File for line-item estimate for Amenity Space upfit.
    d) The Wall Décor finishes are not completely detailed to show all walls; therefore the estimated quantities are of wall areas are approximate.

Div. 09 – Drywall

77. The drywall is generally provided as 5/8” Type X all walls 1 layer to ceiling, all units 9 ft ceilings.
    a) Corridor side of Unit walls 5/8” Type X to ceiling with RC Deluxe channel at 24”
    b) Unit ceilings 5/8” Type C with RC Deluxe resilient channels
    c) Metal stud framing with gyp sheathing on exterior walls under podiums in Type 1 areas

Div. 09 – Painting

78. General Painting Notes
    a) Interior Unit Walls 3 coats of Painters Edge flat latex paint – 1 primer & 2 finish coats
    b) 1 coat of Property Solutions semigloss on trim after primer
    c) Unit Colors SW7000 Flat Sheen (Egg Shell is upgrade)
    d) Corridor Colors SW 7000 flat sheen (Egg Shell is upgrade)
    e) Siding painted with 2 coats of A-100 Latex paint – primer and 1 finish coat.
    f) Steel Stairs and handrails painted with Industrial Enamel.

Div. 09 – Flooring

79. Unit Flooring
    a) LVT Cobalt Katanga 2mm 12mil
    b) Acoustical Underlayment (at elevated slabs only) Healthier Choice-Omni Choice
    c) Tile Backsplashes: Tilebar Curve Fluted Black with Schluter Trim
    d) Tub/Shower Surrounds: Tilebar Kenridge Ribbon **size 24 X 48**
        (1.) Note: This tile is oversized for space
        (2.) Tile to finish ceilings.
        (3.) Tile is not centered on back wall, 1 full tile, I cut
        (4.) See VE Deduct to change this tile to 12 x 24 tile (Deduct $144,705)
80. Corridor Carpet – per specs.

Div. 10 – Specialties

81. 5 lb. Fire Extinguishers in Units, 10 Lb. fire extinguishers in fire rated cabinets in corridors
82. Mailbox Units
83. Toilet and Bath Accessories – Chrome
84. Glass Shower Doors Semi Frameless chrome
85. Mirrors
86. Wood Closet Shelving

Div. 11 –Appliances

87. Appliances: Kitchen and Laundry Appliances based Electrolux Package
    a) This package has been preapproved by Woodfield as part of the Woodfield Standard
    b) See Supplemental Information for specs and model numbers.

Div. 11 – Trash Equipment –

88. Trash Chute is 5-story 30” round galvaneal steel trash chute.
    a) 21 x 18 bottom hinged hopper doors
    b) Electric interlocking door system with heat and smoke detectors
    c) ADA Pneumatic assist opening device (5 lb. pull)
    d) Rubber Door Baffles
    e) Cylinder Locks or Lever Handles
    f) Sound Dampening with Isolation Pads
    g) Disinfecting and Sanitizing Unit

89. Trash Compactor Wilkinson 600/400/350 C5 5HP Compactor
    a) 2 each Wilkinson 2CY trash bins

Div. 12 – Furnishings- Window Covering -

90. Window Covering: Units Only
    a) Manual Roller Shades – Living Areas 3 % openness, Bedrooms 100% Blackout
    b) Excluded in Base – see Amenity Summary for Roller shades.

Div. 13 – Swimming Pool

91. Swimming Pool provided as 1220 SF shotcrete pool, Saltwater generator,
    a) All Pool eqpt
    b) HC Chair
    c) All signage necessary
    d) Note: Pool Deck in Hardscapes

Exclusion:

    e) Diamond Brite finish

Div. 13 – Bike Storage

92. Dero Bike Storage system for 43 bikes
    a) Bike Repair Fix Flat station.

Div. 14 – Elevators – based on Otis Eqpt.

93. Elevators provided as 2 each Otis 3500 Gen3 Edge Traction Elevator Systems
    a) 8ft Hall doors, 9'9" cab Ceiling Heights (Move In)
    b) Doors are brushed stainless; frames are brushed stainless.
    c) Battery Lowering – or to nearest floor in power outage.
    d) Protection Pads for cabs
    e) Note: Resolute Elevators were mentioned in Woodfield Standards, but they were not competitive on this Project.

Div. 15 – Mechanical – Electrical – Plumbing

94. FIRE PROTECTION:

a) Wayne Automatic Fire sprinklers were released by Developer to create a Permit Set of Sprinkler Shop Drawings. We are carrying Wayne Automatic. See Supplemental Information file for their Proposal.
b) Parking Garage is dry system sprinklered since it's a closed non-ventilated Garage.
c) Wood framed apartments is an NFPA-13 system, with no mid-floor or attic interstitial sprinkler heads.
    i. (see Div 07, we have included blown full mid-floors and attic insulation)
d) Clubhouse and Amenity spaces – NFPA 13
e) We have included an electric Fire Booster Pump; however final sprinkler design will confirm size and specifications. The Fire Pump will be on the Emergency Generator, located at roof level in parking garage.
f) We include the automatic transfer switch.
g) We included galvanized piping in the parking garage in lieu of painting the pipe. This saves Developer from an ongoing maintenance issue.

Exclusion

a. Seismic bracing

95. PLUMBING:

a) Waste, Vent, Water, Gas, Storm Drain & Condensate Piping
b) Plumbing Fixtures as specified or equal.
c) Piping to be PVC.
d) Water piping to be CPVC or Pex
e) PRV in each unit at water heater.
f) Domestic Water Booster Pump
g) Roof Drain and roof drains to downspout
h) Domestic RPZ
i) Duplex Booster Pump
j) Pool Eqpt Room hookup with RPZ
k) Dog Wash Spa tub
l) Hub Drains in Units
m) Fire Stopping and sleeves in Podium.
n) As Built Drawings (no engineers stamp)

Plumbing Exclusions:

o) Radon Removal system is not provided or included.

96. HVAC:

a) Apartments HVAC
   1. 1 Studio and Bedroom 1.5 Tn's
   2. 2 Bedroom 2.0 Tn's
   3. 3 Bedroom 3 Tn's
   4. 1 Bedroom Townhome 1.5 & 1.5 Tn's
   5. 3 BR Townhomes 1.5 & 1.5 Tn's
b) Amenities
   1. 31.5 Tn's
   2. 2 Ductless Mini Splits
   3. 8 Fans
   4. 4 Heaters
   5. 12 louvers
c) Corridors
   1. 56 Tons
   2. 4 Ductless mini splits
   3. 3 Fans
   4. 5 Gravity Ventilators
   5. 7 Louvers
d) Garage
   1. 31 CO / NO sensors
   2. 11 Garage Fans
   3. 1 Ductless Mini Split
e) General
   1. Dyer duct fire wrap included in Units.
   2. Eqpt. is Rheem 15.2 SEER, plastic pads on roof condensers
   3. Bath Fans Broan AE80 mounted in ceilings.
   4. Cape Dampers on Dryer Exhaust, Aldes backdraft dampers on Exhaust fans
   5. Certified T&B in amenity areas

Div. 16 – Electrical

97. Electrical:
    a) Apartment Electrical per plans,
    b) Telephone and TV Wiring in the Units – CAT 6 and RG6.
    c) Structure media box 30" for each unit, not terminated.
    d) Telephone Ground bars in telephone rooms between floors.
    e) Telephone entrance conduit stubbed out 5 feet.
    f) All wiring in Type 1 construction is NM cable.
    g) Parking Deck EMT conduit and MC Cable
    h) All service entrance cables are in SER aluminum.
    i) Temporary Power pole at transformers
    j) Area of Refuge communication system
    k) Secondary conduit and wire per plans.
    l) SBD and USB outlets per plans
    m) Furnish 1 generator for fire pump, locate on roof of parking deck.
    n) Distribution and Feeders: Secondary Conduit and Aluminum Service Feeders per plans

Exclusions:
    a) TV pass- through Boxes in Unit Living Rooms.
    b) Primary conduit and wire
    c) Site Lighting or Street Lighting fixtures or empty conduit.
    d) Lightning Protection system
    e) Decora rocker style switches
    f) Electric Vehicle charger rough in

98. Light Fixtures: are Included at an **Allowance value of $ 675,000** or $2,700 / unit.
    a) See Integris Lighting proposal in Supplementary Information as basis for this allowance.
    b) See also the VE Light Fixture Package presented at $ 534,759 or $2,140 / Unit.

99. Electric Car Charger System
    a) `We have provided 5 ea. duel head car chargers.

Excluded
    b) Special automatic fire extinguisher system for electric vehicle charging stations.

100. Low Voltage Systems:
    a) We have excluded low voltage systems because there are no definitive plans or specs, however we have provided Cornerstone's complete Low Voltage array of packages for Developer's use and review in our Supplemental Information file. We have volunteered these scope items at Developer convenience.

101. BDA System – we have provided Design and Rough In scope in base price. A full BDA system is not included, however the design for it is to allow for planning around it going forward, should the system be required.

End of Clarifications and Qualifications