

## 2. Specifications

8/2/2107

1 of 3

St Josephs Parish Hall construction specifications list

Project Location 58 Ranch Road, Mammoth Lakes, CA 93546

Owners are St Josephs Catholic Church

Contractor is Greg Enright DBA Enright Construction, CA License #912082

### Site Work

S1. Contractor will perform site work per plan with exceptions below.

S2. CMU retaining wall and footing along west property boundary will be omitted.

S3. Owner will provide property boundary markers.

S4. Contractor will provide building corner marks to then be approved by owner.

### Concrete

C1. Concrete foundation to be constructed per plan S201.

C2. Joint filler is not included.

C3. micro topping finish coat will be omitted. See below for concrete finish.

C4. There will be no integral concrete color.

C5. Pavers shown on plans will be replaced with exposed aggregate concrete.

C6. Viegra Rapid Grid R10 insulation will replace CreteHeat 3 insulation under interior slab

C7. Concrete finish will be Ashford formula per Option B of American Concrete Polishing bid dated June 30, 2017 at interior slabs

### Structural Steel

SS1. Structural steel to be per plan except for omission of moveable partition support beams.

SS2. Owner to pay for special inspection of steel fabrication and installation.

### Framing

F1. Contractor to frame structure per plan with omission of moveable partition closet walls.

F2. Framing to be changed to accommodate omission of some windows.

### Windows

W1. Windows and exterior doors to be per plan revision of July 28, 2017.

W2. Window screens are included on operable windows.

W3. Pole cranks will be supplied for operable windows.

W4. Electric operators for operable windows will be omitted.

### Doors

D1. Interior door hardware to be Emtek Stretto and is included as an allowance.

### Siding and Trim

ST1. Fiber cement siding to be 5/16" x 7 1/4" primed HZ5

ST2. Fiber cement and metal siding to be installed per elevations revised July 28, 2015

ST3. Metal siding on west side to be 24 gauge 1" Image 2 to match roof panels

### Exterior Paint

EP1. Hardy siding and trim: Prime with "Ultra Grip"; 2nd and 3rd coats Evershield eggshell enamel; two color maximum.

### Stone Veneer

SV1. Stone veneer to be veneer cut quartz ledge stone, to be approved by owners representative.

SV2. Area of stone veneer coverage to be per **plan revision of July 28, 2017.**

SV3. Granite capstone noted on plan specifications is incorrect, and stone wall cap to be stone.

### Insulation

IN1. Apply R-25 3 5/8" 2lb/cubic foot ccSPF (closed-cell spray polyurethane foam) covered with R-38 unfaced fiberglass batts total value R-63 to roof sheathing.

IN2. Apply R-25 3 5/8" 2lb/cubic foot ccSPF (closed-cell spray polyurethane foam) to band joist

IN3. Apply R10 rigid board insulation outside footing footing to 18" above finish floor, behind stone veneer and metal siding.

### Electrical

E1. Electrical service to the property to be upgraded by SCE on the NW side of church. Trenching to be provided by Contractor.

E2. Contractor to provide feed from new meter to 400 amp panel.

E3. Contractor to provide feed from 400 amp panel to 200 amp panel at church.

E4. Contractor to provide feed from 400 amp panel to new Parish Hall.

E5. Contractor to provide conduit for solar power conductors from Parish Hall to 400 amp panel, but solar contractor will install solar power conductors.

E6. There will be no change to power supply to Rectory.

E7. Omit internet connected controls for lighting, alarm, or heat.

E8. There will be no security system and no monitored system, just local alarm per fire code..

E9. Lighting fixtures to be reviewed for possible less expensive substitutions.

### Plumbing

P1. Plumbing system installation to be per plan, with change to PEX for interior supply lines.

P2. Waste and vent piping to be ABS.

P3. Gas piping to be black iron.

P4. (1) hose bib with location to be determined.

P5. Bathroom fixtures are included and will be reviewed for possible less expensive substitutions.

P6. Kitchen fixtures are **not included.**

P7. Contractor to connect and install owner provided sink and refrigerator.

### HVAC

H1. Contractor will supply and install the Mechanical system as per plans or equal approved by owners representative to this system covered in plans M0.0, M1.0, M1.1, M1.2 .

H2. Captive Aire hood and duct will be **omitted.**

### Roofing

R1. Contractor will install 24 gauge 1" Image 2 metal roofing.

R2. No rain gutters, snow rails, or heat tape are specified in the plans or included in the estimate.

### Fire Sprinkler System

FS1. No fire sprinkler system is included.

**Drywall**

- DW1. Drywall to be installed per plan.
- DW2. Drywall to butt to door jambs with L metal
- DW3. Square corner metal
- DW4. Steel beams are to be left exposed with no drywall.

**Interior Trim**

- IT1. Interior door casing to be 3/4" x 3 1/2" primed fiberboard.
- IT2. Interior wall base to be 3/4" x 3 1/2" primed fiberboard.
- IT3. Interior window sill material to be per plan
- IT4. Contractor to install tile for wall base at kitchen and bathrooms. Tile material is \$10 per square foot allowance.

**Interior Paint.**

- IP1. All drywall will be painted 1st coat Vinylastic sealer; 2nd & 3rd coats Spartazero eggshell enamel; two color maximum. Drywall at kitchen and baths to be semi-gloss enamel.
- IP2. Wood: Two coats water borne stain, one coat acrylic satin polyurethane.
- IP3. Exposed metal posts and beams: Clean, prime with DTM primer and two coats DTM satin finish paint.
- IP4. Cabinet paint not included.
- IP5. Polyurethane at attic floor to be omitted.
- IP6. Paint at exposed ducting to be omitted.

**Interior Fixtures**

- IF1. Attic ladder to be Precision Ladders Super Simplex #S1120-12a-39A with 32" clear opening and 27" treads and 500# rating.
- IF2. Attic stair railing to be Precision Ladders Aluminum Guard Rail
- IF3. Bathroom partitions to be Metpar (5) Phenolic - Ceiling Hung 8'0 Toilet Compartments with Doors (color: Elemental Stone 8831-58) (1) Phenolic - Wall Hung Screens
- IF4. All Modernfold wall partitions will be omitted.

**Cabinets, Countertops and misc fixtures**

- CC1. Estimate includes allowances for cabinets and countertops, actual cabinet and countertop choice to be made later by owners.
- CC2. Kitchen pass through cabinet, roll up door and countertop have been omitted.

**Flooring**

- F1. All interior floors to be concrete, finished as described above in 'C7'

**Exclusions and omissions**

- EX1. Appliances are excluded from this estimate.
  - EX2. Appliance installation is excluded from this estimate.
  - EX3. Landscaping is omitted.
- End of specifications