Request for Contractor Qualifications

Pre-Construction Services
Negotiated Construction Bid

HAINES APARTMENT RENOVATIONS
Affordable Senior Housing

Response Due: 4:00 P.M. Monday, October 28, 2013

Capitol Hill Housing invites licensed and bonded General Contractors in the State of Washington to submit their qualifications to provide preconstruction services and negotiate a contract for renovations to an existing 100 year old, three story, thirty-unit apartment building for low income seniors. There will be an opportunity to inspect the building and ask questions of the Owner and Project Architect during the RFQ process. Construction is expected to start in May 2014. The total estimated construction cost for this project is $1,250,000 - $1,500,000.

All required documentation must be received not later than the date and time noted above. For submittal procedure see Response Deadline information below. The submittals will be reviewed by the Owner and the Architect for completeness and consistency with the minimum qualifications and a short list of qualified contractors determined.

Project Address:
The project is located at 1415 East Olive Street, Seattle, Washington. The building is occupied and contractors are asked not to visit the building or contact the residents, expect as specified below.

Presubmittal Walkthrough:
A pre-proposal walkthrough is scheduled for October 18, 2013 from 9 am to 11 am. The Owner and project architect will be on site. Contractors must attend and sign in at the walkthrough to be eligible to submit their qualifications for this project.

Project Description:
Project includes exterior repairs of water damaged south exterior wall, replacement of existing plumbing supply lines, heating system replacement, miscellaneous seismic improvements, new fire sprinkler and fire alarm system, rebuild south stair to code compliant for riser height, tread depth and stair width, and miscellaneous other repairs. Apartments will remain occupied throughout construction. Project is required to meet the Washington State Evergreen Sustainable Development Standard (ESDS).

Specific Considerations:
Pre-construction Services: The General Contractor must be available to provide immediate input to the development team on the design and cost estimating for construction as well as other Pre-construction services. Pre-construction services will also include a design contract between selected General Contractor and the Owner for bidder design of the building’s fire sprinkler, mechanical, electrical and plumbing systems. This bidder design work will need to coordinate closely with and satisfy Evergreen Sustainable Development Criteria for the project.

This project is expected to be financed with funds from the City of Seattle Housing Levy, Washington State Housing Trust Fund, King County Housing Finance Program, and Low Income Housing Tax Credits. State prevailing residential wage rates will apply to this project. Detailed requirements include:

a. Affirmative Action Guidelines
c. Section 3 hiring practices

Minimum Required Qualifications/Information:
1. Licensed Contractor in the State of Washington.

2. Successful completion, in the last five years, by your firm, project manager and the job superintendent assigned to this project, of at least three similar construction projects with construction contracts in excess of $1,000,000, with at least two projects in the City of Seattle. Occupied rehabilitation experience is strongly preferred. Provide owner name, location, brief description, original and final construction cost, scheduled and actual completion date.

3. Ability to obtain a payment and performance bond in the full amount of the Contract.

4. Specific experience in administering complex Washington State prevailing wage requirements.

5. Specific experience in administering complex Section 3 requirements and nurturing local partnerships to meet these requirements.

Preferred Qualifications:

1. Successful experience working with projects funded with (LIHTC) Low-Income Housing Tax Credits, Washington State Housing Trust Funds and City of Seattle Office of Housing Levy.

2. Successful experience with Evergreen Sustainable Development criteria and other green rating programs.

3. Successful experience working on occupied rehabilitation projects.

Required Submittals (Please submit one electronic copy of each of the following):

1. Contractor’s Qualification Statement, in contractor’s preferred format addressing minimum and preferred qualifications listed above.

2. Any additional materials that will assist the Owner in evaluating the qualifications of your firm.

3. Please explain your interest in working on this project.

4. A brief history of your company.

5. References from Owner or Owner’s Rep for similar projects completed in the last 5 years.

6. Volume of work for each of the last three years, in total value of construction. Provide estimated volume for 2012 and 2013.

7. Provide the name of your insurance carrier and describe the insurance you would provide for this project. Provide proof of ability to provide insurance for at least the amounts listed in the General Conditions.

8. Provide your bonding capacity (project and aggregate) and approximate rate for this project.

9. Provide a bank reference(s) and contact person.

10. Include a copy of the financial statement for your firm.

11. Identify any legal claims for projects by your firm in the last five years, for aggregate amounts exceeding $50,000. Provide a brief description of the status or resolution of the claim.

12. Project Staffing
   List key personnel who will be assigned to the project, including project manager, superintendent and estimator. List proposed field and office staff for the construction phase. Provide brief resumes.
13. Include a list of current projects and pipeline projects with timelines.

14. Project Fee - Submit two bid numbers on the Fee Proposal Form as enclosed. The first number shall be for the Percent Fee, the second shall be for the Specified General Conditions Work. The terms Percent Fee and Specified General Conditions Work are specifically defined in the Fee Proposal Form.

State your Percent Fee as a percentage and multiply it by the estimated GMP indicated on the Fee Proposal Form to determine a single lump sum number for the dollar amount of the Percent Fee. The dollar amount of the Percent Fee will be added to the fixed dollar amount for the detailed Specified General Conditions Work to determine a single number for a total bid for Contractor’s fee for the work.

In completing the Fee Proposal Form, the proposer must enter a number for both the Percent Fee and the detailed Specified General Conditions Work. No other entries, modifications, or qualifications shall be made to the bid. Failure to comply in full with these requirements shall be grounds for a bid being declared non-responsive. The Owner reserves the right to reject any or all bids, and to waive informalities or non-material irregularities in the bids received.

Bids must be (1) submitted on the forms furnished by Owner or on copies of those forms, and (2) manually signed in ink. The person signing the Fee Proposal Form must initial each page.

Proposers shall submit bid amounts in the format provided in the Fee Proposal Form. Only the amounts and information asked for in the Fee Proposal Form furnished will be considered as the bid. All blank spaces must be filled in.

**Evaluation Criteria:**

1. The firm meets minimum and preferred requirements and; has successfully completed at least two projects similar in scope, size and complexity; and funding type.

2. The firm demonstrates that it has the experience to provide construction services for a publicly funded project at a competitive cost in a responsive manner.

3. The firm demonstrates that it has completed similar projects in a reasonable period of time.

4. The firm demonstrates that it works well with owners and project design teams to deliver projects of high quality at reasonable cost with a minimum number of change orders.

5. Such other information as may be secured having a bearing on the decision.

**Selection:**

The project team intends to select three to five Contractors for interviews following review of qualifications.

**For More Information:**

Contact Bill Singer, Environmental Works at (206) 787-1372, bsinger@eworks.org

**Response Deadline:**

All Pre-Qualification material must be submitted, in pdf format to each of the following:

Bill Singer  
Environmental Works Community Design Center  
bsinger@eworks.org

Katie Porter
Capitol Hill Housing
kporter@capitolhillhousing.org

Not later than Monday, October 28, 2013 at 4:00 P.M.

Attachments:
Survey
Floor Plans
Outline Specifications
Evergreen Checklist
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</table>
1. Please submit two bid amounts on the Fee Proposal Form included with these instructions. The first amount is the “Percent Fee” and the second amount is the “Specified General Conditions Work”.

2. The bid for the Specified General Conditions Work is to be based on the draft scope of work in the RFP with an estimated Construction Start Date of April 1, 2014 and a completion date of November 2, 2014. During GMP negotiations the Owner and the Contractor will agree to the best scheduling approach for the project. If the contract schedule is shorter or longer than the schedule identified in the RFP, the Owner and the Contractor will discuss options and impacts.

3. The bid for the Specified General Conditions shall include all staffing necessary to perform the Work, and must include at a minimum those individuals identified as the project team in the RFP Proposal for the percentage of time reflected in the Proposal and as required to meet the terms and conditions of the Contract.

4. The bid for the Percent Fee should be based on the estimated construction contract amount in item 6. below.

5. The Owner may, at its sole discretion, perform a cost and/or price analysis of any or all components of the price offer. Should the analysis reveal any unacceptable or unreasonable costs or pricing in any component of the price offer, the Owner reserves the right, at its sole discretion, to seek clarification of the pricing and/or to consider the bid non-responsive and reject the Fee Proposal. If requested by the Owner, a proposer must submit supporting pricing information, including, but not limited to, anticipated level of effort, personnel cost elements such as direct salary rates by position and overhead rates (expressed as a verifiable rate), and other direct and indirect costs. Cost/price information may be evaluated to determine allowability, reasonableness, and proper allocability per the RFP and Contract requirements.

6. TO CALCULATE ESTIMATED GMP ON THE ENCLOSED FEE PROPOSAL FORM UNDER THE PERCENT FEE SECTION, PROPOSERS SHOULD ASSUME THE FOLLOWING:

   (i) AN ESTIMATED CONSTRUCTION COST OF $1,375,000
   (ii) CONTRACTOR INSURANCE AS 1.15% OF CONSTRUCTION COST
   (iii) MATERIAL, PAYMENT & PERFORMANCE BONDS OF 1.25% OF CONSTRUCTION COST
   (iv) B&O TAX OF 0.69% OF CONSTRUCTION COST.

   AMOUNT FOR GENERAL CONDITIONS SHALL BE AS BID BY THE PROPOSER.
   ESTIMATED GMP = ESTIMATED CONSTRUCTION COST + CONTRACTOR INSURANCE + BONDS + B&O TAX + SPECIFIED GENERAL CONDITIONS BID.

   EXAMPLE:  $1,357,000 (Construction Cost) + $15,812 (Insurance) + $17,187 (P&P Bond) + $9,487 (B&O Tax) + [___________] (General Conditions Bid) = Estimated GMP
Fee Proposal Form

Fee Proposal due: October 28th, 2013, 4:00 PM

Deliver to: Attn: Katie Porter
Capitol Hill Housing
1402 Third Ave
Seattle, WA 98101

<table>
<thead>
<tr>
<th>Proposal Item</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Percent Fee ((\text{Percentage} \times \text{GMP} = \text{Amount}))</td>
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<tr>
<td>Specified General Conditions Work</td>
<td>$</td>
</tr>
<tr>
<td><strong>Fee Proposal Amount</strong></td>
<td>$</td>
</tr>
</tbody>
</table>

REPRESENTATIVE AUTHORIZED TO SIGN FOR PROPOSER:

Signature:  Date

Proposer’s Business/Company:
Haines Apartment
Rehabilitation
1415 E. Olive Street, Seattle, WA

OUTLINE SPECIFICATION
Project Number: 13-041
Sept.9, 2013
PROJECT DATA  HAINES APARTMENT

OWNER  Capitol Hill Housing
ADDRESS  1415 E. Olive Street, Seattle

Zoning:  LR3
Parcel Number  600300-0860-03
Legal Description  Nagles Add East 52 Ft. of Lots 5 & 6 & East 52 Ft. of North 2.5 Ft. of Lot 4 All in Blk 24 Nagle’s Addition Less Portion Thereof conveyed for Alley Purposes by Deed Rec No 185109 TGW West 2.5 Ft of Lots 7 & 8 Blk 24 Compton’s first Addition

Occupancies  R2 – residential
S2 – Storage (Basement: building use; tenant)

Construction  Type V-B, non sprinklered
Concrete perimeter foundation and basement wall
Wood frame interior post and beam structure supporting 1st floor
Wood frame exterior walls with brick veneer and stucco cladding
Wood frame walls, floors and roof, typical

Lot area  6,376 s.f.
Floor Area  17,418 s.f. – Basement 2,160 S.F., Floors 1-3 – 5,086 s.f./each
Height  39’6” Existing Height – three stories above grade plus partial basement

Dwelling Units  30 existing – 15 one-bedrooms and 15 studios,
Fire sprinkler system  None existing. Install new NFPA 13 throughout
Fire alarm system  Replace existing

DIVISION 0  BIDDING REQUIREMENTS, CONTRACT FORMS, AND CONDITIONS OF THE CONTRACT

DOCUMENTS TO INCLUDE:

Non Collusion Affidavit
Equal Opportunity Clause
General Conditions of the Contract of Construction – AIA Document 2007 A201
Supplementary Conditions of the Contract for Construction

DIVISION 1  GENERAL REQUIREMENTS

SECTION 01010  SUMMARY OF WORK

SCOPE OF WORK

The project described in the design documents includes, but is not limited to:

1.  Site improvements:
   New 4” fire service and meter from water main in E. Olive St.

2.  Building:
Exterior

Replace sheet metal coping at the transition from brick to stucco – east, west and north sides
Replace sheet metal coping at top of roof parapet
Tuck Pointing
  o Repair existing concrete cover on brick window sills at several locations
  o New tuckpointing of east exterior brick wall
  o Add new Helifix stainless steel brick ties from the exterior at selected locations per direction from structural engineer
South Wall – rebuild to 1-hour rating
  o Strip wall to studs, install R15 high density batt insulation in stud space, install new plywood sheathing, 5/8” type ‘X’ GWB sheathing, WRB, R6 Roxul mineral fiberboard insulation, 1x4 p.t. furring strips and painted fiber cement siding
Window installation – remove and reinstall (3) 3’4”x5’6” windows
Tear-off and replace existing roofing with new 4-ply built-up torch down roofing system

Interior

Domestic water:
  o Replace existing domestic galvanized hot and cold water piping with copper and PEX piping to every plumbing fixture
  o Insulate all hot water pipe
  o Insulate all cold water pipe in unconditioned spaces
  o Replace all plumbing fixtures (except tubs & showers) with water saving fixtures
  o Replace existing waste pipe horizontal runs to fixtures throughout building and damaged waste lines in crawlspace
Heating system:
  o Remove existing boiler, hydronic piping and cast iron radiators throughout building
  o Provide new 800 amp electrical service to building
  o Install electric cove heaters and electronic thermostats at each living room and bedroom throughout building
Replace roof hatch and add new steel access ladder
Rebuild south stair
  o Remove existing stair framing – Basement to 3rd floor
  o Build new wood framed stair (increase opening for stair to include closet in the 110, 210 & 310 units) with rubber treads and nosing and wood handrail
  o Add new closet with sliding door to the 110, 210 & 310 units
  o Move door to stair 4’0” to the north
Lighting in common areas
  o Install new lighting at corridors, stairs and porch (reduce number of lights in hallways)
Tub/shower surrounds
  o Install 1-piece plastic laminate tub surrounds at all locations where replacement of mixing valve will require destruction of tile
Fire Sprinkler system
- Provide new fire sprinkler system in compliance with NFPA 13 with new 4” fire sprinkler service connection in Olive St. and DDCV & FDC connection

Basement level upgrades
  - Replace all light fixtures

Kitchen Exhaust
  - Replace all light fixtures

Corridor Ventilation
  - Install new rooftop air handling unit with a gas heater and a vertical shaft adjacent to the corridor carrying air ducted to the corridors through high sidewall grills

- Install new fire alarm notification and detection system
- Paint hallways and replace carpet
- New countertops/cabinets at apartment kitchens throughout building
- Provide (6), two at each floor, 45-min rated glass relites into the corridor at the North stair
- Install grab bars at toilets and tubs of all apartment bathrooms
- Provide seismic upgrades at basement/crawlspace, 1st Floor and 2nd Floor as outlined in structural engineer’s report

**WORK BY OTHERS**

The following utility connections shall be paid for by the Owner:
- Water (new) – Fire sprinkler supply line
- All coordination by the Contractor:

**CONTRACTS**

The Contractor shall provide all items, articles, materials, operations or methods listed, or noted, including all labor, equipment and incidentals necessary and required for proper and timely completion of the Work.

The Contractor shall employ only fit and skilled persons and maintain proper order at the place of Work; use new materials unless specifically noted or directed; and maintain the Project Site as a safe and secure work place conforming to applicable codes and regulations.

*Payment and performance bond is required.*

*State Residential Prevailing Wages apply.*

**COORDINATION**

Contractor shall be responsible for properly coordinating the Work of Subcontractors. Contractor shall be responsible for assuring Subcontractors' familiarity with all requirements of the Contract.

**SECTION 01060 REGULATORY REQUIREMENTS**

**CODES AND STANDARDS**

References to standard codes and specifications shall mean and intend the latest edition (2012) of such specifications or codes published and adopted by the local jurisdiction and other agencies having jurisdiction. Where there are discrepancies the more stringent regulations shall govern.

Project will be subject to Evergreen Sustainable Development Standards. Reporting requirements and third party verification apply.

**PERMITS AND FEES**
The Contractor shall pay required taxes; secure and pay for, as applicable and necessary, all permits, construction inspections and licenses except for the Building Permit which will be provided by the Owner. (i.e. Contractor to provide street use permit, plumbing, mechanical, electrical and all other required permits).

SECTION 01200  PROJECT MEETINGS

MEETINGS
1. Pre-construction Meeting
2. Weekly Site Meetings at which the following shall be represented:
   Owner;
   Architect;
   Contractor.

SECTION 01340  SUBMITTALS

CONSTRUCTION SCHEDULE
Critical Path Method, Five copies, within 15 days of contract award. Resubmit periodically as schedule changes.

SCHEDULE OF VALUES
CSI format, Five copies, within 15 days of contract award.

SHOP DRAWINGS AND PRODUCT DATA
Five copies for Architect review prior to fabrication. Two week review time.

INSTRUCTION MANUALS
Two bound sets for mechanical, electrical, and special equipment.

FINAL INSPECTION
Certified copy of final inspection by permitting agency.

SECTION 01350  SUSTAINABLE DESIGN AND CONSTRUCTION PROCEDURES

ESDS Standards Version 2.1 for Urban Rehab projects will be required for this project. See ESDS checklist for applicable standards.

SECTION 01400  QUALITY CONTROL

TESTING
Testing laboratory services will be provided by an independent firm retained by the Owner.

SUPERINTENDENT
The Contractor will have a full time superintendent on site during normal working hours during the course of construction.

QUALITY CONTROL
Beginning Work on any section of the construction will imply acceptance of existing conditions as sufficient and satisfactory. Any defects in existing Work should be reported to the Architect in writing. The defective Work shall be corrected before commencing new Work.

WARRANTY
The Contractor shall be responsible for all Work executed under this Contract for a period of one (1) year after Acceptance of the Work, except where longer times are specifically noted in the Specifications. Contractor shall make necessary repairs and replace materials or workmanship
which proves defective during that period or other damage caused by such failures without expense to the Owner. This clause shall not be interpreted as to hold the Contractor responsible for making good any deterioration or damage due to use or abuse by the Owner.

The contractor shall provide orientation for owner of all mechanical, electrical, and sprinkler systems at time of final acceptance. Contractor shall also provide blow-out or draining of automatic sprinkler system through first cycle (1 year).

SECTION 01500 CONSTRUCTION FACILITIES
AND TEMPORARY CONTROLS

FIELD OFFICE
Furnish and install a temporary field office adequate in size and accommodation for all Contractor's offices, superintendent's office, project meeting space and supply and tool room. Provide and maintain telephone and internet service at the site for the duration of construction.

BARRIERS, SAFETY GUARDS AND WARNINGS
The Contractor shall furnish, install, and maintain for the duration of construction all required scaffolds, tarpaulins, barricades, canopies, warning signs, steps, bridges, platforms, and other temporary construction necessary for proper completion of the Work in compliance with all pertinent safety and other regulations.

Preserve and protect existing trees scheduled to remain.

TEMPORARY UTILITIES
The Contractor shall bear the cost of electricity, water, and heat provided for construction. The Contractor shall provide temporary heating and lighting as required for all painting, plaster board, and similar finish work.

PROGRESS CLEANING
Execute periodic cleaning to keep Work, Site and adjacent properties free from accumulations of waste materials, rubbish and windblown debris resulting from construction operations. Dispose of in compliance with governing codes, ordinances, regulations and anti-pollution laws. Control dust during painting.

FINAL CLEANUP
Final cleaning shall be in accordance with excellent housekeeping practices. Remove grease, waste, adhesives, dust, dirt, stains, fingerprints, labels and other foreign materials from sight exposed interior and exterior surfaces. Wash and shine glazing and mirrors. Polish glossy surfaces to shine clearly. Clean toilet and plumbing fixtures and trim. Clean lighting fixtures and electrical equipment including lenses inside and out. Broom clean exterior paved surfaces; rake clean other surfaces of grounds. Prior to Final Completion, Contractor shall make inspection and verify entire Work clean.

SECTION 01505 CONSTRUCTION WASTE MANAGEMENT
Salvage and/or recycle at least 75% (by weight) of all construction, demolition, and land clearing (CDL) waste generated.

SUBMITTALS
Waste Management Plan: Submit waste management plan at least 7 days prior to the start construction.
Waste Management Report: Submit a waste management report concurrent with each Application for Payment.

Final Waste Management Report: At project completion submit a final waste management report documenting the final percentage of CDL waste salvaged and/or recycled.

DIVISION 2 SITE WORK

SECTION 02070 DEMOLITION

HAZARDOUS MATERIALS
Asbestos containing materials have been detected and have been found to contain greater than 1% asbestos. As follows:
- Popcorn ceiling texture throughout building
- Wallboard at misc. locations
These must be abated and properly disposed of.

Lead containing paint detected. Results range from 0.0031 to 0.1700%. Proper demolition procedures and disposal methods to be followed.

Fluorescent light fixtures: ballasts are assumed to contain PCBs, lamps contain mercury. Remove and dispose of properly.

DEMOLITION
Protect active lines encountered and notify Owner and Architect. Remove debris as the Work progresses. Dispose of debris at Contractor's expense. Maintain the premises in a neat, clean, and safe condition. Remove all other material from site.

Exterior:
1. South exterior wall finish to studs

Interior:
1. South stair
2. Dwelling unit plumbing fixtures and supply piping
3. Electrical fixtures equipment wiring and conduit; as required for installation of new plumbing
4. Hydronic heating system including boiler, boiler venting, all hydronic piping, cast-iron radiators
5. Wall assemblies as required for installation of new work

SECTION 02600 WATER SYSTEMS

WATER SUPPLY
Connect new fire sprinkler line to existing water main system at E. Olive St. Install new water meter. Provide new fire department connection at the building.

DIVISION 4 MASONRY

SECTION 04150 MORTAR AND GROUT

Provide at all existing brick veneer walls being tuckpointed:
1. Cement Mortar: Portland Cement Type N.
2. Grout: Non-shrink grout by an approved manufacturer.
SECTION 04200  TUCKPOINTING

Tuckpointing existing brick veneer walls on the east side of the building:
3. Remove all loose units, mortar and broken pieces and replace with reclaimed or new units.
4. Cut back all joints 1-1/2” using grinders or suitable tools that will assure no damage to edges or corners of masonry.
5. After cutting, thoroughly flush joints with water under moderate pressure.
6. Force mortar in recess with narrow joiner. Tool to provide a mortar joint to match existing joints.

DIVISION 6  WOOD AND PLASTICS

General Notes for Division 6

LOW VOC ADHESIVES AND SEALANTS

Comply with Evergreen Sustainable Development Standard Criteria 6.2. The VOC content of all adhesives and sealants used in the project must be less than the current VOC content limits of South Coast Air Quality Management District (SCAQMD) Rule #1168, http://www.aqmd.gov/rules/html/r1168.html AND all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51. http://www.arb.ca.gov/DRDB/BA/CURHTML/R8-51.HTM.

SUBMITTALS

Provide a cut sheet and a Material Safety Data Sheet (MSDS) for each adhesive and sealant used in the building highlighting VOC limits.

Provide a cut sheet and a Material Safety Data Sheet (MSDS) for each varnish or sealer used in the building highlighting VOC limits and chemical component limits.

Provide documentation from the supplier indicating the location at which the product was manufactured for the following materials:

06010  Lumber
06300  Finish Carpentry Materials - Interior

SECTION 06010  LUMBER

LUMBER
All lumber is to be in accordance with WWPA Grading Rules. All lumber to be kiln dried.

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<th>Grade</th>
<th>Material</th>
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<tr>
<td>Light Framing</td>
<td>Stud Hem Fir</td>
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<tr>
<td>All Other Framing</td>
<td>#2 Doug Fir</td>
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Construction shall be as follows.

Exterior Walls 2 x 6 @ 16 inches on center
Interior Walls 2 x 4 @ 16 inches on center (except plumbing and party walls)
Floors Prefabricated joists as required by span
Roof Sheathing 1/2 inch CD plywood with exterior glue (panel index 24/0)
Floor Sheathing 3/4 inch plywood with exterior glue (panel index 36/16)
3/8 inch underlayment at areas to receive vinyl flooring
Wall Sheathing 1/2 inch plywood sheathing
All lumber in contact with concrete or exposed to weather shall be pressure treated.

SECTION 06300 FINISH CARPENTRY - INTERIOR

Comply with Evergreen Sustainable Development Standard Criteria 7.1, No Added Urea Formaldehyde.

INTERIOR TRIM
Paint grade, preprimed, Hem/fir (no finger joints):
- 1 x 3 door casing, 1 x 6 window sills and 1 x 2 apron trim, 1 x low wall caps and 1 x 2 aprons

INTERIOR STAIRS (New exit stair)
3/4 inch plywood treads, 1/2 inch plywood riser on with rubber treads or carpet with rubber noses will be laid. Metal handrails see Division 5 METALS

SECTION 06410 PREMANUFACTURED CABINETS

Comply with Evergreen Sustainable Development Standard Criteria 7.1, No Added Urea Formaldehyde.

GENERAL
Provide all material and labor to manufacture and install casework as shown on Drawings and specified herein, including:

- Kitchen Cabinets
- Bath Cabinets
- Countertops
- Backsplashes
- Miscellaneous Cabinets and countertops

CABINETS
Solid plywood doors attached to solid hardwood frame. ¾” thick Melamine boxes.
Manufacturer: Lanz, Markay Cabinets or equal.

COUNTERTOPS
Plastic laminate on 3/4 inch high density fiberboard countertops with double radius edge and four inch backsplash.

CABINET HARDWARE
Provide and install all hardware required for completely operable casework. Including:

- Full extension drawer slides, 2 each per drawer
- Concealed hinges, 2 each per door
- Shelf brackets
- 3 inch wire pulls, one each per door and drawer front
- Magnetic catches, one each per door

DIVISION 7 THERMAL AND MOISTURE PROTECTION

General Notes for Division 7

8
LOW VOC ADHESIVES AND SEALANTS
Comply with Evergreen Sustainable Development Standard Criteria 6.2. The VOC content of all adhesives and sealants (including all caulking) used in the project must be less than the current VOC content limits of South Coast Air Quality Management District (SCAQMD) Rule #1168, http://www.aqmd.gov/rules/html/r1168.html AND all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51. http://www.arb.ca.gov/DRDB/BA/CURHTML/R8-51.HTM.

SUBMITTALS
Provide a cut sheet and a Material Safety Data Sheet (MSDS) for each adhesive and sealant used in the building highlighting VOC limits.

Provide a cut sheet, as indicated in the relevant sections below, for each product highlighting recycled content. Recycled content should indicate the percentages of both post-consumer and post-industrial content.

Provide documentation from the supplier indicating the location at which the product was manufactured for the following materials:

07210 Insulation (each insulation product to be documented separately)
07460 Siding
07610 Metal Roofing/Siding

SECTION 07210 INSULATION

SUBMITTALS
Provide a cut sheet for each insulation product highlighting recycled content. Recycled content should indicate the percentages of both post-consumer and post-industrial content.

GENERAL
Insulation, including facings, shall have maximum flame-spread rating of 25 and a maximum smoke density of 450, except in concealed spaces when installed in substantial contact with the unexposed surface of ceiling, floor or wall finish.

THERMAL INSULATION
Fiberglass batt insulation with vapor barrier. Minimum R values as follows:

- Exterior Walls
  - Minimum R-15 high density batts at all exposed wall cavities with R-6 semi-rigid mineral wool in fiberglass clips with rain screen detail.

- Ceilings
  - R-38 minimum

Provide insulation at all waterlines exposed to weather or waterlines in uninsulated walls and floors. Insulate hot water lines throughout. See Section 15250 Insulation.

SECTION 07260 WEATHER RESISTIVE BARRIER (WRB)

AIR BARRIER
DuPont Company; Tyvek Commercial Wrap.

SELF-ADHESIVE MEMBRANE FLASHING
Waterblock Waterproof Flashing Membrane;
Top Face: UV-resistant polyethylene woven complex;
Core: Premium grade S.B.S. modified bitumen;
Under Face: Release silicone plastic film.
Thickness: 40 mil.

Provide high temperature membrane at locations subject to high temperatures, and foil face membrane at locations where exposed, including but not limited to base of wall conditions.

SECTION 07310 MEMBRANE ROOFING

TYPE
Smooth surfaced, torch applied, fiberglass reinforced modified bitumen sheet over nailable base sheet, bearing UL Class A external fire exposure label. Malarkey or approved equal.

WARRANTY
Provide manufacturer’s 20 year warranty.

SECTION 07460 FIBER CEMENT SIDING

5/16” fiber cement panels (4’x10’) mounted vertically.
Type: preprimed (front, back and edges) smooth.
Assume inclusion of all of the manufacturer’s accessories, corner and trim pieces as well as matching caulking.
Assume vertical panel orientation (as indicated in the exterior elevations).

SECTION 07700 ROOFING SPECIALTIES AND ACCESSORIES

SCUPPERS, DOWNSPOUTS AND FLASHINGS
22 gauge baked enamel aluminum flashings, copings, scuppers, downspouts (3 x 4), and flashings. Standing seam joints at copings.

VENTS
22 gauge baked enamel aluminum screened vented flashings at roofs.

SECTION 07900 CAULKING AND WEATHER SEALANTS

Comply with Evergreen Sustainable Development Standard Criteria 6.2. All caulking and sealants utilized at the building interior shall adhere to the following requirements: The VOC content of all adhesives and sealants used in the project must be less than the current VOC content limits of South Coast Air Quality Management District (SCAQMD) Rule #1168, http://www.agmd.gov/rules/html/r1168.html AND all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51. http://www.arb.ca.gov/DRDB/BA/CURHTML/R8-51.HTM

CAULK
Paintable, DAP architectural grade caulking compound or equal.

SEALANT
Paintable, Silicone based sealant. Polyurethane base.

DIVISION 8 DOORS AND WINDOWS

SECTION 08200 DOORS AND FRAMES
INTERIOR DOORS
Pre-hung 1 ¾ thick solid core paint grade doors with paint grade Western Hemlock frame. No doors on clothes closets.

SECTION 08800       GLAZING

Fire Rated Relites
Fire rated glazing in hollow metal frames with a complete assembly rating of 45-min.

DIVISION 9       FINISHES

General Note:
Formaldehyde: Any product purchased with formaldehyde levels above 0.05 ppm must bear a label in accordance with 29 CFR 19010.1048. Pg 8-3.

General Notes for Division 9

SUBMITTALS
Provide a cut sheet, as indicated in the relevant sections below, for each product highlighting recycled content. Recycled content should indicate the percentages of both post-consumer and post-industrial content.

SECTION 09250       GYPSUM BOARD

SUBMITTALS
Provide a cut sheet for each product highlighting recycled content. Recycled content should indicate the percentages of both post-consumer and post-industrial content.

INTERIOR WALLS AND CEILINGS
5/8” Type “X” Gypsum wallboard at all walls and ceilings, moisture resistant at kitchen and bathroom walls. 5/8” Type “X” at rated construction where shown on drawings. Screw fasten. Light orange peel texture.

Gypsum wallboard face paper to have a minimum recycled content of 100%. G-P Gypsum, or approved equal.

Water resistant wallboard at walls of Kitchen, all Toilets, and Laundry room.


SECTION 09650       RESILIENT FLOORING

RUBBER BASE
ASTM F 1861, Type TS rubber, vulcanized thermoset; top set Style B, Cove
Height: 4 inches
Thickness: 0.125 inches
Provide the manufacturer’s accessory pre-molded external and internal corners.
Provide rubber base throughout.
RUBBER STAIR SYSTEM
Complete rubber stair system consisting of stringers, risers, treads (w/ contrasting 2 inch wide nosing) and rubber tile flooring at landings.
Manufacturer: Roppe or approved equal.
Minimum thickness: 0.1875 inches.

SECTION 09680 CARPET

CARPET TILE
Provide at all corridors and common spaces (unless noted otherwise).
Assume Patcraft Z6473-Dwell-EW24 24 inch x 24 inch carpet tile or equivalent.

SECTION 09900 PAINTING

GENERAL
All interior paints, varnishes and primers shall meet or exceed GS-11 Green Seal standards limiting VOCs (volatile organic compounds). This requirement applies to all materials wet applied on site.

THIS IS A MANDATORY REQUIREMENT FOR THE PROJECT

VOC LIMITS

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<thead>
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<th>Paint Type</th>
<th>Maximum VOC Limit</th>
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<tr>
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<tr>
<td>Non-Flats</td>
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<td>Primer or Undercoat</td>
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<tr>
<td>Floor</td>
<td>100 g/L</td>
</tr>
<tr>
<td>Anti-corrosive</td>
<td>250 g/L</td>
</tr>
</tbody>
</table>

If colorant is added at Point of Sale, the VOC content shall not exceed the following:

<table>
<thead>
<tr>
<th>Paint Type</th>
<th>Maximum VOC Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats w/ colorant added at point of sale</td>
<td>100 g/L</td>
</tr>
<tr>
<td>Non-Flats w/ colorant added at point of sale</td>
<td>100 g/L</td>
</tr>
<tr>
<td>Primer or Undercoat w/ colorant added at point of sale</td>
<td>100 g/L</td>
</tr>
<tr>
<td>Floor w/ colorant added at point of sale</td>
<td>100 g/L</td>
</tr>
<tr>
<td>Anti-corrosive w/ colorant added at point of sale</td>
<td>250 g/L</td>
</tr>
</tbody>
</table>

Green Seal prohibited chemical components include: benzene, toluene, vinyl chloride cadmium, lead, mercury, and formaldehyde.

EXTERIOR FINISHES

Preprimed fiber cement panels and trim:
(2) coats exterior latex satin enamel

Galvanized Metals:
(1) coat primer
(2) coats exterior alkyd gloss enamel
INTERIOR FINISHES
Paints and coatings must meet or exceed the VOC and chemical component limits of Green Seal requirements.
Green Seal VOC limits for paint:

- Non-Flat: 150 g/L
- Flat: 50 g/L

Green Seal prohibited chemical components include: benzene, toluene, vinyl chloride cadmium, lead, mercury, and formaldehyde.

Materials not specifically noted but required for the work, such as linseed oil, shellac, thinners or other materials shall be the product of the approved paint manufacturer.

Gypsum Wallboard (All walls and ceilings)
1 coat interior primer-sealer
2 coats interior eggshell latex

Semigloss at kitchen and bathrooms

Doors, Door Frames and Casings and window sills
1 coat alkyd primer
2 coats interior latex, semi gloss

CLEANING

Clean paint spatters and stains from finished surfaces, including fixtures, glass, furniture, fittings and hardware. Do not scratch or deface finished surfaces.

DIVISION 10 SPECIALTIES
SECTION 10670 STORAGE SHELVING

CLOSETS IN UNITS 110, 210, 310
Closet rod and shelf.

DIVISION 13 SPECIAL CONSTRUCTION
SECTION 13850 DETECTION AND ALARM

Provide a code approved remotely monitored, fire alarm and detection system complete to include all required wiring, boxes, conduits, equipment, devices and interconnection with other systems.

System is to be a multi-zone, Class B, electrically supervised, non-coded type utilizing individually addressable manual pull stations, horns/strobes, mini-horns/strobes, smoke detectors, carbon monoxide detectors, heat detectors. Provide control panel with annunciator, remote annunciator and battery back-up.

SECTION 13900 FIRE SUPPRESSION

Provide a wet-pipe sprinkler system, service main piping, valves, hangers, and supports; conform to NFPA 13 manufacturer’s recommendations and Authority Having Jurisdiction.

DIVISION 15 MECHANICAL
SECTION 15000  GENERAL PROVISIONS

Submittals and Documentation shall include:

- Shop Drawings and catalogue data
- Permits
- Operation and maintenance manuals
- Operation instruction period
- As-built drawings

Provide and install complete plumbing system to include but not be limited to the following:

All piping and fittings for domestic water supply
All required pipe insulation (hot and cold)
Fixtures and trim
Fire sprinkler system per NFPA 13. See Section 13900 Fire Suppression.
New fire service connection and water meter
**Optional** – new gas water heater and storage tank to replace existing

Provide and install complete mechanical ventilation system to include but not be limited to the following:

Provide new rooftop air handling unit with a gas heater to provide tempered fresh air to the residential corridor on each floor ducted through existing vertical shaft to sidewall grilles

Provide new energy star rangehoods, duct work to the exterior and rain caps from all Residential Kitchens

SECTION 15250  INSULATION

Pipe Insulation: Fiberglass with all-purpose jacket.

Insulate all water piping (hot and cold) at unheated spaces. Insulate a hot water piping. (CW: 1/2”; HW: 1”) as follows with Preformed Glass Fiber (PGF): 4# density, 0.24K at 75°F mean temp., laminated jacket. Manville Micro-Lok AP-T or approved and Foamed Plastic (FP): 0.27K at 75°F mean temp., Armstrong Armaflex or approved.

Adhesive and tape: Foster, Sealfos #30-36 or Arabol, 3” size, foil backing, pressure sensitive lap of facing material.

Jackets: Laminate: White Kraft paper exterior, glass reinforced, aluminum foil. Foil: Aluminum foil exterior and Kraft paper reinforced with glass scrim, UL approved, 0.02 permeability. PVC Fittings: Manville Zeston

Pipe Insulation: Provide on piping as listed in table below.

<table>
<thead>
<tr>
<th>PIPE SIZE</th>
<th>Insul Type</th>
<th>Runouts</th>
<th>1”</th>
<th>1 1/4”-2”</th>
<th>2 1/2”-4”</th>
<th>5”</th>
<th>6”</th>
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</thead>
<tbody>
<tr>
<td>Domestic</td>
<td>PGF/FP</td>
<td>1/2”</td>
<td>1/2”</td>
<td>1/2”</td>
<td>1/2”</td>
<td>1/2”</td>
<td>1/2”</td>
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</table>
Condensate Drains

<table>
<thead>
<tr>
<th>Domestic HW, HWC, Tempered</th>
<th>PGF</th>
<th>1”</th>
<th>1”</th>
<th>1”</th>
<th>1 1/2”</th>
<th>1 1/2”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rain- leaders</td>
<td>PGF/FP</td>
<td>1/2”</td>
<td>1/2”</td>
<td>1/2”</td>
<td>1/2”</td>
<td>1/2”</td>
</tr>
<tr>
<td>Refrig.</td>
<td>FP</td>
<td>1”</td>
<td>1”</td>
<td>1”</td>
<td>-</td>
<td></td>
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<tr>
<td>Hot Water</td>
<td>PGF</td>
<td></td>
<td></td>
<td></td>
<td>By Man.</td>
<td></td>
</tr>
<tr>
<td>Storage Tanks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Manufacturer</td>
<td></td>
</tr>
</tbody>
</table>

Note: Insulation size may have to accommodate hot water heat trace as required.

SECTION 15410 DOMESTIC WATER SYSTEMS

Pipe: CPVC or PEX as allowed by Code and Authority Having Jurisdiction.

Provide water shut off valve at each unit and angle stops at all fixtures.

Water Hammer Arrestors: Factory Fabricated.

SECTION 15450 PLUMBING FIXTURES

Plumbing fixture schedule to be determined. All fittings to be low flow to conform to the energy code. Just, Dayton, Kohler, Elkay. Toilets to have siphon jet flush system.

Plumbing fixture schedule to be determined. **All fittings to be low flow to conform to the energy code and Evergreen requirements:**

- Toilets- 1.28 GPF or better
- Showerheads- 1.75 GPM or better
- Kitchen faucets – 1.5 GPM or better
- Bathroom faucets – .5 GPM or better

Provide minimum of four freeze-proof hose bibbs.

Provide services and connections.

DIVISION 16 ELECTRICAL

SCOPE OF WORK

**All scopes of work described in Division 16 are design/build contracts.** Provide design, labor, materials and equipment and provide satisfactory installation of electrical work ready to operate in strict accordance with the specifications and drawings. Scope of Work includes, but is not limited to, the following:

a. New 1000 amp Service Connection to replace existing.
b. Interior and Exterior Lighting Requirements:
   - Assume photometric plans will be required for all corridors
• Illumination levels in all corridors to be 20 foot candles minimum.
• All new interior light fixtures are required to be Energy-Star rated, fitted with high efficiency luminaries or lamps.
• Emergency lighting to be LED’s or similar efficiency.

c. Branch circuitry, cable, conduit, boxes, wiring and devices.
d. Interior and Exterior Lighting fixtures complete with lamps and mounting hardware.
e. Provide new code compliant exit lighting
f. Fire detection and alarm system.
f. Electric heating and controls
  • Assume King Cove electric cove heaters in all apartment unit living areas. Provide electronic thermostats in all apartment units.

SECTION 16050 BASIC ELECTRICAL MATERIALS AND METHODS

MATERIALS
Provide and install electrical system for new kitchen rangehoods, rooftop mechanical unit, fire alarm system, light fixture replacement in common areas and miscellaneous other repairs:

Copper Wiring, Receptacles, Outlets and Switches
Fire Alarm System. See Section 13850.

WIRING DEVICES
All wiring devices shall be residential grade.

TRIM PLATES
All device trim plates to be smooth plastic, ivory color. Special receptacles shall be as required to match the cord cap of equipment to be installed.

SECTION 16500 LIGHTING AND ELECTRICAL ITEMS

LIGHTING FIXTURES – COMMONS AREAS
Commercial grade Energy Star or high efficiency commercial grade fixtures and lamps. Location of all fixtures to be accessible to maintenance personnel. Recessed fixtures shall have housing containing an integral thermal device per NEC 410-65c. Provide adapters, plates, brackets and anchors where required by construction features of the building to suitably mount lighting fixtures. Security lighting is photocell LED. Comply with Built Smart requirements.

Provide lighting control system to minimize energy use. Daylight timers on all exterior lighting.

END OF OUTLINE SPECIFICATION
GENERAL NOTES:
1. PROVIDE NEW NFPA 13 SPRINKLER SYSTEM THROUGHOUT BUILDING
2. REPLACE EXISTING FIRE ALARM SYSTEM
3. REPIPE AND INSULATE ALL EXISTING PLUMBING SUPPLY LINES
4. REMOVE EXIST. HYDRONIC HEATING SYSTEM & REPLACE WITH ELECTRIC COVE HEATERS
5. REMOVE AND REPLACE ALL KITCHEN CABINETS AND COUNTERTOPS
6. REMOVE AND REPLACE ALL PLUMBING FIXTURES (EXCEPT TUBS)
7. PROVIDE GRAB BARS AT ALL TOILETS AND TUBS
TUCKPOINT ENTIRE EAST WALL UP TO 3RD FLOOR

GENERAL NOTES:
1. PROVIDE NEW NFPA 13 SPRINKLER SYSTEM THROUGHOUT BUILDING
2. REPLACE EXISTING FIRE ALARM SYSTEM
3. REPipe AND INSULATE ALL EXISTING PLUMBING SUPPLY LINES
4. REMOVE EXIST. HYDRONIC HEATING SYSTEM & REPLACE WITH ELECTRIC COVE HEATERS
5. REMOVE AND REPLACE ALL KITCHEN CABINETS AND COUNTERTOPS
6. REMOVE AND REPLACE ALL PLUMBING FIXTURES (EXCEPT TUBS)
7. PROVIDE GRAB BARS AT ALL TOILETS AND TUBS
## Integrative Design

<table>
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<td>Green Development Plan</td>
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<td>1.2</td>
<td>Universal Design</td>
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**Section 1 SUBTOTAL**: 0

## Location & Neighborhood Fabric

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<th>Criteria</th>
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<td>2.1</td>
<td>Sensitive Site Protection</td>
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<td>2.3</td>
<td>Compact Development</td>
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<td>Maximizing Density</td>
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<td>Access to Services &amp; Public Transportation</td>
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<td>Preservation of &amp; Access to Open Space</td>
<td>Optional</td>
<td></td>
<td>1</td>
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<td>2.7a</td>
<td>Walkable Neighborhoods- Sidewalks &amp; Pathways</td>
<td>Mandatory</td>
<td></td>
<td>X</td>
</tr>
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<td>2.7b</td>
<td>Walkable Neighborhoods- Sidewalks &amp; Pathways</td>
<td>Optional - Tribal projects only</td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>2.8</td>
<td>Smart Site Location: Passive Design</td>
<td>Optional</td>
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<td>0</td>
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<td>2.9</td>
<td>Brownfield or Adaptive Reuse Site</td>
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<td>0</td>
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<td>2.10</td>
<td>Access to Fresh, Local Foods</td>
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**Section 2 SUBTOTAL**: 14

## Site Improvements

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<tr>
<td>3.1</td>
<td>Environmental Remediation</td>
<td>Mandatory</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3.2</td>
<td>Erosion &amp; Sedimentation Control</td>
<td>Mandatory</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3.3a</td>
<td>Landscaping</td>
<td>Mandatory if providing Landscaping</td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>3.3b</td>
<td>Landscaping</td>
<td>Optional</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>3.3c</td>
<td>Landscaping-Significant Trees</td>
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<td></td>
<td>0</td>
</tr>
<tr>
<td>3.4</td>
<td>Efficient Irrigation</td>
<td>Mandatory if irrigation is utilized</td>
<td></td>
<td>n/a</td>
</tr>
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<td>3.5</td>
<td>Surface Water Management</td>
<td>Optional</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>3.6</td>
<td>Storm Drain Labels</td>
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<td></td>
<td>X</td>
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**Section 3 SUBTOTAL**: 0

## Water Conservation

<table>
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<tr>
<th>#</th>
<th>Criteria</th>
<th>Requirement Type/Optional</th>
<th>Points</th>
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</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Water-Conserving Fixtures</td>
<td>Mandatory</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>4.2</td>
<td>Advanced Water-Conserving Fixtures</td>
<td>Optional</td>
<td></td>
<td>4</td>
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<tr>
<td>4.3</td>
<td>Water Reuse</td>
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**Section 4 SUBTOTAL**: 4
### Energy Efficiency

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<tr>
<td>5.1b</td>
<td>Building Performance Standard</td>
<td>Mandatory</td>
<td>X</td>
</tr>
<tr>
<td>5.2b</td>
<td>Additional Reduction in Energy Use (PLEASE SEE NOTE)</td>
<td>Optional</td>
<td>0</td>
</tr>
<tr>
<td>5.3</td>
<td>Sizing of Heating &amp; Cooling Equipment</td>
<td>Mandatory</td>
<td>X</td>
</tr>
<tr>
<td>5.4</td>
<td>EnergyStar Appliances</td>
<td>Mandatory if providing appliances</td>
<td>X</td>
</tr>
<tr>
<td>5.5</td>
<td>Central Laundry</td>
<td>Optional</td>
<td>3</td>
</tr>
<tr>
<td>5.6</td>
<td>Efficient Lighting - Interior Units</td>
<td>Mandatory</td>
<td>X</td>
</tr>
<tr>
<td>5.7b</td>
<td>Electricity Meter</td>
<td>Optional</td>
<td>0</td>
</tr>
<tr>
<td>5.8a</td>
<td>Renewable Energy</td>
<td>Optional</td>
<td>0</td>
</tr>
<tr>
<td>5.8b</td>
<td>Photovoltaic/Solar Hot Water Ready</td>
<td>Optional</td>
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</tr>
<tr>
<td>5.8c</td>
<td>Solar Water Heating</td>
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<td>5.9</td>
<td>Domestic Water Heating</td>
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<tr>
<td>5.10</td>
<td>Domestic Water Heating</td>
<td>Optional</td>
<td>0</td>
</tr>
<tr>
<td>5.11</td>
<td>Performance Tested Building Air Sealing (PLEASE SEE NOTE)</td>
<td>Optional</td>
<td>0</td>
</tr>
<tr>
<td>5.12</td>
<td>Performance Tested Duct Sealing (PLEASE SEE NOTE)</td>
<td>Optional</td>
<td>0</td>
</tr>
<tr>
<td>5.13</td>
<td>Space Heating &amp; Cooling Equipment Replacement (PLEASE SEE NOTE)</td>
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**Section 5 SUBTOTAL:** 3

### Materials Beneficial to the Environment

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<th>#</th>
<th>Criteria</th>
<th>Requirement Type/Optional Points</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1</td>
<td>Low/No VOC Paints &amp; Primers</td>
<td>Mandatory</td>
<td>X</td>
</tr>
<tr>
<td>6.2</td>
<td>Low/No VOC Adhesives &amp; Sealants</td>
<td>Mandatory</td>
<td>X</td>
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<td>6.3</td>
<td>Construction Waste Management</td>
<td>Optional</td>
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<td>6.4</td>
<td>Environmentally Preferable Materials</td>
<td>Optional</td>
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<td>6.5</td>
<td>Water-Permeable Walkways</td>
<td>Optional</td>
<td>0</td>
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<tr>
<td>6.6</td>
<td>Water-Permeable Parking Areas</td>
<td>Optional</td>
<td>0</td>
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<tr>
<td>6.7a</td>
<td>Reduced Heat-Island Effect: Roofing</td>
<td>Optional</td>
<td>0</td>
</tr>
<tr>
<td>6.7b</td>
<td>Reduced Heat-Island Effect: Paving</td>
<td>Optional</td>
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<td>6.8</td>
<td>Socially Sustainable Products</td>
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**Section 6 SUBTOTAL:** 11
### Healthy Living Environment

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<th>Criteria</th>
<th>Requirement Type/Optional Points</th>
<th>Points</th>
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<tbody>
<tr>
<td>7.1</td>
<td>Composite Wood Products that Contain No Added Urea Formaldehyde</td>
<td>Mandatory</td>
<td>X</td>
</tr>
<tr>
<td>7.2a</td>
<td>Healthy Flooring Materials</td>
<td>Mandatory if providing floor coverings</td>
<td>n/a</td>
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<tr>
<td>7.2b</td>
<td>Healthy Flooring Materials</td>
<td>Optional</td>
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</tr>
<tr>
<td>7.3a</td>
<td>Exhaust Fans-Bathroom</td>
<td>n/a for Moderate, Mandatory for Substantial</td>
<td>n/a</td>
</tr>
<tr>
<td>7.3b</td>
<td>Exhaust Fans-Bathroom</td>
<td>5 for Moderate, n/a for Substantial</td>
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<tr>
<td>7.4b</td>
<td>Exhaust Fans-Kitchen</td>
<td>Optional</td>
<td>3</td>
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<tr>
<td>7.5</td>
<td>Ventilation</td>
<td>Mandatory</td>
<td>X</td>
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<tr>
<td>7.6</td>
<td>Clothes Dryer Exhaust</td>
<td>Mandatory</td>
<td>X</td>
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<td>7.7</td>
<td>Combustion Equipment</td>
<td>Mandatory</td>
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<td>7.8</td>
<td>Cold Water &amp; Hot Water Pipe Insulation</td>
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<td>7.9b</td>
<td>Mold Prevention: Surfaces</td>
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<td>7.10</td>
<td>Vapor Barrier Strategies</td>
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<td>Radon Mitigation</td>
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<td>Water Drainage</td>
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<td>Enhanced Building Envelope Design</td>
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<td>7.14</td>
<td>Garage Isolation</td>
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<td>7.15</td>
<td>Integrated Pest Management</td>
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<td>7.16</td>
<td>Lead-Safe Work Practices</td>
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<td>7.17</td>
<td>Smoke-Free Building</td>
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**Section 7 SUBTOTAL** 10

### Design Element: Operations & Maintenance

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<td>Resident Manual</td>
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<td>8.3</td>
<td>Resident &amp; Property Manager Orientation</td>
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<td>Educational Signage</td>
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**Section 8 SUBTOTAL** 2

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**Thresholds**

In order to ensure that your project will pass the threshold for the Evergreen Sustainable Development Standard, we advise building in a “cushion” of 5-10 points above what is required.

**Rehab - Moderate** and **Rehab - Substantial** projects must achieve 40 points

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**Overall Checklist Total** 44