

Type VA - 212 units

Wallcraft Drywall respectfully submits the following drywall proposal for the above-mentioned project. Price includes all material, labor, insurance, and clean-up for project. **Prices are good through 12/31/2024.**

Scope of Work:

1. Floor ceiling assemblies (at units, garages and common areas) to receive one-layer USG 5/8" type C fire rated gypsum board over **Dietrich Deluxe Resilient Channel** at 24" on center per detail 3/AD1.2, ESR-2540 and 6/AD1.6 for resilient channel manufactures recommendation.
2. Roof ceiling assemblies (at units and Retail / Restaurants) to receive one-layer USG 5/8" type C fire rated gypsum board over **Dietrich Deluxe Resilient Channel** at 12" on center per detail 1/AD1.2 and GA File #RC2604.
3. Corridor floor ceiling assemblies to receive one-layer 5/8" Type X gypsum board above 1 5/8" 25-gauge metal stud drop with one-layer 5/8" type X at finish per detail 8/AD1.2.
4. Breezeway floor ceiling assemblies to receive one -layer USG 5/8" type C fire rated gypsum board over **Dietrich Deluxe Resilient Channel** at 24" on center with no drop per detail 3/AD1.2.
5. Corridor roof ceiling assemblies (utility closets, stairs and storage closets) to receive two layers 5/8" Type X gypsum board above 1 5/8" 25-gauge metal stud drop with one-layer 5/8" type X at finish per detail 5/AD1.2. Drop excluded at top floor of building A and A-Alt only per plans dated 1/21/2022.
6. Balcony roof ceiling assemblies to receive two layers 5/8" type exterior ceiling board installed directly to roof truss per detail 21/AD1.2.
7. Typical one-hour unit separation wall to receive one continuous layer 5/8" type X fire rated gypsum board from slab to top floor ceiling both sides per detail 3 & 12/AD1.1. **Includes drywall at rim joist.** (
8. Typical unit to corridor separation wall to receive one-layer 5/8" type X fire rated gypsum board from slab to top floor ceiling both sides per detail 4 & 19/AD1.1. **Exclude a layer of drywall where shear no longer occurs per detail note. No drywall at rim joist.**
9. Typical one-hour fire barrier wall at amenity spaces to receive one continuous layer 5/8" type X fire rated gypsum board from slab to floor ceiling both sides per detail 20/AD1.3. **Includes drywall at rim joist.**

10. Two-hour mechanical shafts to receive two layers 5/8" type X fire rated gypsum board one three sides of shaft and one side with 1" shaft liner and CH stud assembly per detail 12/AD1.4.
11. One-layer **1/2" Dens Shield Tile backer board** behind tile at tubs in units and tile locations in amenity spaces.
12. Two-hour fire wall to receive two continuous layers 5/8" type X fire rated gypsum board from slab to roof sheathing both sides per details on AD1.4 & AD1.5.
13. Two-hour fire barrier at stair and elevator walls to receive two continuous layers of 5/8" type X fire rated gypsum board throughout per detail 4 & 8/AD1.4.
14. Two-hour exterior stair walls to receive two continuous layers 5/8" type X fire rated gypsum board on interior side with **one-layer 5/8" Dens Glass Gold under** plaster at exterior side per detail 4 & 8/AD1.4.
15. Attic draft stops to receive one-layer 5/8" type X installed where shown on roof plans per detail 16/AD3.3.
16. 5/8" type X fire rated gypsum board lining at joist bays with **Flex & Hard Duct Only** per details 12 & 15/AD1.2.
17. Joist bays at floor ceiling assemblies to receive one-layer 5/8" type X fire rated gypsum board per detail 11&15/AD1.2.
18. Fire extinguisher cabinet to be lined with one-layer 5/8" type X fire rated gypsum board per detail 19/AD1.2.
19. Joist bays at roof ceiling assemblies to receive two layers 5/8" type X fire rated gypsum board per detail 12/AD1.2.
20. 1 5/8" 25-gauge metal stud at all furred areas in units and all corridors, and at parking garage elevator lobbies and trash rooms where shown.
21. Plumbing walls only where shown in builder provided exhibit to receive 2 ½" 25-gauge metal stud.
22. 2 ½" 25-gauge metal stud at corridor 2-hour pocket doors only per detail 8/AD1.5.
23. Steel columns and beams to receive two or three layers 5/8" type X fire rated gypsum board per details on AD1.3.
24. Standard cornerbead throughout.
25. Walls and ceiling to receive a "Medium Orange Peel" type texture at units, corridors and garages.
26. Walls and ceiling to receive a "Smooth Wall" type texture at Common Amenity areas.

27. Sound caulking at party walls only. (Substitute USG 1-hr fire rated caulking in lieu of Hilti CP 606 Fire-Caulk).

28. hourly rated is \$65 per hour.

Exclusions:

1. All rated access doors.
2. Wrapping of wood post and beams.
3. Dens Armor type drywall at prelim areas
4. All RSIC Clips or upgraded sound systems.
5. Exterior Scaffolding and scaffolding at elevator shafts.
6. All metal stud at furred plumbing walls.
7. All metal stud walls throughout except at 2hr pocket door locations.
8. ***Detail 15/AD1.3 additional layers of drywall. Not called out on plans.***
9. Detail 1/AD3.3 All metal stud at shafts through roof.
10. All 2nd layers of Dens Glass under stucco at 2hr exterior walls.
11. All Dens Glass under exterior wood composite or mosaic tile.
12. Masking at floors or exposed concrete.
13. All drywall at rim joist except where mentioned above.
14. All details not called out on plans.
15. All drywall at seismic joints.
16. All additional layers of drywall to flush out walls where shear no longer occurs.
17. Shaft-wall assemblies at Elevator & trash chute fronts. (Shown in wood on plans.)
18. Offsite parking.
19. Caulking of windows, to be done by others.
20. All Dens Deck Prime or Dens Glass Gold at parapets or roof.
21. Patching of man-lifts units
22. Hilti CP 606 Fire-caulk (USG 1 hr. rated to be used)
23. Second layers on bedroom walls, not shown on plans

Prelim Drywall:

All Prelim Drywall to be installed prior to MEP installation. If MEP installation commences before prelim drywall than drywall will be installed on a T&M basis.

Plan Dates:

Architectural Plan Date:	1/21/2022
Mechanical Plan Date:	1/21/2022
Electrical Plan Date:	1/21/2022
Structural Plan Date:	1/21/2022
ID Plan Date:	1/21/2022
Specs –	No

Sound Report -

No

<u>Project Pricing</u>	<u>Gross Price</u>
Building A	\$267,819
Building A-Atl	\$293,927
Building B	\$348,458
Building C	\$1,310,740
Building D	\$1,181,069
Dog Wash	\$0
 Project Total	 \$3,402,013

Alternate Pricing:

1. Price to install 5/8" Dens Armor (or approved equal) paperless drywall for critical prelim drywall locations exposed to weather. Areas includes as follows: lined joist bays for flex duct and hard duct, behind tubs, furred plumbing walls, electrical panel bays, MSDE bays, exhaust fan boxes, dryer ducts, above corridor drops, vent shafts. **Exclude: stairwells, elevator shafts, attic draft-stopping, RIM joist, unit drops and post & beams.**

Price: **\$150,110**

2. Price to install 5/8" Dens Armor Exterior Grade (or approved equal) paperless drywall for steel post and beam wraps

Price: **\$7,877**

3. Credit to eliminate one -layer of 5/8" Type X for RIM Joist protection

Credit: **<\$40,320>**