

(Revision 1)

Project Info: 362 Units; Type III over Type I Podium

We respectfully submit the following drywall proposal for the above-mentioned project. Price includes all material, labor, insurance, and clean-up for project. **Prices are good through 12/31/2025.**

Scope of Work:

1. **Typical roof / ceiling assembly:** One layer USG 5/8" Eco Smart gypsum board on Dietrich Deluxe resilient channels at 12"o.c. per 1/A830.
2. **Typical unit floor ceiling assembly:** One layer USG 5/8" Eco Smart gypsum board on Dietrich Deluxe resilient channels at 16"o.c. per 7/A830.
3. **Corridor floor ceiling assembly:** One layer of 5/8" Type C gypsum board attached directly to floor joists with 1-5/8" metal stud dropped ceiling with one finished layer of 5/8" type X fire rated gypsum board per 11/A830 and Fairfield scope of work.
4. **Balcony roof ceiling assembly:** N/A
5. **Typical unit demising wall:** One layer of 5/8" type X fire rated gypsum board each side from unit floor to ceiling. Add one layer where plywood shear panel does not occur. Does not include joist or attic space per DW-1/A812.
6. **Typical unit to corridor demising wall:** Two layers of 5/8" type X fire rated gypsum board on unit side and one layer on corridor side from floor to ceiling per CW-1/A812. Add one layer where plywood shear panel does not occur. Does not include joist or attic space.
7. **Three-hour area separation walls:** Two layers of 1" USG Glass -Mat shaft wall liner in 2" H-Studs from foundation to underside of roof sheathing per A813.
8. **Three-hour walls at corridor:** Two layers Pabco 3/4" fire rated gypsum board each side of 3 5/8" 20ga. steel stud framed wall per A813.
9. **Typical two-hour exterior walls:** Two layers of 5/8" type X fire rated gypsum board on the interior side from floor to ceiling with one layer of 5/8" Dens Glass Gold on the exterior side per 1A/A814. Add one layer of 5/8" Den Glass Gold to exterior side where metal panels or siding occurs.

10. **Two-hour rated stair and elevator shafts:** Two layers of 5/8" type X fire rated gypsum board each side per DW-8 and RW-4/A812.
11. **Elevator front walls:** Two layers of 5/8" type X fire rated gypsum board both sides of **wood framing** by others per wall type.
12. **Smoke Doores:** Include metal stud furring for smoke doors included where shown.
13. **Tub and showers (Prelim):** One layer of 5/8" Mold Curb from tub/shower to ceiling.
14. **Tub and showers (Production):** One layer of 1/2" Dens Sheild Tile Backer board from tub / shower to ceiling at units. Public restrooms behind tile to height shown on interior elevations. Exclude furring strips (to be done by others).
15. **Plumbing walls:** 3-5/8" 25ga metal studs with one or one layer 5/8" mold curb behind per wall type.
16. **Roof parapet walls:** Excluded. To be done by roofer if required.
17. **Two-hour shafts at type III construction:** Two layers 5/8" type X each side of wall to underside of roof sheathing.
18. **Floor joist bays:** Housing HVAC duct work to be lined with one layer of 5/8" type X fire rated gypsum board per 20/A830.
19. **Steel posts and beams:** One or two layers 5/8" type X where called out per A840.
20. **Metal Stud Framing:** 1 5/8" 25ga gauge metal stud at furred ceiling areas at units and corridors.
21. **Trash chute fronts:** 2-1/2" CH studs with 1" shaft wall liner and two layers of 5/8" type X fire rated gypsum board.
22. **8th Floor Trellis:** Metal stud framing around HSS beams to be 3-5/8" or 4" 20ga metal studs at 24" oc. per 7,8/S702. Includes 5/8" Dens Glass Gold sheathing per 5/A855. Wood blocking shown in 5/A855 not included.

Type IA Metal Framing

23. **Typical interior furred ceilings:** 1-5/8" or 2-1/2" 25ga metal studs braced per SSMA.
24. **Typical exterior furred ceilings:** 2-1/2" or 3-5/8" minimum 20ga, braced per SSMA.
25. **Interior furred ceilings below podium:** 1-5/8" or 2-1/2" 25ga metal studs braced per SSMA.
26. **Exterior furred ceilings below podium:** 2-1/2" or 3-5/8" minimum 20ga, braced per SSMA.
27. **Unit Demising Walls:** Two rows of 3-5/8" 20ga metal studs with two layers of 5/8" Type X fire rated gypsum board on one side and one layer on opposite side per DM-1/A811.

- 28. Corridor / Unit Walls:** 6" 20ga metal studs & one layer of 5/8" type X over RC-1 resilient channels on one side and two layers of 5/8" type X on unit side per CM-1/A811. *NOTE: Two hour shafts adjacent to corridor walls will have framing recessed 5/8" to allow for continuous wall surface without running 2nd layer of drywall full length of wall. 2nd layer will only occur for the width of the shaft itself.*
- 29. Furred walls (Type III):** 2-1/2" 25ga studs at corridor pop outs where shown. **Exclude unit entries.**
- 30. Furred walls (Type I):** 7/8" 25ga hat channels at 24"o.c. at concrete or CMU walls where shown.
- 31. Interior walls (Type I):** 3-5/8" or 6" 20ga metal studs per A811.
- 32. Exterior walls (Type I):** 6" or 3-5/8" 16ga or 14ga metal studs at 16"o.c. with two layers of 5/8" type X fire rated gypsum board on interior side and one layer of 5/8" Dens Glass Gold under stucco at exterior side per A814. Add one layer of 5/8" Dens Glass Gold where metal panels or siding occurs in lieu of stucco.
- 33. Headers:** Boxed headers where required.
- 34. Metal framed rooftop amenities:** NA.
- 35. Metal stud Framing for outdoor BBQ per LCD.12**
- 36. T-bar ceilings:** Excluded.

Finishes / Miscellaneous Items:

37. Standard cornerbead to be installed throughout.
38. Walls and ceiling to receive a "Light Orange Peel" type texture.
39. Amenity walls and ceilings to receive a Level 5 smooth finish.
40. Sound caulking at unit-to-unit party walls and unit-to corridor walls only.
41. Access Panels: Exclude any labor or supply of panels (see alternate #2).
42. Patching of units left off for man-lift included (assume 1 man-lift).
43. hourly rated is \$75 per hour.

Exclusions:

1. Metal stud pop outs at Type III unit entries.(Shown as wood per 3/A841).
2. All drywall at RIM joist except where specifically detailed.
3. All rated access doors or installation of other trades access panels.
4. All sheet metal at steel columns.
5. Wrapping of **wood** post and beams.

Exclusions Continued:

6. Unloading, spreading or Installation of metal door frames.
7. All Fry Reglet.
8. All metal stud backing at wood framed areas.
9. Engineering of Metal Stud Framing / Design Build or Welding
10. Shaft wall systems at elevator front walls at Type III areas.
11. All scaffolding at elevator shafts.
12. Masking at floors or exposed concrete.
13. Wrapping recessed lights.
14. All details not called out on plans.
15. All wrapping of joist bays where drop ceiling occurs.
16. Offsite parking.
17. Caulking of windows and HVAC registers, to be done by others.
18. All T-Bar ceiling systems.
19. All drywall at balcony floor ceiling assemblies.
20. Skim coat on concrete ceiling at liner units (see alternate #1)
21. Prep Coat (see alternate #5)
22. Metal stud in-fill at elevator fronts (plans show wood)
23. Dens Deck prime roof board at backside of roof parapets (to be done by roofer if required)

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:	06/14/2024
Mechanical Plan Date:	06/14/2024
Structural Plan Date:	06/14/2024
ID Plan Date:	06/14/2024
Landscape Plan Date:	06/14/2024
Specs –	NOT PROVIDED
Sound Report -	01-06-2023

Project Pricing

TOTAL PROJECT: \$6,956,408

Alternate Pricing:

1. Price to apply a “smooth” / “skim coat” finish at the liner units with exposed concrete ceilings.

Price: \$17,715

2. Labor to install access panels supplied by others. (spreading of panels to be by others)

Price: \$40 / panel

3. Price to install 5/8" Dens Armor Glass Mat board in lieu of Type X for critical areas exposed to weather: *Exclude: Above drops in units, stairwells and elevator shafts:*

Prelim Location:	Dens Armor
Above Corridor Drops	\$48,611
Joist Bays	\$44,504
Post & Beams	\$4,314
Shafts	\$88,531
Behind Tubs	Included as Mold Curb in Base Bid
Behind Plumbing Walls	Included as Mold Curb in Base Bid
Price:	\$185,960

4. Install 3/4" sound board (PABCO Sound Curb or equal) at ceilings where hard surface flooring is above in wood frame units only.

Price: \$128,500

5. One layer of 5/8" Dens Deck Prime at back side of roof parapets & mech. platforms per 1/A851.

Price: \$32,331

6. Apply a prep coat at kitchen, living room, dining room, bedroom and unit corridor walls / ceilings.

Price: \$84,875

7. Credit to have all drywall and metal material waste to be scrapped and removed offsite by contractor or others.

Credit: <\$201,217>

8. has included in the base pricing the following material escalation:

Metal Studs:	\$50,000
Gypsum Board:	\$30,000