

Project Info: 316 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 12/31/2023.**

**Scope of Work:**

1. **Typical roof / ceiling assembly:** Two layers 5/8" type X gypsum board per detail 12/A9-7.6.
2. **Typical unit floor ceiling assembly: One layer of 3/4" Pabco Sound Curb fire rated gypsum board over Dietrich Deluxe resilient channel spaced at 24" on center per detail page A9-6.3.**
3. **Corridor floor ceiling assembly:** One layer of 5/8" type X fire rated gypsum board attached directly to floor joists per detail 9/A9-6.6.
4. **Balcony roof ceiling assembly:** Two layers of 5/8" Dens Glass Gold under plaster finish per detail 12/A9-7.6.
5. **Typical unit demising wall:** One layer of 5/8" type X fire rated gypsum board each side from slab to floor ceiling per W4.05/A8-1.5. Does not include rim joist per detail 2&3/A9-6.4.
6. **Typical unit to corridor demising wall:** One layer of 5/8" type X fire rated gypsum board each side with an additional layer on corridor side per W4.07/ A8-1.5. Does not include rim joist per 7/A9-6.4.
7. *Additional layer of 5/8" type X gypsum board for acoustics where indicated with dashed line per building segment plans at Type III areas only. Not shown at Type I areas.*
8. **Typical one-hour exterior wall at type VA areas:** One-layer 5/8" type X fire rated gypsum board on interior side with a plaster finish by other on exterior side per details 17-20/A9-6.6. No Dens Glass Gold included at these areas.
9. **Three-hour area separation walls:** Two proprietary layers of **National Gypsum Brand** 1" shaft liner and two layers **National Brand Gold Bond Fire Shield 5/8" type C** installed with 2" H-stud from slab to the underside of roof sheathing per detail W/4.12/A8-1.5. Continuous through floor joist.
10. **Three-hour walls at corridor:** Three layers Pabco 5/8" type C each side of 1 5/8" 20ga. steel stud framed wall per detail M4.07/A8-1.4.

11. **Typical two-hour exterior walls:** Two layers of 5/8" type X fire rated gypsum board on the interior side with one layer of 5/8" Dens Glass Gold on the exterior side per detail W6.11/A8-1.5. Does not include rim joist per detail 10 & 11/A9-6.4.
12. **Two-hour rated stair and elevator shafts:** Two layers of 5/8" type X fire rated gypsum board each side per W6.05/A8-1.5. Includes rim joist.
13. **Tub and shower tile locations:** One-layer 5/8" Dens Shield Tile Backer to be installed over one layer of 5/8" Dens Armor W6.04/A8-1.5.
14. **Roof parapet walls:** One layer of 5/8" Dens Glass Gold at exterior side. **Exclude any Dens Deck Prime at roof side per details 9 & 13/A9-7.6.**
15. **Attic Draft-stop:** One-layer 5/8" type X one side where indicated on roof segment plans per detail 4 & 8/A9-6.4. 2 1/2" 25 ga. metal stud included at corridor per detail 8/A9-6.4.
16. **Two hour shafts at type III construction:** Two layers 5/8" type X throughout per detail W6.03.
17. **Floor joist bays:** Housing HVAC duct work to be line with one layer of 5/8" type X fire rated gypsum board per detail 15/A9-6.4.
18. **Steel posts and beams:** One or two layers 5/8" type X per details on A9-5.5 & A9-5.6.
19. **Metal Stud Framing:** 1 5/8" 25ga gauge metal stud at furred ceiling areas at units and corridors.
20. **Trash chute fronts:** 1" shaft wall assembly per 5/A9-5.5.
21. **Elevator smoke doors:** 3 5/8" and 6" 25ga. framing per detail 13/A9-6.6.

#### **Type IA Metal Framing at Liner Units**

22. Ceiling bracing below podium deck at liner units to be attached to deck at 6' on center with drilled titan screw anchors per code requirements.
23. Install 1 5/8" to 6" 20ga metal studs with slotted slip track at deck for interior walls at Type I areas per plans and detail pages A8-1.3 & A8-1.4.
24. Install 6" 18ga. metal studs with slotted slip track at deck for exterior walls at Type I areas per plans.
25. 2-hour shafts at Type I areas to receive one proprietary layer Georgia Pacific brand 1" Dens Glass Saft-liner and two proprietary layers Georgia Pacific brand 5/8" Tough Rock fireguard X installed with 2 1/2" CH studs per detail M2.02(A)/A8-1.4.
26. Unit demising walls at Type I areas to receive one proprietary layer USG 5/8" AR Firecode X each side of double framed 3 5/8" 20ga. metal stud wall per detail M2.01/A8-1.4.

27. Typical unit to corridor demising wall at Type I areas to receive one layer of 5/8" type X fire rated gypsum board each side with an additional layer on corridor side per M6.01A/ A8-1.4.

### **Finishes:**

28. Standard cornerbead to be installed throughout.
29. Walls and ceiling to receive a "Light Orange Peel" type texture.
30. Amenity walls and ceilings to receive a Level 5 smooth finish.
31. Sound caulking where required at unit party walls.
32. Patching of units left off for man-lift included.
33.                    hourly rated is \$65 per hour.

### **Exclusions:**

1. Drops at top floor corridor ceilings.
2. All drywall at Rim joist except where mentioned above.
3. 3/4" Structo-Crete sheathing.
4. G90 Studs.
5. Exterior gypsum sheathing at Type I exterior walls per details M6.11 & C6.05.
6. 2<sup>nd</sup> layers of drywall at demising walls for acoustic in Type I areas. Not shown on plans.
7. Additional plumbing walls not shown on enlarged unit plans.
8. All rated access doors or installation of other trades access panels.
9. All wrapping of post and beams at 2-hour rated walls. Intumescent coating to be used per A2-10.2.
10. All sheet metal at steel columns.
11. Wrapping of **wood** post and beams.
12. Installation of metal framed doors.
13. All Fry Reglet or RSIC Clips.
14. All metal stud backing at wood framed areas.
15. Engineering of Metal Stud Framing / Design Build or Welding
16. Shaft wall systems at elevator front walls.
17. All scaffolding at elevator shafts.
18. Masking at floors or exposed concrete.
19. Wrapping recessed lights.
20. All details not called out on plans.
21. All wrapping of joist bays where drop ceiling occurs.
22. Offsite parking.
23. Caulking of windows and HVAC registers, to be done by others.
24. All T-Bar ceiling systems.
25. All drywall at balcony floor ceiling assemblies.
26. Any additional / extra pick-up for excessive trade damage for drywall repair (above and beyond standard pick-up)

### **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:**

<b>Architectural Plan Date:</b>	<b>06/08/2020</b>
<b>Mechanical Plan Date:</b>	<b>06/08/2020</b>
<b>Electrical Plan Date:</b>	<b>06/08/2020</b>
<b>Structural Plan Date:</b>	<b>06/19/2020</b>
<b>ID Plan Date:</b>	<b>07/03/2020</b>
<b>Specs –</b>	<b>No</b>
<b>Sound Report -</b>	<b>No</b>

### **Project Prices**

<b><u>Building</u></b>	<b><u>Total</u></b>
<b>Total Project Pricing:</b>	<b>\$5,997,450</b>

### **Alternate Pricing:**

1. Price to install a 3 5/8" 25ga steel stud plumbing wall in lieu of wood framed walls.

<b>Price:</b>	<b>\$74,327</b>
---------------	-----------------

2. Credit to eliminate lining of joist bays where hard duct (26ga or greater) occurs.

<b>Credit:</b>	<b>&lt;\$82,755&gt;</b>
----------------	-------------------------

**Alternate Pricing Continued:**

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

<b><u>Prelim Location:</u></b>	<b><u>Mold Curb</u></b>	<b><u>Dens Armor</u></b>
Attic Draft-Stopping	\$4,324	\$15,132
Above Corridor Drops	\$12,363	\$48,271
Joist Bays	\$20,557	\$76,949
Misc. Unit Wraps	\$3,185	\$11,148
Behind Plumbing Walls	\$4,655	\$16,293
Post & Beams	\$1,493	\$5,225
Shafts	\$14,435	\$50,522
Behind Tubs	\$9,765	\$34,178
Price:	\$70,777	\$257,718

4. Price to install two layers 5/8" type X at all two-hour exterior wall rim joist.

Price: \$50,984

5. Price to install non hardening flexible fire rated acoustical caulking at ceiling to exterior 2-hr wall (exclude any Hilti CP606).

Price: \$15,458

6. Credit to switch 3hr wall assembly to ASW 2600 / 2601. Install 1" Glass Mat Shaft Liner inserted between H-Studs and mineral wool.

Credit: <\$20,404>