

Project: Forest Lake School Redevelopment Site

Designer: Office Hughes Olsen

Date: Apr 18, 2023

Narrative Specification for Bidding

Exterior Specifications

Exterior Siding #1: LP Smartside Siding / Board-and-Batten or Lap / Smooth / Diamond Coat 'white'
or better

Exterior Trim (outside corner trim and window trim): LP Smartside Siding / 2" or less / Diamond Coat 'white'
or better

Exterior Siding #2: 1/4" Richlite / "Natural" or "Maple Valley"
no substitutions

Roofing: Tamko - Heritage / 'Rustic Black' or equivalent in Timberline HDZ
or better

Wall Insulation: Fiberglass Batts to R-21
or better

Roof Insulation: Blown Cellulose Insulation to R-49
or better

Gutters and Downspouts: Steel or Aluminum / 'white'
or better (vinyl will not be accepted)

Windows: Vinyl Clad / Thermally-Broken / Double-Glazed Low-E Argon-Filled or equivalent / 'white' / Operation per plans (Example: Thermatru or Vector)
or better (double-hung windows will not be accepted)

Exterior Doors: Insulated Fiberglass / Double-Glazed Lite / Paint Grade or Prefinished / 'white' - semigloss / Operation per plans
or better

Leverset and Lockset: Keyed lockset + keyed leverset
or better

Interior Specifications

Flooring #1: Exposed Concrete Slab / Acid Wash / Clear coat w/ H&R Clarishield
or better (vinyl flooring and luxury vinyl tile will not be accepted)

Flooring #2: Carpet / Choose one of the following:

- Interface - 'Interface Carpet Tile'
- Mohawk - 'EverStrand Residential Broadloom Carpet'
- Shaw Contract - 'Ecworx Carpet Tile'

or better (vinyl flooring and luxury vinyl tile will not be accepted)

Flooring #3: Marmoleum Clic-Loc or sim.

or better (vinyl flooring and luxury vinyl tile will not be accepted)

Kitchen Countertops and Backsplash: P-Lam or Laminate (Example: Wilsonart or Formica)
or better

Kitchen Shelf o/ Counter: Maple Butcherblock / 'Plank' style / Eased Edges
or better

Kitchen Cabinet Fronts: Paint Grade MDF flat fronts or Hardwood/Hardwood Veneer flat fronts
(P-Lam will not be accepted)

Kitchen Sink Base Cabinet: Plywood carcass

Kitchen Base Cabinets (non-sink): Carcass per G.C.

Bathroom Cabinet Fronts: Paint Grade MDF flat fronts or Hardwood/Hardwood Veneer flat fronts
(P-Lam will not be accepted)

Bathroom Vanity Cabinet: Plywood carcass

Bedroom Wardrobe Fronts: Paint Grade MDF flat fronts or Hardwood/Hardwood Veneer flat fronts
(P-Lam will not be accepted)

Wardrobe Cabinet: Plywood carcass

Bench / Cubbies: UV-Resistant Maple Plywood (Bench is 18" tall and divided into roughly 24" cubbies)
or better

Shower Pan and Surround: Fiberglass / 'white'
or better

Window Details: Sheetrock Returns (sides and head) / Painted Poplar Sill Extension (sill)

Interior Gypsum Finishes: Painted / 'white' - eggshell

Interior Doors: Solid Core / Flat Panel / Paint Grade or Prefinished 'white' - semigloss / Operation per plans

Baseboard Trim: MDF / Paint Grade or Prefinished / 'white' - semigloss
or better

Door Casings: MDF / Paint Grade or Prefinished / 'white' - semigloss
or better

Interior Hardware: provide all cabinet doors and drawers with hardware pulls (plan for \$250 allowance)

Interior Door Hardware: provide lever style door pulls for all interior doors. Bedrooms and bathrooms require privacy sets, all others can be passage sets

MEP Systems

Primary Heating & Domestic Hot Water System: Radiant in-slab heat per code / Navien combi-boiler or equal (gas or electric per G.C.) / Plan for 3 zones

Secondary Heating System: thermostat-controlled electric baseboard if req'd in any given space

Fresh Air Ventilation System: HRV with supply and extraction diffusers per code

Bath Ventilation: HRV extraction diffuser
(bath fan not required if bathrooms are ventilated with HRV)

Kitchen Ventilation: HRV supply diffuser

Radon: Passive Radon Detection System required sub-slab / per G.C. / per code

Hardwired Fixtures (recessed lights, ceiling fans, wall sconces, exterior wall sconces, exterior motion detected floodlight): Per plans / per G.C. / per code / 'white'

Electrical Service: per G.C. / per code / utilities stubbed at the street

Data Service: per G.C. / per code / utilities stubbed at the street

Sewer Hook-Up: per G.C. / per code / utilities stubbed at the street

Water Hook-Up: per G.C. / per code / utilities stubbed at the street

Appliances and Fixtures

Note: All applicable appliances must be Energy-Star rated

Range/oven: 30" / electric oven / electric or induction cooktop / stainless steel

Refrigerator/Freezer: 30" / stainless steel

Kitchen Sink: 33" double bowl kitchen sink / 1 hole / stainless steel

Dishwasher: 18" / stainless steel

Microwave: No microwave, but provide outlet for microwave in butler's pantry