

HANSEL RESIDENCE QUESTIONS AND ANSWERS TO CONTRACTORS
Main House, Gym, Detached Garage, Garden Shed & Grounds
March 9, 2010

473 Cahill Lane
Santa Rosa, California 95401

Q1: Permits & Fees:

Is the permit to be taken out by owner or contractor?

A1: Permit is to be taken out by contractor. Provide an allowance for permit fees.

Q2: As-built:

Is it possible to acquire plans for the existing house for demolition and bidding purposes?

A2: There is a 'partial' as-built set of drawings. To be specific: There are drawings for the addition that was done in 1995. We will have these blueprints scanned and posted to the Wade Design and Draftech FTP sites. Contractors can call Draftech and request plots or view the drawings on the WD FTP site.

Q3: Soils Engineer:

Will a soils engineer be employed?

A3: Yes. We have RFPs out to two soils engineers to do soils reports of the site.

Q4: What shall we assume for site work, i.e. will we need to build an engineered pad based on the soils report, etc.?

A4: We do not have a soils report in hand right now. The existing house is a wood framed floor over crawlspace and over perimeter footings. Contractors should assume an all new slab on grade for the entire house and re-use of the existing footings where possible/cost effective. The soils report will include inspection of the existing footings width and depths and this information will be evaluated by a structural engineer for the purposes of his/her design.

Q5: Demolition, grading:

When removing (e) footings, the native soil will be greatly disturbed. Is the plan to over-excavate and re-compact? What type of foundation is planned?

A5: See answer A4 above.

Q6: Removal of existing septic tanks: Is the depth and year installed known?

A6: No. Only location is known. It is understood that although GCs will not be responsible for the new septic system (directly under contract with Owner), they will be responsible for all demo of (e) system.

Q7: Dry Utilities:

What is the amperage of the main panel, currently?

A7: We do not know. This is something that might need to be determined during a site visit.

Q8: Landscaping:

How many and what size circuits will be required for landscape lighting?

A8: We do not know. But one could assume a minimal number of fixtures mounted to outdoor trellises and not much else in the way of landscape lighting at this time. It is understood that all landscaping work will be an N.I.C. item, but these outdoor mounted lights are in the GC's scope.

Q9: Do you have any guidance on the foundation assumption/design criteria?

A9: See A4 above.

Q10: Building Slab:

What is expected thickness of 1st-floor slab?

A10: Expected thickness would be 6" thick to include radiant heating tubes in slab.

Q11: On-Site Flatwork:

Are the new horizontal surfaces to match the exposed aggregate around the pool?

A11: No. New surfaces are to be integral colored concrete with control joints at 10' o.c. maximum and with non-slip surfacing. Cost is to be provided for matching finish treatment at the existing exposed concrete to remain.

Q12: Have you had any dialogue with structural engineers- specifically type of footing and more importantly structural steel. I see potential for a moment frame on the West wall of the main living wing. Also wondering about posts for the outdoor Kitchen area and trellis and if they will be cantilevered steel.

A12: We currently have no structural drawings. Thoughtful assumptions are to be made regarding where steel will most likely be needed in the house (most importantly at the living room). We will strive to maintain steel use to a minimum on this project but it is certainly unavoidable at a few key places. Outdoor trellises and posts will use steel fasteners but we will strive to keep steel tubing out of the project for cost savings.

Q13: Rough Carpentry and Framing:

Is the framing lumber to be FSC or dry?

A13: Framing will need to conform to the structural engineers' specifications in terms of dryness.

Q14: What is the significance of existing glue-lam ridge between bunkroom and gym?

A14: Existing glu-lam can be kept in place to tie the existing (to be kept) roof framing at the gym, back to the house.

Q15: Cabinets:

What is the wood-species of stain-grade cabinets?

A15: Species TBD.

Q16: What type of cabinets or shelving for wine storage area?

A16: Wine storage to be lined with prefabricated wine bottle diamonds to be painted and installed by GC.

http://www.iwawine.com/index/page/product/product_id/491/category_id/308/category_chain/381,299,308/product_name/112-Bottle+Pine+Mega+Storage+Cube

Q17: Countertops:

Need detail on countertop specs. Example, backsplash heights and edge detail?

A17: Backsplash height can be assumed to be 6" typical. Edge can be assumed to be eased square edge, 2" high.

Q18: Roofing:

What are the roofing specs in the 2:12 roof pitch areas?

A18: Underlayments must be used throughout. The composition shingle roofing manufacturer requires underlayments at 2:12 pitch areas. Specification is: Rightstart UDL. See attachments for more information.

Q19: Waterproofing:

Need specs for waterproofing deck over living space.

A19: We do not have a hard specification at this time. We encourage contractors to inform us on the recommended means and methods employed in their pricing.

Q20: Wood doors & frames:

What species of wood for the interior, stain-grade doors?

A20: Contractors can assume Alder for now.

Q21: Shower doors:

Are shower doors to be heavy, frameless glass?

A21: Contractors to assume standard frameless systems such as:

http://www.crlaurence.com/apps/contentloader/default.aspx?content=www.crlaurence.com/adv/shower_doors/index_us.html

Q22: You have indicated owner pricing on exterior doors and windows, does this include owner pricing for interior doors also?

A22: No. Contractor is to provide interior door pricing. Owners will not be supplying the exterior doors and windows. We are just getting those prices directly from our reps and we will forward them along to all Contractors as soon as they are available.

Q23: Painting:

Are window screen frames painted or stained?

A23: Window screen frames are to be painted. Assume all window screens will be supplied by window manufacturer.

Q24: Ceramic Tile:

Is a heat mat under the master bath floor desired?

A24: All upstairs to have radiant floors in a gypcrete topping slab, over the wood sub floor.

Q25: What is the price/sq. ft. range for tile that is being considered at master bath?

A25: \$16 per square foot for stone tile.

Q26: Appliances:

What is the dollar amount allowance for appliances?

A26: Per contractor.

Q27: Is there a kitchen hood?

A27: Yes. It will mostly likely be a hood insert wrapped in stainless steel.

Q28: Need more detail on the retractable awnings...electric vs. hand operated?

A28: Assume electric with wind and rain sensors. Contact: Redwood Empire Awnings, (707) 588-9900.

Q29: Window Treatments:

Will there be automatic window/door shades for interior?

A29: Assume all window treatments to be part of separate FF&E budget (not by GC).

Q30: Plumbing & Fixtures:

Need clarification on brand of faucets desired.

A30: Assume Kohler or equal.

Q31: HVAC:

Where will AC condenser be located?

A31: Location TBD.

Q32: Is forced-air heating to be a zone system?

A32: Forced air cooling and heating to be only upstairs, one zone.

Q33: Will heat filtering upstairs take place at the unit or at the return-air?

A33: We do not know at this time. Will get into specifics at a later date.

Q34: Need consideration of servicing of heating unit in attic. Pull-down stairs?

A34: Yes. Assume attic access in vestibule and pull down stair.

Q35: Vacuum:

Whole-house vacuum system desired?

A35: Do not know at this time. Assume no.

Q36: Radiant Heating:

Is there a mechanical room planned or will this equipment be located in the garage?

A36: Clarifications provided to radiant flooring subcontractor via phone call:

-radiant floor tubes to be installed in the structural slab on grade on the first floor and in a gypcrete topping slab over the wood sub floor on the second floor

-equipment to be: an indirect tank and boiler combo so that domestic hot water can be provided by radiant system, 96% efficiency boiler

-equipment location to be: in (e) 3-car garage, in recess between the bunk room and the stair landing

Q37: Are there intentions for the following:

Whole house automation? A: No.

Stand-by generator system? A: No.

Electric gate opener? A: No.

Fiber Optics? A: No.

Media center?

A37: Provide allowance for built-in speakers at: Club Room, Kitchen, Dining, Living, Entry, Marilyn's Workroom, Henry's Office, Gym and all outdoor spaces. Large flat screen TV at Club Room and other A/V equipment to be located under this TV. TV at Henry's office. Drop down TV above piano for Living Room. TV at Master Bedroom (pop-up at foot of the bed). Wire for TVs at all bedrooms but no TVs provided at this time at bedrooms other than MB.

Q38: Lighting:

What recessed cans brand is desired?

A38: There will be a lighting designer employed on this project but Contractor is to provide a specification for review at this point.

Q39: Is the majority of lighting to be recessed or surface?

A39: Assume a fair amount of recessed cans at gypsum board ceilings and also at wood sloped ceilings. Assume under upper cabinet LEDs for countertop lighting. Upper cabinets in cook's pantry are not shown but should be there! Assume cove LED lighting at Living and Dining + recessed cans for wall washing. Assume some down lighting from trusses at these spaces. Assume bath wall sconces at all vanities (decorative lighting) + recessed cans for general bath lighting.

Q40: Will LED or dimmable florescent cans be used anywhere?

A40: LEDs will be used as much as possible in kitchen areas that require high efficacy lamps for energy code compliance. Temporary fluorescent fixtures might also be required at the kitchen areas and will be replaced with incandescent after final.

Q41: What shall we assume for the solar array? I don't see locations shown on the roof plan.

A41: Owners do not wish to install any solar arrays at this time. They'd like to discuss this further at a later time.

Q42: A/V System:

To what technological level is the audio system?

A42: See A37. Provide for AM, FM and XM radio, and i-pod dock(s).

Q43: Solar:

What size photovoltaic solar desired? KW?

A43: See A41.

Q44: Alarm:

Are ALL windows and doors to be alarmed or just doors?

A44: All first floor windows and doors to have contacts. Also include motion sensors, smoke detectors and heat sensors as required. Assume a GE Concord 4 system or equal.