

ARUSD Faculty/Staff Housing
Preliminary Outline Specifications*
Prepared by Education Housing Partners, Inc.
8/21/24

SCOPE	PROPOSED FINISHES AND PROGRAMMING
Buildings	
Roof Systems	Shingled roof over insulation.
Siding	HardieShingle siding/Hardie Board siding or three-coat stucco.
Windows	Single-hung windows with casement windows at required Sound Transmission Class (STC) rating, per Acoustics Consultant recommendations. Vinyl nail-fin windows, low-E, STC rated, dual glazed. VPI brand or like.
Exterior Stairs	Concrete with painted metal rails.
Unit Stairs	Wood-framed stairs with carpet and rated drywall enclosure, as required.
Metals	All exterior metals to be galvanized and painted.
Exterior Decks	Steel or aluminum railings; rubber waterproofing membrane with topping slab.
Security	Fobbed building/stairwell entries. Fobbed perimeter entrances and amenity spaces. Optional: Cameras at all entry points, in all amenity spaces, including, but not limited to, the office, clubhouse, mail room, and package room, as applicable.
Photovoltaic Panels & Sustainability	Infrastructure/conduit to support photovoltaic (PV) panels per code. PV capacity can be maximized, if desired. Include options for "solar ready" and for solar install on carports (Baja or equivalent). Solar thermal assumed for all units. Buildings will be designed and constructed in accordance with the State of California's Build It Green program.
Units	
Drywall & Paint	1-hr and floor/ceiling assemblies to be in line with tested GA assemblies. Floor/Ceiling: 2 layers of 5/8" with RC channel when TJIs are used. 2 layers with 5/8" when standard 16" O.C. joists are used. Party Walls (1-HR): Acoustical caulked (top and bottom) double 5/8" layers at party walls. Single layer over plywood sheathing. Walls: Painted 5/8" drywall with level 3 light orange peel or knockdown finish. Layer of flat paint over layer of primer. Kitchen/ Bathroom Walls, Doors, Casings and Base: Semigloss latex paint (full cover) over coat of primer. Sherwin Williams paint or equal. All wet walls with mold resistant drywall. Exterior: One coat of primer over Sherwin-Williams PM Itx Paint with no VOC. Window Stools and Aprons: 2 finish coats of eggshell latex. Miscellaneous: Drywall soffits over kitchen upper cabinets and around mechanical ductwork, and roof drains to be drywalled and painted as needed. Access Panels: Painted to match walls and any exposed surface.
Ceilings	9'-0" in bedrooms and living room, 7'-6" to 8'-0" with metal drop in kitchen and bathroom.
Insulation & Soundproofing	R-19 exterior, R-30 ceiling/roof over heated space to meet Title 24; Party walls require (2) R-13 and corridor walls R-13. The party wall between adjacent residences will be an insulated staggered double-stud wall with three total layers of gypsum board. Where needed for additional structural support, a layer of shear plywood can replace a layer of gypsum board.
Flooring	Living/ Dining, Laundry, Kitchen, Bathroom, and Entry: Vinyl plank to be Tri-West Paradigm Trinity, Tri-West Engage Shaker or equal. Bedroom(s): Shaw Carpet Urban Touch Mist (or equivalent)
Doors	Unit Entry: Wood veneer solid core, flush, with peephole 7'-0" with single action dead bolt, 8'-0" fiberglass or metal with panel pattern in townhomes; 20-min rated. Patio: 8'-0" fiberglass, glazed, insulated, flush with single action dead bolt. Bed and Bath: 7'-0" solid core, painted, sealed bathroom door ends. Other Interior: 7'-0" hollow core, painted, single panel. Corridor doors to be 20-min rated. Laundry Closet: 7'-0" louvered, painted.
Trim	7/16" thick and 5" high MDF baseboard throughout units except baths (wood baseboards) and corridors (5 1/2" tall MDF baseboard) 9/16" thick 2 1/4" wide MDF Interior Casing with eased edge and 3 1/4" wide in corridors.
Closets	Wood/MDF shelf with rod for all closets. Double rods and double shelves for half of bedroom closets. Doors for all closets.
Cabinetry	Kitchens: Thermofoil doors, European frame style hidden hinges (soft closers optional), matching edge banding for all exposed surfaces, matching toe kick. Pantry cabinet in kitchen adjacent to refrigerator. Full height end panels adjacent to refrigerator as needed. 2'-0" deep upper refrigerator cabinet. At least two drawers with breadboards and preferably a drawer bank. Bathrooms: At least one drawer stack in bathrooms (nearest to outlets). A bathroom with a double vanity (optional) in 2-bedroom units. Cabinetry style to match kitchen cabinets.
Hardware	Unit Entry: Kaba Confidant or similar. Unit Interior: Taymor lever handles, brushed finishes or similar
Countertops	Kitchen: 3cm granite or similar with eased edges, 4" tile backsplash from countertop. (Optional upgrade: backsplash from countertop to upper cabinets). Bathrooms: 3cm granite or similar with eased edges, granite or similar backsplash.
Tile	Standalone showers and tub/shower combo to have fiberglass tile-embossed surround. Standalone showers to have a pan.

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	Toilet Accessories	Recessed medicine and linen cabinets to match bath and kitchen cabinets. 3/8" heavy glass mirror in painted 1" to 2" wood frame above vanity. Square tube brushed finish towel bars and toilet paper holder. At least 2 towel bars per bathrooms, powder rooms to have at least 1. Robe hooks on back of door. Curved rod and curtain for tub/shower. Glass door for standalone showers in townhomes.
	Appliances	Standard GE, LG or Samsung package in white or black (Optional upgrade: stainless steel) with appliance sizes noted below: Upgraded Samsung Package (or equivalent) Electric Range: 5.9 CU FT, with front controls. Refrigerator: 21 CU FT fridge with exterior water and ice dispenser Microwave: over-the-range Dishwasher: with integrated controls Washer/Dryer: Stacked electric washer/dryer, with front controls. (Optional upgrade: front-loading)
	Window Coverings	Roller shades by Vertilux VTX (or similar) with valance.
	Fire Protection	Sprinkler building Fire hose connections and standpipes at all levels as required by code.
	Kitchen Plumbing	All fixtures brushed chrome finish. Sink: Elkay Lusterstone stainless steel single basin 7 1/2" deep undermount (or equivalent). Faucet: Kohler Bellera with pull-down spout / Luxier Contemporary Pull Down Spray Faucet Garbage Disposal: InSinkErator Badger 5, 1/2 HP, Continuous Feed (or equivalent).
	Bathroom Plumbing	Toilet: Sterling Windham 12" rough-in elongated toilet (or equivalent). Tub: Sterling Ensemble 60" x 36" with tile surround. Bath & Shower Trim Set: Kohler Style. Showerhead: Kohler Awaken G90 1.4 GPM Sink: Kohler Caxton rectangular undermount 20 5/16" x 15 3/4" Faucet: Kohler Honesty single handle faucet
	Mechanical	Electric: Either central or individual units. Exhaust for Bathrooms and Washer/Dryer: Through side walls on first floor where feasible, floors 2 through 3 out roof (or equivalent). HVAC: Pancake-style air handler in bathroom or hall ceiling, outside air to living rooms provided mechanically (direct duct outside air-to-air handler if required by local authority). Roof top compressor unit air-conditioning provided from compressor unit located on roof. Gather vertically run ductwork into chimney in units; horizontal in units where feasible. Mini-split and Vertical Terminal Air Conditioner (VTAC) options may be considered.
	Life Safety	Monitored alarm tied to sprinkler system, smoke detectors, fire detection with central alarm. DAS system for emergency services.
	Electrical	150 amp capacity individually metered; All bathrooms shall contain a minimum of 1 GFI receptacle/2 outlets. Cable TV, CAT 5 internet outlets in bedroom(s), living room, and den(s). Switched outlet in bedroom(s). TV chases centered on TV walls 56" or higher above the floor in all living rooms. One hard-wired phone line in the kitchen. At least one USB port/outlet in each bedroom, island (or counter area) and living room. USB outlet on at least one bedroom wall in master bathroom.
	Unit Lighting	Rocker switches throughout. Puck lights to have white baffles. Interior Stair: Ceiling LED puck lights (min. 2 per stair length). Kitchen: Lights over peninsula (min. 2), under cabinet LED strips. Ceiling: LED puck lights (min. 4). Dining Room: A minimum of a junction box on a dimmer switch for a future fixture. Bathroom: Fan light combo (1 per bathroom), and vanity wall mount light, such as linear bar LED (1 per sink), a puck light over every tub/shower. Hall(s): Ceiling LED puck light(s) or wall mounted sconce(s) (min. 1 fixture every 15'-0"). Walk-in Closets: Ceiling LED puck light(s) (min 1 per closet). Entry: Ceiling LED puck lights (min. 1 per entry or adjacent to entry).
Site Amenities		
	Leasing	None.
	Community Room	Programming: Full size refrigerator with icemaker; full size range with vented hood; microwave oven with warming drawer; dishwasher; sink; and wireless printer. Restrooms. Appliances, all electric, to be upgraded/premium in common areas. Fitness center (optional). Finishes: Vinyl plank flooring, decorative lights, Level 4 painted smooth walls, wired for sound with CATV, outlets on all walls with 2 accessible.
	Business Lounge	None.
	Pet Relief Area	Optional in landscaped area.
	Mail Room or Kiosk	Located near each building main entry subject to USPS. Package locker system optional.
	Package Room	Controlled Access from the mail room.

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Bike Parking	Bike parking in garages. Dero or equal equipment.
Common Corridors	Carpet tile, GWB painted (Level 3), drop ceiling at 8'-2", ceiling LED puck light and wall sconces at unit entries.
Garage/Carports	Paint columns along drive aisles.
	Garage or Carports: 1 space per unit with optional solar panel on carports.

* "or like" for specific product call outs