

Spokane Housing Authority Owner's Specifications for Multifamily Properties

Parking Lot	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
		Concrete Wheel Stops		x	
	Concrete Curbing		x		
	Asphalt Thickness - TBD			x	
	EV charging Station	TBD		x	System is important so it doesn't increase workload of staff. Pay to use like laundry.
	LED Lighting	Valley 206?	x		
Site	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Irrigation Controls			x	ESDS Compliance Required
	Irrigation Components			x	ESDS Compliance Required
	Planter Edging			x	
	Mulch type			x	Cedar or Basalt Mulch?
	Plant Material			x	Native species. Low maintenance and no fruit or berries.
	Play Equipment As Appropriate		N/A	N/A	Not included in Hifumi
	Outdoor Furnishings			x	Paid for out of FFE budget
	Raised Bed Gardens	Cedar Planting boxes or stock tanks	x		Needs to include irrigation and a predetermine % off accessible beds.
	Monument Sign	TBD		x	We will want to standardize on a monument sign. An allowance in the budget is fine for now.
	Unit & Building Numbers	TBD		x	
	Bicycle Facilities as appropriate	Ribbon rack	x		
Security	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Lighting: bldg exterior, bldg entry, parking lot, scary side streets, hallways, unit entry doors			x	
	Call box entry doors				
	Security Cameras				Need to consult with IT on equipment. PM will determine locations.
	Burgler Alarm - Maint Bldg	ADT?			Cover what min. areas? Parking entry, entry door, hallways, common area, building ext perimeter, manager's office door.
Exterior	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Cladding	Hardie CEM Plank, Hardie Board, or LP Smartside	x		Finish depends on architectural style. There is some concern on smooth panels or smooth lap with the fasteners "flashing" or showing after a few years.
	Windows	Milgard Style		x	Vinyl double pane sliders with limiters.
	Doors	Fiberglass doors. Therma Tru as basis of design.		x	Steel frames on exterior doors. Kickplates on accessible doors.
	Roofing	40-50 year architectural shingle if pitched roof.		x	TPO if not a pitched roof.
	Paint	Colors will be owner provided		x	Paint needs to be ESDS compliant and have a useful life of 12-15 years.
	Gutters	Gutters are context specific and not every project will have them.		x	If we have gutters they will be seamless 5" gutters that are tightlined to a drywell where the water might flow across a walking path. Gutter helmets are also required.
Unit Interior	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Drywall	5/8" throughout. Knockdown texture.	x		Durability such as plywood underlayment or wood wainscot in ADA type A units and 1st floor interior hallways.
	Trim	Vinyl/Rubber Cove Base	x		Cove base in wet areas needs to be caulked at the top.
	Door Casing	MDF Trim	x		Option for steel door frames on unit doors. Steel door frames required on building entrance and exit doors.

	Swinging doors	Solid Core		x	Unit entry doors need to be painted a darker color. Provide a "peep" hole in door.
	Closet Doors	Preference for solid core		x	Likely listed as an additive alternate
	Locks	Stanley/Best	x		Deadbolts only on unit doors, no locks in handle set.
	Window Coverings	Vertical blinds with replaceable slats	x		
	Window Returns	Windows will have drywall returns	x		
	Window Sill	Solid Surface Sill - i.e. quartz.		x	
	Paint	SHA Neutral		x	Trim, walls, and ceiling all same color.
	Flooring - kitchen, living and hallway	LVP		x	Need to specific manufacturer as a basis of design. 20 mil wear layer. Gypcrete needs to be large enough to support large point loads.
	Flooring - bathroom	Sheet Vinyl		x	Per interior design
	Flooring - bedroom	Carpet tile or LVP		x	Need to specific manufacturer as a basis of design.
	Appliances	Color dependent on interior finishes		x	All appliances will be energy star per ESDS
	Fire Control	Tuna cans above burners	x		
	Fridge	No water connection (ice or in-door water)			
	Microwave	Wall mounted above stove for non ADA units	x		
	Bathroom Accessory	TBD		x	Wood blocking in all bathrooms to prep for reasonable accommodations.
	Cabinetry	Smart Cabinetry https://smartcabinetry.com/SpecBook2022.pdf		x	Soft close doors and drawers. Plywood cabinet boxes and hardwood drawer boxes are preferred. Species and color will be selected with interior design.
	Layout				Review feasibility and applicability of eat at bar at kitchen counter.
	Lighting	No specific brand	x		Need to have option to replace bulbs. No permanent fixtures.
Plumbing	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Faucet	Moen	x		
	Showerheads	Moen	x		GPM per ESDS
	Shower Controls	Moen	x		
	Toilet	Performance spec - 1.28 GPF	x		No power flush and no flows less than 1.28
	Supplemental Floor Drains	Extra floor drains in bathroom and kitchen		x	
	ADA Showers				Will need a special spec for ADA showers
	No Garbage disposals				Nope
	Whole Building water softeners	TBD		x	
Water shut offs at each unit and at each fixture			x	Need the ability to shut water off to each unique unit rather than the just the entire building.	
Electrical	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	IT	Cat-6 & Coaxial cable to each unit			
	Receptacle Color	White		x	Unbreakable cover
	Switch Color	White		x	Unbreakable cover
	Doorbell			x	Unit door bell
USB charging outlets	Leviton or similar		x	Provide one in each bedroom and one in kitchen area.	
HVAC	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Wall mounted thermostats instead of remotes	TBD - something simple		x	Can be wired or wireless. If wireless it needs a long life battery.
	Bath Fans	Panasonic Whisper Fans		x	
	Heating and Cooling	Evolving based on code. GE Zonline VTAC is basis of design for unit HVAC at Hifumi.		x	Preferred ductless Mini split is Mitsubishi Hyper Heat. Key criteria: durable with a useful life of 15 years, intuitive to operate, easy to maintain, proven operational track record.
	Energy Recovery Ventilation	If required		x	TBD if required.
Hot water Heating System	Electric Resistance Preferred.	x		Preference to avoid heat pump water heaters at this time until they are required by code. Hot water heaters need to be installed in a locked closet.	
Laundry	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments

	Central Laundry with leased equipment	N/A			Need to be able to use multiple methods of cashless payments at laundry.
	Flooring	Sheet Vinyl			
	Large Utility Sink				Also doubles as a cat wash station.
	Dryer Ventilation				Dryer vents need to be easily cleaned.
Pet Amenities	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Pet poop stations		x		Not in GC contract. Paid for out of FFE. May require maintenance to set a post.
	Pet exercise area			x	Size and specs TBD
	Dog wash station	Open to recommendations.		x	Possibly located in one laundry room. Need drain that is easy to clean. Not everyone thinks this is a fantastic idea.
Common Areas	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Seating space on each floor	TBD		x	Paid for out of FFE budget
	Common Area Bathroom fixtures	Moen	x		
	Common Area flooring	Default of Commerical LVP		x	
	Permanent walk off mats at entrance doors	TBD	x		See Parsons
	Common Area Meeting Room	TBD		x	
	Management Offices	TBD		x	Need locking computer/ CCTV closet and door with windo. Specs to be confirmed with Hifumi.
	Management Office wifi (employees only/tnt hotspot)???				
	Provide TV in Common Area		x		Do we want digital bulletin boards? Plans will need to show wiring and power for TV. TV purchased out of FFE budget.
	Tenant work station for Yardi maintenance requests				
	Preferred mailbox				TBD - needs to be postmaster approved.
	Tenant storage	Chain link cages			Ratio of storage is available at a charge for 50% of residents.
	Covered out door area (not for smoking)	Costco special		x	Will need a concrete pad poured for this.
	Elevator	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi
Pit vs. Cable		TBD - need technical input			
Car size		Dictated by code			
Finishes		TBD - interior design		x	
	Cellular connection for alarm				
Custodial Facilities	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Sink	TBD		x	TBD
	Size	TBD		x	Size of preferred custodial facilities will be determined with Hifumi project
Misc	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Maintenance Shop	Westfall	x		800-1000sqft. of combined storage/shop. Heated and cooled. Cat-6 wired for internet.
	Interior structural elements			x	Diatimatiuous earth in all wall cavities, sound insulation between units, gypcrete spec needs to be commercial grade.
	Stair steps	Vinyl/Rubber (not carpet) for indoor. Precast concrete for exterior.		x	
	Handrails		x		
	Cell connections for fire & elevator alarm systems				

FF&E	Item	Brand or Basis of Design	Already Implemented	New w/Hifumi	Comments
	Mgr Office IT	IT closet with rack & dedicated circuit(s) + cell & internet connection for modem, internet connection, DVR, & controls for security cameras and door locks. Electronic display near office door as bulliten board? Locate & elec for photocopier? Locate all fire/security controls & monitoring equipment here?			
	Mgr Office Furniture	Desk, file cabinet, office chair, 2 guest chairs			
	Community Room Furniture				
	Meeting Room Furniture				
	Seating Area Furniture				
	IT Closet Specifications	<ul style="list-style-type: none"> •Locked door •Size: about 4' x 5' oRoom for a full rack with space in front and in back to move around. •Ventilation: not needing a separate AC, but would be good to have an intake and out flow grates tied to building's system. Like door has bottom grate and back wall has a closing to ceiling grate for cross ventilation. •Power: at least one dedicated circuit (standard 120 V 20 amp) 			
	IT Rack	<ul style="list-style-type: none"> •ISP Modem/router (ex Comcast Modem) •Cisco firewall for site to site •2, Unmanaged POE 24 port switch <ul style="list-style-type: none"> oCovers about 20 computer data connections oAnd, about 20 IP Camera connections •48 port patch panel •OpenEye DVR •ADT modem on a shelf in rack <ul style="list-style-type: none"> oDoor access control and burglar alarm communication •UPS •Monitor and keyboard/mouse (Either in a rack shelf or next to the rack) 	Parsons		
	IT Electrical Specs for IT Closet	Separate circuits for closet and Office.			
	Cable Specs	Two CAT6 cables at each work station.			