

# SPECS BY LOCATION/TRADE

4/26/2016

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address: 1024 W 27th Street**

**Unit: Unit 01**

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #          | Spec   | Quantity | Units | Unit Price | Total Price |
|-----------------|--|----------|-------|------------|-------------|
| <b>Trade: 1</b> | <b>General Requirements</b>  |          |       |            |             |
| 2               | <p><b>FHA COMPLIANT REHABILITATION</b></p> <p>The rehabilitation will meet all FHA minimum requirements.</p>   | 1.00     | EA    | _____      | _____       |
| 5.1             | <p><b>OWNER SPECIFIED LIGHT FIXTURES</b></p> <p>Use the following light fixtures or prior approved equivalent:<br/>                     4 Bulb Chandelier (Dining Room): Progress Lighting, P4326-09, Brushed Nickel Ceiling Mount (Bedroom/Other): Progress Lighting, P3476-09, Brushed Nickel 3 Bulb Hanging (Foyer): Progress Lighting, P3474-09, Brushed Nickel Ceiling Fan w/ light: Hunter, 23943, White Vanity Light (Bathroom): Progress Lighting, 2 light, P3028-09</p>   | 1.00     | EA    | _____      | _____       |
| 5.2             | <p><b>OWNER SPECIFIED MATERIALS</b></p> <p>Use the following materials or prior approved equivalent unless otherwise specified:</p> <p>Wall Paint: Behr premium plus Ivory Mist or have it matched.<br/>                     Trim &amp; Door Paint: Bright White<br/>                     Carpet: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark. Vinyl Flooring #1: Armstrong, Initiator, Ancient Slate -- Peacock 66205 Vinyl Flooring #2: Armstrong, Initiator, Darien -- Almond 66155<br/>                     Counter top: Formica, Venetian Gold, 6223-RW<br/>                     Cabinets: American Classics, Style: Hampton, Color: Cognac or Sandalwood<br/>                     Appliances: All appliances and electrical cover plates to be white unless noted otherwise.<br/>                     Ceramic Floor Tile: 12" x 12" DalTile, Series: Salerno, Color: Marrone Chiaro Ceramic Wall Tile: 6" x 6" DalTile, Series: Salerno, Color: Marrone Chiaro<br/>                     Hardware: All door hardware to be brushed nickel including hinges and stops.</p> | 1.00     | GR    | _____      | _____       |
| 6               | <p><b>SUBMITTALS</b></p> <p>Submit two samples/drawings of adequate size to WCDA within a timely manner as specified in the contract agreement. Include spec sheets for light fixtures, sink fixtures, appliances, and any other pertinent items. Include color samples of paint, floor coverings, cabinets, counter tops, etc.</p>  | 1.00     | GR    | _____      | _____       |
| 11              | <p><b>DISCLAIMER</b></p> <p>Wyoming Community Development Authority (WCDA) has completed a visual inspection of the property only. Use of this information is at your own risk. WCDA will not be held liable for any errors or omissions contained in the content of any inspection reports. The inspection is a visual inspection only to determine safety and health issues, visible essential repairs, visible system deficiencies, and repairs needed to preserve and</p>  | 1.00     | GR    | _____      | _____       |

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #   | Spec  | Quantity | Units | Unit Price | Total Price |
|----------|---|----------|-------|------------|-------------|
| Trade: 1 | <b>General Requirements</b>   |          |       |            |             |
|          | protect the property. The inspection report is provided "as is" and WCDA expressly disclaims any and all warranties, express or implied, including but not limited to, any warranties of accuracy, reliability, title, merchant ability, non-infringement, fitness for a particular purpose or any other warranty, condition, guarantee or representation, whether verbal, in writing or in electronic form, including but not limited to the accuracy or completeness of any information contained therein or provided by inspection. In no event shall WCDA be liable for any special, indirect, or consequential damages or any damages whatsoever resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortious action, arising out of or in connection with the use or performance of information available from the inspection. |          |       |            |             |
| 14       | <p><b>CONTRACTOR ACCEPTS SCOPE OF WORK</b></p> <p>The undersigned contractor certifies that he/she has carefully reviewed &amp; agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ &amp; referred to as Exhibit 1. The contractor shall initial &amp; date each page of the WWU.</p> <p>x _____ Date</p>  | 1.00     | DU    | _____      | _____       |
| 24       | <p><b>MANUFACTURER'S SPECS PREVAIL</b></p> <p>All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.</p>  | 1.00     | GR    | _____      | _____       |
| 31       | <p><b>CONSTRUCTION DEFINITIONS</b></p> <p>"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.</p>  | 1.00     | GR    | _____      | _____       |
| 35       | <p><b>VERIFY QUANTITIES/MEASUREMENTS</b></p> <p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>  | 1.00     | GR    | _____      | _____       |
| 36       | <p><b>BUILDING PERMIT REQUIRED</b></p> <p>If required by the Jurisdiction Having Authority, the contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.</p>   | 1.00     | EA    | _____      | _____       |

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #   | Spec  | Quantity | Units | Unit Price | Total Price |
|----------|---|----------|-------|------------|-------------|
| Trade: 1 | General Requirements  |          |       |            |             |
| 37       | <b>ELECTRICAL PERMIT REQUIRED</b><br>Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.   | 1.00     | EA    | _____      | _____       |
| 38       | <b>PLUMBING PERMIT REQUIRED</b><br>Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.   | 1.00     | EA    | _____      | _____       |
| 39       | <b>HVAC PERMIT REQUIRED</b><br>Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.   | 1.00     | EA    | _____      | _____       |
| 42       | <b>CERTIFICATE OF OCCUPANCY</b><br>Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.  | 1.00     | EA    | _____      | _____       |
| 45       | <b>CONTRACTOR PRE-BID SITE VISIT</b><br>The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.   | 1.00     | DU    | _____      | _____       |
| 51       | <b>INSURANCE REQUIREMENTS</b><br>The Contractor shall purchase, maintain & provide the Const. Specialist with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$100,000 per accident and \$300,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary. | 1.00     | EA    | _____      | _____       |
| 55       | <b>WORK TIMES</b><br>Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.   | 1.00     | GR    | _____      | _____       |
| 77       | <b>NEW MATERIALS REQUIRED</b><br>All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by WCDA and Construction Specialist.  | 1.00     | GR    | _____      | _____       |
| 86       | <b>HOLD HARMLESS</b><br>The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.  | 1.00     | GR    | _____      | _____       |
| 90       | <b>1 YEAR GENERAL WARRANTY</b><br>Contractor shall remedy any defect due to faulty material or  | 1.00     | DU    | _____      | _____       |

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #          | Spec   | Quantity | Units | Unit Price | Total Price |
|-----------------|--|----------|-------|------------|-------------|
| <b>Trade: 1</b> | <b>General Requirements</b>  |          |       |            |             |
|                 | workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.   |          |       |            |             |
| 120             | <b>FINAL CLEAN</b><br>** Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Clean all interior work areas, removing all visible dust, stains, labels and tags. Wash all walls and interior components. Remove all blinds. Clean all forced air ductwork if present. Clean all windows, vacuum and mop all floors, and include all other necessary cleaning actions to provide a move-in ready, finished product.<br>** Make sure all windows open, close, and lock properly.  | 1.00     | EA    | _____      | _____       |
| 2031            | <b>RADON EVALUATION</b><br>Conduct an EPA approved sampling for Radon gas in the home. Provide a report. Complete this prior to the start of any other work.   | 1.00     | EA    | _____      | _____       |
| 6712            | <b>SEWER--SCOPE</b><br>Scope and record sewer line condition and provide a tape or CD.   | 1.00     | EA    | _____      | _____       |
| <b>Trade: 9</b> | <b>Environmental Rehab</b>   |          |       |            |             |
| 9003            | <b>LEAD-SPECIFIC LAWS, RULES, REGULATIONS &amp; GUIDELINES</b><br>The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.  | 1.00     | EA    | _____      | _____       |
| 9023            | <b>CLEARANCE EXAMINATION</b><br>Using a trained and certified lead paint inspector, a lead hazard risk assessor, or if approved, a sampling technician, one hour after completion of all lead hazard reduction, renovation and maintenance work, conduct a visual assessment for evidence of remaining paint chips, visible dust debris and residue. Randomly select four (4) floors, two (2) window sills and two (2) window troughs to dust wipe test as per protocol in the HUD Guidelines. Submit the dust samples, plus a blank sample, to an EPA-accredited lead analytical laboratory for determination of lead content. Provide the owner, occupants and this agency with the clearance report and a "Notice of Lead Hazard Reduction" within 15 days of achieving final clearance, in accordance with 23 CFR Part 35. | 1.00     | EA    | _____      | _____       |
| 9147            | <b>LEAD WASTE DISPOSAL</b><br>Wet mist and wrap all architectural components in polyethylene sheeting to prevent dust release during transport. Separate Category I lead waste (paint chips, stripping sludge, HEPA  | 1.00     | DU    | _____      | _____       |

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #                 | Spec   | Quantity | Units | Unit Price | Total Price |
|------------------------|--|----------|-------|------------|-------------|
| <b>Trade: 9</b>        | <b>Environmental Rehab</b>   |          |       |            |             |
|                        | debris and water filtrate) and non-hazardous waste. Ensure that all waste, both hazardous and non-hazardous, is managed in accordance with state regulations.  |          |       |            |             |
| <b>Trade: 22</b>       | <b>Plumbing</b>  |          |       |            |             |
| <b>6610</b>            | <b>WATER SUPPLY--INSPECT,REPAIR</b>  | 1.00     | EA    | _____      | _____       |
|                        | Restore water service to structure. Conduct water pressure test as necessary to identify defects and leaks and make repairs to bring structure into compliance with the current national and local plumbing code.  |          |       |            |             |
| <b>6705</b>            | <b>WASTE LINES--INSPECT, REPAIR</b>  | 1.00     | EA    | _____      | _____       |
|                        | Test waste lines for leaks and proper venting. Identify defects and make repairs to bring structure into compliance with the current plumbing code. Power snake drain to clear lines for fixtures to main street sewer.  |          |       |            |             |
| <b>Trade: 23</b>       | <b>Electric</b>  |          |       |            |             |
| <b>7435</b>            | <b>COMPLETE REWIRE</b>   | 1.00     | EA    | _____      | _____       |
|                        | Remove all existing electrical wiring and outlets. Furnish and install all new code compliant components. Include hardwired with battery backup smoke detectors, per code requirement. Include all GFCI's in wet areas, per code. Include all AFCIs at breaker box as needed. Outlet, switches, and plates shall be white.<br>Place GFCI sticker on GFCI outlets with dual purpose breakers.<br><br>All permitting and associated fees, as well as additional code requirements, to be paid by contractor. |          |       |            |             |
| <b>7475</b>            | <b>ELECTRIC SERVICE--UP TO 200 AMP</b>   | 1.00     | EA    | _____      | _____       |
|                        | Replace existing electrical service with a residential, 200 amp service, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.  |          |       |            |             |
| <b>Trade: 24</b>       | <b>Extermination</b>   |          |       |            |             |
| <b>8303</b>            | <b>INSPECT &amp; PROVIDE TERMITE REPORT</b>  | 1.00     | DU    | _____      | _____       |
|                        | Inspect and provide termite report for the property prior to the start of any other work.  |          |       |            |             |
| <b>Location Total:</b> |  |          |       | _____      | _____       |

**Location: 2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #          | Spec                            | Quantity | Units | Unit Price | Total Price |
|-----------------|---------------------------------|----------|-------|------------|-------------|
| <b>Trade: 4</b> | <b>Site Work</b>                |          |       |            |             |
| <b>305</b>      | <b>FENCE REPAIR--CHAIN LINK</b> | 56.00    | LF    | _____      | _____       |

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #                                    | Spec  | Quantity | Units | Unit Price | Total Price |
|---|---|----------|-------|------------|-------------|
| <b>Trade: 4 Site Work</b>                 |   |          |       |            |             |
|   | ** Repair fence using 4' high galvanized 11 gauge wire, 1-5/8" line posts on 10' centers, with 1-3/8" top rail. Tighten fence, install missing components using galvanized bolts and fasteners to create a plumb, functional fence without bent posts or rails. Repair existing gate to close, latch, and function properly.<br>** Includes Fence at back of property next to alley and fence and gate at NE corner of the house. |          |       |            |             |
| 385                                       | <b>FENCE--CUSTOM</b><br>Inspect existing wood fence. Dispose of deteriorated, damaged, or broken pieces or components including posts. Replace with new lumber. secure any loose wood parts or pieces. Paint entire fence. Color to be chosen by Owner  | 200.00   | LF    | _____      | _____       |
| 460                                       | <b>TRIM ALL OVERGROWTH</b><br>Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all debris and rake clean.   | 1.00     | EA    | _____      | _____       |
| 546                                       | <b>NEGATIVE DRAINAGE</b><br>Inspect all areas of foundation for negative drainage. In low areas add fill at a minimum of 4 ft from the foundation out. Compact and slope away minimum 1/4" per foot. Make sure all downspouts drain away from foundation and have extensions where required. All work is to be FHA compliant and meet minimal appraisal requirements.   | 1.00     | EA    | _____      | _____       |
| <b>Trade: 5 Demolition &amp; Disposal</b> |   |          |       |            |             |
| 760                                       | <b>DEMOLISH AND REMOVE</b><br>** Demolish specified portion of structure and dispose of debris from property to code legal dump.<br>** Demolish and remove: outdoor carpet on front porch, concrete pieces in flower beds, doghouse, old chain link gate on west side of house, wood posts next to house, wood box and paint buckets on back patio, and clothes line.   | 1.00     | EA    | _____      | _____       |
| <b>Trade: 10 Carpentry</b>                |   |          |       |            |             |
| 2640                                      | <b>SIDING---VINYL</b><br>Hang Alside Conquest vinyl clapboard siding including all cornice, corner, soffit, door and window trim after replacing all deteriorated exterior building components. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.  | 17.00    | SQ    | _____      | _____       |
| 2835                                      | <b>WINDOW WELL</b><br>Using a shovel, clean out and excavate well at least 8 inches below window sill. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well. Install window well covers on all basement windows.   | 10.00    | EA    | _____      | _____       |
| <b>Trade: 15 Roofing</b>                  |   |          |       |            |             |

## Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec #                    | Spec  | Quantity | Units | Unit Price | Total Price |
|---------------------------|---|----------|-------|------------|-------------|
| <b>Trade: 15 Roofing</b>  |   |          |       |            |             |
| 4635                      | <b>GUTTER--5" SEAMLESS ALUMINUM</b><br>Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner.            | 90.00    | LF    | _____      | _____       |
| 4640                      | <b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b><br>Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center.            | 48.00    | LF    | _____      | _____       |
| <b>Trade: 22 Plumbing</b> |   |          |       |            |             |
| 7135                      | <b>HOSE BIBB</b><br>Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk. | 2.00     | EA    | _____      | _____       |
| 7250                      | <b>SPRINKLER SYSTEM--REPAIR</b><br>Replace all sprinkler heads and install an anti-siphon valve. Ensure that entire yard is reached with sprinklers.                                  | 1.00     | EA    | _____      | _____       |
| <b>Trade: 23 Electric</b> |   |          |       |            |             |
| 8165                      | <b>ENTRANCE LIGHT FIXTURE--REPLACE</b><br>Remove damaged light fixture and replace with an exterior, waterproof, single bulb fixture. \$20 fixture allowance.                         | 2.00     | EA    | _____      | _____       |

Location Total: \_\_\_\_\_

## Location: 3 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 800

| Spec #                        | Spec   | Quantity | Units | Unit Price | Total Price |
|-------------------------------|--|----------|-------|------------|-------------|
| <b>Trade: 16 Conservation</b> |  |          |       |            |             |
| 4926                          | <b>INCREASE INSULATION TO R49</b><br>Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-49. | 800.00   | SF    | _____      | _____       |
| <b>Location Total:</b> _____  |  |          |       |            |             |

## Location: 4 - Living/Dining Room

Approx. Wall SF: 528

Ceiling/Floor SF: 230

| Spec #                     | Spec   | Quantity | Units | Unit Price | Total Price |
|----------------------------|--|----------|-------|------------|-------------|
| <b>Trade: 10 Carpentry</b> |  |          |       |            |             |
| 3150                       | <b>DOOR--EXTERIOR paneled</b><br>Install a 1-5/8" 4 panel, exterior wood door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide angle peepsight. Prime and top coat. | 1.00     | EA    | _____      | _____       |

Address: 1024 W 27th Street

Unit: Unit 01

Location: 4 - Living/Dining Room

Approx. Wall SF: 528

Ceiling/Floor SF: 230

| Spec #                                 | Spec   | Quantity | Units | Unit Price | Total Price |
|--|--|----------|-------|------------|-------------|
| <b>Trade: 10 Carpentry</b>             |  |          |       |            |             |
| 3210                                   | <b>STORM DOOR--ALUMINUM</b><br>Install an aluminum storm door with full glass and white baked enamel aluminum finish.  | 1.00     | EA    | _____      | _____       |
| <b>Trade: 19 Paint &amp; Wallpaper</b> |  |          |       |            |             |
| 5565                                   | <b>PREP &amp; PAINT VACANT ROOM</b><br>Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim. | 240.00   | SF    | _____      | _____       |
| <b>Trade: 21 HVAC</b>                  |  |          |       |            |             |
| 6330                                   | <b>REGISTER--REPLACE</b><br>Replace missing or damaged register with an adjustable metal register.   | 1.00     | EA    | _____      | _____       |

Location Total: \_\_\_\_\_

Location: 5 - Front BR

Approx. Wall SF: 344

Ceiling/Floor SF: 116

| Spec #                                 | Spec  | Quantity | Units | Unit Price | Total Price |
|--|---|----------|-------|------------|-------------|
| <b>Trade: 10 Carpentry</b>             |   |          |       |            |             |
| 2408                                   | <b>BASEBOARD--1x6 WITH BASE CAP</b><br>Install a 2 piece baseboard system using #2 1X6 pine (planed to 11/16" thickness where it abuts door casings) as base molding with finger jointed WM-65fj 11/16" x 1 3/8" base cap molding. Use finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.<br>** For closet. Match to existing in room. | 14.00    | LF    | _____      | _____       |
| 3345                                   | <b>DOOR--INT, HOLLOW CORE</b><br>Install smooth, raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.  | 1.00     | EA    | _____      | _____       |
| <b>Trade: 19 Paint &amp; Wallpaper</b> |   |          |       |            |             |
| 5565                                   | <b>PREP &amp; PAINT VACANT ROOM</b><br>Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.    | 132.00   | SF    | _____      | _____       |
| <b>Trade: 20 Floor Coverings</b>       |   |          |       |            |             |



**Location: 5 - Front BR**

Approx. Wall SF: 344

Ceiling/Floor SF: 116

| Spec #           | Spec   | Quantity | Units | Unit Price | Total Price |
|------------------|--|----------|-------|------------|-------------|
| <b>Trade: 20</b> | <b>Floor Coverings</b>   |          |       |            |             |
| 5970             | <b>CARPET AND PAD</b><br>Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern. | 132.00   | SF    | _____      | _____       |
| <b>Trade: 23</b> | <b>Electric</b>  |          |       |            |             |
| 7735             | <b>LIGHT FIXTURE GLOBE</b><br>** Install a glass light fixture globe on ceiling fixture.<br>** Closet  | 1.00     | EA    | _____      | _____       |

Location Total: \_\_\_\_\_

**Location: 6 - Bathroom**

Approx. Wall SF: 224

Ceiling/Floor SF: 48

| Spec #           | Spec  | Quantity | Units | Unit Price | Total Price |
|------------------|---|----------|-------|------------|-------------|
| <b>Trade: 16</b> | <b>Conservation</b>   |          |       |            |             |
| 5110             | <b>SHOWERHEAD--LOW FLOW</b><br>Install a Delta model 6122, or a Moen model 3900A low flow shower head.  | 1.00     | EA    | _____      | _____       |
| <b>Trade: 19</b> | <b>Paint &amp; Wallpaper</b>  |          |       |            |             |
| 5560             | <b>PREP &amp; PAINT BATHROOM</b><br>Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. | 1.00     | RM    | _____      | _____       |
| <b>Trade: 21</b> | <b>HVAC</b>   |          |       |            |             |
| 6330             | <b>REGISTER--REPLACE</b><br>Replace missing or damaged register with an adjustable metal register.  | 1.00     | EA    | _____      | _____       |
| <b>Trade: 22</b> | <b>Plumbing</b>   |          |       |            |             |
| 6895             | <b>LAVATORY REPAIR--CUSTOM</b><br>If the faucet has valve seats inspect them, and if they are worn grind until level or replace. Replace washers or rings and repack stem. If the faucet has an insert that leaks adjust or replace the insert.   | 1.00     | EA    | _____      | _____       |
| 7005             | <b>COMMODE--REFURBISH</b><br>** Install an anti-siphon fill valve. Replace flap valve and adjust  | 1.00     | EA    | _____      | _____       |

Address: 1024 W 27th Street

Unit: Unit 01

Location: 6 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 48

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 22 Plumbing

water height to insure proper flushing action. Replace toilet seat.

\*\* Make sure all surfaces, including inside of tank, are clean.

Location Total: \_\_\_\_\_

Location: 7 - Mid BR

Approx. Wall SF: 320

Ceiling/Floor SF: 100

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

|      |                                     |       |    |       |       |
|------|-------------------------------------|-------|----|-------|-------|
| 2408 | <b>BASEBOARD--1x6 WITH BASE CAP</b> | 48.00 | LF | _____ | _____ |
|------|-------------------------------------|-------|----|-------|-------|

Install a 2 piece baseboard system using #2 1X6 pine (planed to 11/16" thickness where it abuts door casings) as base molding with finger jointed WM-65fj 11/16" x 1 3/8" base cap molding. Use finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.

|      |                                    |      |    |       |       |
|------|------------------------------------|------|----|-------|-------|
| 3310 | <b>TRIM DOOR SET - PAINT GRADE</b> | 2.00 | EA | _____ | _____ |
|------|------------------------------------|------|----|-------|-------|

\*\* Trim both sides of interior door, including header, stops, and casings. Use 5/8" x 2-1/2" Primed finger joint casing. Use Moulding & Millwork Product #322 or prior approved equivalent.

\*\* Bathroom door and door on 'D' wall.

Trade: 19 Paint & Wallpaper

|      |                                     |        |    |       |       |
|------|-------------------------------------|--------|----|-------|-------|
| 5565 | <b>PREP &amp; PAINT VACANT ROOM</b> | 115.00 | SF | _____ | _____ |
|------|-------------------------------------|--------|----|-------|-------|

Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.

Trade: 20 Floor Coverings

|      |                       |        |    |       |       |
|------|-----------------------|--------|----|-------|-------|
| 5970 | <b>CARPET AND PAD</b> | 115.00 | SF | _____ | _____ |
|------|-----------------------|--------|----|-------|-------|

Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.

Location Total: \_\_\_\_\_

Location: 8 - Rear BR

Approx. Wall SF: 320

Ceiling/Floor SF: 99

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

**Location: 8 - Rear BR**

Approx. Wall SF: 320

Ceiling/Floor SF: 99

| Spec #           | Spec   | Quantity | Units | Unit Price | Total Price |
|------------------|--|----------|-------|------------|-------------|
| <b>Trade: 19</b> | <b>Paint &amp; Wallpaper</b>   |          |       |            |             |
| <b>5565</b>      | <b>PREP &amp; PAINT VACANT ROOM</b><br>Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim. | 100.00   | SF    | _____      | _____       |

**Trade: 20 Floor Coverings**

|             |  |        |    |       |       |
|-------------|--|--------|----|-------|-------|
| <b>5970</b> | <b>CARPET AND PAD</b><br>Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern. | 100.00 | SF | _____ | _____ |
|-------------|--|--------|----|-------|-------|

**Location Total:** \_\_\_\_\_**Location: 9 - Kitchen**

Approx. Wall SF: 312

Ceiling/Floor SF: 92

| Spec #           | Spec   | Quantity | Units | Unit Price | Total Price |
|------------------|--|----------|-------|------------|-------------|
| <b>Trade: 10</b> | <b>Carpentry</b>   |          |       |            |             |
| <b>3735</b>      | <b>REFACE CABINETS</b><br>Remove doors and prepare cabinet stiles to accept plastic laminate or wood veneer. Replace doors with owner's choice of raised panel hardwood or plastic laminate over plywood. Replace drawers with wood or composition material drawers. Install owner's choice of in-stock hardware and laminate style. | 25.00    | LF    | _____      | _____       |

**Trade: 18 Ceramic Tile**

|             |   |      |    |       |       |
|-------------|---|------|----|-------|-------|
| <b>5410</b> | <b>CERAMIC TILE--REPAIR</b><br>Remove damaged tiles. Cut and thin set ceramic tile of matching color and size. RegROUT to match existing color. | 2.00 | SF | _____ | _____ |
|-------------|---|------|----|-------|-------|

**Trade: 19 Paint & Wallpaper**

|             |  |      |    |       |       |
|-------------|--|------|----|-------|-------|
| <b>5555</b> | <b>PREP/PAINT KITCHEN--SEMI GLOSS</b><br>** Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. Include any closets.<br>** Remove carpet from underneath sink. | 1.00 | RM | _____ | _____ |
|-------------|--|------|----|-------|-------|

Location: 9 - Kitchen

Approx. Wall SF: 312

Ceiling/Floor SF: 92

| Spec #                      | Spec  | Quantity | Units | Unit Price | Total Price |
|-----------------------------|---|----------|-------|------------|-------------|
| <b>Trade: 22 Plumbing</b>   |   |          |       |            |             |
| 6805                        | <b>REPAIR FAUCET--KITCHEN</b><br>Inspect valve seat, and grind unit level or replace. Replace washers or rings and repack stem to refurbish faucet.   | 1.00     | EA    | _____      | _____       |
| <b>Trade: 25 Appliances</b> |   |          |       |            |             |
| 8440                        | <b>ELECTRIC RANGE</b><br>Dispose of old stove. Install a 30" wide electric stove including oven and electrical connections. Product to be Owner specified GE Appliances model # JBS55DM or prior approved equivalent. Color to be selected by owner   | 1.00     | EA    | _____      | _____       |
| 8475                        | <b>REFRIGERATOR--18 CF--ENERGY STAR</b><br>Dispose of old refrigerator. Install an ENERGY STAR approved 2 door, top freezer, frost free refrigerator with at least 17.5 cubic feet. Color to be selected by owner.  | 1.00     | EA    | _____      | _____       |
| 8491                        | <b>DISHWASHER--2 CYCLE--ENERGY STAR</b><br>Provide and install a 24", 2 cycle (minimum), built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system -- Frigidaire, Model# FBD2400KW - or - GE Model# GSD2100VWW. Color to be selected by owner. | 1.00     | EA    | _____      | _____       |
| 8500                        | <b>DISPOSAL--1/2 HP</b><br>Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.   | 1.00     | EA    | _____      | _____       |

Location Total: \_\_\_\_\_

Location: 10 - Stair

Approx. Wall SF: 0

Ceiling/Floor SF: 33

| Spec #                     | Spec  | Quantity | Units | Unit Price | Total Price |
|----------------------------|---|----------|-------|------------|-------------|
| <b>Trade: 10 Carpentry</b> |   |          |       |            |             |
| 2520                       | <b>HANDRAIL--REPLACE INTERIOR</b><br>Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition. | 12.00    | LF    | _____      | _____       |
| 3150                       | <b>DOOR--EXTERIOR PANELED</b><br>Install a 1-5/8" 4 panel, exterior wood door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide angle peepsight. Prime and top coat.  | 1.00     | EA    | _____      | _____       |
| 3210                       | <b>STORM DOOR--ALUMINUM</b><br>Install an aluminum storm door with full glass and white baked   | 1.00     | EA    | _____      | _____       |

Location: 10 - Stair

Approx. Wall SF: 0

Ceiling/Floor SF: 33

| Spec #    | Spec             | Quantity | Units | Unit Price | Total Price |
|-----------|------------------|----------|-------|------------|-------------|
| Trade: 10 | <b>Carpentry</b> |          |       |            |             |

enamel aluminum finish.

Trade: 19 **Paint & Wallpaper**

|      |                                     |       |    |       |       |
|------|-------------------------------------|-------|----|-------|-------|
| 5565 | <b>PREP &amp; PAINT VACANT ROOM</b> | 40.00 | SF | _____ | _____ |
|------|-------------------------------------|-------|----|-------|-------|

\*\* Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.

\*\* Fix nosing at top landing where wood strip is falling off.

Trade: 23 **Electric**

|      |                               |      |    |       |       |
|------|-------------------------------|------|----|-------|-------|
| 7730 | <b>LIGHT FIXTURE--REPLACE</b> | 1.00 | EA | _____ | _____ |
|------|-------------------------------|------|----|-------|-------|

Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.

Location Total: \_\_\_\_\_

Location: 11 - Basement

Approx. Wall SF: 728

Ceiling/Floor SF: 627

| Spec #    | Spec             | Quantity | Units | Unit Price | Total Price |
|-----------|------------------|----------|-------|------------|-------------|
| Trade: 10 | <b>Carpentry</b> |          |       |            |             |

|      |                              |       |    |       |       |
|------|------------------------------|-------|----|-------|-------|
| 2981 | <b>VINYL WINDOW-BASEMENT</b> | 10.00 | EA | _____ | _____ |
|------|------------------------------|-------|----|-------|-------|

Dispose of basement window unit. Install a vinyl slider window, plumb and level, caulk, provide a screen.

Trade: 19 **Paint & Wallpaper**

|      |  |        |    |       |       |
|------|--|--------|----|-------|-------|
| 5755 | <b>PREP &amp; PAINT CONCRETE FLOOR</b> | 562.00 | SF | _____ | _____ |
|------|--|--------|----|-------|-------|

Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations.

Trade: 21 **HVAC**

|      |                                  |      |    |       |       |
|------|----------------------------------|------|----|-------|-------|
| 6041 | <b>FURNACE 90+ GAS - REPLACE</b> | 1.00 | EA | _____ | _____ |
|------|----------------------------------|------|----|-------|-------|

Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool <http://www.acca.org/tech/manualj/> (calculate the load with manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection. Provide both Manual J and S reports to the Owner for review and approval prior to installation. Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. Install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work and gas line. New furnace will have minimum

Address: 1024 W 27th Street

Unit: Unit 01

Location: 11 - Basement

Approx. Wall SF: 728

Ceiling/Floor SF: 627

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 21 HVAC

limited warranties of: 20 years on heat exchangers; 5 years on parts. New furnace to be vented with PVC piping per manufacturer's specifications. Install a set back thermostat with separate weekday and weekend programs, 4 settings per day, a vacation hold feature and a lighted digital display such as the Lux Model Psp511LC, vent pipe and new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit and easy replacement of air filter. An exterior return air filter box or boxes shall be installed to filter all return air to the new furnace. Seal all exposed duct joints and seams with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic.

Trade: 22 Plumbing

|      |  |      |    |       |       |
|------|--|------|----|-------|-------|
| 7070 | <b>WATER HEATER--40 GALLON GAS</b><br>Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. Include combustion air. | 1.00 | EA | _____ | _____ |
| 7120 | <b>DRIPLESS CENTER--WASHER HOOK UP</b><br>Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine.   | 1.00 | EA | _____ | _____ |

Location Total: \_\_\_\_\_

Unit Total for 1024 W 27th Street, Unit Unit 01: \_\_\_\_\_

Address Grand Total for 1024 W 27th Street: \_\_\_\_\_

Bidder: \_\_\_\_\_