

# SPECS BY LOCATION/TRADE

2/18/2015

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

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

**Address: 1924 Kearney Ave. (NSP Int2)**

**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:                      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.                      Trim &amp; Door Paint: Bright White                      Carpet: Manufacturer: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark.                      Vinyl Flooring: Armstrong, Toughguard, Initiator 66156                      Vinyl #2: Metro Tacit Trail , Color: Vanilla ,Model: 67345401                      Counter top: Formica, Venetian Gold, 6223-RW                      Cabinets: American Classics, Style: Hampton, Color: Cognac or Sandalwood                      Appliances: All appliances and electrical cover plates to be white.                      Ceramic Floor Tile: 12" x 12" DalTile, Series: Aspen Lodge, Color: Morning Breeze                      Ceramic Wall Tile: 6" x 6" DalTile, Series: Aspen Lodge, Color: Morning Breeze                      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</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>				
	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 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 tortuous action, arising out of or in connection with the use or performance of information available from the inspection.				
14	<b>CONTRACTOR ACCEPTS SCOPE OF WORK</b> The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. x _____ Contractor Date	1.00	DU	_____	_____
24	<b>MANUFACTURER'S SPECS PREVAIL</b> All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	_____	_____
31	<b>CONSTRUCTION DEFINITIONS</b> "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.	1.00	GR	_____	_____
35	<b>VERIFY QUANTITIES/MEASUREMENTS</b> 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.	1.00	GR	_____	_____
36	<b>BUILDING PERMIT REQUIRED</b> The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for	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	<b>General Requirements</b>				
	and receiving a building permit prior to starting any work.				
42	<b>CERTIFICATE OF OCCUPANCY</b> 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> 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> 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> 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> 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> 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> Contractor shall remedy any defect due to faulty material or 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.	1.00	DU	_____	_____
120	<b>FINAL CLEAN</b> 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.	1.00	EA	_____	_____

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3260</b>	<b>REWORK INTERIOR DOORS</b> Adjust all interior doors and locksets to operate properly. Rehang door if necessary. If door rubs carpeting, trim bottom of door to clear carpeting. Sand smooth and refinish each door to match existing and provide a clean smooth appearance.	1.00	DU	_____	_____
<b>3275</b>	<b>PASSAGE LOCK</b> Install a brushed nickel passage door knob set. For each interior door.	4.00	EA	_____	_____
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6610</b>	<b>WATER SUPPLY--INSPECT, REPAIR</b> Restore water service to structure. Identify defects and leaks and make repairs to bring structure into compliance with the current national and local plumbing code.	1.00	EA	_____	_____
<b>6705</b>	<b>WASTE LINES--INSPECT, REPAIR</b> Test waste lines for leaks and proper venting. Identify defects and make repairs to bring structure into compliance with the current plumbing code.	1.00	EA	_____	_____

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

**Location: 2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3875</b>	<b>HOUSE NUMBER SET</b> Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior white latex paint. Attach to front of house adjacent to front entry door and illuminated by front exterior light.	1.00	EA	_____	_____

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

**Location: 3 - Living Room**

Approx. Wall SF: 464

Ceiling/Floor SF: 204

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>FINISH ROOM DIVIDER/PARTITION</b> At exposed wood room divider between Living Room and Dining Room, wrap existing 2x6 "columns" with hardwood veneer to provide appearance of 6" x 6" posts from floor to ceiling. Replace existing 1 x 6 cap with straight and true, finish grade hardwood. Replace existing plywood panels with new, finish grade plywood panels with grain oriented vertically to match exposed back of Kitchen counters. Attach battens to reflect those on exposed back of Kitchen cabinets. Provide baseboard trim to mimic existing in Dining Room and Kitchen. Provide	1.00	EA	_____	_____

**Location: 3 - Living Room**

Approx. Wall SF: 464

Ceiling/Floor SF: 204

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

appropriate trim at ceiling and along edges of plywood to provide attractive finish. Stain and seal partition to match Kitchen cabinets as closely as possible.

**Trade: 19 Paint & Wallpaper**

<b>5565</b>	<b>PREP &amp; PAINT VACANT ROOM</b>	210.00	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**

<b>5970</b>	<b>CARPET AND PAD</b>	210.00	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. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern. Dispose of old carpet and pad in code legal dump.				

**Location Total:** \_\_\_\_\_**Location: 4 - Dining Room**

Approx. Wall SF: 384

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				

<b>5916</b>	<b>LAMINATE FLOORING - HARDWOOD</b>	150.00	SF	_____	_____
	Install laminate flooring and underlayment per manufacturer's recommendations. Include metal edge strips at openings, and make sure all gaps around perimeter are filled or covered. Product to be Pergo XP Natural Ridge Hickory (Model #LF000320) or prior approved equivalent.				

**Trade: 10 Carpentry**

<b>3065</b>	<b>DOOR--REWORK EXTERIOR</b>	1.00	EA	_____	_____
	Adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set.				

**Trade: 19 Paint & Wallpaper**

<b>5565</b>	<b>PREP &amp; PAINT VACANT ROOM</b>	150.00	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 &				

**Location: 4 - Dining Room**

Approx. Wall SF: 384

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 19 Paint & Wallpaper**

windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.

Repair cracks in west wall and ceiling: remove material along crack to form a "v" shaped depression min. 3/8" to 1/2", patch with flexible joint compound and fiberglass tape, feather edges, sand and texture to match existing, spot prime.

**Trade: 23 Electric****7728 LIGHT FIXTURE--REPLACE CHANDELIER - DINING**

1.00 EA

Replace light fixture with 4 light hanging fixture. Include shade and lamps. See General Conditions for specified material.

Rewire so that exposed conduit is hidden behind wall and ceiling.

**Location Total:****Location: 5 - Kitchen**

Approx. Wall SF: 320

Ceiling/Floor SF: 96

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 1 General Requirements****5916 LAMINATE FLOORING - HARDWOOD**

100.00 SF

Install laminate flooring and underlayment per manufacturer's recommendations. Include metal edge strips at openings, and make sure all gaps around perimeter are filled or covered. Product to be Pergo XP Natural Ridge Hickory (Model #LF000320) or prior approved equivalent. Coordinate with new flooring in Dining Room.

**Trade: 10 Carpentry****3065 DOOR--REWORK EXTERIOR**

1.00 EA

Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set.

Door to garage.

**Custom REWORK LIGHT DIFFUSER PANELS & HOUSING**

1.00 EA

Remove existing translucent panels from ceiling and replace with new. Patch and repair any holes or penetrations in concealed ceiling and assure any abandoned electric lines are properly capped. Paint concealed portion of ceiling bright white. Replace existing fluorescent fixtures with two new similar units with new lamps evenly spaced within concealed area and wired to existing switch.

**Trade: 19 Paint & Wallpaper****5555 PREP/PAINT KITCHEN--SEMI GLOSS**

1.00 RM

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

Location: 5 - Kitchen

Approx. Wall SF: 320

Ceiling/Floor SF: 96

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint &amp; Wallpaper

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 exterior door to Garage.

Trade: 22 Plumbing

6835 SINK--DOUBLE BOWL COMPLETE

1.00 EA

Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.

Trade: 23 Electric

7840 RANGE HOOD--RECIRCULATING

1.00 EA

Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Owner's choice of color.

Trade: 25 Appliances

8440 ELECTRIC RANGE

1.00 EA

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

8475 REFRIGERATOR--18 CF--ENERGY STAR

1.00 EA

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.

8500 DISPOSAL--1/2 HP

1.00 EA

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.

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

Location: 6 - LT Rear BR

Approx. Wall SF: 336

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

2350 FLOOR--REFINISH WOOD

110.00 SF

Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room. Dispose of carpet and pad in code legal dump.

Location: 6 - LT Rear BR

Approx. Wall SF: 336

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5565	<b>PREP &amp; PAINT VACANT ROOM</b> 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.	110.00	SF	_____	_____

Trade: 23 Electric

7730	<b>LIGHT FIXTURE--REPLACE</b> Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

Location: 7 - Hall

Approx. Wall SF: 432

Ceiling/Floor SF: 95

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
5916	<b>LAMINATE FLOORING - HARDWOOD</b> Install laminate flooring and underlayment per manufacturer's recommendations. Include metal edge strips at openings, and make sure all gaps around perimeter are filled or covered. Product to be Pergo XP Natural Ridge Hickory (Model #LF000320) or prior approved equivalent.	95.00	SF	_____	_____

Trade: 10 Carpentry

3745	<b>CABINET--CUSTOM</b> Repair scratches and worn cabinet faces. Touch-up with stain and finish to match.	1.00	EA	_____	_____
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Trade: 17 Drywall &amp; Plaster

5208	<b>DRYWALL--PATCH--SMALL</b> Clean out and expand hole to allow the insertion of a 1/2" gypsum backer board coated with construction adhesive. Screw through drywall face to secure. After adhesive is set, apply patching plaster to 1/4" of surface. Finish with compound, wet sand ready for paint.  Repair cracks in wall and ceiling: remove material along crack to form a "v" shaped depression min. 3/8" to 1/2", patch with flexible joint compound and fiberglass tape, feather edges, sand and texture to match existing, spot prime.	1.00	EA	_____	_____
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Trade: 19 Paint &amp; Wallpaper

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet	100.00	SF	_____	_____
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Location: 7 - Hall

Approx. Wall SF: 432

Ceiling/Floor SF: 95

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint &amp; Wallpaper

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.

Include the interior of cabinets and closets.

Trade: 22 Plumbing

7070 WATER HEATER--40 GALLON GAS

1.00 EA

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. Installation must be code compliant. Assure exhaust is properly configured after installation of new furnace.

7110 DRYER VENT

1.00 EA

Exhaust dryer vent to the exterior. Currently appears to exhaust into the Crawl Space.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE

2.00 EA

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

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

Location: 8 - RT Rear BR

Approx. Wall SF: 528

Ceiling/Floor SF: 216

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

2350 FLOOR--REFINISH WOOD

220.00 SF

Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.

9516 REMOVE DOOR, CLOSE OPENING

1.00 EA

At door to Hall closest to Bathroom, remove and dispose of door, jamb and casing. Stud opening with 2 x 4's. Hang, tape and 3 coat finish gypsum board ready for paint on both sides of opening. Provide baseboard trim to match existing on both sides of opening.

Trade: 19 Paint &amp; Wallpaper

5565 PREP &amp; PAINT VACANT ROOM

220.00 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

**Location: 8 - RT Rear BR**

Approx. Wall SF: 528

Ceiling/Floor SF: 216

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	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. Include the interior of closets. Repair/replace trim around doors and ceiling and floor base. Remove existing panelling and repair wall surfaces as necessary to provide smooth, even surface. Replace any baseboard and/or trim as required to give room a consistent look.				
<b>Trade: 23</b>	<b>Electric</b>				
<b>7730</b>	<b>LIGHT FIXTURE--REPLACE</b>	2.00	EA	_____	_____
	Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.				

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

**Location: 9 - Half Bathroom**

Approx. Wall SF: 144

Ceiling/Floor SF: 20

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3830</b>	<b>MEDICINE CABINET--16" RECESSED</b>	1.00	EA	_____	_____
	Install a 16"x20" recessed medicine cabinet with an aluminum frame, hinged beveled plate glass mirror and two glass shelves such as the Kohler Model #: CB-CLR1620FS.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5560</b>	<b>PREP &amp; PAINT BATHROOM</b>	1.00	RM	_____	_____
	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.				
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5930</b>	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b>	30.00	SF	_____	_____
	Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.				
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>7000</b>	<b>TOILET SEAT</b>	1.00	EA	_____	_____
	Install a white, wood or plastic, top mounted toilet seat and lid. Material allowance \$20.				

**Location: 9 - Half Bathroom**

Approx. Wall SF: 144

Ceiling/Floor SF: 20

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
7005	<b>COMMODE--REFURBISH</b> Install new wax ring at base of toilet. Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action.	1.00	EA	_____	_____
<b>Trade: 23</b>	<b>Electric</b>				
7731	<b>LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
<b>Location Total:</b>					_____

**Location: 10 - Full Bathroom**

Approx. Wall SF: 224

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
3335	<b>DOOR REPAIR--CUSTOM</b> Patch hole in door and refinish to match.	1.00	EA	_____	_____
3835	<b>ACCESSORY SET--4 PIECE BRUSHED NICKEL</b> Install a brushed nickel bathroom accessory set consisting of two 24" towel bars, one towel ring, and a toilet paper holder.	1.00	EA	_____	_____
<b>Trade: 16</b>	<b>Conservation</b>				
5110	<b>SHOWERHEAD--LOW FLOW</b> Install a Delta model 6122, or a Moen model 3900A low flow shower head.	1.00	EA	_____	_____
<b>Trade: 18</b>	<b>Ceramic Tile</b>				
5430	<b>CERAMIC WALL TILE</b> Install owner specified ceramic wall tile over a sound surface with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations. Remove existing tile in bathroom.	45.00	SF	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5560	<b>PREP &amp; PAINT BATHROOM</b> 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	_____	_____

Location: 10 - Full Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				

Trade: 20 Floor Coverings

5930	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b> Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	50.00	SF	_____	_____
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Trade: 22 Plumbing

6870	<b>FAUCET--LAVATORY DUAL CONTROL</b> Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap if required to complete installation.	1.00	EA	_____	_____
6915	<b>TUB--DUAL CONTROL FAUCET</b> Install metal, dual control, tub fill faucet with 15 year drip-free warranty.	1.00	EA	_____	_____
6950	<b>BATHTUB--REGLAZE</b> Etch tub surface and apply a polyester or epoxy surface glaze. Provide 5 year warranty.	1.00	EA	_____	_____
7000	<b>TOILET SEAT</b> Install a white, wood or plastic, top mounted toilet seat and lid. Material allowance \$20.	1.00	EA	_____	_____
7005	<b>COMMODE--REFURBISH</b> Install new wax ring at base of toilet. Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action.	1.00	EA	_____	_____

Trade: 23 Electric

7731	<b>LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
7820	<b>BATH VENT FAN</b> Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA	_____	_____

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

Location: 11 - Garage

Approx. Wall SF: 576

Ceiling/Floor SF: 231

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Location: 11 - Garage**

Approx. Wall SF: 576

Ceiling/Floor SF: 231

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>REPLACE OVERHEAD DOOR OPENER</b>	1.00	EA	_____	_____
	Replace existing overhead door opener with similar unit rated 1/2 HP min. Adjust door for smooth, safe operation. Provide 2 wireless remote activators.				
<b>Trade: 16</b>	<b>Conservation</b>				
<b>4815</b>	<b>GARAGE DOOR--WEATHERSTRIP</b>	1.00	EA	_____	_____
	Install a soft rubber bottom seal and nylon gasket on an aluminum frame. Top and side seal.				
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5225</b>	<b>DRYWALL REPAIR--CUSTOM</b>	1.00	EA	_____	_____
	Install 5/8" type X gyp. board on ceiling. Mud and tape sheetrock on ceiling and shared wall with house to comply with fire code.				
<b>Location Total:</b>					_____

**Location: 12 - Crawl Space**

Approx. Wall SF: 384

Ceiling/Floor SF: 960

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21</b>	<b>HVAC</b>				
<b>6041</b>	<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 <a href="http://www.acca.org/tech/manualj/">http://www.acca.org/tech/manualj/</a> (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 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.				
<b>Location Total:</b>					_____

Unit Total for 1924 Kearney Ave. (NSP Int2) , Unit Unit 01: \_\_\_\_\_

Address Grand Total for 1924 Kearney Ave. (NSP Int2) : \_\_\_\_\_

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