

SPECS BY LOCATION/TRADE

6/27/2016

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 4900 E 13th St.

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
5.1	<p>OWNER SPECIFIED LIGHT FIXTURES</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>OWNER SPECIFIED MATERIALS</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 & Door Paint: Bright White 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 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 unless noted otherwise. Ceramic Floor Tile: 12" x 12" DaTile, Series: Salerno, Color: Marrone Chiaro Ceramic Wall Tile: 6" x 6" DaTile, Series: Salerno, Color: Marrone Chiaro Hardware: All door hardware to be brushed nickel including hinges and stops.</p>	1.00	GR	_____	_____
6	<p>SUBMITTALS</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>DISCLAIMER</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 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</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	General Requirements				
	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	<p>CONTRACTOR ACCEPTS SCOPE OF WORK</p> <p>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.</p> <p>X _____ Date</p> <p>Contractor Date</p>	1.00	DU	_____	_____
24	<p>MANUFACTURER'S SPECS PREVAIL</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>CONSTRUCTION DEFINITIONS</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>VERIFY QUANTITIES/MEASUREMENTS</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>BUILDING PERMIT REQUIRED</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	_____	_____
37	<p>ELECTRICAL PERMIT REQUIRED</p> <p>Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an</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				
	electrical permit on behalf of the owner.				
38	PLUMBING PERMIT REQUIRED 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	HVAC PERMIT REQUIRED 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	CERTIFICATE OF OCCUPANCY Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy or Certificate of Completion for the individual dwelling unit from the local municipality or county.	1.00	EA	_____	_____
45	CONTRACTOR PRE-BID SITE VISIT 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	INSURANCE REQUIREMENTS 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	WORK TIMES 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	NEW MATERIALS REQUIRED 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	HOLD HARMLESS 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	1 YEAR GENERAL WARRANTY 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'	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
	and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.				
120	FINAL CLEAN 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	_____	_____
2031	RADON EVALUATION 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	SEWER--SCOPE Scope and record sewer line condition and provide video documentation to WCDA.	1.00	EA	_____	_____
Trade: 22 Plumbing					
6610	WATER SUPPLY--INSPECT,REPAIR 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.	1.00	EA	_____	_____
6705	WASTE LINES--INSPECT, REPAIR 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.	1.00	EA	_____	_____
Trade: 23 Electric					
7430	CERTIFY ELECTRIC DISTRIBUTION ** Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non- functioning and dangerous equipment and wiring shall be replaced with Romex wire, white tamper resistant devices and fixtures. The service panel shall conform to the BOCA Existing Structures code. Replace all nonfunctional light bulbs in the unit. Install or replace any smoke detectors required by code. All loose and exposed wiring, as well as open splices shall be placed in junction boxes. Ground all groundable outlets. If ground is not present and outlet is 3 prong, replace with GFCI or 2 prong outlet. Place GFCI sticker on GFCI outlets with dual purpose breakers. ** Replace light bulbs in both bathrooms with appropriate bulbs for the fixture.	1.00	EA	_____	_____
Trade: 24 Extermination					

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 24	Extermination				
8303	INSPECT & PROVIDE TERMITE REPORT Inspect and provide termite report for the property prior to the start of any other work.	1.00	DU	_____	_____
Location Total:					_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
385	FENCE--CUSTOM 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 and fix gate(s). Paint entire fence, including sides facing street. Color to be chosen by Owner.	150.00	LF	_____	_____
546	NEGATIVE DRAINAGE 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	_____	_____

Trade: 5 Demolition & Disposal

760	DEMOLISH AND REMOVE ** Demolish specified portion of structure and dispose of debris from property to code legal dump. ** Pallets, clothes lines and posts, planter box in front yard, air conditioning support, wood posts in front and back yard, wood pile and posts next to garage, pond and accessories, and locker in garage.	1.00	EA	_____	_____
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Trade: 10 Carpentry

Custom	DEMO WINDOW BOX FRAMES Remove existing deteriorated box frames from windows on west (B) side of house. Replace with new wood trim and paint to match existing trim.	3.00	EA	_____	_____
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Trade: 19 Paint & Wallpaper

5557	PREP & PAINT EXTERIOR SIDING AND TRIM ** Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compounds. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Replace any missing or deteriorated sections of material	1,550.00	SF	_____	_____
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Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	including soffit, trim, siding, corners. Spot prime and top coat two coats of owners choice of premixed acrylic latex.				
	Include all areas of painting: siding, trim, gutters, downspouts, soffit, foundation block, shutters etc.				
	Select three colors for each material to be painted and provide to WCDA for approval.				
	** Prior to painting remove damaged siding where occurs up to 3' elevation and replace with like material. Use trim piece to provide a transition at 3'.				

Trade: 22 Plumbing

6795	GAS LINE--CUSTOM	1.00	EA	_____	_____
	Remove existing gas line from side of house. Excavate a trench to appropriate depth and install a new gas line underground. Provide all necessary plumbing parts and pieces required for installation. Installation must meet all applicable codes and safety regulations for jurisdiction.				
7135	HOSE BIBB	2.00	EA	_____	_____
	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.				
7250	SPRINKLER SYSTEM--REPAIR	1.00	EA	_____	_____
	Replace all sprinkler heads and install an anti-siphon valve. Replace valves and or manifold, if necessary. Verify controller is operational and ensure that entire yard is reached with sprinklers.				

Trade: 23 Electric

8165	ENTRANCE LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____
	Remove existing exterior light fixture and replace with a new exterior, waterproof, fixture.				

Trade: 700 Moisture Protection (CSI)

Custom	CLEAN OUT GUTTERS	1.00	EA	_____	_____
	Clean out all roof gutters by removing plant, soil, and other debris.				

Location Total: _____

Location: 3 - Garage

Approx. Wall SF: 990

Ceiling/Floor SF: 714

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	DEMO WINDOW BOX FRAMES	2.00	EA	_____	_____

Location: 3 - Garage

Approx. Wall SF: 990

Ceiling/Floor SF: 714

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

Remove existing deteriorated box frames from windows on west (B) side of house. Replace with new wood trim.

Trade: 19 Paint & Wallpaper

5557	PREP & PAINT EXTERIOR SIDING AND TRIM	1,060.00	SF	_____	_____
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** Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compounds. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Replace any missing or deteriorated sections of material including soffit, trim, siding, corners. Spot prime and top coat two coats of owners choice of premixed acrylic latex.

Include all areas of painting: siding, trim, gutters, downspouts, soffit, foundation block, shutters etc.

Select three colors for each material to be painted and provide to WCDA for approval.

** Prior to painting remove damaged siding where occurs up to 3' elevation and replace with like material. Use trim piece to provide a transition at 3'.

Trade: 21 HVAC

6075	HEATER, GAS--SERVICE / REPAIR	1.00	EA	_____	_____
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** Clean, inspect, and adjust heating equipment and controls. Replace filter and thermocouple as required. Report any recommended replacement and or repairs/parts to owner.

** Gas heater in loft of garage.

Trade: 23 Electric

8165	ENTRANCE LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____
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Remove existing exterior light fixture and replace with a new exterior, waterproof, fixture.

Trade: 700 Moisture Protection (CSI)

Custom	CLEAN OUT GUTTERS	1.00	EA	_____	_____
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Clean out all roof gutters by removing plant, soil, and other debris. Repair any damaged sections and replace any missing pieces.

Location Total: _____

Location: 4 - Hall

Approx. Wall SF: 520

Ceiling/Floor SF: 69

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 4 - Hall

Approx. Wall SF: 520

Ceiling/Floor SF: 69

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2406	BASEBOARD--MATCH TO EXISTING Install base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	10.00	LF	_____	_____
3150	DOOR--EXTERIOR PANELED Install a 1-5/8" 4 or 6 panel, exterior door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, and weatherstripping.	1.00	EA	_____	_____
3210	STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	116.00	SF	_____	_____
Trade: 22 Plumbing					
7110	DRYER VENT Install new dryer duct with exterior exhaust and new exterior vent cover.	1.00	EA	_____	_____
7120	DRIPLESS CENTER--WASHER HOOK UP Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. Remove drain plug at conclusion of construction and place tape over hole to protect opening.	1.00	EA	_____	_____
Trade: 23 Electric					
7730	LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	2.00	EA	_____	_____
7740	LIGHT FIXTURE AND SWITCH ** Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a switch with cover plate located at the strike side of the door. Fish wire and repair all tear out. ** Install in bedroom hallway near laundry area.	1.00	EA	_____	_____

Location: 4 - Hall

Approx. Wall SF: 520

Ceiling/Floor SF: 69

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Location Total:					_____

Location: 5 - Kitchen

Approx. Wall SF: 744

Ceiling/Floor SF: 228

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				

710	DEMO NON BEARING PARTITION	20.00	LF	_____	_____
	** Remove partition including plaster/drywall, lath, framing members, fixtures, wiring, and mechanical runs. Dispose of in code legal dump.				
	** See drawing 1. Retain a half wall next to front door as shown in drawing 1 & 4.				

Trade: 10 Carpentry

2406	BASEBOARD--MATCH TO EXISTING	34.00	LF	_____	_____
	Install base to match existing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.				
2979	VINYL SLIDING DOUBLE GLAZED WINDOW	1.00	EA	_____	_____
	Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim and provide a screen. Clean the glass when complete.				
3715	CABINET--WOOD BASE	15.00	LF	_____	_____
	** Replace base cabinets. Install base cabinet with doors with veneered panels. Frame with solid wood stiles, 1/2" wood sides and metal corner bracing. See General Conditions for specified materials and color.				
	** See drawings 4 & 5.				
3725	CABINET--WOOD WALL	12.00	LF	_____	_____
	** Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/2" wood sides, corner bracing. See General Conditions for specified materials and color.				
	** See drawings 4 & 5.				
3750	COUNTER TOP--FORMICA	23.00	LF	_____	_____
	Dispose of counter top. Field measure and screw to base cabinet a post formed, formica counter top. Provide cutout for sink. See General Conditions for specified color.				

Trade: 18 Ceramic Tile

5430	CERAMIC WALL TILE -- BACKSPLASH	22.00	SF	_____	_____
	** 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.				

Location: 5 - Kitchen

Approx. Wall SF: 744

Ceiling/Floor SF: 228

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18	Ceramic Tile				
	Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations. ** See drawings 4 & 5.				
Trade: 19	Paint & Wallpaper				
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	142.00	SF	_____	_____
Trade: 20	Floor Coverings				
5930	UNDERLAYMENT AND VINYL SHEET GOODS 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.	142.00	SF	_____	_____
Trade: 22	Plumbing				
6835	SINK--DOUBLE BOWL COMPLETE ** 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. ** See drawing 3.	1.00	EA	_____	_____
Trade: 23	Electric				
7743	RECESSED LIGHT FIXTURE Install recessed lights in ceiling with associated switch on wall near entrance to space. Fixture must be UL approved and rated for the ceiling height above finished floor.	8.00	EA	_____	_____
7795	LIGHT FIXTURE--CUSTOM Install a three pendant light fixture over the bar complete with wall switch. Bottom of lights should hang at 70 inches above finished floor. Lights and fixture must be UL approved.	1.00	EA	_____	_____

Location: 5 - Kitchen

Approx. Wall SF: 744

Ceiling/Floor SF: 228

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	Suggested color for shades are: red, blue, or green. See drawing 4 & 5.				
8110	REWIRE TO CODE--KITCHEN Rewire Kitchen to current National Electric Code including but not limited to: surface mount GFCI; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tear out. Does not include service entrance.	1.00	RM	_____	_____
Trade: 25	Appliances				
8440	ELECTRIC RANGE Dispose of old range. Install a 30" wide electric range 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	_____	_____
8450	MICROWAVE ** Dispose of microwave oven. Provide 1000 watt, 1.7 cu ft Microwave Oven with integral turn table and 2 speed exhaust fan. Product to be Owner specified GE Appliances or prior approved equivalent. Color to be selected by owner. ** Install over range	1.00	EA	_____	_____
8475	REFRIGERATOR--18 CF--ENERGY STAR 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	DISHWASHER--2 CYCLE--ENERGY STAR 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	_____	_____
Location Total:				_____	_____

Location: 6 - Dining Room

Approx. Wall SF: 552

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3170	DOOR--CUSTOM EXTERIOR REPLACE Install a 1-5/8" exterior door with window and entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, and weatherstripping.	1.00	EA	_____	_____
3210	STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____

Address: 4900 E 13th St.

Unit: Unit 01

Location: 6 - Dining Room

Approx. Wall SF: 552

Ceiling/Floor SF: 132

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

Trade: 19 **Paint & Wallpaper**

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	127.00	SF	_____	_____
	Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.				

Trade: 20 **Floor Coverings**

5930	UNDERLAYMENT AND VINYL SHEET GOODS	127.00	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.				

Trade: 23 **Electric**

7728	LIGHT FIXTURE--REPLACE CHANDELIER - DINING	1.00	EA	_____	_____
	Replace light fixture with at least a 4 light hanging fixture. Include shade and lamps. See General Conditions for specified product. Fixture must be UL approved.				

Location Total: _____

Location: 7 - Living Room

Approx. Wall SF: 840

Ceiling/Floor SF: 294

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				

1410	FIREPLACE CLEAN AND CERTIFY	1.00	EA	_____	_____
	Clean and certify all components of fireplace including, hearth, blower, dampener, exhaust flue, chimney cap, chase, and spark arrestor. Provide report to owner.				

Trade: 19 **Paint & Wallpaper**

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	286.00	SF	_____	_____
	Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer.				

Location: 7 - Living Room

Approx. Wall SF: 840

Ceiling/Floor SF: 294

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.				
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	286.00	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. See General Requirements for specified carpet.				
Trade: 21	HVAC				
Custom	REMOVE AIR CONDITIONER UNIT	1.00	EA	_____	_____
	Remove air conditioner unit from window. Repair window as required.				
Trade: 23	Electric				
7743	RECESSED LIGHT FIXTURE	8.00	EA	_____	_____
	Install recessed lights in ceiling with associated switch on wall near entrance to space. Light fixture must be UL approved and be rated for final installation height above finished floor.				
				Location Total:	_____

Location: 8 - Rt Front BR

Approx. Wall SF: 550

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3345	DOOR--INT, HOLLOW CORE	1.00	EA	_____	_____
	Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.				
Trade: 19	Paint & Wallpaper				
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	150.00	SF	_____	_____
	** Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces				

Location: 8 - Rt Front BR

Approx. Wall SF: 550

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim. ** Remount sprinkler controller in a discreet location. Closet?				
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	150.00	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. See General Requirements for specified carpet.				
Trade: 21	HVAC				
Custom	REMOVE AIR CONDITIONING UNIT & SHELF	1.00	EA	_____	_____
	Remove air conditioning unit from window. Repair window as required. Remove wood shelf from wall. Patch holes and prep for painting.				
Trade: 23	Electric				
7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
	Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.				
Location Total:					_____

Location: 9 - Master BR

Approx. Wall SF: 616

Ceiling/Floor SF: 192

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	183.00	SF	_____	_____
	Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.				

Location: 9 - Master BR

Approx. Wall SF: 616

Ceiling/Floor SF: 192

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

Trade: 20 Floor Coverings

5970	CARPET AND PAD	183.00	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. See General Requirements for specified carpet.				

Trade: 21 HVAC

Custom	REMOVE AIR CONDITIONING UNIT	1.00	EA	_____	_____
	Remove air conditioning unit from window. Repair window as required.				

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
	Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.				

Location Total: _____**Location: 10 - Walk in Closet**

Approx. Wall SF: 224

Ceiling/Floor SF: 48

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

4010	CLOSET POLE	3.00	EA	_____	_____
	** Field measure and install 1-1/2" diameter wood closet pole and sockets.				
	** Install two poles on one side wall for an upper and lower rod to hang clothes on. Install the other rod on the opposite wall in the higher position.				
4015	CLOSET SHELF	12.00	LF	_____	_____
	** Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.				
	** Install one shelf on each side wall above the top closet rod.				

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	46.00	SF	_____	_____
	Repair all cracks with fiberglass drywall tape and compound.				

Location: 10 - Walk in Closet

Approx. Wall SF: 224

Ceiling/Floor SF: 48

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

Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.

Trade: 20 Floor Coverings

5970	CARPET AND PAD 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. See General Requirements for specified carpet.	46.00	SF	_____	_____
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Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
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Location Total: _____

Location: 11 - Master Bath

Approx. Wall SF: 208

Ceiling/Floor SF: 40

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

3680	TUB SURROUND--PREFAB ** Install a white fiberglass or acrylic, 3 or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant siliconized caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners. ** Demo and remove existing blue wall tile.	1.00	EA	_____	_____
3705	CABINETS--REPAIR ** Repair base and hanging cabinets by rehangng plumb and level and replacing missing hardware, doors, and drawers. Clean all surfaces with detergent. ** Remove and replace existing hardware with new brushed nickel hardware.	11.00	LF	_____	_____
3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to	1.00	EA	_____	_____

Location: 11 - Master Bath

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	sound backing.				
3836	ACCESSORY SET--3 PIECE BRUSHED NICKEL Install a brushed nickel bathroom accessory set comprised of a towel ring, 20 - 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	40.00	SF	_____	_____
Trade: 22 Plumbing					
6865	REPAIR FAUCET--LAVATORY 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	_____	_____
6930	TUB/SHOWER FAUCET WITH DIVERTER Install a single lever, metal shower diverter with faucet, controls, and shower head set (Glacier Bay Item # 418827 or equal) in brushed nickel or prior approved equivalent with 15 year drip-free warranty.	1.00	EA	_____	_____
7010	COMMODO--REPLACE Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.	1.00	EA	_____	_____
Trade: 23 Electric					
7590	RECEPTACLE--GFCI BATH Install a flush mounted, ground fault circuit interrupted duplex receptacle with cover plate adjacent to lavatory using copper non-metallic cable. Fish wire and repair all tear out.	1.00	EA	_____	_____

Location Total: _____

Location: 12 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

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

Location: 12 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3836	ACCESSORY SET--3 PIECE BRUSHED NICKEL Install a brushed nickel bathroom accessory set comprised of a towel ring, 20 - 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
Trade: 20 Floor Coverings					
5930	UNDERLAYMENT AND VINYL SHEET GOODS 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.	28.00	SF	_____	_____
Trade: 22 Plumbing					
6901	VANITY--TO FIT-- COMPLETE Install a plywood vanity to fit existing space; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA	_____	_____
6965	SHOWERSTALL--FIBERGLASS Install a one piece, fiberglass shower stall to fit in existing space, including PVC waste, molded base, metal handle shower diverter, shower rod and Delta 6122 shower head or equal.	1.00	EA	_____	_____
7010	COMMODE--REPLACE Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.	1.00	EA	_____	_____
Trade: 23 Electric					
7590	RECEPTACLE--GFCI BATH Install a flush mounted, ground fault circuit interrupted duplex receptacle with cover plate adjacent to lavatory using copper non-metallic cable. Fish wire and repair all tear out.	1.00	EA	_____	_____
Location Total:					_____

Location: 13 - Utility Room

Approx. Wall SF: 144

Ceiling/Floor SF: 20

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Address: 4900 E 13th St.

Unit: Unit 01

Location: 13 - Utility Room

Approx. Wall SF: 144

Ceiling/Floor SF: 20

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5245	DRYWALL--LAMINATE WATER RESIST ** Hang 1/2" water resistant drywall over existing surface with hot-dipped galvanized or stainless steel screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. ** Remove existing damaged drywall and rehang with new. Mud and Fire-Tape only.	20.00	SF	_____	_____

Trade: 21 HVAC

6245	BOILER--GAS REPLACE--COMPLETE ** Dispose of heating equip. & radiators to code legal landfill. Size & install a gas fired, cast iron, jacketed boiler, distribution piping & baseboard convectors to service entire house. Installation includes all power & control wiring, a set back thermostat, expansion tank, one circulation pump, water & gas supply & flue piping. Installation required to maintain 70F. indoor temperature when outdoor temperature is -10 F. Min. AFUE rating 86. Include combustion air. ** Inspect and repair all baseboard convectors. Replace if required.	1.00	EA	_____	_____
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Trade: 22 Plumbing

7070	WATER HEATER--40 GALLON GAS 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	_____	_____
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Location Total: _____

Location: 14 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 24

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2520	HANDRAIL--REPLACE INTERIOR 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.	10.00	LF	_____	_____

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	11.00	SF	_____	_____
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Location: 14 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 24

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

** Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.

** Paint wood steps with slip resistant covering

Location Total: _____

Location: 15 - Loft

Approx. Wall SF: 384

Ceiling/Floor SF: 231

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

5483 REPR CRACKS/HOLES, TEXTURE, PREP & PAINT

208.00

SF

** Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.

** Remove shelves and brackets on west (B) wall.

Trade: 20 Floor Coverings

5970 CARPET AND PAD

208.00

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. See General Requirements for specified carpet.

Trade: 23 Electric

7743 RECESSED LIGHT FIXTURE

6.00

EA

Install recessed lights in ceiling with associated switch on wall near entrance to space. Light fixture must be UL approved and rated for installation height above finished floor.

Location Total: _____

Unit Total for 4900 E 13th St. , Unit Unit 01: _____

Address Grand Total for 4900 E 13th St. : _____

Bidder: _____