

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

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				
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	_____	_____
24	MANUFACTURER'S SPECS PREVAIL 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	CONSTRUCTION DEFINITIONS "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	_____	_____
3134	HARDWARE All hardware including knobs, pulls, hinges, strike plates, door stops, handrail support brackets, slider tracks, etc. should be replaced with brushed nickel finish.	1.00	AL	_____	_____
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	_____	_____
36	BUILDING PERMIT REQUIRED 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.	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 for the individual dwelling unit.	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	GR	_____	_____
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	_____	_____

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Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
6	SUBMITTALS	1.00	GR	_____	_____
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.					
6712	SEWER--SCOPE	1.00	EA	_____	_____
Scope and record sewer line condition and provide a tape or CD.					
77	NEW MATERIALS REQUIRED	1.00	GR	_____	_____
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 Owner and Construction Specialist.					
86	HOLD HARMLESS	1.00	GR	_____	_____
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.					
90	1 YEAR GENERAL WARRANTY	1.00	EA	_____	_____
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.					
Trade: 9 Environmental Rehab					
9003	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELIN	1.00	DU	_____	_____
The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard, 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.					
The following areas were found to contain lead: All basement windows, associated trim and exteriors. Kitchen-side door casing, trim, threshold.					
9023	CLEARANCE EXAMINATION	1.00	EA	_____	_____
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.					
9147	LEAD WASTE DISPOSAL	1.00	DU	_____	_____
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 debris and water filtrate) and non-hazardous waste. Ensure that all waste, both hazardous and non-hazardous, is managed in accordance with state regulations.					

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Case Number: _____
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Address: 1645 S Spruce Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC

6015	HVAC ADJUST	1.00	EA	_____	_____
Clean, inspect, oil and adjust heating equipment and controls and. Replace filter. Report any recommended part replacement to owner. Certify entire heating system.					

Trade: 22 Plumbing

6610	WATER SUPPLY--INSPECT,REPAIR	1.00	EA	_____	_____
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.					

6705	WASTE LINES--INSPECT, REPAIR	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.					

Trade: 23 Electric

7430	CERTIFY ELECTRIC DISTRIBUTION	1.00	EA	_____	_____
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 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.					

Trade: 24 Extermination

8303	INSPECT & PROVIDE TERMITE REPORT	1.00	DU	_____	_____
Inspect and provide termite report for the property prior to the start of any other work.					

Bidder: _____

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

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9/1/2010

Work Write-up/Re-Bid: _____
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 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 6 Concrete & Paving

1034	SIDEWALK-REPLACEMENT	198.00	SF		
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Remove existing sidewalk, excavate to provide 3" bed of gravel, form and pour 3000 psi air entrained concrete 4" thick by 36" wide sidewalk. Provide #10 wire mesh, expansion joints, smooth trowel finish, remove forms, regrade and seed disturbed areas. all areas to be worked on must drain away from house.

Areas to be replaced:

- front sidewalk at street
- back right of house
- walkway leading to front stoop
- right side at window well (to become egress)
- 4' area at stump and downspout

Trade: 10 Carpentry

3590	STEPS/LANDING--REPL EXTERIOR	1.00	EA		
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Remove existing steps . Replace with code compliant landing and steps. Include all handrails as needed. All wood should be pressure treated pine and all fasteners galvanized or exterior grade. Stringers should be 2" x 12" , joists 2" x 6" , deck boards 5/4 " rounded fronts. 2" x 4" hand rails. Entire system should sit on concrete pad.

3875	HOUSE NUMBER SET	1.00	EA		
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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.

3885	MAILBOX	1.00	EA		
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Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.

Custom	HANDRAIL	2.00	EA		
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Repair current handrail system and paint.

Custom	REMOVE WINDOW AWNING	1.00	EA		
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Remove existing window awning at right side of house. Caulk any holes.

Custom	GRIND STUMP	1.00	EA		
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After removal of sidewalk at right side of house, grind stump to 6" below dirt grade. Remove all wood chips and debris to allow for new sidewalk. Remove gutter downspout from location.

Custom	CAUTION	1.00	DY		
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Bees found at rear eave above flat area

Custom	FASCIA/SOFFIT	1.00	EA		
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Repair damaged areas of fascia and soffit. Install preformed metal fascia cap and ventilated aluminum soffit.

Custom	GAS LAMP	1.00	EA		
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Cut and cap gas light at front below grade.

Custom	SHED	1.00	EA		
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Furnish and install a 8'x10' wooden storage shed, to be placed per owners location.

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Address: 1645 S Spruce Street

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

4580	TEAR OFF AND REROOF SHINGLES	18.00	SQ		
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Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, architectural shingle 90 mph with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent.

Includes 2 squares of flat roof at back of house. Rotten decking suspected at flat area, soft spots found, water stains found at ceiling below. Replace decking accordingly upon further inspection. Remove existing Heat stack at flat area, patch hole with 1/2" plywood.

4645	GUTTER/DOWNSPOUT--5" SEAMLESS	135.00	LF		
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Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.

Trade: 19 Paint & Wallpaper

5810	PREP & PAINT EXTERIOR METAL SIDING	1,450.00	SF		
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Wire brush all loose, peeling, cracked and blistered paint from metal surface. Remove all rust. Clean with high pressure water as needed. Apply 2 coats of acrylic latex semi gloss paint. Use owner approved color selection.

Trade: 23 Electric

8045	DOORBELL SYSTEM	1.00	EA		
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Install a doorbell system containing a low voltage transformer, power connection, buzzer and front door button.

8155	EXTERIOR LIGHT--REPLACE	3.00	EA		
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Remove fixture and install a UL listed, one bulb, incandescent exterior light fixture.

8175	FLOOD LIGHT--DOUBLE BULB	1.00	EA		
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Install a building mounted, double lamp, incandescent flood light. Owner's choice of an interior or photoelectric switch. Any exposed exterior wiring shall be run in conduit.

Bidder: _____

Location Total: _____

Location: 3 - Living Room

Approx. Wall SF: 528

Ceiling/Floor SF: 272

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

2350	FLOOR--REFINISH WOOD	272.00	SF		
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Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room.

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 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 3 - Living Room

Approx. Wall SF: 528

Ceiling/Floor SF: 272

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

2406	BASEBOARD--3 1/4" PAINTABLE	70.00	LF	_____	_____
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Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. Mitre all lap joints, and break all lap joints over framing.

2415	SHOE MOLDING	70.00	LF	_____	_____
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Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.

2980	WINDOW--VINYL DBL HNG DBL GLZ	3.00	EA	_____	_____
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Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen. Caulk, and putty any gaps cracks or holes present, sand to a smooth paintable finish. Finish both interior and exterior trim. Install half screen.

3145	DOOR--EXTERIOR ENTRY	1.00	EA	_____	_____
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Install a 1-5/8" solid core, raised panel, exterior fiberglass door with 1/4 glass. Install entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide peepsight. Prime and topcoat.

3210	STORM DOOR--ALUMINUM	1.00	EA	_____	_____
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Install an aluminum storm door with full glass and white baked enamel aluminum finish.

Custom	CROWN MOLDING	1.00	EA	_____	_____
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Adjust any and all crown molding as needed. Refasten any loose areas. Caulk and putty any gaps, cracks, or nail holes. Putty and sand all laps joints.

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	272.00	SF	_____	_____
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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: 21 HVAC

6330	REGISTER--REPLACE	2.00	EA	_____	_____
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Replace missing or damaged register with an adjustable metal register.

Bidder: _____

Location Total: _____

Location: 4 - Kitchen / Dining

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Address: 1645 S Spruce Street

Unit: Unit 01

Location: 4 - Kitchen / Dining

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 10 Carpentry

2406	BASEBOARD--3 1/4" PAINTABLE	35.00	LF		
Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. 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.					

3145	DOOR--EXTERIOR ENTRY	1.00	EA		
Install a 1-5/8" solid core, raised panel, exterior fiberglass door with 1/4 glass. Install entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide peepsight. Prime and topcoat.					

3750	COUNTER TOP--FORMICA	24.00	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.					

Custom	REMOVE BEADED BOARD	1.00	EA		
Remove beaded board and chair rail, throughout.					

Custom	END CAP AT DISHWASHER	1.00	EA		
Install plywood end cap to match existing cabinets. Stain and varnish to match.					

Custom	CABINETS	1.00	EA		
Adjust and repair all cabinet components to operate properly. Clean, sand, and stain all cabinetry.					

Custom	BACKSPLASH	1.00	EA		
Remove tiled back splash and prep surface for paint. Repair as necessary.					

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	204.00	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	UNDERLAY & VINYL SHEET GOODS	204.00	SF		
Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. To include removal of existing floor, as needed.					

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Case Number: _____
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Address: 1645 S Spruce Street

Unit: Unit 01

Location: 4 - Kitchen / Dining

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21 HVAC					
6330	REGISTER--REPLACE Replace missing or damaged register with an adjustable metal register.	2.00	EA	_____	_____
Trade: 22 Plumbing					
6835	SINK--DOUBLE BOWL COMPLETE Install a double bowl, stainless steel, self rimming kitchen sink including a faucet 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. Include sprayer hose to match.	1.00	EA	_____	_____
Trade: 23 Electric					
7583	GFCI DEVICE Replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle.	2.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE CEILING MOUNT Replace light fixture with ceiling mounted fixture. Include shade and lamps. See General Conditions for specified material.	2.00	EA	_____	_____
7840	RANGE HOOD--RECIRCULATING Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Owner's choice of color.	1.00	EA	_____	_____
Trade: 25 Appliances					
8440	ELECTRIC RANGE 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	REFRIGERATOR Dispose of old refrigerator. Install a 2 door, top freezer, frost free refrigerator with ice maker. Product to be Owner specified Kenmore model #78912 or prior approved equivalent. Color to be selected by Owner.	1.00	EA	_____	_____
8491	DISHWASHER Provide and install a 24" built- in Energy Star® approved dishwasher including all alterations and connections to plumbing and electric system. Dishwasher to be Owner specified GE Model #GHDA480NWW or prior approved equivalent. Color to be selected by owner.	1.00	EA	_____	_____
8500	DISPOSAL--1/2 HP 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	_____	_____

Bidder: _____

Location Total: _____

Location: 5 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 36

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Case Number: _____
 Construction Specialist: _____
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Address: 1645 S Spruce Street

Unit: Unit 01

Location: 5 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2350	FLOOR--REFINISH WOOD	15.00	SF	_____	_____
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room.					
2406	BASEBOARD--3 1/4" PAINTABLE	15.00	LF	_____	_____
Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. Mitre all lap joints, and break all lap joints over framing.					
4010	CLOSET POLE	3.00	EA	_____	_____
Field measure and install 1-1/2" diameter wood closet pole and sockets. Remove unused closet shelf cleats below existing closet.					

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	36.00	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.					

Bidder: _____

Location Total: _____

Location: 6 - Bedroom R

Approx. Wall SF: 368

Ceiling/Floor SF: 130

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2350	FLOOR--REFINISH WOOD	130.00	SF	_____	_____
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room.					
2406	BASEBOARD--3 1/4" PAINTABLE	1.00	LF	_____	_____
Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. Mitre all lap joints, and break all lap joints over framing.					
2415	SHOE MOLDING	50.00	LF	_____	_____
Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.					
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.					

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Address: 1645 S Spruce Street

Unit: Unit 01

Location: 6 - Bedroom R

Approx. Wall SF: 368

Ceiling/Floor SF: 130

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM	130.00	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: 21 HVAC					
6330	REGISTER--REPLACE	2.00	EA	_____	_____
Replace missing or damaged register with an adjustable metal register.					
Trade: 23 Electric					
7730	LIGHT FIXTURE--REPLACE CEILING MOUNT	1.00	EA	_____	_____
Replace light fixture with ceiling mounted fixture. Include shade and lamps. See General Conditions for specified material.					
Bidder: _____					Location Total: _____

Location: 7 - Office

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room.					
2406	BASEBOARD--3 1/4" PAINTABLE	45.00	LF	_____	_____
Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. 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.					
3360	DOOR--INT HOLLOW COMPLETE	2.00	EA	_____	_____
Install a 1-3/8" prehung, smooth, hollow core door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.					
Custom	REMOVE THRESHOLD	1.00	EA	_____	_____
Remove existing threshold at top of stairs.					
Trade: 19 Paint & Wallpaper					

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 7 - Office

Approx. Wall SF: 336

Ceiling/Floor SF: 110

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

5565	PREP & PAINT VACANT ROOM	110.00	SF	_____	_____
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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: 21 HVAC

6330	REGISTER--REPLACE	1.00	EA	_____	_____
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Replace missing or damaged register with an adjustable metal register.

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE CEILING MOUNT	1.00	EA	_____	_____
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Replace light fixture with ceiling mounted fixture. Include shade and lamps. See General Conditions for specified material.

8005	PHONE OUTLET	1.00	EA	_____	_____
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Install a plaster ring and phone jack. Stapled, surface-mounted, wire is acceptable.

Bidder: _____

Location Total: _____

Location: 8 - Bath 1

Approx. Wall SF: 224

Ceiling/Floor SF: 45

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

2406	BASEBOARD--3 1/4" PAINTABLE	15.00	LF	_____	_____
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Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. Mitre all lap joints, and break all lap joints over framing.

2980	WINDOW--VINYL DBL HNG DBL GLZ	1.00	EA	_____	_____
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Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.

Frosted window.

3827	OAK MEDICINE CABINET - 26" x 30"	1.00	EA	_____	_____
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Install a 26" x 30", tri view, oak frame medicine cabinet with two shelves.

3835	ACCESSORY SET--6 PIECE CHROME	1.00	EA	_____	_____
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Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$55 allowance per set.

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 8 - Bath 1

Approx. Wall SF: 224

Ceiling/Floor SF: 45

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

Custom	REMOVE CERAMIC TILE	1.00	EA		
Remove all ceramic tile throughout entire room. Repair any damaged drywall. Sand smooth to receive paint.					

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	45.00	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

5925	VINYL SHEET GOODS	45.00	SF		
Refasten all loose and warped underlayment and fill voids with patching compound. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Caulk edges of vinyl with clear silicone. Install metal edge strips in openings and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.					

Trade: 21 HVAC

6330	REGISTER--REPLACE	1.00	EA		
Replace missing or damaged register with an adjustable metal register.					

Trade: 22 Plumbing

6901	VANITY--30" COMPLETE	1.00	EA		
Install a 30" vanity complete with cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation. Use Glacier Bay Item # 499597 two handle sink fixture or prior approved equivalent.					

6958	BATHTUB/SHOWER--5' FIBERGLASS--COMPLETE--GCI	1.00	EA		
Install a 5', 4 piece, Sterling 71020110 Series 7102 V-60-HG 60" Tub/Shower - Complete Unit - Left Hand or 71020120 Right Hand - http://www.sterlingplumbing.com/consumer/ - fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - http://www.deltafaucet.com/ - & a water shower head with a maximum 2.0 GPM flow rate.					

7010	COMMODE--REPLACE	1.00	EA		
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.					

Trade: 23 Electric

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 8 - Bath 1

Approx. Wall SF: 224

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 **Electric**

7590	RECEPTACLE--GFCI BATH	1.00	EA	_____	_____
Install a flush mounted, ground fault circuit interrupted white duplex receptacle adjacent to lavatory using copper romex. Fish wire and repair all tear out.					

7730	LIGHT FIXTURE--REPLACE WALL MOUNT	1.00	EA	_____	_____
Replace light fixture with wall mounted fixture. Include shade and lamps. See General Conditions for specified material.					

7819	FAN/LIGHT FIXTURE-ENERGY STAR--2008 GCI	1.00	EA	_____	_____
Install an Energy Star approved ceiling mounted Fan/Light fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM vented w/ damper to exterior such as NuTone QTREN080. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.502 (in Ivory) http://www.energyfederation.org/consumer/default.php/cPath/39_766_134) or are equipped with a humidistat sensor, or operate continuously. Install metal duct and vent to the exterior ideally through a wall or gable end. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling from installation and air seal fan/light assembly to the ceiling with low VOC caulk. FAN/LIGHT ALLOWANCE \$140.					

Bidder: _____

Location Total: _____

Location: 9 - Family Room

Approx. Wall SF: 448

Ceiling/Floor SF: 192

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

5551	Paint floor with two coats of Killz.	192.00	SF	_____	_____
Sanitize the area to be painted with Virkon or similar disinfectant and allow to totally dry. Paint floor and/or walls with two coats of Killz.					

Trade: 10 **Carpentry**

2979	VINYL SLIDING DOUBLE GLAZED WINDOW	3.00	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.					

3175	DOOR--ENTRY COMPLETE	1.00	EA	_____	_____
Dispose of existing door and frame. Install a 1-3/4" six-panel, fiberglass door and frame. Include interior and exterior casing, three 4"x 4" butt hinges, spring metal weatherstripping, an interlocking threshold, 1/4 glass, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.					

3210	STORM DOOR--ALUMINUM	1.00	EA	_____	_____
Install an aluminum storm door with full glass and white baked enamel aluminum finish.					

4005	CROWN MOLDING	52.00	LF	_____	_____
Install 1 5/8" crown molding or cove molding around the ceiling. caulk all gaps and cracks, countersink and putty all nail holes.					

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 9 - Family Room

Approx. Wall SF: 448

Ceiling/Floor SF: 192

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

Custom	REPLACE CEILING TILES	200.00	SF	_____	_____
Remove existing ceiling tiles and fasteners. Install new 12" x 12" ceiling tiles throughout.					

Custom	INSTALL PLYWOOD PATCH	1.00	EA	_____	_____
Terminate pre existing heat exhaust from ceiling and roof. remove all components and hardware. Install plywood and blocking as needed at opening to receive ceiling tiles.					

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	192.00	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	CARPET AND PAD	192.00	SF	_____	_____
Remove any existing carpet and install textured 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 Conditions for specified material and color.					

Trade: 21 HVAC

6330	REGISTER--REPLACE	1.00	EA	_____	_____
Replace missing or damaged register with an adjustable metal register.					

Trade: 23 Electric

8010	CEILING FAN/LIGHT	1.00	EA	_____	_____
Install a switch operated, 52" ceiling fan directly to framing or hung on a manufacturer's recommended metal brace or fan box. Fan must have a four bulb light. Use white "Hunter" series or approved equal.					

Bidder: _____

Location Total: _____

Location: 10 - Stairs

Approx. Wall SF: 256

Ceiling/Floor SF: 39

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

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 10 - Stairs

Approx. Wall SF: 256

Ceiling/Floor SF: 39

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

2520	HANDRAIL--REPLACE INTERIOR	13.00	LF	_____	_____
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Install 2" round hardwood handrail with braces screwed to studs and handrail. Use brushed nickel or silver handrail brackets.

Custom	ACCESS PANEL	1.00	EA	_____	_____
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Create / install access panel to access plumbing. Wrap with 3 1/4 " base board to match base boards throughout. When fastening or mounting to wall install with minimum amount of screws for easy access.

Custom	DRYWALL PATCH	2.00	EA	_____	_____
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Remove existing unused electrical components. Terminate all wiring at site and at electrical breaker panel. Close in existing hole with drywall patches as needed. Tape seams and joints as needed sand smooth, apply texture to match adjacent areas.

Custom	BUILD PARTITION WALL	1.00	EA	_____	_____
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Build wall at partition base of stairs. Install and finish drywall at both sides. Tape all seams, add corner bead, float with 3 layers of joint compound. Sand smooth and texture to match the existing room.

Custom	CASED OPENING	1.00	EA	_____	_____
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Remove existing jamb and casing. Install complete cased opening with casing at both sides, to match rest of house.

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	39.00	SF	_____	_____
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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	CARPET AND PAD	39.00	SF	_____	_____
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Remove any existing carpet and install textured 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 Conditions for specified material and color.

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE CEILING MOUNT	1.00	EA	_____	_____
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Replace light fixture with ceiling mounted fixture. Include shade and lamps. See General Conditions for specified material.

Custom	RELOCATE SWITCH	1.00	EA	_____	_____
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Relocate switch at top of stairs to be code compliant.

Bidder: _____

Location Total: _____

Location: 11 - Basement General

Approx. Wall SF: 496

Ceiling/Floor SF: 210

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 11 - Basement General

Approx. Wall SF: 496

Ceiling/Floor SF: 210

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

Custom	SEAL CRACKS	1.00	EA		
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Seal all cracks at basement walls with portland cement. Cracks found at front wall, both interior and exterior. Dig down 3' below grade at site. Remove any and all debris from area, including sprayed foam insulation, etc. Pressure wash affected area. Apply a thick coat of portland cement to seal cracks. Apply waterproofing agent. Backfill and compact, as needed.

Basement general areas include: large room at bottom of stairs, both wings to bedrooms, and closet with cement floor.

Trade: 10 Carpentry

2406	BASEBOARD--3 1/4" PAINTABLE	77.00	LF		
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Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. Mitre all lap joints, and break all lap joints over framing.

2984	VINYL WINDOW-BASEMENT	2.00	EA		
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Dispose of basement window unit. Install a vinyl slider window,plumb and level,caulk, provide a screen.

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	220.00	SF		
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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.

Include concrete paint on floor in storage closet.

Trade: 20 Floor Coverings

5925	VINYL SHEET GOODS	52.00	SF		
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Refasten all loose and warped underlayment and fill voids with patching compound. Install 070"vinyl sheet goods with a minimum of seams per manufacturer's recommendations.Caulk edges of vinyl with clear silicone. Install metal edge strips in openings and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color. At laundry area only, (where existing).

5970	CARPET AND PAD	170.00	SF		
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Remove any existing carpet and install textured 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 Conditions for specified material and color.

Trade: 22 Plumbing

7110	DRYER VENT	1.00	EA		
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Install dryer vent through wall at laundry.

Trade: 23 Electric

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 11 - Basement General

Approx. Wall SF: 496

Ceiling/Floor SF: 210

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
7583	GFCI DEVICE	1.00	EA	_____	_____
Replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle.					
7730	LIGHT FIXTURE--REPLACE CEILING MOUNT	4.00	EA	_____	_____
Replace light fixture with ceiling mounted fixture. Include shade and lamps. See General Conditions for specified material.					

Bidder: _____

Location Total: _____

Location: 12 - Bedroom Rear Bsmt

Approx. Wall SF: 400

Ceiling/Floor SF: 156

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
944	1" LEVELING COAT--GYP--CRETE	1.00	CY	_____	_____
Clean and treat existing floor slab with bonding agent. Pour 1" thick leveling coat of gyp-crete.					
Trade: 10 Carpentry					
2406	BASEBOARD--3 1/4" PAINTABLE	45.00	LF	_____	_____
Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. 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.					
3260	REWORK INTERIOR DOOR	1.00	EA	_____	_____
Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.					
3375	DOOR--WOOD BIFOLD	1.00	EA	_____	_____
Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.					
4010	CLOSET POLE	1.00	EA	_____	_____
Remove existing closet rod. Field measure and install 1-1/2" diameter wood closet pole and sockets. appx. 2LF					
Custom	DRYWALL PATCH	1.00	EA	_____	_____
Patch drywall at diverter.					

Trade: 19 Paint & Wallpaper

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 12 - Bedroom Rear Bsmt

Approx. Wall SF: 400

Ceiling/Floor SF: 156

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

5565 PREP & PAINT VACANT ROOM

156.00 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. Caulk all cracks at joints and seams.

Trade: 20 Floor Coverings

5970 CARPET AND PAD

156.00 SF

Remove any existing carpet and install textured 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 Conditions for specified material and color.

Trade: 21 HVAC

6330 REGISTER--REPLACE

1.00 EA

Replace missing or damaged register with an adjustable metal register.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE CEILING MOUNT

1.00 EA

Replace light fixture with ceiling mounted fixture. Include shade and lamps. See General Conditions for specified material.

Bidder: _____

Location Total: _____

Location: 13 - Bedroom Front Bsmt

Approx. Wall SF: 432

Ceiling/Floor SF: 182

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

944 1" LEVELING COAT--GYP--CRETE

1.00 CY

Clean and treat existing floor slab with bonding agent. Pour 1" thick leveling coat of gyp-crete.

Trade: 9 Environmental Rehab

9508 INTERIOR DOOR - REPLACE WITH 6 PANEL

1.00 EA

After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit, stop molding and hardware. Wet scrape jamb and trim. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a pine or fir 6 panel 1-3/8" door on two 3" x 3" butt hinges. Provide bedroom lockset. Spot prime bare wood and top coat entire assembly with acrylic latex.

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 13 - Bedroom Front Bsmt

Approx. Wall SF: 432

Ceiling/Floor SF: 182

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

2406	BASEBOARD--3 1/4" PAINTABLE	42.00	LF	_____	_____
Install finger jointed 9/16" x 3-1/4" base with finish nails of sufficient length to penetrate framing 1". Product to be Moulding & Millwork #822 or prior approved equivalent. Mitre all lap joints, and break all lap joints over framing.					

2866	CREATE EGRESS WINDOW	1.00	EA	_____	_____
Remove existing window. Cut foundation wall as needed to allow for the installation of an egress window. Install a vinyl slider, double glazed, window, plumb, level, and caulk to ensure a leak free, water tight, sealed installation. Provide a screen. Replace window casing at interior and exterior. Provide a new window well, cover, and an emergency escape ladder. New window must meet current local building codes.					

3375	DOOR--WOOD BIFOLD	1.00	EA	_____	_____
Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.					

4010	CLOSET POLE	12.00	LF	_____	_____
Field measure and install 1-1/2" diameter wood closet pole and sockets.					

4015	CLOSET SHELF	12.00	LF	_____	_____
Install 1"x 12" particle board closet shelf with rounded front, from wall to wall, supported on three sides by 1" x 2" cleat and closet shelf brackets. If more than 4' span, use center support bracket. (2 shelves)					

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	182.00	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	CARPET AND PAD	182.00	SF	_____	_____
Remove any existing carpet and install textured 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 Conditions for specified material and color.					

Trade: 21 HVAC

6330	REGISTER--REPLACE	1.00	EA	_____	_____
Replace missing or damaged register with an adjustable metal register.					

Trade: 23 Electric

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 13 - Bedroom Front Bsmt

Approx. Wall SF: 432

Ceiling/Floor SF: 182

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 **Electric**

7730	LIGHT FIXTURE--REPLACE CEILING MOUNT	2.00	EA	_____	_____
Replace light fixture with ceiling mounted fixture. Include shade and lamps. See General Conditions for specified material. 1 light needed in bedroom and 1 light needed in closet.					

Bidder: _____

Location Total: _____

Location: 14 - Bathroom 2

Approx. Wall SF: 192

Ceiling/Floor SF: 32

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

3260	REWORK INTERIOR DOOR	1.00	EA	_____	_____
Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.					

3827	OAK MEDICINE CABINET - 24" x 30"	1.00	EA	_____	_____
Install a 24" x 30", tri view, oak frame medicine cabinet with two shelves.					

3835	ACCESSORY SET--6 PIECE CHROME	1.00	EA	_____	_____
Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$55 allowance per set.					

Custom	TILE SHOWER - REPAIRS	1.00	EA	_____	_____
remove ceiling tile at shower. Terminate electrical and run. Retile ceiling to match as close as possible. Replace grout in entire shower, as needed. Seal entire shower. Adjust door to operate properly.					

Trade: 19 **Paint & Wallpaper**

5565	PREP & PAINT VACANT ROOM	32.00	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**

5925	VINYL SHEET GOODS	32.00	SF	_____	_____
Refasten all loose and warped underlayment and fill voids with patching compound. Install 070"vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Caulk edges of vinyl with clear silicone. Install metal edge strips in openings and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.					

Trade: 22 **Plumbing**

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 1645 S Spruce Street

Unit: Unit 01

Location: 14 - Bathroom 2

Approx. Wall SF: 192

Ceiling/Floor SF: 32

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

6870	FAUCET--LAVATORY DUAL CONTROL	1.00	EA	_____	_____
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.					

7010	COMMODE--REPLACE	1.00	EA	_____	_____
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.					

Trade: 23 Electric

7595	RECEPTACLE--GFCI COUNTERTOP 15 AMP	1.00	EA	_____	_____
Install a flush mounted, ground fault circuit interrupted, white, duplex receptacle and white cover plate using #14 copper romex, controlled by a 15 amp circuit breaker. Fish wire and repair all tear out.					

7730	LIGHT FIXTURE--REPLACE WALL MOUNT	2.00	EA	_____	_____
Replace light fixture with wall mounted fixture. Include shade and lamps. See General Conditions for specified material. Install 1 in room at ceiling and 1 inside shower, must be code compliant.					

7825	WALL VENT FAN--8"	1.00	EA	_____	_____
Install a through-the-wall, 8", exterior ducted, kitchen vent fan with damper, capable of 100 cfm at 60 some, including power line and wall mounted or pull chain switch using #14 copper Romex. Fish wire and repair all tear out.					

Bidder: _____

Location Total: _____

Location: 15 - Mechanical

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

3365	DOOR--BIFOLD	2.00	EA	_____	_____
Hang a smooth, raised panel, louvered bifold door including overhead track, all hardware and casing both sides of opening, plumb and centered within the opening.					

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.					

Bidder: _____

Location Total: _____

SPECS BY LOCATION/TRADE

9/1/2010

Work Write-up/Re-Bid: _____

Case Number: _____

Walk-Through Date: _____

Construction Specialist: _____

Bid Date: _____

Phone: _____

Initial: _____

Unit Total for 1645 S Spruce Street, Unit Unit 01: _____

Address Grand Total for 1645 S Spruce Street: _____