

SPECS BY LOCATION/TRADE

4/25/2014

Bidding Open Date: _____

Case Number: _____

Bidding Close Date: _____

Project Manager: _____

Initial: _____

Phone: _____

Address: 1406 N Brown Avenue

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**

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|-----|--|------|----|-------|-------|
| 31 | CONSTRUCTION DEFINITIONS (C.G.) "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component. | 1.00 | GR | _____ | _____ |
| 35 | VERIFY QUANTITIES/MEASUREMENTS (C.G.) 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 | _____ | _____ |
| 40 | ALL PERMITS REQUIRED (C.G.) The contractor shall apply for, pay for, obtain and forward copies of any permits necessary and/or needed for the project. (Housing Department will submit and apply for Building Permit with the City of Casa Grande ONLY) | 1.00 | AL | _____ | _____ |
| 41 | ASBESTOS--GENERAL REQUIREMENTS Contractor shall adhere to Federal Asbestos Regulations for employee safety, OSHA 29 CFR 1926.134, OSHA 29 CFR 1910.1001, Respiratory Protection 29 CFR 1910.134, applies whenever a worker works who may be exposed to Asbestos - requires employer to protect employees. | 1.00 | AL | _____ | _____ |
| 77 | NEW MATERIALS REQUIRED (C.G.) 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. | 1.00 | GR | _____ | _____ |
| 115 | PERIODICALLY REMOVE DEBRIS (C.G.) The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily. | 1.00 | DU | _____ | _____ |
| 120 | FINAL CLEAN (C.G.) Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. | 1.00 | RM | _____ | _____ |

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Ceiling/Floor SF 0

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Trade: 1 General Requirements

| | | | | | |
|-----|--|------|----|-------|-------|
| 140 | GENERAL REQUIREMENT--WALK THROUGH Contractor must attend and participate in the walk through. Bids will not be accepted from contractors not attending the walk through. | 1.00 | GR | _____ | _____ |
| 221 | HOME OWNERS ASSOCIATION Rehabilitation work performed in Neighborhoods that are part of a Home Owners Association (HOA) is required to conform to applicable association requirements. Exterior adornment, paint color or other specifications must be made from an approved list obtained from the HOA. | 1.00 | AL | n/a | n/a |

Trade: 9 Environmental Rehab

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|----|---|------|----|-----|-----|
| 47 | WEATHERIZATION STANDARDS At completion of construction a BPI Certified Professional will inspect all work items that were required to meet weatherization standards. These items must pass inspection before the housing unit rehabilitation will be considered to be in compliance. The Scope of Work will include items that must be completed to be in compliance. | 1.00 | AL | n/a | n/a |
|----|---|------|----|-----|-----|

Location Total: _____

Location: 2 - Exterior

Approx Wall SF 0

Ceiling/Floor SF 0

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

Trade: 7 Masonry

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|------|--|------|----|-------|-------|
| 1230 | MASONRY--REPOINT Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Rear wall below SES. | 1.00 | AL | _____ | _____ |
|------|--|------|----|-------|-------|

Trade: 10 Carpentry

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|------|--|-------|----|-------|-------|
| 2981 | WINDOW--ALUMINUM SLIDING DBL GLZ Field measure, fabricate and install a dual glazed, LOW-E, thermal break, aluminum sliding replacement window including all necessary painting, caulk, trim and screen. Clean glass. Bedrooms 2 and 3 windows to be increased to 56"X40 match existing brick configuration. | 11.00 | AL | _____ | _____ |
| 3065 | DOOR- EXTERIOR Install door, jamb and casing at kitchen exterior door, install lock set and dead bolt for laundry room, rear office and front entrance door. Position front security door to the right so door knob clears door jamb. Install weather seal and door sweep all doors, adjust to seal with smooth latch and lock operation. | 4.00 | EA | _____ | _____ |

Location: 2 Exterior

Approx Wall SF 0

Ceiling/Floor SF 0

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

Trade: 10 Carpentry

| | | | | | |
|------|---|-------|----|-------|-------|
| 3470 | POST--PORCH--CARPORT Support roof, install post base for all post front porch, carport, rear porch and patio, | 16.00 | EA | _____ | _____ |
|------|---|-------|----|-------|-------|

Trade: 15 Roofing

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|------|---|------|----|-------|-------|
| 4563 | ROOF OVERHANG AT PATIO Remove north end of upper exposed beam lattice patio cover, cut to align with south side of lower beam and lattice cover. Install a wall mounted beam hanger at the south east end, a post in the south west corner and a 2x10 ledger along top of wall. Support structure, remove mechanical easterners to walls or cut beams to align with supports or wall. Lower structure and attach to connecting points. Slope 3" at outside edge. Rework roof overhang to extend a minimum of 12" beyond house wall, install bird boards if open, extend rafter tails to support overhang, firmly attached to rafters, repair broken rafter ties in attic. | 1.00 | AL | _____ | _____ |
|------|---|------|----|-------|-------|

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|------|---|------|----|-------|-------|
| 4580 | TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. 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 metal, drip edge, and vent pipe boots. Install Architectural shingles with a minimum 25 yr warranty. Replace all flashing. Replace water damaged fascia board. | 1.00 | AL | _____ | _____ |
|------|---|------|----|-------|-------|

Trade: 16 Conservation

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|------|--|------|----|-------|-------|
| 4903 | AIR-SEAL BUILDING ENVELOPE--GCI Seal all accessible cracks, gaps and holes in the building envelope (the barrier between the indoor conditioned space and the outside) with low VOC caulk (if <1/4") or expanding foam (if > 1/4"). Seal all top plate and bottom plate penetrations. Seal all penetrations created by plumbing, gas lines, electrical boxes and outlets. Seal large accessible gaps around windows between house framing and window frame - use special care on large sliding-glass doors and vinyl-framed windows: do not use expansive foam on these. Take care to seal all joints without excess sealant. Seal any gaps in the building envelope adjacent to flues with carefully cut to fit sheet metal that is securely fastened to framing sealing all seams and gaps with fire rated caulk. Seal recessed light fixtures in ceilings that are part of the building envelope and are not rated for insulation contact with an airtight box made of drywall sealed to the ceiling and seal IC rated recessed fixtures with caulk. Seal any entries to attic space using weather stripping on attic doors or hatches. Air sealing must be done prior to the installation of insulation. | 1.00 | FL | _____ | _____ |
|------|--|------|----|-------|-------|

Trade: 19 Paint & Wallpaper

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|------|--|------|----|-------|-------|
| 5655 | PREP & PAINT EXTERIOR WOOD Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Feather edges and dull gloss with | 1.00 | AL | _____ | _____ |
|------|--|------|----|-------|-------|

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

sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Spot prime and top coat with owner's choice of premixed acrylic latex.

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| Trade: 21 | HVAC | | | | |
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| 6175 | HEAT PACK | 2.00 | EA | | |
|------|------------------|------|----|--|--|

Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool <http://www.acca.org/tech/manual/> (calculate manual J based on the post rehab building envelope), use ACCA's Manual S for equipment selection and use ACCA'S Manual D for duct sizing. NOTE: Provide Manual J, S & D reports with first Draw documents. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing Heat Packs (two units) after removing all CFC and HCFCs, recycle all metal components and dispose of all other materials in a code legal dump. Install a minimum 14 SEER Heat Pack, gas heating electrical cooling, duct work, registers, return air plenum & gas line. Heat Pack will have minimum limited warranties of 5 years on parts. New unit shall be installed on a code approved outdoor pad or stand. Include auto set back thermostat controls. Seal all exposed duct joints as a part of this item with Duct Mastic. Install per adopted weatherization standards.

HVAC Contractor to determine location for duct registers and return air.

Move HVAC Duct in rear bedroom closet.

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| Trade: 23 | Electric | | | | |
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|------|----------------------------------|------|----|--|--|
| 7475 | ELECTRIC SERVICE--200 AMP | 1.00 | EA | | |
|------|----------------------------------|------|----|--|--|

Dispose of old electric service to code legal dump. Install a 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, two ground rods and grounding electrode conductor. Caulk exterior service penetration. Note: weather head to provide minimum allowable clearance above work shop roof.

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| Trade: 24 | Extermination | | | | |
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| 8305 | EXTERMINATE TERMITES | 1.00 | EA | | |
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Exterminate for termites, injecting strongest legal insecticide down to footer every 16". Drill and patch pavement where necessary to maintain interval. Exterminator must be licensed and provide a 5 year guarantee.

Location Total: _____

Location: 3- Interior General

Approx Wall SF 0

Ceiling/Floor SF 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|--|----------|-------|------------|-------------|
| Trade: 10 Carpentry | | | | | |
| 4010 | CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets. | 3.00 | EA | _____ | _____ |
| 4015 | CLOSET SHELF 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 shelves per approved plan. | 3.00 | EA | _____ | _____ |
| C05100 | STRUCTURAL FRAMING Remove and install wood frame as required to modify bathroom and closets, remove and store closet doors to be re-installed. Install 1.5 X 2 inch furring strips 24" on center attached to brick exterior walls with pneumatic driven concrete nails. Exterior end wall at dining room and kitchen, exterior front wall in great room, front bedroom, exterior side wall in front bedroom and front middle bedroom. | 1.00 | AL | _____ | _____ |
| Trade: 16 Conservation | | | | | |
| 4935 | ATTIC R-30 CELLULOSE--GCI After Air Sealing, Install blow in borax treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications to R30. Maintain ventilation routes from soffit and other vents with baffles. Replace all material removed or cut to gain access to match existing materials. NOTE: If access to attic is via a fixed staircase insulate stairs to attic, landing & interior stairwell walls as part of this item dense-packing the cellulose into closed floor, stair and wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot. If access is via a hatch insulate the hatch with 3" of reflective foil faced polyisocyanurate foam and seal edges with compatible foil tape. If access is via a fold down stair insulate the stair with an airtight 2" thick reflective foil faced polyisocyanurate foam box with seams and seal the edges with a compatible foil tape. | 1.00 | AL | _____ | _____ |
| Trade: 17 Drywall & Plaster | | | | | |
| 5210 | DRYWALL--PATCH Cut back defective gypsum to expose half of the studs on each side of the hole or install backing. Drywall repair at window installation, interior wall electrical or water service installation, hall bathroom and any other damage due to rehab work. Cut and tightly fit drywall patch, nail or screw patch to secure. Apply tape and 3 coats of compound feathered out at least 8", texture to match existing. Wet sand ready for paint. | 1.00 | AL | _____ | _____ |
| 5270 | DRYWALL--1/2" Install 1/2" drywall in bathroom use green board in wet areas. Tape and texture ready for paint. Install gypsum board on all exterior 2x furred walls, tape texture ready for paint. Exterior wall in great room, right front bedroom, | 1.00 | AL | _____ | _____ |

Location: 3- Interior General

Approx. Wall SF 0

Ceiling/Floor SF 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|------------------|--|----------|-------|------------|-------------|
| Trade: 17 | Drywall & Plaster | | | | |
| | right front middle bedroom. | | | | |
| Trade: 19 | Paint & Wallpaper | | | | |
| 5515 | PAINT INTERIOR NEW MATERIALS | 1.00 | AL | _____ | _____ |
| | Prep prime and paint all new construction, bathroom and exterior walls, owners choice of color. | | | | |
| Trade: 22 | Plumbing | | | | |
| 6614 | WATER SERVICE | 1.00 | EA | _____ | _____ |
| | Excavate, lay 1" PVC pipe and refill trench for water service. Lay line from meter hub to main shut off valve with copper riser. Back fill trench and compact. | | | | |
| 6695 | WATER SUPPLY | 1.00 | EA | _____ | _____ |
| | Install 1" PEX trunk lines with 1/2" PEX supply lines for two bathrooms, laundry room, kitchen, water heater and two hose bibbs. Connect new water supply to existing PEX lines for 3rd. bathroom (no work included for 3rd. bathroom). Include shut off valves at each fixture and supply connection lines. | | | | |
| Trade: 23 | Electric | | | | |
| 7667 | ELECTRIC DISTRIBUTION | 1.00 | AL | _____ | _____ |
| | Re wire entire house (existing pull boxes may be used), install additional receptacles as needed, install new switches and cover plates, GFCI and Arc Fault breakers. Install per 2005 National Electrical code, 2003 International Residential code and approved plan. | | | | |
| 7835 | RANGE HOOD EXTERIOR VENTED | 1.00 | EA | _____ | _____ |
| | Install an exterior ducted White enameled range hood with integral controls and light capable of 100 cfm at 70 some. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly. Install per 2003 International Residential Code and manufacturers specifications. | | | | |
| Trade: 25 | Appliances | | | | |
| 8440 | ELECTRIC STOVE--30" | 1.00 | EA | _____ | _____ |
| | Dispose of old stove. Install a white, 30" wide electric stove including oven. | | | | |
| 8475 | REFRIGERATOR--20 CF | 1.00 | EA | _____ | _____ |
| | Dispose of old refrigerator. Install a new 2 door side by side frost free energy star rated White refrigerator/ freezer with at least 20 cubic feet. | | | | |

Location Total: _____

Location: 4 - Bathroom

Approx. Wall SF 0

Ceiling/Floor SF 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|---|--|----------|-------|------------|-------------|
| Trade: 10 Carpentry | | | | | |
| 3825 | MEDICINE CABINET--SURF MOUNT Install a 24" x 30" wood, surface mounted medicine cabinet with hinged plate glass mirror and two shelves. | 1.00 | EA | _____ | _____ |
| 3835 | ACCESSORY SET-- CHROME Install a chrome plated steel bathroom accessory set consisting of one 24" towel bar, 1 towel ring, and toilet paper holder. | 2.00 | EA | _____ | _____ |
| 3840 | SHOWER CURTAIN ROD Install a chrome shower curtain rod. | 1.00 | EA | _____ | _____ |
| Trade: 18 Ceramic Tile | | | | | |
| 5425 | CERAMIC FLOOR TILE Accessible Bathroom and hall bathroom - Using adhesive, lay ceramic floor tile, with 1/4" width grout lines. After at least 24 hours drying time, apply latex- portland grout. Clean floor and apply mildew resistant silicone caulk to all edge seams and pipe penetration. Tile & grout color, choice of homeowner, provide three samples of in stock tile and grout. | 1.00 | AL | _____ | _____ |
| Trade: 19 Paint & Wallpaper | | | | | |
| 5560 | HALL BATHROOM Remove vanity and medecing cabinet, store for reinstall per approved plan. | 1.00 | AL | _____ | _____ |
| Trade: 22 Plumbing | | | | | |
| 6900 | VANITY--ACESSABLE BATHROOM Install a 60" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shutoff valves and all required waste connectors to complete the installation. | 1.00 | EA | _____ | _____ |
| 6960 | BATHTUB/SHOWER--5' FIBERGLASS Hall Bathroom - Install a 5', 4 piece, fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. | 1.00 | EA | _____ | _____ |
| 7010 | COMMODE--REPLACE--1.6 GPF Hall Bathroom - Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shutoff valve, flap valve, wax seal, and water closet flange. Install per 2003 International Plumbing Code. Relocate toilet per approved plan. Accessible Bathroom - Install a 2 piece ADA, close coupled, white vitreous china commode with a maximum water usage per flush of 1.6 gal. Include plastic or pressed wood white seat, supply pipe, shutoff valve, flap valve, was seal and water closet flange. | 2.00 | EA | _____ | _____ |
| 7290 | SHOWER ACCESSIBLE | 1.00 | EA | _____ | _____ |

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Install a 5' - 4 piece shower stall recommended for handicapped use. Floor shall be non-slip with a maximum 1/2" lip at entrance. Include hinged seat 19" off floor and a 1-1/2" outside diameter chrome corner grab bar on opposite wall. A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.

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|--------|----------------------|------|----|-------|-------|
| C15100 | PLUMBING PIPE | 1.00 | AL | _____ | _____ |
|--------|----------------------|------|----|-------|-------|

Install an ABS drain waste and waste vent system for two bathrooms, laundry room and kitchen complete with yard line and sewer tap. Install per 2003 International Plumbing Code and approved plans.

Saw cut floor and pad per approved plan, bed waste pipe with sand, backfill and compact soil with 4" ABC concrete base.

Trade: 23 Electric

| | | | | | |
|------|----------------------|------|----|-------|-------|
| 7820 | BATH VENT FAN | 2.00 | EA | _____ | _____ |
|------|----------------------|------|----|-------|-------|

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 some. Include; power and switch wiring using #14 copper Romex. Repair any tear out.

Location Total: _____

Unit Total for 1406 N Brown Avenue, Unit Unit 01: _____

Address Grand Total for 1406 N Brown Avenue: _____

Bidder: _____