

SPECS BY LOCATION/TRADE

2/11/2015

Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1380 W Rose Place

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: 1 General Requirements

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	_____	_____
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. Blown in Insulation will have depth markers installed to indicate amount of insulation installed. Application must meet International Residential Code specifications for certification and markers provided for every 300 square feet of attic area.	1.00	AL	n/a	n/a
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	1.00	DU	_____	_____

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Trade: 1 General Requirements

daily.

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	_____	_____
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	_____	_____

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: 5 Demolition & Disposal

Custom	ELIMINATE COOLER Eliminate and dispose of roof top cooler.	1.00	EA	_____	_____
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Trade: 10 Carpentry

2981	WINDOW--VINYL SLIDING DBL GLZ Field measure, fabricate and install a dual glazed, LOW-E, thermal break, vinyl sliding replacement window including all necessary painting, caulk, trim and screen. Clean glass.	9.00	EA	_____	_____
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Trade: 15 Roofing

4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 10 sf of sheathing per 100 sf of roof using pine board, OSB, 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 shingles with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent.	20.00	SQ	_____	_____
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Trade: 23 Electric

7475	ELECTRIC SERVICE--200 AMP 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.	1.00	EA	_____	_____
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Location Total: _____

Location: 3 - Entire House

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 16 Conservation

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. If the foundation masonry wall is open core concrete block seal the tops of the block with expanding foam. 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	_____	_____
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Trade: 21 HVAC

6176	HEAT PUMP--REPLACE-- Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool http://www.acca.org/tech/manualj/ (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 size. 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 Pump after removing all CFC and HCFCs, recycle all metal components and dispose of all other materials in a code legal dump. Install a 14 SEER Heat Pump with new duct work & gas line. Heat Pump will have minimum limited warranties of 5 years on parts. New outdoor heat pump shall be installed on a code approved outdoor pad or lintels and be set on 6" pump-up legs. Include auto set back thermostat controls. Replace all ductwork with new ductwork per plans to meet Energy Conservation Code requirements and approved plans. Seal all exposed duct joints as a part of this item with Duct Mastic.	1.00	EA	_____	_____
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Location Total: _____

Location: 4 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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Trade: 16 Conservation

4923	INSULATION--INCREASE TO R-38 Blow in borax treated cellulose or loose lay unfaced fiberglass	1,500.00	SF	_____	_____
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Ceiling/Floor SF: 0

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Trade: 16 Conservation

batts over existing insulation to increase total attic rating to at least R-38.

Location Total: _____

Location: 5 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7820	BATH VENT FAN	2.00	EA	_____	_____
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Install a ceiling or through-the-wall, exterior ducted, vent fan, Panasonic - FV-08VKM , Whisper Green 80 CFM or equivalent. Include; power and switch wiring using #14 copper Romex. Repair any tear out.

Location Total: _____

Unit Total for 1380 W Rose Place, Unit Unit 01: _____

Address Grand Total for 1380 W Rose Place: _____

Bidder: _____