

SPECS BY LOCATION/TRADE

1/6/2016

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1129 N Lehmborg Avenue

Unit: J Grappe (Rehab)

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 Division 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 Housing Rehabilitation 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	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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Trade: 1 General Requirements

daily.

120	FINAL CLEAN (C.G.)	1.00	RM	_____	_____
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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.

140	GENERAL REQUIREMENT--WALK THROUGH	1.00	GR	_____	_____
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Contractor must attend and participate in the walk through. Bids will not be accepted from contractors not attending the walk through.

141	GENERAL REQUIREMENT--HISTORICAL REQUIREMENTS	1.00	GR	_____	_____
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1) The new window frames shall be brown in color to match the previous window frames.
 2) If exterior window screens are installed, the screens shall not be opaque.
 3) The front screen door (facing Lehmborg Avenue) shall be maintained.

Location Total: _____

Location: 2 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

4923	INSULATION--INCREASE TO R-38	1.00	AL	_____	_____
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Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-38.

Trade: 23 Electric

7727	LIGHT FIXTURE--PULL CHAIN	1.00	EA	_____	_____
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Install new pull chain light fixture near attic access. Run new wire if necessary.

Location Total: _____

Location: 3 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

307	GATE REPAIR (NORTH & SOUTH GATES)	2.00	EA	_____	_____
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Repair gate and latch to original condition by replacing, adjusting and rehangng components. Repair masonry if necessary.

Location: 3 - 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

850	CONCRETE--GENERAL REQS. All concrete shall be 3% air entrained, ready mix, 2500 psi, max.4" slump, unless otherwise specified. Place all concrete on original soil or wet fill compacted to 90% against straight, solid, forms between temps.of 40-100 F. All concrete shall be: free of voids and cavities. Install per 2012 International Residential Code.	1.00	EA	_____	_____
855	DEMO CONCRETE Break up concrete and remove off site to code legal dump. *Driveway, Front Porch, and Back Porch	1.00	AL	_____	_____
910	FRONT & BACK CONCRETE PATIO/WALKWAYS--4" Form and pour 4" thick, 2200 psi concrete slab including all form work, 4" gravel base, broom finish. Remove all forms, regrade..... Refer to plans for locations of front and back concrete to be removed and replaced (R/R), and/or added.	1.00	AL	_____	_____
980	DRIVEWAY--CONCRETE Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 10' wide driveway. Provide expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Regrade. Refer to City of Casa Grande Streets Department for Apron Specifications.	1.00	AL	_____	_____

Trade: 8 Metal Work

1515	SECURITY BARS--OPERABLE Install code compliant security bars that meet egress requirements on the (2) rear operable windows where existing bars are located.	2.00	EA	_____	_____
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Trade: 10 Carpentry

2545	FOLDING ATTIC STAIRS Replace existing utility folding stairway, after doubling framing at ceiling. Use "Excel Disappearing Stairway" or equal. Install casing to match trim in room.	1.00	EA	_____	_____
2705	STUCCO--PATCH Repair damaged stucco where cracked damaged. Feather patch into the surrounding surface. Match existing paint color with approved latex paint color.	1.00	AL	_____	_____
2810	GLASS REPLACE--WOOD SASH Replace existing single pane glass at front and rear entries of house with dual pane, Low E, thermal break glazing. Window glazing needs to be Tempered except for top (5) panes on each entry. Ready for paint.	26.00	EA	_____	_____
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double glazed, Low E, thermal glaze window with at least a R-4 rating and 1/2 screen,	4.00	EA	_____	_____

Location: 3 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

caulk, interior casing and exterior trim. Match existing style with cross battens.

2981	WINDOW--VINYL SLIDING DBL GLZ	4.00	EA	_____	_____
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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. Match existing style with cross battens.

Custom	REMOVE & REPLACE WOOD FRAME, SASH, & TRIM	1.00	AL	_____	_____
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Remove and replace wood frame, sash, and trim on all porch windows, front and rear (interior and exterior). Prep and paint with approved paint to match existing.

Custom	INSTALL--FRONT WINDOW SHUTTERS	4.00	EA	_____	_____
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Install new exterior, louvered, rectangle shaped shutters on both sides of both front windows. Paint to match existing exterior trim color.

Trade: 16 Conservation

4903	AIR-SEAL BUILDING ENVELOPE--GCI	1.00	FL	_____	_____
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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.

Trade: 19 Paint & Wallpaper

5675	PREP & PAINT EXTERIOR TRIM--SF	1.00	AL	_____	_____
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Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss by sanding. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with owner's choice of acrylic latex semi-gloss.

5785	PREP & PAINT EXTERIOR MASONRY	1.00	AL	_____	_____
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Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color

Location: 3 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 19 Paint & Wallpaper

choice by owner.

Trade: 24 Extermination

8305 EXTERMINATE TERMITES

1.00 EA

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.

Trade: 900 Finishes (CSI)

5655 PREP & PAINT EXTERIOR WOOD

1.00 AL

Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. 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. Spot prime and top coat with owner's choice of premixed acrylic latex.

Location Total: _____

Location: 4 - Entire Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 17 Drywall & Plaster

5355 PATCH PLASTER

40.00 SF

Repair drywall/Plaster cracks in all 3 bedrooms. Prep and paint to match existing.

Trade: 23 Electric

7810 SMOKE DETECTOR--HARD WIRED

5.00 EA

Replace existing with UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box with battery back up. Install per manufacturers specifications, 2012 International Residential Code, & approved plans.

8145 TROUBLESHOOT ELECTRIC--CUSTOM

1.00 EA

Troubleshoot all receptacles, switches, fans, lights, and outlets. Repair/Replace any defective receptacles, switches, fixtures, and or wiring if necessary.

Location Total: _____

Location: 5 - Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 18 Ceramic Tile

Location: 5 - Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18 Ceramic Tile					
5405	CERAMIC TILE, SHOWER FLOOR--REGROUT, CAULK Dig out loose grout 1/4". Remove all caulking and clean surface with mildew remover. Apply latex-portland grout and white, mildew resistant silicone caulk to all seams, fixture lips and pipe penetrations. Match existing. Homeowner would like to preserve existing tile.	1.00	AL		

Trade: 22 Plumbing

6870	FAUCET--LAVATORY DUAL CONTROL Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap if required to complete installation.	1.00	EA		
6930	SHOWER DIVERTER & FAUCET--SINGLE CONTROL Install a single lever, metal shower diverter and Delta 6122 water saving shower head with 15 year drip-free warranty.	1.00	EA		
7010	COMMODE--REPLACE--1.6 GPF--GCI 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, shut-off valve, flap valve, wax seal, and water closet flange. Install per 2012 International Plumbing Code.	1.00	EA		

Trade: 23 Electric

7820	BATH VENT FAN Install a ceiling or through-the-wall, exterior ducted, vent fan, Panasonic - FV-08VKM, Whisper Green 80 CFM or equivalent. , ASHRE 62.2 approved. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA		
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Location Total: _____

Location: 6 - Hall Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
6870	FAUCET--LAVATORY DUAL CONTROL Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap if required to complete installation.	1.00	EA		
6945	BATHTUB REPLACE--COMPLETE Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Delta 6122 water saving shower head & faucet. Existing tile wall surrounds are to remain.	1.00	EA		
7010	COMMODE--REPLACE--1.6 GPF--GCI Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include	1.00	EA		

Location: 6 - Hall Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 22 Plumbing

plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve, wax seal, and water closet flange. Install per 2003 International Plumbing Code.

Trade: 23 Electric

7820 BATH VENT FAN

1.00 EA

Install a ceiling or through-the-wall, exterior ducted, vent fan, Panasonic - FV-08VKM, Whisper Green 80 CFM or equivalent. ASHRE 62.2 approved. Include; power and switch wiring using #14 copper Romex. Repair any tear out.

Location Total: _____

Location: 7 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 22 Plumbing

6810 FAUCET--KITCHEN SNGL LEVER--GCI

1.00 EA

Install a single lever, washerless, metal bodied faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.

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.

Trade: 25 Appliances

8415 GAS STOVE--30"

1.00 EA

Dispose of old stove. Install a 30" wide, pilotless, gas stove including gas oven and electrical connections, comparable to existing. Must be Energy Star rated. Match existing color. (White)

8485 REFRIGERATOR--SIDE BY SIDE

1.00 EA

Replace existing refrigerator with comparable size, model, etc, with automatic ice and water dispenser. Match existing color (White)

Location Total: _____

Unit Total for 1129 N Lehmborg Avenue, Unit J. Grappe (Rehab): _____

Address Grand Total for 1129 N Lehmborg Avenue: _____

Bidder: _____