

SPECS BY LOCATION/TRADE

2/25/2015

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1437 N Kadota Avenue

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	_____	_____

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

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.

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: 10 Carpentry

2981	WINDOW--VINYL SLIDING DBL GLZ	8.00	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. Lower sill heights in bedrooms (3 bedrooms) for emergency egress requirements per local building codes. Clean glass.

3187	DOOR--SLIDING GLASS UNIT	1.00	EA	_____	_____
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Dispose of door and frame. Install a prehung metal, dual pane, insulated, sliding glass door and jamb unit, including interior and exterior casing, weatherstripping, threshold, and locking hardware. Prime and top coat.

Trade: 22 Plumbing

7220	DRAIN/WASTE/VENT--2 BATH HSE	1.00	DU	_____	_____
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Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC or cast iron DWV lines to service two 3-piece baths, one kitchen, and one laundry area from the foundation perimeter to roof vent terminus. All new piping should be run to the exterior, then around the perimeter of the house to the rear of the house, and continue to connect to existing sewer stub out. Include minimal saw cutting and concrete replacement.

Trade: 23 Electric

7475	ELECTRIC SERVICE--200 AMP	1.00	EA	_____	_____
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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.

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 23 Electric

Location Total: _____

Location: 3 - Entire Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 16 Conservation

4903 AIR-SEAL BUILDING ENVELOPE--GCI

1.00 FL _____

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: 17 Drywall & Plaster

5210 DRYWALL--PATCH--LARGE

200.00 SF _____

For areas with water damage and areas damaged by other plumbing or window replacement construction. Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch, nail or screw patch to secure. Apply tape and 3 coats of compound feathered out at least 8". Wet sand and paint to match.

Trade: 23 Electric

7583 REPLACE GFCI DEVICES

4.00 EA _____

Replace all GFCI receptacles with a surfaced mounted ground fault circuit interrupt receptacle. Make sure all are operating correctly.

7810 SMOKE DETECTOR--HARD WIRED

4.00 EA _____

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

Location Total: _____

Location: **4 - Master Bathroom**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 18 Ceramic Tile

5420 CERAMIC SURROUNDS & PAN

60.00 SF

Install 6"x 6" ceramic wall tile, shower pan or 2"x2" floor tile & preformed trim over 1/2" fiberglass reinforced portland cement board with troweled adhesive. After 24 hours drying time, apply latex based, portland cement grout. Remove all excess grout & apply mildew resistant white silicone caulk at all seams, fixture lips & pipe penetrations. Create a tub surround to 6' off finish floor. Rework all drains as necessary to meet code. Owner's choice of tile and grout colors, within \$2.50/sf tile allowance.

5425 CERAMIC FLOOR TILE

60.00 SF

Using adhesive, lay owner's choice of \$1.50/sf 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 penetrations. Tile & grout color, choice of homeowner.

Trade: 22 Plumbing

7010 COMMODE--REPLACE--1.6 GPF--GCI

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 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. Include; power and switch wiring using #14 copper Romex. Repair any tear out.

Location Total: _____

Location: **5 - Hall Bathroom**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 18 Ceramic Tile

5420 CERAMIC TUB SURROUND

50.00 SF

Install 6"x 6" ceramic wall tile. After 24 hours drying time, apply latex based, portland cement grout. Remove all excess grout & apply mildew resistant white silicone caulk at all seams, fixture lips & pipe penetrations. Create a tub surround. Rework all drains as necessary to meet code. Owner's choice of tile and grout colors, within \$2.50/sf tile allowance.

5425 CERAMIC FLOOR TILE

60.00 SF

Using adhesive, lay owner's choice of \$1.50/sf ceramic floor tile,

Location: 5 - Hall Bathroom		Approx. Wall SF: 0	Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18	Ceramic 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 penetrations. Tile & grout color, choice of homeowner.					
Trade: 22	Plumbing				
6945	BATHTUB--5' STEEL COMPLETE	1.00	EA	_____	_____
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.					
7010	COMMODE--REPLACE--1.6 GPF--GCI	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 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. Include; power and switch wiring using #14 copper Romex. Repair any tear out.					
					Location Total: _____
Location: 6 - Bedroom #3		Approx. Wall SF: 0	Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW (CLOSET)	1.00	EA	_____	_____
Install 6-panel, hollow core, masonite door, or good used stripped 6 panel door to match existing. Include 3 butt hinges.					
					Location Total: _____
Location: 7 - Attic		Approx. Wall SF: 0	Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
4923	INSULATION--INCREASE TO R-38	1,170.00	SF	_____	_____
Blow in borax treated cellulose over existing insulation to increase total attic rating to at least R-38.					

Location Total: _____

Unit Total for 1437 N Kadota Avenue, Unit Unit 01: _____

Address Grand Total for 1437 N Kadota Avenue: _____

Bidder: _____