

SPECS BY LOCATION/TRADE

6/23/2015

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 453 E 1st 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					
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
--------	------	----------	-------	------------	-------------

Trade: 1 General Requirements

daily.

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

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	_____	_____
-----	--	------	----	-------	-------

Contractor must attend and participate in the walk through. Bids will not be accepted from contractors not attending the walk through.

Trade: 23 Electric

7402	ELECTRIC--GENERAL REQUIREMENTS	1.00	GR	_____	_____
------	---------------------------------------	------	----	-------	-------

All materials shall be UL approved and/or National Electrical Code rated. All drilling, cutting and fastening shall be neat and true, and shall not critically damage framing members. All patching shall match the surrounding surface.

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 4 Site Work

307	GATE REPLACE	1.00	EA	_____	_____
-----	---------------------	------	----	-------	-------

Replace gate and latch. Replacement hardware shall be galvanized malleable steel. Replace support posts on both sides of gate if necessary.

Trade: 10 Carpentry

2981	WINDOW--VINYL SLIDING DBL GLZ	6.00	EA	_____	_____
------	--------------------------------------	------	----	-------	-------

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. Make sure all newly installed windows meet all code and egress requirements.

Trade: 15 Roofing

4580	TEAR OFF AND REROOF SHINGLES	16.00	SQ	_____	_____
------	-------------------------------------	-------	----	-------	-------

Remove and dispose of all roofing & defective sheathing. Replace up to 20 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 shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent. Replace any damaged fascia boards, prep and paint to match.

Location: 2 - Exterior

Approx Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 15 Roofing

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

5202 DRYWALL--GENERAL REQUIREMENTS

1.00 GR

Unless otherwise specified, match surrounding as to materials, thickness, style and method of installation. All materials shall be applied dry with the temperature between 55- 100 degrees F. Provide casing beads and install with non-drying mastic at all exposed edges, corners and abutments. Set all nail and screw heads. Apply tape and filler. Feather all edges. Wet sand, ready for paint.

5225 DRYWALL REPAIR--CARPORT

300.00 SF

Repair, and/or Replace, all damaged drywall at carport ceiling. Retape seams if necessary. Texture to match, prep and paint to match existing.

Trade: 21 HVAC

6415 DRYER VENT TRIM--GCI

1.00 EA

Install Dryer Vent trim on exterior of house where the vent terminates.

Trade: 23 Electric

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

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 23 Electric

penetration.

8165	ENTRANCE LIGHT FIXTURE--REPLACE Remove damaged light fixture and replace with an exterior, waterproof, fixture of equal value.	2.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 24 Extermination

8305	EXTERMINATE TERMITES 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.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Location Total: _____

Location: 3 - Entire House

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 10 Carpentry

3120	SECURITY DOOR--REPLACE ENTRANCE HARDWARE Replace exterior door mortise lock and Lever Handle. Install double cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner.	1.00	EA	_____	_____
------	---	------	----	-------	-------

3150	DOOR--EXTERIOR paneled Install a 1-5/8" 4 panel, exterior door with Lever handled entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide angle peepsight. Prime and top coat. Match existing (One with window, one solid with peep hole, One louvered or with Hi-Lo ventilation for Water Heater closet, and one for Storage Room).	4.00	EA	_____	_____
------	---	------	----	-------	-------

3360	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, 6-Panel, luaun door and split jamb including casing both sides, 3 butt hinges and a Lever handled privacy lockset. Paint to match	3.00	EA	_____	_____
------	---	------	----	-------	-------

3380	DOOR--SLIDING WARDROBE Field measure, order and install a pair of 6-Panel, hollow core, by-passing, top hung, luaun doors in opening up to 6' wide. Include overhead track, bottom guide, all hardware, and casing on all sides if necessary.	4.00	EA	_____	_____
------	---	------	----	-------	-------

Trade: 17 Drywall & Plaster

5210	DRYWALL--PATCH--LARGE 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, paint to match existing.	20.00	SF	_____	_____
------	--	-------	----	-------	-------

Location: 3 - Entire House

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 21 HVAC

6175	REMOVE EVAP COOLER - INSTALL HEAT PUMP--NEW 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 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 Evaporative Cooler and Furnace, recycle all metal components, terminate all unused supply lines, and dispose of all other materials in a code legal dump. Install a minimum 14 SEER Heat Pump, gas heating if gas available, 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. Seal all exposed duct joints as a part of this item with Duct Mastic. Install per adopted weatherization standards.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 22 Plumbing

6750	PLUMBING--LAUNDRY Replace hot and cold water valves at laundry box and ensure they are working properly.	1.00	EA	_____	_____
7070	WATER HEATER--40 GALLON GAS 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 (including B-Vent Cap), thimble, and gas piping from shut-off valve to fixture. Install drain pan with piping to the exterior of the structure. Dispose of old water heater in code legal dump. ** Repair/Replace any damaged wood on the water heater/Furnace platform.	1.00	EA	_____	_____

Trade: 23 Electric

7810	CO & SMOKE DETECTOR--HARD WIRED Install a UL approved, ceiling mounted CO, smoke and heat detector permanently wired into a receptacle box with battery back up. Install per manufacturers specifications, 2012 International Residential Code, & approved plans.	3.00	EA	_____	_____
8145	TROUBLESHOOT ELECTRIC--CUSTOM Troubleshoot all receptacles, switches, fans, lights, and outlets. Repair/Replace any defective receptacles, switches, fixtures, and or wiring if necessary.	1.00	EA	_____	_____

Location Total: _____

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE--GCI Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, 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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 23 Electric

7836	RANGE HOOD EXTERIOR VENTED--GCI Install an exterior ducted enameled range hood with integral minimum 2 speed fan control and light switched separately capable of a minimum 150 cfm at a maximum of 10 sones. Attach hood to cabinet with screws. Include metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Location Total: _____

Location: 7 - Bedroom #2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 18 Ceramic Tile

5425	CERAMIC FLOOR TILE 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. Including closet.	140.00	SF	_____	_____
------	---	--------	----	-------	-------

Trade: 23 Electric

8050	REROUTE--CABLE TV/ANTENNA CABLE Reroute the existing coaxial cable through the wall with proper grommet and seal properly. (ILO existing running through window sill)	1.00	EA	_____	_____
------	---	------	----	-------	-------

Location Total: _____

Location: 8 - 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	1.00	EA	_____	_____
------	---	------	----	-------	-------

Location: 8 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 22 Plumbing

and drain piping if necessary.

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 2012 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 Standards. Include; power and switch wiring using #14 copper Romex. Repair any tear out.				

Location Total: _____

Unit Total for 453 E 1st Street, Unit Unit 01: _____

Address Grand Total for 453 E 1st Street: _____

Bidder: _____