

SPECS BY LOCATION/TRADE

7/9/2015

Bidding Open Date: _____

Case Number: _____

Bidding Close Date: _____

Project Manager: _____

Initial: _____

Phone: _____

Address: 120 E Cholla Street

Unit: Lee Hennes

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	<p>CONSTRUCTION DEFINITIONS (C.G.)</p> <p>"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.</p>	1.00	GR	_____	_____
35	<p>VERIFY QUANTITIES/MEASUREMENTS (C.G.)</p> <p>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.</p>	1.00	GR	_____	_____
40	<p>ALL PERMITS REQUIRED (C.G.)</p> <p>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)</p>	1.00	AL	_____	_____
47	<p>Weatherization Standards</p> <p>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.</p> <p>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.</p>	1.00	AL	n/a	n/a
77	<p>NEW MATERIALS REQUIRED (C.G.)</p> <p>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.</p>	1.00	GR	_____	_____
115	<p>PERIODICALLY REMOVE DEBRIS (C.G.)</p> <p>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</p>	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	_____	_____
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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	_____	_____
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Trade: 17 Drywall & Plaster

5202	DRYWALL--GENERAL REQUIREMENTS 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.	1.00	GR	_____	_____
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Trade: 23 Electric

7402	ELECTRIC--GENERAL REQUIREMENTS 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.	1.00	GR	_____	_____
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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 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 new windows meet the current Building Codes for Emergency Egress, etc....	7.00	EA	_____	_____
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Trade: 15 Roofing

4580	(Entire Roof) TEAR OFF AND REROOF Remove and dispose of all roofing & sheathing. Replace ALL sheathing using pine board or CDX or OSB plywood of matching thickness. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots, if necessary. Install	20.00	SQ	_____	_____
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Address: 120 E Cholla Street

Unit: Lee Hennes

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 15 Roofing

a 220 lb fiberglass asphalt Rolled Roofing with a 25 yr warranty. Replace all flashing. Replace all fascia boards, all plywood overhangs/eaves, prep and paint. Owner's choice of color. Reinstall existing rain/water diverters. Remove and safely cap off/terminate any abandoned penetrations (old electrical, vents, ductwork, etc). Repair any tear out below the roof surface, prep and paint if necessary.

Trade: 21 HVAC

6176 A/C SYSTEM & DUCTWORK--REPLACE--

1.00 EA

Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool <http://www.acca.org/tech/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 ductwork and Heat Pump after removing all CFC and HCFCs, recycle all metal components and dispose of all other materials in a code legal dump, including abandoned gas lines. Install a 14 SEER Heat Pump and new ductwork. Use existing soffit as a chase way for new ductwork. Install per the Manual J, D, and S. 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. Install new ductwork to comply with the Manual D that is required for this project. Utilize existing soffit for new ductwork. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Install additional framing and/or supports if necessary for installation of new unit or components.

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 penetration.

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.

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

4902	INSULATION--GENERAL REQUIREMENTS Install insulation to the specified R-value in accordance with the manufacturer's most recent direction.	1.00	GR	_____	_____
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	_____	_____
4923	INSULATION--INCREASE TO R-38 Blow in borax treated cellulose or loose lay unfaced fiberglass batts to achieve at least R-38 value throughout entire ceiling/attic.	1,520.00	SF	_____	_____

Trade: 23 Electric

7810	CO & SMOKE DETECTOR--HARD WIRED Install or Replace 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.	4.00	EA	_____	_____
8145	TROUBLESHOOT ELECTRIC--CUSTOM Troubleshoot all electrical receptacles, switches, fans, and outlets. Repair/Replace any defective receptacles, switches, fixtures, and or wiring if necessary. Include replacing Kitchen and Bathroom GFCI's, adding proper wiring and circuitry if necessary.	1.00	EA	_____	_____

Location Total: _____

Location: 4 - Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 18 Ceramic Tile

Address: 120 E Cholla Street

Unit: Lee Hennes

Location: 4 - Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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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.	70.00	SF	_____	_____
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Trade: 22 Plumbing

6958	BATHTUB/SHOWER--5' FIBERGLASS--COMPLETE--GCI Install a 5', 4 piece, Sterling Advantage™, 60" x 30" x 72" Product #: 61030126 Tub/Shower - Complete Unit - http://www.sterlingplumbing.com/home.str1 - fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - http://www.deltafaucet.com/ - & a shower head with a maximum 2.0 GPM flow rate.	1.00	EA	_____	_____
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7210	DRAIN/WASTE/VENT--MASTER BATHROOM Replace all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC or ABS DWV lines to service one 3-piece bath from the existing fixtures to roof vent terminus, and also to where it terminates at main sewer line, including all required cleanouts, etc. Replace all existing fixtures.	1.00	EA	_____	_____
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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. Include; power and switch wiring using #14 copper Romex. Repair any tear out & paint to match existing where necessary.	1.00	EA	_____	_____
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Location Total: _____

Location: 5 - Hall 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 (REPLACE) Install a ceiling or through-the-wall, exterior ducted, vent fan, Panasonic - FV-08VKM , Whisper Green 80 CFM or equivalent. ASHRE specs. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA	_____	_____
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Location Total: _____

Location: 6 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Address: 120 E Cholla Street

Unit: Lee Hennes

Location: 6 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.	250.00	SF	_____	_____
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Trade: 22 Plumbing

7085	WATER HEATER--40 GAL. ELECTRIC Dispose of water heater in legal dump. Install a 40 gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve, drain pan piped to exterior of building, and electric supply. Remove gas supply line and cap off/terminate gas supply line where it enters the building.	1.00	EA	_____	_____
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Location Total: _____

Unit Total for 120 E Cholla Street, Unit Lee Hennes: _____

Address Grand Total for 120 E Cholla Street: _____

Bidder: _____