SPECS BY LOCATION/TRADE

12/3/2013

Bidding Open Date: _____ **Case Number:** _____

Bidding Close Date: _____ **Project Manager:** _____

Initial: _____ **Phone:** _____

Address: 722 W 12 th. 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**				
15	**KITCHEN CABINETS** Any reference on plans or in the write up to cabinet dimension is for reference only. Contractor will field measure for cabinet dimensions. Cabinet layout will be as noted changes will not be made without approval. Contractor will supply a three samples for style and color selected by homeowner.	1.00	AL	n/a	n/a
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. Work write up and approved plans are provided for construction and component requirements. Write up and Plans should be consulted to determine project requirements.	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	_____	_____
41	**ASBESTOS--GENERAL REQUIREMENTS** Contractor shall adhere to Federal Asbestos Regulations for employee safety, OSHA 29 CFR 1926.134, OSHA 29 CFR 1910.1001, Respiratory Protection 29 CFR 1910.134, applies whenever a worker works who may be exposed to Asbestos - requires employer to protect employees.	1.00	AL	_____	_____
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	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**				
	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 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	_____	_____
221	**HOME OWNERS ASSOCIATION** Rehabilitation work performed in Neighborhoods that are part of a Home Owners Association (HOA) is required to conform to applicable association requirements. Exterior adornment, paint color or other specifications must be made from an approved list obtained from the HOA.	1.00	AL	n/a	n/a

Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	**Demolition & Disposal**				
750	**DEMO ROOM ADDITION/PATIO** Demolish room addition and patio, dispose of debris in code legal dump. Add fill if needed, rake yard clean including nails and glass. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas. Contractor to secure and protect any structural component that will remain after demo, damage will be repaired or replaced by contractor.	1.00	SF	_____	_____
755	**DEMO ROOF** Demolish entire roof and dispose of in code legal dump. Rake yard clean. Contractor will secure and protect all structural components that are to remain after demo, any damage will be repaired or replaced by contractor.	1.00	AL	_____	_____
Trade: 6	**Concrete & Paving**				
905	**CONCRETE SLAB** Place a 4" - 2200 psi concrete patio slab with three 12"x12"x16 footing at post location on graded and compact soil to 95% or undisturbed soil free of vegetation and trash. Float and steel trowel finish.	105.00	SF	_____	_____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	**Masonry**				
1170	**BLOCK WALL REPAIR** Infill door in wall where room addition removed. With 2X frame and 1/2" OSB flush with face on exterior, frame flush with interior side of block. Fill void with fiberglass insulation. Framing material to be sealed at exterior sheeting and void between frame and block wall. See plan for details.	1.00	AL	_____	_____
Trade: 10	**Carpentry**				
2705	**STUCCO** Stucco exterior wall, install felt paper moisture barrier, 1" foam and stucco wire with brown coat and finish coat of stucco. Install per manufacturers specifications and adopted code.	1.00	AL	_____	_____
2950	**WINDOW--ALUM SLIDER DBL GLZ** Field measure, fabricate and install aluminum, double glazed, thermal break, sliding window including all necessary panning, caulk, trim and screen. Two windows on West end 36X48" Window in front bedroom to 36x48" Wall openings to be modified for code compliant emergency egress window. Field measure and replace all remaining windows with dual pane low E glass, aluminum frame, sliding. Window installation to meet weatherization requirements per International Energy Conservation Code.	1.00	AL	_____	_____
3150	**DOOR--EXTERIOR PANELED** Install a 1-5/8" 4 panel, exterior door with jamb, trim, 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. Rear door does not have peep sight.	2.00	EA	_____	_____
3470	**POST--4"X 4"** 3- 4"x4" post with 4"x6" beam for patio support.	1.00	EA	_____	_____
3875	**HOUSE NUMBER SET** Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior white latex paint.	1.00	EA	_____	_____
Trade: 15	**Roofing**				
4505	**ROOF--REPLACE** Install an Engineered Truss roof system with 4/12 pitch complete with 1/2" sheeting, H clips between truss, one layer of 15 lb. felt paper, metal drip edge, metal flashing, metal roof penetration boots, Architectural Shingles, 2x fascia and bird board each truss front and rear. Install per manufacturers specifications and adopted codes. Owner selection of color. Install 4/12 TriVent, gable ends.	1.00	AL	_____	_____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	**Roofing**				
4525	**ROOF-PATIO** Install 90 lb. mineralized fiberglass roll roofing using a 4" minimum overlap with asphalt roofing cement per manufacturer's specs over 15 lb. felt . Metal drip edge. See plan for framing specifications.	1.00	AL	_____	_____
Trade: 16	**Conservation**				
4935	**ATTIC R-30 CELLULOSE--GCI** After Air Sealing Install blow in borax treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications to R30. Maintain ventilation routes from soffit and other vents with baffles. NOTE: If access to attic is via a fixed staircase insulate stairs to attic, landing & interior stairwell walls as part of this item dense-packing the cellulose into closed floor, stair and wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot. If access is via a hatch insulate the hatch with 3" of reflective foil faced polyisocyanurate foam and seal edges with compatible foil tape. If access is via a fold down stair insulate the stair with an airtight 2" thick reflective foil faced polyisocyanurate foam box with seams and seal the edges with a compatible foil tape.	1.00	AL	_____	_____
Trade: 19	**Paint & Wallpaper**				
5675	**PREP & PAINT EXTERIOR WOOD** Cover ground with drop cloth. Caulk all cracks, Prime and top coat with owner'schoice of acrylic latex semi-gloss.	1.00	AL	_____	_____
5770	**PAINT STUCCO** Protect ground with drop cloth, prime with latex primer. Paint one top coat with latex. Color choice by owner.	1.00	AL	_____	_____
Trade: 21	**HVAC**				
6175	**HEAT PUMP--NEW--14 SEER** 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), and use ACCA's Manual S for equipment selection. NOTE: Provide both Manual J & S reports with first Draw documents. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Install roof mount Heat Pump with electrical cooling and gas heating, 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	_____	_____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	**Plumbing**				
6614	**WATER SERVICE--POLYBUTYLENE** Lay 1" polybutylene pipe and refill trench for water service. Lay line without joints from meter hub to main shut off valve located per plan. Fill trench, compact and grade level.	1.00	AL	_____	_____
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	_____	_____
8160	**ENTRANCE LIGHT** Install an exterior, waterproof, wall mounted, single bulb fixture outside the front and rear exterior door.	1.00	EA	_____	_____

Location Total: _____

Location: 3 - Interior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
2407	**BASEBOARD--COLONIAL** Install finger jointed WM-626fj 9/16" x 2-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	1.00	AL	_____	_____
2445	**FURRING--WOOD** Fur surface with 2"x2" wood strips using cut or masonry nails and cedar shims, level and plumb, 16" on center see plan for wall locations. Fur exterior kitchen wall and interior bathroom furred wall and new wall with 2"x4" see plan for wall location.	1.00	AL	_____	_____
3360	**DOOR--PREHUNG PASSAGE** Install a 1-3/8" prehung, 4 panel door and split jamb including casing both sides, 2 butt hinges and a privacy lockset. Include privacy lock set and hinges.	3.00	EA	_____	_____
3375	**DOOR--WOOD BIFOLD** Hang a flush, hollow core, wood bifold door includng overhead track, all hardware and casing on one side, plumb and centered within the opening, bedroom closet and linen closet.	3.00	EA	_____	_____
3715	**CABINET--WOOD BASE** Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of three in-stock designs provided by the contractor.	1.00	AL	_____	_____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
3725	**CABINET--WOOD WALL** Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides, metal or plastic corner bracing.	1.00	AL	_____	_____
3750	**COUNTER TOP--PLASTIC LAMINATE** Dispose of counter top. Field measure and screw to base cabinet a post formed, plastic laminate counter top. Provide cutout for sink. Owner's choice of in-stock color and texture.	1.00	AL	_____	_____
4010	**CLOSET POLE** Field measure and install 1-1/2" diameter wood closet pole and sockets.	2.00	EA	_____	_____
4015	**CLOSET SHELF** Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	2.00	AL	_____	_____
Trade: 17	**Drywall & Plaster**				
5270	**DRYWALL--1/2"** Hang, tape and 3 coat finish 1/2" drywall all rooms, closets and utility room with 1/2" ceiling board and 5/8 gypsum in garage. Install per manufacturers specifications and adopted codes. Wet sand and texture ready for paint.	1.00	AL	_____	_____
Trade: 19	**Paint & Wallpaper**				
5565	**PREP & PAINT INTERIOR** Prime all interior walls, ceiling, trim, baseboards and doors and top coat with owner's choice of premixed acrylic latex for walls and flat ceiling. Include any closets.	1.00	AL	_____	_____
Trade: 20	**Floor Coverings**				
5915	**VINYL COMPOSITION TILE** Install 12"x12"x1/8" vinyl composition tile, by Armstrong or Azrock per manufacturer's recommendations. Include metal edge strips at openings. Seal cracks in floor with crack sealer, trowel smooth Owner's choice of in- stock color.	1.00	AL	_____	_____
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	_____	_____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	**Plumbing**				
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, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.	1.00	EA	_____	_____
Trade: 23	**Electric**				
7565	**ELECTRICAL** Install electrical components and ROMEX wiring for entire house, install per plan and adopted codes. Include exhaust fans, receptacles and cover plates, interior and exterior.	1.00	AL	_____	_____
7715	**FIXTURES AND SWITCHES** Install a ceiling mounted , UL approved, 2 bulb light fixture in the living foom controlled by a pair of ivory 3-way switches mounted at the strike side of the entry door and left side of hall doorway. Install a ceiling mounted, UL approved, 2 bulb light fixture controlled by a single pole switch mounted at the strike side of the door in each bedroom. Install a ceiling mounted UL, approved, 2 bulb light fixture controlled by a single pole switch located at the doorway to the hall. Install a ceiling mounted UL, approved, 2 bulb light fixture controlled by a singe pole switch located at the strike side of the bathroom door. Install 2 recessed 24" florescent UL, approved light fixtures (2) controlled by a 3 way switch located at the right side of the kitchen entry doorway and the left side of the doorway to utility room. Install one 24" surface mounted florescent UL, approved light fixture controlled by a 3 way switch located at the right side of the kitchen/utility room door and strike side of door to garage, for utility room. Install a 21x48 surface mounted florescent UL, approved light fixture controlled by a single pole switch located at the strike side of the door in the garage. Install a single bulb UL, approves exterior light fixture at entrance door and rear exit door with a single pole switch located at the strike side of the door.	1.00	AL	_____	_____
7810	**SMOKE DETECTOR--HARD WIRED** Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box with battery back up. Install per manufacturers specifications, 2003 International Residential Code, & approved plans.	3.00	EA	_____	_____
7835	**RANGE HOOD EXTERIOR VENTED**	1.00	EA	_____	_____

Address: 722 W 12 th. Street **Unit: Unit 01**

Location: 3 - Interior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	**Electric**				
	Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 somes. Attach hood to cabinet with screws. Include metal vent and roof cap/damper assembly. Install per 2003 International Residential Code and manufacturers specifications. Owner's choice of in-stock color.				
Trade: 25	**Appliances**				
8415	**GAS STOVE--30"** Dispose of old stove. Install a white, 30" wide, pilotless, gas stove including gas oven and electrical connections.	1.00	EA	_____	_____
8475	**REFRIGERATOR-- FROST FREE** Dispose of old refrigerator. Install a new 2 door frost free refrigerator/ freezer with at least 20 cubic feet.	1.00	EA	_____	_____

Location Total: _____

Location: 4 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
3300	**DOOR STOP--BASEBOARD MOUNT** Install a baseboard mounted, solid metal door stop.	6.00	EA	_____	_____
3825	**MEDICINE CABINET--SURF MOUNT** Install a 24" x 30" wood, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
3835	**ACCESSORY SET--4 PIECE CHROME** Install a chrome plated steel bathroom accessory set consisting of one 24" towel bar,1 towel ring, shower caddy, and toilet paper holder.	1.00	EA	_____	_____
3840	**SHOWER CURTAIN ROD** Install a chrome shower curtain rod using wall anchors.	1.00	EA	_____	_____
4015	**CLOSET SHELF** Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, linen closet, supported on ends. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	1.00	AL	_____	_____
Trade: 22	**Plumbing**				
6900	**VANITY--36" COMPLETE** Install a 36" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation.	1.00	EA	_____	_____
6965	**SHOWERSTALL--FIBERGLASS** Install a 48"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal two handle shower diverter, shower	1.00	EA	_____	_____

Location: 4 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	**Plumbing**				
	rod and Delta 6122 shower head. Include drain waste line replacement to sewer line. Install per 2003 International Residential Code and manufacturers specifications.				
7010	**COMMODE** 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.	1.00	EA	_____	_____
Trade: 23	**Electric**				
7820	**BATH VENT FAN** Install a ceiling o exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes. Repair any tear out.	1.00	EA	_____	_____

Location Total: _____

Location: 5 - Utility Room Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	**Plumbing**				
7110	**DRYER VENT** Install a through the wall dryer vent.	1.00	EA	_____	_____
Trade: 200	**Site Work (CSI)**				
C02700	**SEWERAGE & DRAINAGE** An allowance to complete the scope of work, including all labor, materials, for 2" drain waste line from utility room per plan.	1.00	AL	_____	_____

Location Total: _____

Location: 6 - Garage Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
3150	**DOOR--EXTERIOR PANELED** Install a 1-5/8" 4 panel, exterior door with entrance lock set and mortised dead bolt keyed alike. Include 1- 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping. Prime and top coat.	1.00	EA	_____	_____
3200	**DOOR OVERHEAD GARAGE** Demo opening infill and frame for new door. Install a sectional metal, 9'x 7' garage door including hardware, exterior trim and drip cap. Prime and top coat.	1.00	EA	_____	_____

Location: 6 - Garage Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
3305	**DOOR STOP HINGE--INTERIOR DOOR** Install 2 spring loaded self closing door hinges for garage house door and adjust to close.	2.00	EA	_____	_____

Location Total: _____

Unit Total for 722 W 12 th. Street, Unit Unit 01: _____

Address Grand Total for 722 W 12 th. Street: _____

Bidder: _____