

# SPECS BY LOCATION/TRADE

12/11/2014

Bidding Open Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

Bidding Close Date: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Initial: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: 1124 E 12th Street

Unit: Linda Daniels 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	<b>CONSTRUCTION DEFINITIONS (C.G.)</b> "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	<b>VERIFY QUANTITIES/MEASUREMENTS (C.G.)</b> 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	<b>ALL PERMITS REQUIRED (C.G.)</b> 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	<b>Weatherization Standards</b> 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	<b>NEW MATERIALS REQUIRED (C.G.)</b> 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	<b>PERIODICALLY REMOVE DEBRIS (C.G.)</b> 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	<b>FINAL CLEAN (C.G.)</b>	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	<b>GENERAL REQUIREMENT--WALK THROUGH</b>	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.

Trade: 16 Conservation

4903	<b>AIR-SEAL BUILDING ENVELOPE--GCI</b>	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.

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	<b>INSULATION--INCREASE TO R-38</b>	1,080.00	SF	_____	_____
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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	<b>LIGHT FIXTURE--PULL CHAIN</b>	1.00	EA	_____	_____
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Location: 2 - Attic

Approx Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

8110	<b>REWIRE ATTIC TO CODE</b> Rewire attic to current National Electric Code including but not limited to: install pull chain fixture at attic entrance, remove all junction boxes, fish all wire and repair all tearout.	1.00	RM	_____	_____
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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: 5 Demolition &amp; Disposal

795	<b>HAUL DEBRIS TO LANDFILL</b> Remove, temporarily store on site, and legally dispose of all debris resulting from construction activities. Interior shall be vacuumed clean, yard raked and free of glass, nails and lead suspect paint chips.	1.00	LD	_____	_____
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Trade: 7 Masonry

1375	<b>CHIMNEY--CUSTOM</b> Make sure there are no leaks in existing chimney flue. Repair any leaks that are found. Cut away, or remove any combustible materials per local code requirements and clearances.	1.00	EA	_____	_____
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Trade: 10 Carpentry

2981	<b>WINDOW--VINYL SLIDING DBL GLZ</b> 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.	10.00	EA	_____	_____
3065	<b>DOOR--REWORK EXTERIOR</b> Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set.	2.00	EA	_____	_____
3187	<b>DOOR--SLIDING GLASS UNIT</b> Dispose of door and frame. Install a prehung, insulated, sliding door and jamb unit, including interior and exterior casing, weatherstripping, threshold, screen door, and locking hardware. Prime and top coat.	1.00	EA	_____	_____

Trade: 24 Extermination

8305	<b>EXTERMINATE TERMITES</b> 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	_____	_____
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Location Total: \_\_\_\_\_

Location: 4 - Entire Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5210	<b>DRYWALL--PATCH--LARGE</b> 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 existing, or Homeowner to Select Color.	200.00	SF	_____	_____
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Trade: 22 Plumbing

6602	<b>PLUMBING--GENERAL REQUIREMENTS</b> Unless otherwise specified, all materials shall be copper or pvc. All items shall operate without leakage, noise, vibration or hammering. All penetration of building components shall be neat, sleeved, & fire stopped. No solder containing lead shall be used in any pipe or fixture. Damage to structural members from drilling or notching shall be repaired to the acceptance of the owner and the Agency.	1.00	EA	_____	_____
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7085	<b>WATER HEATER--40 GAL. ELECTRIC</b> 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. Install Water Heater on a raised platform, including drain pan piped to the exterior of the building. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. Installation should be per the manufacturers installation instructions, as well as per local building codes.	1.00	EA	_____	_____
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7200	<b>WATER SUPPLY--2 BATH HOUSE</b> Remove all water supply from meter on, to code legal dump. Install type M copper or Pex supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service two 3-piece baths, one kitchen and one laundry area. Installation shall be complete, code compliant, fully usable, and include shut- off valves and air gaps.	1.00	DU	_____	_____
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7220	<b>DRAIN/WASTE/VENT--2 BATH HSE</b> Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC or ABS Piping DWV lines to service two 3-piece baths, one kitchen, and one laundry area from Main Sewer Tap (Use existing stub out, or provide new tap if necessary, including tracer wire per local and state building codes/requirements), to the foundation perimeter of the house, to roof vent terminus. Saw cut concrete foundation where applicable/necessary.	1.00	DU	_____	_____
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Trade: 23 Electric

7402	<b>ELECTRIC--GENERAL REQUIREMENTS</b> 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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7475	<b>ELECTRIC SERVICE--200 AMP</b>	1.00	EA	_____	_____
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Location: 4 - Entire Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

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.

8017	<b>ENERGY STAR CEILING FAN LIGHT FIXTURE</b>	4.00	EA	_____	_____
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Install a 52", 5 blade ENERGY STAR® approved ceiling fan with an ENERGY STAR® approved light fixture individually switched at the room entrance. Install per the 2003 International Residential Code and manufacturer specifications.

8120	<b>REWIRE HOUSE--ALLOWANCE</b>	1.00	AL	_____	_____
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Replace all wiring, devices, motor and fixtures. Rewire the house to conform to the current edition of the National Electric Code.

Location Total: \_\_\_\_\_

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

6815	<b>FAUCET--KITCHEN DUAL CONTROL</b>	1.00	EA	_____	_____
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Install a metal kitchen sink faucet with spray, dual controls, 15 year drip-free warranty and maximum flow of 2 gallons per minute.

Trade: 23 Electric

7751	<b>ENERGY STAR KITCHEN CEILING FIXTURE--GCI</b>	1.00	EA	_____	_____
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Install an Energy Star approved, 4 - 4' tube, instant start florescent ceiling light fixture, with an acrylic diffuser such as the Lowes - American Fluorescent - Item #: 184346 - Model: PLW432RC. Connect to new 3-way switches and new wiring.

7836	<b>RANGE HOOD EXTERIOR VENTED--GCI</b>	1.00	EA	_____	_____
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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.

Trade: 25 Appliances

8440	<b>ELECTRIC STOVE--30"</b>	1.00	EA	_____	_____
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Dispose of old stove. Install a white, 30" wide electric stove including oven and electrical connections.

Location Total: \_\_\_\_\_

Location: 6 - Hall Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

3825	<b>MEDICINE CABINET--SURF MOUNT</b> Install a 24" x 30" wood, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
3835	<b>ACCESSORY SET--4 PIECE CHROME</b> 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	_____	_____

Trade: 18 Ceramic Tile

5425	<b>CERAMIC FLOOR TILE</b> 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.	50.00	SF	_____	_____
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Trade: 22 Plumbing

6870	<b>FAUCET--LAVATORY DUAL CONTROL</b> Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap to complete installation.	1.00	EA	_____	_____
6958	<b>BATHTUB/SHOWER--5' FIBERGLASS--COMPLETE--GCI</b> Install a 5', 4 piece, Sterling Advantage™, 60" x 30" x 72" Product #: 61030126 Tub/Shower - Complete Unit - <a href="http://www.sterlingplumbing.com/home.strl">http://www.sterlingplumbing.com/home.strl</a> - 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 - <a href="http://www.deltafaucet.com/">http://www.deltafaucet.com/</a> - & a shower head with a maximum 2.0 GPM flow rate.	1.00	EA	_____	_____
7010	<b>COMMODE--REPLACE--1.6 GPF--GCI</b> 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	<b>BATH VENT FAN</b> Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and faceplate to match, capable of 60 CFM at 60 some, or equivalent. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

Location: 7 - Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Location: 7 - Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

3825	<b>MEDICINE CABINET--SURF MOUNT</b> Install a 24" x 30" wood, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
3835	<b>ACCESSORY SET--4 PIECE CHROME</b> 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	<b>SHOWER CURTAIN ROD/FAUCET/CONTROLS/DIVERTER/SHOWERHEAD</b> Dispose of shower curtain rod. Fill all holes or irregularities, flush with surrounding finish. Install a chrome shower curtain rod using wall anchors. Install new shower diverter, controls, faucet, and showerhead.	1.00	EA	_____	_____

Trade: 18 Ceramic Tile

5401	<b>CERAMIC TILE--GENERAL REQS.</b> Install ceramic tiles using the appropriate adhesive. Clean surplus adhesive from joints prior to grouting with a latex or epoxy enhanced grout. Clean all tile face and apply silicone sealant to tub surrounds and bath floors.	1.00	GR	_____	_____
5420	<b>CERAMIC TUB SURROUND &amp; PAN</b> Install 6"x 6" ceramic wall tile, shower pan and 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.	65.00	SF	_____	_____
5425	<b>CERAMIC FLOOR TILE</b> 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.	30.00	SF	_____	_____

Trade: 22 Plumbing

6870	<b>FAUCET--LAVATORY DUAL CONTROL</b> Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap to complete installation.	1.00	EA	_____	_____
7010	<b>COMMODE--REPLACE--1.6 GPF--GCI</b> 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	_____	_____

Location: 7 - Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 23 Electric

7820 BATH VENT FAN

1.00 EA

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and faceplate to match, capable of 60 CFM at 60 inches or equivalent. Include; power and switch wiring using #14 copper Romex. Repair any tear out.

Location Total: \_\_\_\_\_

Unit Total for 1124 E 12th Street, Unit Linda Daniels Rehab: \_\_\_\_\_

Address Grand Total for 1124 E 12th Street: \_\_\_\_\_

Bidder: \_\_\_\_\_