

SPECS BY LOCATION/TRADE

3/11/2014

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1101 N Center Avenue 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	_____	_____
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	_____	_____
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.	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	1.00	DU	n/a	n/a

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	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	AL	_____	_____
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: 1	General Requirements				
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.	1.00	AL	n/a	n/a
Trade: 5	Demolition & Disposal				
750	DEMO WORK SHOP Disconnect and cap off all electrical and plumbing services. Temporarily support shed and laundry room roof. Demolish attached shop and laundry room walls and foundation, dispose of debris in code legal dump. Temporary roof support will be attached and anchored to secure roof assembly. 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. Roof will be trimmed to align with patio roof. Roof edges will be firmly secured and sealed, install 6" fascia with metal drip with 1x2 filler.	1.00	AL	_____	_____

Location: 2- Exterior

Approx Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
905	CONCRETE Remove footing and stem walls for shed. Saw cut 6" off edges of laundry room floor. Excavate for footing and stem wall per plan. Place a concrete pad at rear and front door per plan. Place a sloped ramp at rear and front pad per plan. Place concrete pad from ramp to laundry room and under roof where shed removed. Concrete placed on undisturbed soil free from plants and debris or compacted ab backfill. All concrete to be mim. 2000 PSI with light broom finish. All concrete placed at trench for drain waste pipe to be anchored to existing floor with no. 4 rebar with 6" imbed spaced 4' on center.	1.00	AL		
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. Windows in bedrooms to be 40x40. Fill if required at window locations to match existing block as close as possible.	9.00	EA		
3150	DOOR--EXTERIOR Install entrance lock set and mortised dead bolt keyed alike. Include interlocking threshold, spring metal weatherstripping. All doors keyed alike.	3.00	EA		
Trade: 15 Roofing					
4715	SOUTH GABLE Remove sheeting and dispose in a code legal landfill. Install T 1-11 siding. Install a screened, aluminum, rectangular or square gable vent with at least 4 square feet of free air space.	1.00	EA		
Trade: 16 Conservation					
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 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	1.00	FL		

Location: 2- Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
	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: 19	Paint & Wallpaper				
5655	PREP & PAINT EXTERIOR WOOD	1.00	AL		
	Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Spot prime and top coat with owner's choice of premixed acrylic latex.				
5785	PREP & PAINT EXTERIOR MASONRY	1.00	AL		
	Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer, one top coat with latex. Color choice by owner.				
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.				
Trade: 500	Metals (CSI)				
C05100	STRUCTURAL FRAMING	1.00	AL		
	Frame laundry room walls using 2" X 6" Douglas Fir 16" on center. Exterior 3/8" sheathing nailed 4" on edge and 12" field. Install a 10X20 sliding window and exterior 36" door with lockset and dead bolt.				

Location Total: _____

Location: 3- Interior General

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2407	BASEBOARD--COLONIAL 2 1/4"	1.00	AL		
	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.				
3355	DOOR--6 PANEL INT, HOLLOW	5.00	EA		
	Install 6-panel, hollow core, masonite door, include casing and jamb. Include privacy lockset and 2 butt hinges. Prep, prime and paint to match existing color as closely as possible.				

Location: 3-Interior General

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.	25.00	LF	_____	_____
Trade: 18 Ceramic Tile					
5425	CERAMIC FLOOR TILE Using adhesive, lay owner's choice of color 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.	1,500.00	SF	_____	_____
Trade: 21 HVAC					
6330	REGISTER Replace missing or damaged register, install blocking at all registers, repair any damage caused by repair.	1.00	AL	_____	_____
Trade: 22 Plumbing					
7200	WATER SUPPLY--2 BATH HOUSE Remove all water supply from meter on, to code legal dump. Install a 1" PEX service line. Install 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 and hose bibb at front and rear. Installation shall be complete, code compliant, fully usable, and include shut- off valves and air gaps.	1.00	AL	_____	_____
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	n/a	n/a
7553	ELECTRIC DISTRIBUTION Rewire entire house to meet requirements of the 2005 National Electrical Code. Ground fault in kitchchen, bathrooms, laundry room and exterior receptacles. Arc fault breakers for all outlets in bedrooms (including smoke detectors). Smoke detector circuit hard wired with battery back up. Dual switches for all ceiling fans per plan.	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.	4.00	EA	_____	_____
8017	ENERGY STAR CEILING FAN LIGHT FIXTURE	4.00	EA	_____	_____

Location: 3- Interior General

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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. Fan in each bedroom and living room.

Trade: 500 Metals (CSI)

C05100 STRUCTURAL FRAMING

1.00 AL

Install 2" X 4" wall framing 24" on center for bathroom addition, anchor to floor and walls. Install 2" X 8" backing for ADA grab bars at toilet location. Note: bathroom walls to be insulated for sound retention.

Location Total: _____

Location: 4- Kitchen

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"

1.00 EA

Install corner trim at recessed light, finish and texture to match existing.

Trade: 22 Plumbing

6720 TRAP--REPLACE

1.00 EA

Replace trap and waste line from wall stub out to fixture with PVC or polypropylene.

6810 FAUCET--KITCHEN SNGL LEVER--GCI

1.00 EA

Install a single lever, washerless, metal bodied faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.

Location Total: _____

Location: 5- Bathroom Addition

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

3825 MEDICINE CABINET--SURF MOUNT

1.00 EA

Install a 24" x 30" wood, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.

3835 ACCESSORY SET--4 PIECE CHROME

1.00 EA

Install a chrome plated steel bathroom accessory set consisting of one 24" towel bar, 1 towel ring, shower caddy, and toilet paper holder.

Location: 5 - Bathroom Addition

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3840	SHOWER CURTAIN ROD Dispose of shower curtain rod. Fill all holes or irregularities, flush with surrounding finish. Install a chrome shower curtain rod using wall anchors.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" drywall with water resistant drywall in wet area. Wet sand ready for paint. Install per 2003 International Residential Code.	1.00	AL	_____	_____
Trade: 22 Plumbing					
6755	DRAIN, WASTE, VENT Install ABS drain for bathroom addition connected to existing sewer line under slab. Saw cut slab to make plumbing connections for bathroom fixtures, include drain waste vents. Install per International Plumbing Code.	1.00	AL	_____	_____
6900	VANITY--40" Install a 40" vanity complete with plywood cabinet, cultured marble top, brass bodied, single lever faucet, supply risers, and all required waste connectors to complete the installation. Vanity cabinet to ADA accessible, open front with drain and supply lines wrapped.	1.00	EA	_____	_____
7010	COMMODE-1.6 GPF--GCI Install a 2 piece, close coupled, white, vitreous china, ADA 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	_____	_____
7290	SHOWER--HANDICAPPED Install a 3'x5' showerstall recommended for handicapped use. Floor shall be non-slip with a maximum 1/2" lip at entrance. Include hinged seat 19" off floor and a 1-1/2" outside diameter chrome grab bar on opposite wall. A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.	1.00	EA	_____	_____
Trade: 23 Electric					
7820	BATH VENT FAN Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA	_____	_____

Location Total: _____

Location: 6 - Bathroom Existing

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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	_____	_____
3840	SHOWER CURTAIN ROD Dispose of shower curtain rod. Fill all holes or irregularities, flush with surrounding finish. Install a chrome shower curtain rod using wall anchors.	1.00	EA	_____	_____

Trade: 22 Plumbing

6900	VANITY--24" COMPLETE Install a 24" 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	_____	_____
6960	BATHTUB/SHOWER--5' FIBERGLASS Install a 5', Stearling 4 piece, fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. Repair all damage due to installation.	1.00	EA	_____	_____
7010	COMMODE--REPLACE--1.6 GPF--GCI 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 or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA	_____	_____
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Location Total: _____

Location: 7 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
1065	CONCRETE FORMWORK--CUSTOM	1.00	AL	_____	_____
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 three 3"x4" butt hinges,	1.00	EA	_____	_____

Location: 7 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	interlocking threshold, spring metal weatherstripping, and wide angle peepsight. Prime and top coat.				
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 and electric supply.	1.00	EA	_____	_____
Trade: 25	Appliances				
8510	WASHER Install new washing machine drain complete with shut off valves, replace existing ABS pipe. Fur out and box drain and drain waste pipe.	1.00	EA	_____	_____
Trade: 600	Wood and Plastics (CSI)				
C06100	ROUGH CARPENTRY An allowance to complete the scope of work, including all labor, materials, overhead, taxes and subcontractor's general requirements.	1.00	AL	_____	_____

Location Total: _____

Unit Total for 1101 N Center Avenue, Unit Unit 01: _____

Address Grand Total for 1101 N Center Avenue: _____

Bidder: _____