

SPECS BY LOCATION/TRADE

7/16/2013

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1132 N Brown 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	_____	_____
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 daily.	1.00	DU	_____	_____
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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Trade: 1 General Requirements

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	_____	_____

Trade: 1300 Special Construction (CSI)

Custom	HISTORICAL DISTRICT This property is located in the Evergreen Historic District and is considered eligible as a contributor to a listed historic district. Exterior changes as specified will not alter the general appearance of the structure. No changes will be made without approval of the Housing Department Rehabilitation Specialists.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Entire Building

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Trade: 6 Concrete & Paving

980	DRIVEWAY--CONCRETE Level surface, prepare a 3" gravel base or undisturbed soil free of vegetation or debris uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 10' wide driveway and pad under covered parking. Expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms.	1.00	AL	_____	_____
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Trade: 10 Carpentry

2525	HAND RAIL WITH BALUSTERS Remove existing lattice and Install 2" x 2" pine balusters 5" on center. Prime and paint. Install new lattice on exterior of hand rail, paint to match porch before installation.	1.00	EA	_____	_____
2930	WINDOW--ALUM SGL HNG/DBL GLZ Remove windows, dispose of in a licensed landfill or recycling facility. Field measure, fabricate and install brown, single hung, one-over-one, double glazed, thermal break, brown enameled aluminum replacement windows including all necessary panning, caulk, trim and screen. Existing window trim to be removed if necessary and re installed.	9.00	EA	_____	_____
3150	DOOR--EXTERIOR paneled Install a 1-5/8" 4 panel, exterior door with entrance lock set and	1.00	EA	_____	_____

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Trade: 10 Carpentry					
	mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold and spring metal weatherstripping. Rear door to open in hinged on left side.				
3190	DOOR--CRAWL SPACE ACCESS Install an expanded metal crawl space cover. Medium expanded metal openings to be 1/2" x 3/4" with 1/8" - 1.5" x 1.5" angle iron frame.	1.00	EA	_____	_____
3595	STEPS--REPLACE EXTERIOR--RI Dispose of existing steps. Construct a 44" wide replacement step unit with 2"x 12" preservative treated pine stringer, PTP stepping stock treads, 1x PTP riser on a solid concrete footer.	1.00	AL	_____	_____
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.	16.00	LF	_____	_____
3725	CABINET--WOOD WALL Replace wall cabinets. 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.	21.00	LF	_____	_____
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.	14.00	LF	_____	_____
Trade: 15 Roofing					
4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed metal, drip edge, vent pipe boots and roof vents. Install Architectural shingle with at least 25 yr warranty. Replace all flashing.	1.00	AL	_____	_____
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	1.00	FL	_____	_____

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Trade: 16	Conservation				
	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: 19	Paint & Wallpaper				
5655	PREP & PAINT EXTERIOR WOOD Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill cracks holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with owner's choice of premixed acrylic latex.	1.00	AL	_____	_____
5656	PREP & PAINT EXTERIOR SIDING Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Spot prime and top coat siding with owner's choice of premixed acrylic latex. Window and door trim paint color owner choice.	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, and shoe molding. Owner's choice of in- stock color.	275.00	AL	_____	_____
Trade: 22	Plumbing				
6614	WATER SERVICE Excavate below frost line, lay 1" PVC pipe and refill trench for water service. Shut off valve located at building.	1.00	AL	_____	_____
6695	WATER SUPPLY Install new water supply system using 3/4" PEX for trunk line and 1/2" PEX for fixture supply lines. Install per 2003 International Residential Code and 2003 International Plumbing Code and approved plans. Fixture shut off valves and supply lines.	1.00	AL	_____	_____
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	1.00	EA	_____	_____

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Trade: 22	Plumbing				
	is to be soldered (no compression fittings) & all PVC fittings glued.				
7010	COMMODE--REPLACE--1.6 GPF--GCI Install a 2 piece, ADA 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	_____	_____
7080	WATER HEATER--30 GAL. ELECTRIC Dispose of water heater in legal dump. Install a 30 gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric 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, shut-off valve and electric supply.	1.00	EA	_____	_____
7290	SHOWER--HANDICAPPED Install a 30"x60" showerstall for handicapped use. Walls to be 12"x12" or 16"x16" Ceramic tile with 2"x2" Ceramic floor tile with a maximum 1/2" lip at entrance. All edges at drywall to have edge tile for corners. All surfaces in the wet area to be tiled including window frame to window sash. 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. Install per 2003 International Residential Code, American National Standards Institute and or Arizona Department of Aces ability Guidelines.	1.00	EA	_____	_____
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	_____	_____
7667	ELECTRIC DISTRIBUTION Rewire existing circuits and/or install new circuits per approved plan, install new receptacles and switches. Kitchen receptacles, outside receptacles and bathroom receptacle to be GFCI. Bedroom and smoke detector circuits to have Arc Fault protection. Ceiling fans with light fixture to be individually switched. Smoke detector circuit hard wired with battery back up. Security lights installed as switched according to plan. All room receptacles and switches installed or wired per plan. Dryer, stove and oven wired per manufacturers specification for amperage. All electrical wiring per 2003 International Residential Code and 2005 National Electrical Code. Write up and plans are to be used to identify electrical scope of work.	1.00	AL	_____	_____
7730	LIGHT BULBS--REPLACE Replace all standard light bulbs with CFL energy saving bulbs.	1.00	EA	_____	_____

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Trade: 23 Electric

7835	RANGE HOOD EXTERIOR VENTED Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sooms. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly. Install per 2003 International Residential Code and manufacturers specifications. Owner's choice of in-stock color.	1.00	EA	_____	_____
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Trade: 24 Extermination

8305	EXTERMINATE TERMITES Exterminate for termites, injecting strongest legal insecticide down to footer every 16" and crawl space. 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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Trade: 25 Appliances

8440	ELECTRIC STOVE--30" Dispose of old stove. Install a white, 30" wide electric stove including oven with anti tip device 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 18 cubic feet.	1.00	EA	_____	_____

Trade: 300 Concrete (CSI)

Custom	FOUNDATION REPAIR Remove soil along exterior and interior of footing at the north/east corner. Chip away loose crumbled concrete remove dust and loose particles. Drill into existing stem on the west end of cleaned section for no.4 rebar 6" deep, epoxy a 12" long no.4 rebar. Bend a piece of no.4 rebar to span from west end of repair east around corner and south to end of repair. Attach to epoxy rebar with wire and to existing rebar at the corner bend. Form the outside to the bottom of the floor truss, form the inside 3" clear space inside existing footing with a diagonal section across the corner (see plan). Place 3000 PSI concrete from the inside space and vibrate to fill void. Allow 48 hrs to cure and remove form.	1.00	AL	_____	_____
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Location Total: _____

Unit Total for 1132 N Brown Avenue, Unit Unit 01: _____

Address Grand Total for 1132 N Brown Avenue: _____

Bidder: _____