

# SPECS BY LOCATION/TRADE

7/3/2013

Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Address: 301 N Roosevelt Avenue Unit: Unit 01

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1 General Requirements</b>					
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 plans and application for Building Permit with the City of Casa Grande ONLY).	1.00	AL	_____	_____
41	<b>ASBESTOS--GENERAL REQUIREMENTS</b> 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	<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 daily.	1.00	DU	_____	_____
120	<b>FINAL CLEAN (C.G.)</b> 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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<b>Trade: 1 General Requirements</b>					
140	<b>GENERAL REQUIREMENT--WALK THROUGH</b> 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	<b>HOME OWNERS ASSOCIATION</b> 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
Custom	<b>BID SPECIFICATIONS</b> When written specifications are provided with approved plans both documents will be consulted for Scope of Work. If a discrepancy exist the specification used will be decided by the Rehabilitation Specialists.	1.00	AL	_____	_____
<b>Location Total:</b>					_____

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
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 paint chips.  Remove stucco from rear wall at addition, cut two (2) 2' x 2' openings in gable end sheeting for attic ventilation.  Remove evaporative cooler and duct.	1.00	AL	_____	_____

Trade: 6 Concrete & Paving

1065	<b>CONCRETE FLAT WORK</b> Place a 4" X 4' X 31' slab over undisturbed soil or 4" of compacted fill, top of slab level with carport slab and sloped away from wall (carport enclosure). Install a Deco-drain between sidewalk and carport slab the entire length. Grade soil at east and west end to drain water away from house.	1.00	EA	_____	_____
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Trade: 10 Carpentry

2300	<b>Concrete Floor and Footing</b> Place footing and stem on undisturbed soil or compacted backfill per approved plans. Place a minimum 4" concrete slab over 4" minimum compacted backfill or undisturbed soil. Concrete to achieve a minimum of 2200 PSI within 28 days. Metal trowel finish to be flat without dips or bulge. Place	405.00	SQ	_____	_____
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Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	concrete per manufacturers specifications, best industry practice, 2003 International Residential Code and approved plans.				
2441	<b>**WALL/CEILING FRAMING**</b> All materials required for room addition structural framing to include wood products (2" X 6" exterior walls with 2" X 4" interior walls), sill plate anchors (1/2" anchor bolts or MAS straps), top and bottom plate - stud mechanical connection, truss to wall connector. Construction to be in accordance with the 2003 International Residential Code and approved plans.  Wall insulation R-19	1.00	AL		
2720	<b>STUCCO ON FRAME</b> Install stucco mesh over 15 lb felt and stria foam on frame wall and apply brown coat allow to cure per manufacturers specifications, apply finish coat and texture. Curing time and moisture applications per manufacturers specifications.  Install window pop-out for new window installation, match existing.	480.00	SF		
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. Existing windows.  Install window in addition and windows moved for addition per approved plan.	10.00	EA		
3150	<b>DOOR--EXTERIOR paneled</b> Install a 1-5/8" 4 panel, exterior door with entrance lock set and mortised dead bolt keyed alike at front entrance and rear exit. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide angle peepsight. Prime and top coat.	1.00	EA		
4215	<b>ROOF SYSTEM--PITCHED--NEW</b> Install pitched, gable end roof using engineered 2'x4' trusses 24" on center, 5/8" CDX plywood sheathing and install Archaticual fiberglass asphalt shingles over 15 lb. felt. Shingles to match existing as closely as possible and weave into existing roof. Flash all valleys, drip lines and roof penetration with metal. Install per manufacturers specifications and the 2003 International Residential Code.	693.00	SF		
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5655	<b>PREP &amp; PAINT EXTERIOR TRIM</b> 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 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		

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Unit: Unit 01

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5685	<b>PREP &amp; PAINT STUCCO</b> Scrape all loose, peeling, cracked, blistered paint from existing building. Feather edges and dull gloss by sanding. Rinse entire area with water. Let dry. Cover windows, doors, remove cover plates and lights. Caulk all cracks and penetration to interior on existing and new additon. Spot prime and top coat with owner's choice of premixed acrylic latex. Remove any over spray, spilled or splashed paint.	1,700.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
6176	<b>HEAT PUMP--REPLACE--14 SEER</b> Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool <a href="http://www.acca.org/tech/manualj/">http://www.acca.org/tech/manualj/</a> (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. Remove existing Heat Pump after removing all CFC and HCFCs, recycle all metal components and dispose of all other materials in a code legal dump. Install a 14 SEER Heat Pump and duct system. 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. Insure that the system ductwork is capable of handling 400 cubic feet per minute per ton of airflow. 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 per manufacturers specifications and International Energy Conservation Codes.	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
7475	<b>ELECTRIC SERVICE--200 AMP</b> 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. Install per manufacturers specifications and 2005 National Electrical Code, 2003 International Residential Code.	1.00	EA	_____	_____
7780	<b>SECURITY LIGHT</b> Install a wall mounted flood light motion activated with switch at back door, per plan and 2005 National Electrical Code.  Install a wall mounted exterior light with switch for patio, per plan and 2005 National Electrical Code.	1.00	EA	_____	_____
<b>Trade: 24 Extermination</b>					
8305	<b>EXTERMINATE TERMITES</b>	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 24 Extermination

Exterminate for termites, injecting strongest legal insecticide down to footer every 16". Drill and patch pavement where necessary to maintain interval, under addition slab. Exterminator must be licensed and provide a 5 year guarantee.

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

Location: 3 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

4015 CLOSET SHELF

1.00 AL

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. Shelves and rods in room addition closet and existing bedrooms where closet modified.

4440 FRAME GENERAL

1.00 AL

Frame wall for closet in existing bedrooms and install sliding closet door to include all hardware. See approved plans for remodel requirements of existing wall and windows.

Install new closet doors, shelves and rods in remodeled closets.

7115 LAUNDRY ROOM

1.00 EA

Remove and install Low Vent a maximum of 12" above floor.

Trade: 17 Drywall &amp; Plaster

5270 DRYWALL--1/2"

1,000.00 SF

Hang, tape and 3 coat finish 1/2" drywall, screw or nail per 2003 International Residential Code. Install green board in wet area and rated ceiling board. Run boards with long dimension horizontal. Wet sand and texture ready for paint.

Repair drywall in laundry room, ceiling in bedroom (carport enclosure) and wall at kitchen. Tape and texture ready to paint.

Trade: 18 Ceramic Tile

5425 CERAMIC FLOOR TILE

450.00 SF

Using adhesive, lay ceramic floor tile, with 1/4" width grout lines, room addition. 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 (match existing as closely as possible).

Trade: 19 Paint &amp; Wallpaper

Location: 3 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5565	<b>PREP &amp; PAINT INTERIOR</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows trim with owner's choice of premixed acrylic latex. Include any closets.  Prep prime and paint room addition interior ceiling, walls, trim, doors and closet with owners' choice of color.	1.00	AL	_____	_____
<b>Trade: 22 Plumbing</b>					
7040	<b>BATH PLUMBING</b> Install ABS drain waste plumbing and vents for bathroom addition per approved plans. New drain line to be connected to existing yard line.	1.00	AL	_____	_____
7070	<b>WATER HEATER--40 GALLON GAS</b> 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 surface 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	_____	_____
7200	<b>WATER SUPPLY</b> Install PEX supply lines with 3/4" trunk line, 3/4" hose bibb, 1/2" fixture grouping trunk, and 1/2" 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. Repair any damage due to installation. Install per 2003 International Residential Code and approved plans.	1.00	AL	_____	_____
<b>Trade: 23 Electric</b>					
7667	<b>ELECTRIC DISTRIBUTION</b> Install a 12" x 12" covered pull box at south west corner of existing building, firmly attached to truss bottom cord. Connect wire extensions at pull box and run to new SES location, wire extensions gage and type to match existing. Connect all receptacles, switches and fixtures in room addition to power source. Install new circuit to carport enclosure bedroom for window AC unit. Install two single pole ivory switch for individual fan and light control. Bedrooms and smoke detectors to have Arc Fault breakers. Electrical wiring to be copper Romex and installed in accordance with 2005 National Electrical Code, 2003 International Residential Code and approved plans.	1.00	AL	_____	_____
7810	<b>SMOKE DETECTOR--HARD WIRED</b> 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.	7.00	EA	_____	_____

Address: 301 N Roosevelt Avenue

Unit: Unit 01

Location: 3 - Interior

Approx. Wall SF: 0

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 25 Appliances</b>					
8415	<b>GAS STOVE--30"</b> Dispose of old stove. Install a white, 30" wide, pilotless, gas stove including gas oven, electrical connections and anti-tip device.	1.00	EA	_____	_____
8475	<b>REFRIGERATOR FROST FREE</b> 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 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 15 Roofing</b>					
4715	<b>VENT--GABLE</b> Install a screened, metal, gable vent with at least 4 square feet of free air space.	1.00	EA	_____	_____
<b>Trade: 16 Conservation</b>					
4923	<b>INSULATION--INCREASE TO R-30</b> Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-30 to include new room addition .	1.00	AL	_____	_____

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

Location: 5 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3355	<b>DOOR-- INT, HOLLOW</b> Install 6-panel (match bedroom door), hollow core, masonite door and jamb with trim both sides. Include door stop, privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
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.	2.00	EA	_____	_____
3835	<b>ACCESSORY SET CHROME</b> Install a chrome plated steel bathroom accessory consisting of two 24" towel bar, 1 towel ring, and toilet paper holder.	1.00	EA	_____	_____
<b>Trade: 22 Plumbing</b>					
6902	<b>DOUBLE VANITY--58" COMPLETE</b> Install bathroom vanity including (2) bowls, (2) 2 handle watersaving faucets, drain fittings, supplies with shut-offs.	1.00	EA	_____	_____

Location: 5 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22 Plumbing</b>					
6958	<b>BATHTUB/SHOWER--5' FIBERGLASS--COMPLETE--GCI</b> Install a, 4 piece 60" x 30" x 72" fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod, faucet and a shower head with a maximum 2.0 GPM flow rate. Install per manufacturers specifications and 2003 International Residential Code.	1.00	EA	_____	_____
7010	<b>COMMODE 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**

7590	<b>RECEPTACLE--GFCI BATH</b> Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle. Install per 2003 International Residential Code and manufacturers specifications.	2.00	EA	_____	_____
7740	<b>LIGHT FIXTURE AND SWITCH</b> Install a ceiling mounted, UL approved, 2 bulb light fixture controlled by an ivory switch with a plastic cover located at the strike side of the door. Install per 2005 National Electrical Code and approved plans.	2.00	EA	_____	_____
7820	<b>BATH VENT FAN</b> Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes.	1.00	EA	_____	_____

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

Location: 6 - Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3355	<b>DOOR-- INT, HOLLOW</b> Install 6-pane (match existing)l, hollow core, masonite door, jamb and trim. Include door stop, privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
3380	<b>DOOR--SLIDING WARDROBE</b> Install a pair of flush, hollow core, by-passing, top hung, luaun doors in opening up to 6' wide. Include overhead track, all hardware, and casing on one side.	1.00	EA	_____	_____
4010	<b>CLOSET POLE</b> Install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
4015	<b>CLOSET SHELF</b>	8.00	LF	_____	_____

Address: 301 N Roosevelt Avenue Unit: Unit 01

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

Spec # Spec Quantity Units Unit Price Total Price

Trade: 10 Carpentry

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.

Trade: 23 Electric

7565 RECEPTACLE--WIRE 15 AMP 5.00 EA

Install an ivory, duplex, 15 amp receptacle and ivory cover per approved plans.

7690 SWITCH LIGHT 2.00 EA

Install a double pole, ivory switch and cover plate to control fixture, ceiling fan and light.

8017 ENERGY STAR CEILING FAN LIGHT FIXTURE 1.00 EA

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.

Location Total:

Location: 7 - Hall Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec # Spec Quantity Units Unit Price Total Price

Trade: 10 Carpentry

3355 CLOSET DOOR 1.00 EA

Install 6-panel, hollow core (match existing), masonite door, jamb and casing. Include lockset and 2 butt hinges.

4015 CLOSET SHELF 1.00 AL

Install 4 - 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on each end. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.

Trade: 23 Electric

7690 SWITCH LIGHT 1.00 EA

Install a 3 way , ivory switch and ivory cover plate using Romex to control fixture per approved plan for hall light. Fish wire and repair all tear out.

Location Total:

Unit Total for 301 N Roosevelt Avenue, Unit Unit 01:

Address Grand Total for 301 N Roosevelt Avenue:

Bidder: