



SPECS BY LOCATION/TRADE

1/12/2012

Bid Tour Date & Time: January 17, 2012 at 2:00pm

Case Number:

Bid Due Date & Time: January 24, 2012 at 3:00pm

Staff Representative: Michael Pinkley

Address: 3006 W Elm Street

Unit: Unit 01

Location: 1 - General Exterior

Spec #	Spec	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

EXT 2 REMOVE TREES

Cut down even with ground one dead tree located in back yard near east fence (approx 14" dia.), trim limbs over hanging roof at west property line tree and large tree just south of deck. Properly dispose of all tree limbs, dead tree and all brush piles in back yard. Include stump grinding of dead tree.

Trade: 10 Carpentry

DECK 2A WOOD STAIRS (STEPS)

Construct 4'-0" wide wood steps at rear entry. Extend stairs directly in line with entry. All exposed lumber shall be CCA treated lumber and all exposed fasteners shall be galvanized. Rest bottom of stringers on existing concrete patio.

EXT 6 VINYL SIDING/HOUSE WRAP

Secure, replace, or remove all loose existing siding to provide a sound nailing surface for new coverage. Remove and properly dispose of 1"x 8" at rim joist AND storm windows. Note: window casings may need to be removed in order to replace windows. Install DuPont Tyvek house wrap, tape all seems following manufactures installation requirements. Arrange for a qualified installer to re-side all vertical surfaces of house with premium grade 44 mil. straight double 4" vinyl siding (Rollex, Certainteed, Benchmark or pre approved equal). Accessory trim moldings for type of siding being used shall be installed at all endings and openings and shall include outside and inside corner post and foundation vents. Let owner choose color. Provide all warranty materials to owner.

XDRWUB F FRONT EXTERIOR STORM DOOR

Install one (Larson "Classic View" Model 520-04-Full View or pre-approved equal) combination storm and screen door with complete hardware package (door expanded, hinges, adjustable speed closers, lockset ect.). Door shall be hinged to suit convenience of homeowner (avoid interference of handles of new storm door and existing exterior door) owner to choose color.

Trade: 15 Roofing

ROOF 1 CLEAN ROOF

Location: 1 - General Exterior

Spec #	Spec	Unit Price	Total Price
Trade: 15	Roofing		
	At roof, apply cleaning solution containing oxygen bleach. DO NOT USE PRESSURE WASHER. Apply oxygen bleach solution using low pressure sprayer. Note: some deck cleaning solutions will also serve and include oxygen bleach. Application shall be per manufacturer's instructions.		
Trade: 19	Paint & Wallpaper		
EXT 11	PAINT		
	Prepare and paint exterior front door and garage door surfaces. Prime surfaces and apply two coats of finish paint. Finish paint shall be exterior enamel. Owner to choose color.		
Trade: 29	General Exterior		
Custom	POWER WASH REAR COMPOSITE DECK		
	At rear composite deck, apply deck wash per manufacture instruction followed by power washing.		
EXT 15	WRAP WINDOW and DOOR CASINGS		
	At main structure wrap all exterior window and door casings with pre-finished aluminum coil stock to to match fascia.		
EXT 3	TRIM SHRUBS		
	Trim back and shape shrubs at front (north) of unit. Height not to exceed 36". Properly dispose of all trimming debris.		
ROOF 2	INSTALL SOFFIT/FASCIA		
	At main structure, remove and dispose of existing guttering, damaged soffit and fascia board. Install 1x6 fascia board at rafter tails. Secure, replace or remove all loose existing soffit and fascia to provide a sound nailing surface for new aluminum coverage. Wrap soffit and fascia around entire roof perimeter with pre-finished aluminum soffit and fascia (Rollex brand System 3 and its components or pre-approved equal). Owner to choose color.		
ROOF 3	ALUMINUM GUTTER		
	At main structure install 5" seamless, .027 pre-finished aluminum "K" style gutters on all perimeter eaves. Seal all seams with silicone based sealant per manufacturer's recommendation. Match existing number of 2"X3" aluminum down spouts, include precast concrete splash blocks. Owner to choose color.		
		Location Total:	

Location: 4 - Kitchen

Spec #	Spec	Unit Price	Total Price
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Location: 4 - Kitchen

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		
Custom	GLASS PATIO DOOR	_____	_____
	At kitchen, repair sliding patio door to operate properly. Replace missing screen door and related hardware.		
Trade: 22	Plumbing		
PLUM 10	REINSTALL EXISTING DISHWASHER	_____	_____
	Reinstall existing dishwasher at original location.		
PLUM 6	STAINLESS STEEL SINK	_____	_____
	At kitchen, set and install existing double bowl stainless steel kitchen sink with single control faucet (Moen or pre-approved equal).		
Trade: 23	Electric		
CAB 3	Microwave	_____	_____
	Install "builders grade" built in microwave above range. Unit to include light and 2-speed, non-ducted vent fan. Owner to chose from standard colors.		
Trade: 30	Interior		
CAB 1	CABINETS	_____	_____
	At kitchen install approx. 12 lf. of base and approx. 18 lf. of wall cabinets. (Merillat's Woodward Milbridge GFseries, or pre-approved equal). Use existing layout for both wall and base cabinet installation. Install matching base shoe molding at toe kicks and cabinet sides. Cabinets must be shimmed at bottom to level, and at back to create even plane on front surfaces. Contractor must take measurements and conduct calculations to verify actual cabinet layout.		
CAB 2	COUNTER TOP	_____	_____
	Install preformed plastic laminated counter top on base cabinets in kitchen. All back and end splashes, end caps and cut outs shall be completed as per manufacturer's recommendations. Use Formica, Wilsonart or pre-approved equal. Owner to choose from standard colors.		
		Location Total:	_____

Location: 5 - Living Room/Dining Room

Spec #	Spec	Unit Price	Total Price
Trade: 30	Interior		

Location: 5 - Living Room/Dining Room

Spec #	Spec	Unit Price	Total Price
Trade: 30	Interior		
INT 2	WALLBOARD	_____	_____
	At west living room wall, remove and dispose of paneling, trim and pet door. Patch repair and finish wallboard to match existing.		
		Location Total:	_____

Location: 8 - Main Bath

Spec #	Spec	Unit Price	Total Price
Trade: 22	Plumbing		
BATH 3	BATH HARDWARE	_____	_____
	At main bath replace missing toilet paper roll pin, one hand towel ring and a clothes hook located on inside of door.		
PLUM 8	BATH FAUCET	_____	_____
	At main bath vanity top, install a single-control bath faucet and trap (Moen or pre-approved equal).		
Trade: 31	Cabinets		
BATH 1	VANITY TOP	_____	_____
	At main bath, remove and replace existing vanity top with preformed vanity top (RSI Premium Quality, General Marble, or pre-approved equal)		
Custom	SURFACE MOUNT MIRROR	_____	_____
	At main bath install one 30" x 36" surface mounted mirror centered above vanity.		
Trade: 1100	Equipment (CSI)		
PLUM 7	TUB/SHOWER BYPASS DOORS	_____	_____
	At main bath, install one set of 5'0" bypass frosted glass doors. Note: existing frame may be used if possible.		
		Location Total:	_____

Location: 12 - Master Bedroom

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		
INT 3	INTERIOR BIFOLD CLOSET DOORS	_____	_____
	AT master bedroom closet, install bifold doors at existing opening. Type and finish to match existing entry doors. Include		

Location: 12 - Master Bedroom

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		
	all appropriate hardware (hinges, lock sets, handles, ect.).		

Location Total: _____

Location: 14 - Master Bedroom Bath

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		
Custom	SURFACE MOUNT MIRROR	_____	_____
	At main bath install one 30" x 36" surface mounted mirror centered above vanity.		

Trade: 19 Paint & Wallpaper

BATH 3	BATH HARDWARE	_____	_____
	Install a toilet paper dispenser rod and one clothes hook located on inside of door.		

Trade: 22 Plumbing

BATH 1	VANITY TOP	_____	_____
	At master bedroom bath, remove and replace existing vanity top with preformed vanity top (RSI Premium Quality, General Marble, or pre-approved equal).		
PLUM 8	BATH FAUCET	_____	_____
	At master bedroom bath vanity top, install a single-control bath faucet and trap (Moen or pre-approved equal).		

Location Total: _____

Location: 15 - HVAC

Spec #	Spec	Unit Price	Total Price
Trade: 21	HVAC		
HVAC 1	REPLACE HVAC	_____	_____
	Hire a qualified installer to put in a new 90+ percent efficient gas-fired, forced air central heating system (Janitrol, Rheem, York or pre-approved equal), sized properly for house and seasonal heating needs of this structure. Include AC cabinet and coil. Do NOT include compressor unit or pad. Note: existing line-set may be used. Include 7 day programmable thermostat at existing location. Existing ductwork to be used. Provide owner with all warranty materials, maintenance and operating instructions.		

Remove and properly dispose of existing Furnace/AC units.

Location: 15 - HVAC

Spec #	Spec	Unit Price	Total Price
Trade: 21	HVAC		

Location Total: _____

Location: 16 - Windows

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		

XDRWIN 1 VINYL WINDOWS

Install in all window openings (5) Certaineed New Castle, Simonton's Profinish insulated single hung vinyl windows - or pre-approved equal. Seal between rough framing and jambs. Note: existing aluminum windows must be removed from exterior.

Location Total: _____

Location: 17 - Interior Paint

Spec #	Spec	Unit Price	Total Price
Trade: 19	Paint & Wallpaper		

INT 14 PATCH/PAINT ALL INTERIOR/GARAGE WALL/CEILINGS

At all interior and garage walls and ceilings, repair/patch all cracks, minor holes and irregularities with sufficient skim coats of joint compound/texture (ceilings) to create smooth working surface (walls). For holes larger than 6" prepare and replace with matching drywall. Repairs to blend with existing walls. Remove all borders. Apply one coat of primer/sealer and as many finish coats as necessary to cover all surfaces completely and uniformly. All wall paints shall be latex based and washable. Owner to chose color and finish. Note: all wood trim and doors to be masked and left as is.

Location Total: _____

Location: 18 - Flooring

Spec #	Spec	Unit Price	Total Price
Trade: 20	Floor Coverings		

FLOR 3 CARPET

At all bedrooms, hallway and living/dining ares, install FHA approved carpet over 3/8" high density foam pad. Let owner choose color and design from samples retailing up to \$14.00 per square yard material only. Allow \$3.00 per yard for pad. Color to be uniform throughout.
Remove and properly dispose of all existing carpet and pad.

Location Total: _____

Location: 19 - Laundry Area

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		

INT 3 INTERIOR BIFOLD DOORS

AT laundry area, install bifold doors at existing opening. Type and finish to match existing entry doors. Include all appropriate hardware (hinges, lock sets, handles, ect.).

Location Total: _____

Address Grand Total for 3006 W Elm Street: _____

Bidder: _____

GENERAL INSTRUCTIONS ON LEAD PAINT (if applicable)

In all cases where something is to be painted, use a good quality lead free, latex paint (Glidden, Sherwin Williams, Benjamin Moore, or pre-approved equal) designed for intended use, i.e. interior wall, exterior trim, etc..

Before painting, follow manufacturer's recommendations for cleaning, surface preparation, and conditions to ensure proper adhesion.

Because of the age of this house there is a high probability that all exterior painted surfaces contain high concentrations of lead, which is a serious health hazard when even small amounts are inhaled or swallowed. Areas believed to pose lead hazards include exterior trim and windows. All employees and subcontractors who are scheduled to come into contact with these materials are to be advised of the potential hazards.

Place barriers and specific lead-hazard warning signs around any area where painted surfaces are being worked on, and do not allow persons who have not been informed of, and properly protected against, lead-based paint hazards (including the property owners) enter those areas until all lead hazard control work has been completed.

Take precautions to control worker and homeowner exposure to paint dust when handling any painted materials or preparing them for repainting. (See OSHA regulations for worker protection).

After detaching painted building components, immediately wrap them in heavy (6-mil) plastic and tape them closed with duct tape before disposing them in a container for regular trash disposal.

Keep heavy plastic drop cloths under all areas where painted surfaces are being worked on. At end of each work shift, roll up drop cloths and collected residues and seal them with duct tape before depositing them in a container for regular trash disposal. Use fresh drop cloths at the beginning of next shift.

CLEARANCE TESTING

All areas that involve lead hazard control work must achieve compliance with Clearance standards prior to release of final payment. Clearance testing and approval must be completed by a Certified Risk Assessor or Certified Clearance Technician.

Because most lead hazard control work generates a considerable amount of leaded dust, and because previous studies have indicated that cleaning can be accomplished only with great care and skill, it is necessary to determine if the cleaning was successful. Some type of clearance is required for all forms of lead hazard control. Certified Risk Assessors or certified Clearance Technicians can best recommend the exact type of clearance testing to be employed on a specific project.

If Clearance criteria are met, the contractor who performed the work can conclude that the job is complete. However, if the clearance criteria are not met, the contractor must complete the work and /or repeat the cleaning process until the area is clean enough to meet clearance criteria.

Timing of cleanup and clearance. Clearance dust sampling should be performed no sooner than 1 hour after completion of the final cleanup to permit airborne leaded dust to settle. Clearance dust sampling is for settled leaded dust, not airborne dust, since the main source of lead exposure for children is through contact with contaminated surfaces followed by ingestion.