



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: 3244 W Calhoun

Unit: Unit 01

Location: 1 - General Exterior

Spec #	Spec	Unit Price	Total Price
Trade: 5 Demolition & Disposal			
EXT 2	TRIM TREE At NW corner of unit trim tree limbs away from house, roof and guttering. Properly dispose of all trimmings.	_____	_____
Trade: 15 Roofing			
ROOF 1	CLEAN ROOF 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: 29 General Exterior			
ROOF 3	REPAIR DOWN-SPOUT Secure lower portion of two (2) down-spouts. One at SE corner, one at NW corner.	_____	_____
Location Total:			_____

Location: 2 - Living Room

Spec #	Spec	Unit Price	Total Price
Trade: 10 Carpentry			
INT 5	REPAIR WINDOW/SCREEN At south living room window, replace damaged interior retaining strip at lower portion of upper window. Replace missing screen at same.	_____	_____
Location Total:			_____

Location: 3 - Bedroom

Spec #	Spec	Unit Price	Total Price
Trade: 10 Carpentry			
XDRWIN 1	VINYL WINDOWS	_____	_____

Location: 3 - Bedroom

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		
At NW bedroom, replace broken lower window pane.			

Location Total: _____

Location: 4 - Interior Paint

Spec #	Spec	Unit Price	Total Price
Trade: 19	Paint & Wallpaper		
INT 14	PATCH/PAINT ALL INTERIOR/GARAGE WALL/CEILINGS	_____	_____
<p>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. Note: Carpet is NOT being replaced. Covering will be required.</p> <p>Matching texture at master bedroom and NE bedroom ceilings will need to be applied prior to painting.</p>			
INT 4	PAINT INTERIOR TRIM	_____	_____
<p>At master bedroom and living room. Paint base and door trim as needed to cover wall paint. Finish coat shall be latex enamel and washable. Color and finish to match doors/jambes. Note: Carpet is NOT being replaced. Covering will be required.</p>			

Location Total: _____

Location: 5 - HVAC

Spec #	Spec	Unit Price	Total Price
Trade: 21	HVAC		
HVAC 1A	HVAC - SERVICE EXISTING SYSTEM	_____	_____
<p>Hire a qualified HVAC service provider. Inspect and service existing heating and cooling systems. Service to include standard system checks for freon levels, coil/exchanger inspection. Notify owner if significant issues are identified.</p>			

Location Total: _____

Location: 6 - Electrical

Spec #	Spec	Unit Price	Total Price
Trade: 34	Electrical Upgrades		

Location: 6 - Electrical

Spec #	Spec	Unit Price	Total Price
Trade: 34	Electrical Upgrades		
ELEC 7	SMOKE DETECTORS		
	Replace four (4) missing hardwired smoke detectors at bedrooms and hallway.		
		Location Total:	

Location: 7 - Kitchen

Spec #	Spec	Unit Price	Total Price
Trade: 23	Electric		
CAB 1	MICROWAVE		
	Remove existing range hood (owner to retain), install standard wall mount, non vented microwave. Whirlpool WMH1163XVQ White or pre-approved equal.		
Trade: 31	Cabinets		
CAB 3	DISHWASHER		
	At dishwasher door reverse panel to black side. Secure unit at cabinet base. Test unit to ensure proper operation by allowing complete cycle. Report any additional needed repairs to owner.		
		Location Total:	

Location: 8 - Garage

Spec #	Spec	Unit Price	Total Price
Trade: 10	Carpentry		
FRAM 9	ATTIC ACCESS PANEL		
	Replace existing attic access panel at garage ceiling using 1/2" min plywood. Paint garage side to match ceiling color.		
		Location Total:	

Location: 9 - Master Bedroom Bath

Spec #	Spec	Unit Price	Total Price
Trade: 20	Floor Coverings		
FLOR 2	LINOLEUM		
	Properly install existing floor covering at master bedroom bath.		
Trade: 22	Plumbing		

Address: 3244 W Calhoun

Unit: Unit 01

Location: 9 - Master Bedroom Bath

Spec #	Spec	Unit Price	Total Price
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Trade: 22 Plumbing

PLUM 7 TUB/SHOWER UNIT

Install standard shower head, repair drain stop to operate properly.

Location Total: _____

Location: 10 - Carpet Cleaning

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

FLOR 3 CARPET

Hire a qualified local firm to professionally clean all carpet at living room/hallway and three bedrooms.

Location Total: _____

Address Grand Total for 3244 W Calhoun : _____

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.