

SPECS BY LOCATION/TRADE with Costs

9/14/2009

Work Write-up/Re-Bid: _____
Walk-Through Date: _____
Bid Date: _____
Initial: _____

Case Number: _____
Construction Specialist: _____
Phone: _____

Address: 617 W Fourth Street

Unit: Unit 01

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2585	SIDING--CLAPBOARD REPLACE	1,800.00	SF	\$3.15	\$5,670.00
Remove damaged siding to the joint over nearest stud. Apply matching pine siding to walls with galvanized nails. Break all seams over studs. Prime ready for top coat.					

2887	WINDOW--WOOD DBL GLZ	15.00	EA	\$465.00	\$6,975.00
Dispose of window unit. Field measure, order and install a like "in kind" functioning wood, double glazed window and jamb including screen, caulk, interior casing and exterior trim. If applicable, provide snap-in or internal grill to match mullion pattern. Anderson 200 series or equal low maintenance exteriors.					

3560	PORCH--REBUILD	160.00	SF	\$26.00	\$4,160.00
Remove deteriorated porch. Construct 12"x 12" masonry piers, 2"x 10" joists with 3/4" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles aluminum gutter and downspouts and 1/4" plywood ceiling. Structural lumber and deck shall be preservative treated.					

Trade: 15 Roofing

4635	GUTTER--5" SEAMLESS ALUMINUM	70.00	LF	\$6.00	\$420.00
Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Color choice by owner.					

4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	60.00	LF	\$4.00	\$240.00
Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Strap at least 3' on center. Color choice by owner.					

4760	SOFFIT	60.00	LF	\$8.00	\$480.00
Install 3/8" BCX plywood soffit.					

Trade: 16 Conservation

4905	INSULATE WALL--R-13 BATT	2,400.00	SF	\$0.55	\$1,320.00
Staple 3-1/2" thick, R-13, foil faced fiberglass roll insulation to studs per manufacturer's specifications.					

4920	INSULATE CEILING--R-30 BATT	800.00	SF	\$0.85	\$680.00
Loose lay 12" thick R-30 unfaced batts between ceiling joists.					

Trade: 19 Paint & Wallpaper

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Trade: 19 Paint & Wallpaper

5656	PREP & PAINT EXTERIOR WOOD	1.00	DU	\$4,500.00	\$4,500.00
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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. Mask or remove exterior fixtures. Clean all surfaces to paint manufacturer's requirements. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat with two coats of two colors (color choice by owners) of 100% acrylic or alkyd-modified latex, semi-gloss. If an airless sprayer is used, the first coat must be brushed or rolled into the surface to promote good adhesion. Where gutters and downspouts are to remain, painting of these should be included. Removal and replacement of storm windows should be included. Painting of wood shutters should be included. All floors and stair treads should have two coats of high quality floor and deck enamel (color choice by owner) applied per manufacturer's recommendations.

Bidder: _____

Location Total: \$24,445.00

Location: 2 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC

6050	FURNACE & DUCT--GAS: 80,000 BTU	1.00	EA	\$4,210.00	\$4,210.00
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Install an 80,000 BTU, intermit. pilot, forced air furnace, minimum AFUE rating of 80; complete with plenum, insulated supply duct galvanized return duct connected to wall registers, to service all rooms. Include setback thermostat, filter, fan and plenum control. (Connect thimble breaching to chimney per code. Provide separate power circuit per code. "As needed") Provide operating manual to owner.

Trade: 22 Plumbing

7070	WATER HEATER--40 GALLON GAS	1.00	EA	\$500.00	\$500.00
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Install a 40 gallon, glass lined, high recovery, insulated to minimum R-7, gas water heater with a 6 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.

7190	WATER SUPPLY--1 BATH HOUSE	1.00	EA	\$2,700.00	\$2,700.00
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Remove all water supply from meter on, to code legal dump. Install type M copper supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code compliant, fully usable, and include shut-off valves, chromed fixture supply lines & air gaps.

7210	DRAIN/WASTE/VENT--1 BATH HSE	1.00	DU	\$2,100.00	\$2,100.00
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Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC or cast iron DWV lines to service one 3-piece bath, kitchen and laundry area from the foundation perimeter to roof vent terminus.

Trade: 23 Electric

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Phone: _____

Address: 617 W Fourth Street

Unit: Unit 01

Location: 2 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7465	ELECTRIC SERVICE--100 AMP	1.00	EA	\$1,065.00	\$1,065.00
Dispose of old electric service to code legal dump. Install a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.					

8110	REWIRE TO CODE--PER ROOM	7.00	RM	\$230.00	\$1,610.00
Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tear out. Does not include service entrance.					

Bidder: _____

Location Total: \$12,185.00

Location: 3 - upstairs = 3 rooms

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"	2,200.00	SF	\$1.20	\$2,640.00
Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.					

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	3.00	RM	\$300.00	\$900.00
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 with owner's choice of premixed acrylic latex. Include any closets.					

Trade: 20 Floor Coverings

5970	CARPET AND PAD	60.00	SY	\$26.00	\$1,560.00
Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Owner's choice of stock color and pattern.					

Bidder: _____

Location Total: \$5,100.00

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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9/14/2009

Work Write-up/Re-Bid: _____
Walk-Through Date: _____
Bid Date: _____
Initial: _____

Case Number: _____
Construction Specialist: _____
Phone: _____

Address: 617 W Fourth Street

Unit: Unit 01

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

3835	ACCESSORY SET--6 PIECE CHROME	1.00	EA	\$255.00	\$255.00
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Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$155 allowance per set.

Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2"	300.00	SF	\$1.20	\$360.00
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Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.

Trade: 19 Paint & Wallpaper

5560	PREP & PAINT BATHROOM	1.00	RM	\$200.00	\$200.00
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Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.

Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS	50.00	SF	\$7.10	\$355.00
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Install 5/16" underlayment grade plywood, using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.

Trade: 22 Plumbing

6900	VANITY--24" COMPLETE	1.00	EA	\$500.00	\$500.00
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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.

6945	BATHTUB--5' STEEL COMPLETE	1.00	EA	\$1,000.00	\$1,000.00
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Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever, metal faucet, shower diverter and Delta 6122 water saving shower head.

7010	COMMODE--REPLACE	1.00	EA	\$275.00	\$275.00
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Install 2 piece, close coupled, white, vitreous china, water saving commode made by American Standard, or equal. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Allow for floor flange replacement if necessary. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.

Trade: 23 Electric

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Case Number: _____
Construction Specialist: _____
Phone: _____

Address: 617 W Fourth Street

Unit: Unit 01

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade:	23 Electric				
7590	RECEPTACLE--GFCI BATH	1.00	EA	\$90.00	\$90.00
Install a flush mounted, ground fault circuit interrupted duplex receptacle and cover plate adjacent to lavatory using copper romex. Fish wire and repair all tear out.					
7730	LIGHT FIXTURE--REPLACE	1.00	EA	\$80.00	\$80.00
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$50 allowance for fixture.					
7820	BATH VENT FAN	1.00	EA	\$225.00	\$225.00
Install a ceiling mounted, exterior ducted, vent fan with damper, roof flashing, and faceplate capable of minimum 60CFM at 4 sones. Include; power and switch wiring using #14 copper Romex. Repair any tear out.					

Bidder: _____

Location Total: \$3,340.00

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade:	10 Carpentry				
3715	CABINET--WOOD BASE	6.00	LF	\$125.00	\$750.00
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 two in-stock designs.					
3725	CABINET--WOOD WALL	6.00	LF	\$100.00	\$600.00
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.					
Trade:	17 Drywall & Plaster				
5235	LAMINATE 3/8" DRYWALL	400.00	SF	\$1.25	\$500.00
Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.					
Trade:	19 Paint & Wallpaper				
5555	PREP/PAINT KITCHEN--SEMI GLOSS	1.00	RM	\$500.00	\$500.00
Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. Include any closets.					

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9/14/2009

Work Write-up/Re-Bid: _____
Walk-Through Date: _____
Bid Date: _____
Initial: _____

Case Number: _____
Construction Specialist: _____
Phone: _____

Address: 617 W Fourth Street

Unit: Unit 01

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5930	UNDERLAY & VINYL SHEET GOODS	100.00	SF	\$7.10	\$710.00
Install 5/16" underlayment grade plywood, using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.					

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	\$500.00	\$500.00
Install a 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a single control, metal bodied faucet with a "limited lifetime function and finish warranty" American Standard or equal and maximum flow of 2 gallons per minute, trap, supply lines, and shut-off valves.					

Trade: 23 Electric

7595	RECEPTACLE--GFCI COUNTERTOP	1.00	EA	\$90.00	\$90.00
Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate using #14 copper romex. Fish wire and repair all tear out.					

Bidder: _____

Location Total: \$3,650.00

Location: 6 - Downstairs=3 rooms

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"	2,500.00	SF	\$1.20	\$3,000.00
Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.					

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	3.00	RM	\$300.00	\$900.00
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 with owner's choice of premixed acrylic latex. Include any closets.					

Trade: 20 Floor Coverings

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Unit: Unit 01

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Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5970	CARPET AND PAD	67.00	SY	\$26.00	\$1,742.00
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Owner's choice of stock color and pattern.

Bidder: _____

Location Total: \$5,642.00

Unit Total for 617 W Fourth Street, Unit Unit 01: \$54,362.00

Address Grand Total for 617 W Fourth Street: \$54,362.00