

SPECS BY LOCATION/TRADE with Costs

10/7/2021

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: 128-02-128
 Project Manager: R.S.
 Phone: _____

Address: 10805 Hulda 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				
4	STRUCTURAL CHANGES No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
10	APPLICANT ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. X _____ X _____ Applicant Date Applicant Date	1.00	DU	\$0.00	\$0.00
31	CONSTRUCTION DEFINITIONS "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	\$0.00	\$0.00
35	VERIFY QUANTITIES/MEASUREMENTS 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	\$0.00	\$0.00
36	BUILDING PERMIT REQUIRED Information regarding permits is provided as guidance only. It is the responsibility of the buyer to obtain all permits required by the building/housing department of the municipality in which the property is located. The buyer, or the buyer through his or her contractor, is responsible for submitting the work specifications to the building/housing department, applying for, paying for and receiving all required permits prior to starting any work covered by each permit. The buyer, or the buyer through his or her	1.00	EA	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	contractor, is also responsible for requesting all required permit closeout inspections.				
37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	\$0.00	\$0.00
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	\$0.00	\$0.00
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	\$0.00	\$0.00

Location Total: \$0.00**Location: 2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 950

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
460	TRIM ALL OVERGROWTH Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all ivy from structures. Remove all debris and rake clean.	1.00	AL	\$200.00	\$200.00
Trade: 5	Demolition & Disposal				
750	DEMO--OUTBUILDING Disconnect and cap off all electrical and plumbing services. Demolish outbuilding to 12" below grade. Rake yard clean including nails and glass. Backfill with clean soil and compact to same grade as surrounding yard area. Apply grass seed. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas. Demolish 550 SF brick 2-story garage and attached shed and approx. 875 SF concrete pad between garage and house.	1.00	AL	\$7,500.00	\$7,500.00

Trade: 6 Concrete & Paving

960	DRIVEWAY--ASPHALT Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of bituminous base coat and 1" top coat to create a driveway duplicating the width of existing driveway. Pitch water from building with a 1/8" per foot slope. Existing driveway drains	1,100.00	SF	\$3.25	\$3,575.00
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Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 950

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
	shall be retained and fitted with new grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain.				
1045	STEPS AND LANDINGS--CONCRETE Excavate, level & compact to 85% a well drained subgrade. Reinforce with 6x6 welded wire fabric. Form and pour 4000 psi, 3% air entrained, concrete steps on 12"x12" continuous footing, leading to a 4'x5' landing. Steps shall be uniform and even, 3' wide, 8" maximum rise and 10" run. Cure with a sprayable membrane. Broom finish across direction of traffic and remove forms. Handrails shall be installed on steps with 3 or more risers. Guardrails shall be installed on landings more than 30" above grade. Replace front porch with concrete steps and landing.	4.00	RI	\$130.00	\$520.00
Trade: 10 Carpentry					
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	13.00	EA	\$353.00	\$4,589.00
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better.	2.00	EA	\$541.00	\$1,082.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable.	2.00	EA	\$290.00	\$580.00
Custom	REPAIR EXTERIOR WOOD TRIM Repair or replace all exterior wood as needed, to include but not limited to; soffits; fascia; dormer siding; frames, etc. Replace with like material and forms.	1.00	AL	\$1,200.00	\$1,200.00
Trade: 15 Roofing					
4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a	15.00	SQ	\$425.00	\$6,375.00

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 950

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	1" wide vent at ridge board. 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 aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, dimensional shingle with a 30 year minimum warranty. Replace all flashing and boots. Install shingle-over ridge vent. Includes removal of antenna and satellite dish, if present.				
4635	GUTTER--5" SEAMLESS ALUMINUM	60.00	LF	\$6.00	\$360.00
	Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.				
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	30.00	LF	\$5.00	\$150.00
	Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.				

Trade: 22 Plumbing

6708	SEWER HUB--REPLACE	3.00	EA	\$100.00	\$300.00
	Remove downspout from broken sewer hub. Excavate down far enough to expose entire broken section and replace with PVC hub of same diameter as existing. Cement downspout into new hub. Backfill and compact earth or repave with concrete or asphalt to match existing.				

Trade: 800 Doors/Windows/Glass (CSI)

Custom	DEMO FRONT PORCH	1.00	AL	\$150.00	\$150.00
	Remove old wood platform and stairs and dispose.				

Location Total: \$26,581.00

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6037	FURNACE--GAS REPLACE	1.00	EA	\$3,000.00	\$3,000.00
	Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 85% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut- off valve. Size furnace per heat loss analysis. All new installations shall include aluminum flex chimney liners. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills.				

ASBESTOS REMOVAL: All asbestos that may be found on existing ductwork must be removed. Secure and isolate room.

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	Provide protective floor coverings. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations.				
	HVAC PERMIT IS REQUIRED.				
Trade: 22	Plumbing				
6704	STACK/WASTE LINES--INSPECT & REPAIR	1.00	AL	\$500.00	\$500.00
	Inspect soil stack and waste lines for leaks and proper venting. Repair defects and replace deteriorated portions of stack and waste lines in compliance with current plumbing code.				
7070	WATER HEATER--40 GALLON GAS	1.00	EA	\$664.00	\$664.00
	Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.				
7190	WATER SUPPLY--1 BATH HOUSE	1.00	DU	\$2,700.00	\$2,700.00
	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 brass ball-type shut-off valves, chromed fixture supply lines & air gaps.				
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE	1.00	AL	\$8,000.00	\$8,000.00
	Rewire structure to the N.E.C. The contractor is responsible for correcting all code violations whether or not stated in the itemized list.				
	SHALL INCLUDE:				
	a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels.				
	b. 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper.				
	c. Weatherhead and service drop shall be securely fastened to structure and code compliant.				
	d. All wiring in basement under 7 ft shall be in conduit.				
	e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent.				

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

- f. All furnaces and major appliances shall be on separate grounded circuits.
- g. 220 volt circuits shall be present to serve dryer and kitchen stove.
- h. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.
- i. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.
- j. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.
- k. Door bells are required for each unit with buttons next to each entry door.
- l. All plaster repair due to installation shall be general contractors responsibility.

OUTLET (RECEPTACLE) REQUIREMENTS:

- a. Sufficient duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.)
- b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink and within 6 ft of laundry tubs. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.

LIGHTING REQUIREMENTS:

- a. Exterior light fixtures shall be located next to or above all entrances.
- b. Basement lighting shall be provided by a minimum of four pull chain fixtures spaced to provided adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)
- c. Lighting fixtures controlled by wall switches shall be present in all habitable rooms. (A switch controlled electrical outlet may be substituted for a light fixture in living rooms, unless otherwise specified.)
- d. Lighting shall be present to adequately illuminate all stairways. Three way switches shall be located at each end of hallways of 6' or more in length, and at top and bottom of all stairways, excluding stairways to unfinished basements, which shall be controlled by a switch at the head of stairs, and unfinished attics, which shall be controlled by a switch at the bottom of the stairs.
- e. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.
- f. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

- a. Smoke detectors shall be photoelectric type, hard wired with battery backup.

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 1600 Electrical (CSI)**

- b. One smoke detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.
- c. At least one detector shall be located on each level of the unit. On floors with bedrooms, one detector shall be located in the hallway or room outside of the bedrooms, and one detector shall be mounted inside each bedroom.
- d. The top of wall mounted smoke detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted smoke detectors shall be located at least 4" away from the nearest wall.
- e. CO detectors shall be present on every floor with gas fueled appliances and on every floor served by forced air heat. They may be separate CO detectors or combination smoke/CO detectors.
- f. Detectors shall not be located in kitchens or bathrooms.

GARAGES: All garage wiring, fixtures and equipment shall be brought into compliance with current N.E.C.

TWO FAMILY STRUCTURES: Two family structures shall be wired with separate circuitry for each suite. Basements, common hallways, common stairways, common attics, common entrances and shared garages shall be wired with duplicate lighting and switches connected to the circuitry for each suite subject to code. Breaker panels for each suite shall be located in common areas accessible to both suites or in each individual suite, subject to code.

Location Total: \$14,864.00**Location: 4 - Basement/Utility**

Approx. Wall SF: 413

Ceiling/Floor SF: 207

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 7 Masonry**

1185	GLASS BLOCK WINDOW	2.00	EA	\$150.00	\$300.00
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Replace existing window with 6"x 6"x 4" thick glass block with tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with openable vent and screen. Window nearest laundry location shall be configured to accept a dryer vent, unless a vent already exists.

Trade: 9 Environmental Rehab

9180	EPOXY ENCAPSULANT	207.00	SF	\$3.50	\$724.50
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After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and then apply a liquid epoxy encapsulant to create a continuous seal over the surface in accordance with the manufacturers specifications. Use the number of coats and coverage rates of polyamide epoxy to guarantee a minimum 20-year manufacturer's warranty.

Location: 4 - Basement/Utility

Approx. Wall SF: 413

Ceiling/Floor SF: 207

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	Floor				

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	207.00	SF	\$0.63	\$130.41
5760	PREP & PAINT CONCRETE OR MASONRY WALL Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. Top coat with with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	413.00	SF	\$0.63	\$260.19

Location Total: \$1,415.10**Location: 5 - Basement/Laundry**

Approx. Wall SF: 354

Ceiling/Floor SF: 158

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
9180	EPOXY ENCAPSULANT After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and then apply a liquid epoxy encapsulant to create a continuous seal over the surface in accordance with the manufacturers specifications. Use the number of coats and coverage rates of polyamide epoxy to guarantee a minimum 20-year manufacturer's warranty. Floor	158.00	SF	\$3.50	\$553.00

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	158.00	SF	\$0.63	\$99.54
5760	PREP & PAINT CONCRETE OR MASONRY WALL Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. Top coat with with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	350.00	SF	\$0.63	\$220.50

Location: 5 - Basement/Laundry

Approx. Wall SF: 354

Ceiling/Floor SF: 158

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
7115	LAUNDRY TUB--SINGLE BOWL Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Connect waste line.	1.00	EA	\$130.00	\$130.00

Location Total: \$1,003.04**Location: 6 - Bathroom 1/2**

Approx. Wall SF: 172

Ceiling/Floor SF: 32

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7 Masonry					
Custom	SEAL CRACKS IN CONCRETE BLOCK WALL Fill and seal stress crack in block wall using flexible sealant.	7.00	LF	\$5.00	\$35.00

Trade: 9 Environmental Rehab

9180	EPOXY ENCAPSULANT After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and then apply a liquid epoxy encapsulant to create a continuous seal over the surface in accordance with the manufacturers specifications. Use the number of coats and coverage rates of polyamide epoxy to guarantee a minimum 20-year manufacturer's warranty. Floor	32.00	SF	\$3.50	\$112.00
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Trade: 10 Carpentry

3345	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$130.00	\$130.00
3835	ACCESSORY SET--3 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	200.00	SF	\$0.40	\$80.00
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Trade: 22 Plumbing

6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet,	1.00	EA	\$475.00	\$475.00
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Address: 10805 Hulda Avenue**Unit: Unit 01****Location: 6 - Bathroom 1/2**

Approx. Wall SF: 172

Ceiling/Floor SF: 32

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.

Location Total: \$877.00**Location: 7 - Basement/Rec**

Approx. Wall SF: 406

Ceiling/Floor SF: 201

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

709	DEMO--BASEMENT	1.00	RM	\$500.00	\$500.00
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Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling tile, ceiling grid and floor covering. Remove bathroom fixtures, supply lines and waste lines, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition.

Demo wet bar and shelving.

Trade: 7 Masonry

1185	GLASS BLOCK WINDOW	2.00	EA	\$150.00	\$300.00
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Replace existing window with 6"x 6"x 4" thick glass block with tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with openable vent and screen. Window nearest laundry location shall be configured to accept a dryer vent, unless a vent already exists.

Trade: 9 Environmental Rehab

9180	EPOXY ENCAPSULANT	201.00	SF	\$3.50	\$703.50
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After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and then apply a liquid epoxy encapsulant to create a continuous seal over the surface in accordance with the manufacturers specifications. Use the number of coats and coverage rates of polyamide epoxy to guarantee a minimum 20-year manufacturer's warranty.

Floor

Trade: 18 Ceramic Tile

5430	CERAMIC WALL TILE	1.00	SF	\$11.00	\$11.00
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Install owner or project manager's choice of ceramic wall tile over a sound surface with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and

Address: 10805 Hulda Avenue**Unit: Unit 01****Location: 7 - Basement/Rec**

Approx. Wall SF: 406

Ceiling/Floor SF: 201

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 18 Ceramic Tile

apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

Repair approx. 3 SF missing ceramic block tiles on west wall.

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	200.00	SF	\$0.63	\$126.00
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Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.

Location Total: \$1,640.50**Location: 8 - Basement/Cellar**

Approx. Wall SF: 361

Ceiling/Floor SF: 147

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

9180	EPOXY ENCAPSULANT	147.00	SF	\$3.50	\$514.50
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After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and then apply a liquid epoxy encapsulant to create a continuous seal over the surface in accordance with the manufacturers specifications. Use the number of coats and coverage rates of polyamide epoxy to guarantee a minimum 20-year manufacturer's warranty.

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	147.00	SF	\$0.63	\$92.61
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Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.

5760	PREP & PAINT CONCRETE OR MASONRY WALL	360.00	SF	\$0.63	\$226.80
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Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. Top coat with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.

Location Total: \$833.91**Location: 9 - Stairs to 1st**

Approx. Wall SF: 256

Ceiling/Floor SF: 39

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 9 - Stairs to 1st

Approx. Wall SF: 256

Ceiling/Floor SF: 39

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	2.00	EA	\$37.00	\$74.00

Trade: 19 Paint & Wallpaper

5551	STAIRS--PREP & PAINT Rough sand, clean and paint stair treads, risers, stringers and rails with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements.	13.00	RI	\$6.60	\$85.80
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

Location Total: \$239.80**Location: 10 - Kitchen**

Approx. Wall SF: 344

Ceiling/Floor SF: 116

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
716	DEMO--KITCHEN Remove all cabinets, soffits, soffit framing, sink, built-in appliances, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition.	1.00	AL	\$400.00	\$400.00

Trade: 10 Carpentry

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. Plastic drawers are prohibited. Drawers and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.	6.00	LF	\$150.00	\$900.00
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 and metal or plastic corner bracing. Cabinet doors shall have routed finger grooves on the sides, or shall be	6.00	LF	\$140.00	\$840.00

Address: 10805 Hulda Avenue

Unit: Unit 01

Location: 10 - Kitchen

Approx. Wall SF: 344

Ceiling/Floor SF: 116

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles.				
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	6.00	LF	\$38.00	\$228.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	450.00	SF	\$0.40	\$180.00
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Trade: 20 Floor Coverings

5920	UNDERLAY AND VINYL TILE (VCT) Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. VINYL ASBESTOS FLOOR COVERING REMOVAL. The following precautions must be taken if floor covering being removed is vinyl asbestos. Secure and isolate room. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations.	115.00	SF	\$5.40	\$621.00
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Location Total: \$3,169.00

Location: 11 - Dining Room

Approx. Wall SF: 344

Ceiling/Floor SF: 115

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2350	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.	115.00	SF	\$3.50	\$402.50
Trade: 17	Drywall & Plaster				
5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat,	2.00	SF	\$6.82	\$13.64

Address: 10805 Hulda Avenue**Unit: Unit 01****Location: 11 - Dining Room**

Approx. Wall SF: 344

Ceiling/Floor SF: 115

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 17 Drywall & Plaster**

allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Use of drywall as a base for the patch is acceptable.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	450.00	SF	\$0.40	\$180.00
SEE PAGE 1 FOR PAINTING REQUIREMENTS.					

Location Total: \$596.14**Location: 12 - Living Room**

Approx. Wall SF: 456

Ceiling/Floor SF: 197

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

2350	FLOOR--REFINISH WOOD	197.00	SF	\$3.50	\$689.50
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.					

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	650.00	SF	\$0.40	\$260.00
SEE PAGE 1 FOR PAINTING REQUIREMENTS.					

Location Total: \$949.50**Location: 13 - Hall**

Approx. Wall SF: 208

Ceiling/Floor SF: 30

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

2350	FLOOR--REFINISH WOOD	30.00	SF	\$3.50	\$105.00
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.					

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	240.00	SF	\$0.40	\$96.00
SEE PAGE 1 FOR PAINTING REQUIREMENTS.					

Location Total: \$201.00**Location: 14 - Bedroom Dn Rr**

Approx. Wall SF: 348

Ceiling/Floor SF: 118

Spec # Spec**Quantity Units Unit Price Total Price**

Address: 10805 Hulda Avenue

Unit: Unit 01

Location: 14 - Bedroom Dn Rr

Approx. Wall SF: 348

Ceiling/Floor SF: 118

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2350	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.	118.00	SF	\$3.50	\$413.00
2408	BASEBOARD--1x6 WITH BASE CAP Install a 2 piece baseboard system using #2 1X6 pine (planed to 11/16" thickness where it abuts door casings) as base molding with finger jointed WM-65fj 11/16" x 1 3/8" base cap molding. Use finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	21.00	LF	\$3.50	\$73.50
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	3.00	EA	\$37.00	\$111.00

Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2" 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. Replace cracked ceiling.	120.00	SF	\$2.06	\$247.20
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	460.00	SF	\$0.40	\$184.00
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Location Total: \$1,028.70

Location: 15 - Bathroom Full

Approx. Wall SF: 220

Ceiling/Floor SF: 47

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$37.00	\$37.00
3680	TUB SURROUND--PREFAB	1.00	EA	\$265.00	\$265.00

Location: 15 - Bathroom Full

Approx. Wall SF: 220

Ceiling/Floor SF: 47

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant siliconized caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with silicone caulk.				
3835	ACCESSORY SET--3 PIECE CHROME	1.00	EA	\$45.00	\$45.00
	Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	250.00	SF	\$0.40	\$100.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS	47.00	SF	\$4.29	\$201.63
	Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. 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. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile for sheet goods is an acceptable alternative.				
	VINYL ASBESTOS FLOORCOVERING REMOVAL. The following precautions must be taken if floor covering being removed is vinyl asbestos. Secure and isolate room. Provide protective floor covering. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations.				

Location Total: \$648.63

Location: 16 - Bedroom Dn Fr

Approx. Wall SF: 364

Ceiling/Floor SF: 129

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2350	FLOOR--REFINISH WOOD	130.00	SF	\$3.50	\$455.00
	Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.				

Address: 10805 Hulda Avenue**Unit: Unit 01****Location: 16 - Bedroom Dn Fr**

Approx. Wall SF: 364

Ceiling/Floor SF: 129

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 10 Carpentry****2408 BASEBOARD--1x6 WITH BASE CAP**

24.00 LF \$3.50 \$84.00

Install a 2 piece baseboard system using #2 1X6 pine (planed to 11/16" thickness where it abuts door casings) as base molding with finger jointed WM-65fj 11/16" x 1 3/8" base cap molding. Use finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.

3260 REWORK INTERIOR DOOR (D.I.E.)

2.00 EA \$37.00 \$74.00

Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

Trade: 17 Drywall & Plaster**5270 DRYWALL--1/2"**

130.00 SF \$2.06 \$267.80

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.
Replace cracked ceiling.

Trade: 19 Paint & Wallpaper**5567 PREP & PAINT VACANT ROOM & TRIM (D.I.E.)**

490.00 SF \$0.40 \$196.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$1,076.80**Location: 17 - Stairs to 2nd**

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 10 Carpentry****2350 FLOOR--REFINISH WOOD**

100.00 SF \$3.50 \$350.00

Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.

Trade: 19 Paint & Wallpaper**5580 PAINT STAIRWELL**

1.00 RM \$80.00 \$80.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$430.00

Address: 10805 Hulda Avenue**Unit: Unit 01****Location: 18 - Hall**

Approx. Wall SF: 268

Ceiling/Floor SF: 41

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

2350	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.	40.00	SF	\$3.50	\$140.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	300.00	SF	\$0.40	\$120.00
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Location Total: \$260.00**Location: 19 - Bedroom Up R**

Approx. Wall SF: 347

Ceiling/Floor SF: 150

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

2350	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.	150.00	SF	\$3.50	\$525.00
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3261	REWORK INTERIOR DOOR (I.H.) Rehang door. . Replace lockset and hinges. Adjust door and lockset to open, close and latch smoothly. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Lockset and doorknob styles shall be selected by project manager.	2.00	EA	\$45.00	\$90.00
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3631	**ACOUSTIC/DROP CEILINGS** REPAIR/REPLACE Replace (3) damaged acoustic ceiling tiles.	1.00	EA	\$15.00	\$15.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	500.00	SF	\$0.40	\$200.00
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Location Total: \$830.00**Location: 20 - Bedroom Up L**

Approx. Wall SF: 536

Ceiling/Floor SF: 311

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

2350	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three	311.00	SF	\$3.50	\$1,088.50
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Address: 10805 Hulda Avenue**Unit: Unit 01****Location: 20 - Bedroom Up L**

Approx. Wall SF: 536

Ceiling/Floor SF: 311

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

coats of polyurethane finish.

3071 DOOR JAMB--INTERIOR--REPLACE

1.00 EA \$157.00 \$157.00

Replace damaged side of door jamb complete. Includes replacement of stop, strike plate and all damaged related casing. New jamb and casing shall match existing as closely as possible.

Trade: 19 Paint & Wallpaper**5567 PREP & PAINT VACANT ROOM & TRIM (D.I.E.)**

800.00 SF \$0.40 \$320.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$1,565.50**Unit Total for 10805 Hulda Avenue, Unit Unit 01: \$58,209.62****Address Grand Total for 10805 Hulda Avenue: \$58,209.62****Bidder:** _____