

SPECS BY LOCATION/TRADE with Costs

8/1/2022

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

Case Number: 129-25-146
Project Manager: J R
Phone: _____

Address: **12810 Griffing 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				
3	HAZARD NO FRONT STEPS. UNSTABLE BASEMENT STAIRS. EXTREMELY DANGEROUS STAIRS TO SECOND FLOOR WITH SEVERAL BROKEN TREADS CONCEALED BY CARPET.	1.00	AL	\$0.00	\$0.00
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
8	PAINTING REQUIREMENTS--INTERIOR THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. Paint textured ceilings with two coats of semi-gloss paint. BATHROOMS, KITCHENS & UTILITY ROOMS: Paint two coats of semi-gloss. TRIM, DOORS, BUILT-IN CABINETS & WINDOW SEATS: Prep by deglossing painted trim prior to finish painting. Apply two coats LATEX SEMI-GLOSS paint to cover completely & uniformly. Trim includes heat registers and radiators. PAINTS: Use Sherwin-Williams or equivalent best grade paints and primers meeting the Green Seal G-11 Environmental Standard. http://www.greenseal.org/certification/standards/paints.cfm . All paint colors shall be selected by the owner or project manager.	1.00	GR	\$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				
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 contractor, is also responsible for requesting all required permit closeout inspections. A copy of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner. A copy of the plumbing portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	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	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				
	loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	NEW MATERIALS REQUIRED 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	\$0.00	\$0.00
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	\$0.00	\$0.00
120	DEBRIS REMOVAL & FINAL CLEAN Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows. Sanitize kitchen and all bathrooms.	1.00	DU	\$0.00	\$0.00
2070	ASBESTOS ABATEMENT All asbestos found in heating systems, floor tile, or other locations shall be abated as follows: 1. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations. Removal must be performed by licensed asbestos abatement contractors. 2. Provide worker protection including whole body coveralls, respirators, & decontamination area. 3. Secure & isolate room, provide protective floor coverings. (Floor coverings not possible when removing floor tile.) 4. Pre-treat surface with wetting agent. 5. Carefully remove asbestos. 6. Dispose of asbestos in clearly identified disposal drums. 7. HEPA vacuum entire area. These abatement requirements also apply to siding and/or roofing that contains asbestos if removal of the siding and/or roofing is specified.	1.00	AL	\$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: 23	Electric				
7430	CERTIFY ELECTRIC DISTRIBUTION	1.00	AL	\$300.00	\$300.00
	Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non- functioning and dangerous equipment and wiring shall be replaced with Romex wire, ivory devices and fixtures, with \$20 per fixture allowance. The service panel shall conform to the BOCA Existing Structures code.				
	INCLUDES CORRECTION OF ALL DEFECTS THAT MAY BE FOUND.				

Location Total: \$300.00**Location: 2 - Exterior**

Approx. Wall SF: 1,800

Ceiling/Floor SF: 836

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
460	TRIM ALL OVERGROWTH	1.00	AL	\$250.00	\$250.00
	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.				
	INCLUDES REMOVAL OF ALL VEGETATION GROWING AGAINST HOUSE.				

Trade: 6 Concrete & Paving

947	SIDEWALK--INSTALL	60.00	SF	\$10.00	\$600.00
	Excavate sidewalk area. Install a slag or crushed stone base compacted to 90%. Install forms and pour concrete 4" thick. Use 6.5 Sac Mix with 7% air entrainment. All concrete shall slump test at or near 4.5 mm and must exhibit 2200 psi at 28 days. Plain expansion joints shall be cut every 4' and flexcell joints shall be installed at 20' intervals and where new concrete abuts existing concrete. Broom finish surface. Finished area shall drain water and be free of vandalism. Apply a liquid membrane seal with ASTM-309 after initial set. Replacement sidewalks shall be of equal dimensions to sidewalk being replaced.				
	WALK FROM FRONT PUBLIC SIDEWALK TO FRONT STEPS.				
960	DRIVEWAY--ASPHALT	1,200.00	SF	\$6.00	\$7,200.00
	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 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				

Location: 2 - Exterior

Approx. Wall SF: 1,800

Ceiling/Floor SF: 836

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain.				
Trade: 10	Carpentry				
3065	DOOR--REWORK EXTERIOR Adjust and/or repair security door and jamb to assure weathertight, smoothly operating door and lock set. Replace closers if missing or damaged.	2.00	EA	\$90.00	\$180.00
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
3505	PORCH CEILING--T&G Remove front porch ceiling. Repair roof framing, if damaged or deteriorated. Install tongue and groove ceiling blind nailed to joists. Prime and paint.	132.00	SF	\$8.00	\$1,056.00
3550	PORCH LATTICE--REPLACE Frame opening with 1"x 4" pine lumber with crossed members. Spacing of crossed members shall equal the width of strips not to exceed 1-1/2". All lumber shall be exterior grade and all fasteners shall be galvanized. Heavy duty 1/4" galvanized screening shall be installed on the back side of each lattice panel. Panels shall be evenly spaced, flush with outside face of masonry piers and securely fastened to the porch. Panel at driveway side shall be openable, with exterior grade hinges at top, handle and latch. FRONT.	45.00	SF	\$2.25	\$101.25
3595	STEPS--REPLACE EXTERIOR Dispose of existing steps. Using clear preservative treated lumber, construct a stair unit with two 2"x 12" stringers, 5/4"X 6" stepping stock treads and 1"x risers. Risers shall be of equal height, maximum 8". Frame steps to equal width of steps being replaced. Step units of three or more risers, including the final step up to the porch or house, shall be equipped with a wood handrail. Unit shall be placed on a 4" concrete pad supported by a footer to code. FRONT AND REAR STEPS.	8.00	RI	\$100.00	\$800.00
9707	EXTERIOR: REPLACE PORCH DECK Replace front porch deck using preservative treated 5/4" x 6" radius edge decking. Replace trim as required. FRONT. INCLUDES REPLACING DETERIORATED FRAMING, IF ANY. EXISTING RAIL AND POSTS SHALL BE REPLACED OR REPAIRED AND RE-INSTALLED.	132.00	SF	\$8.00	\$1,056.00

Location: 2 - Exterior

Approx. Wall SF: 1,800

Ceiling/Floor SF: 836

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut a 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. * CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present.	17.00	SQ	\$425.00	\$7,225.00
4635	GUTTER--5" SEAMLESS ALUMINUM 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.	100.00	LF	\$6.00	\$600.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM 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.	45.00	LF	\$5.00	\$225.00
4761	SOFFIT--VINYL Replace damaged or missing vinyl soffit to match existing as closely as possible. APPROX. 3 LF BELOW REAR BARGE BOARD.	1.00	AL	\$75.00	\$75.00
Trade: 19	Paint & Wallpaper				
2565	POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to siding.	836.00	SF	\$0.21	\$175.56
5785	PREP & PAINT EXTERIOR MASONRY Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner. FOUNDATION.	129.00	SF	\$0.72	\$92.88

Location Total: \$20,718.69

Location: 3 - Garage

Approx. Wall SF: 640

Ceiling/Floor SF: 400

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
750	DEMO--OUTBUILDING Disconnect and cap off all electrical 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 perennial grass seed. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas.	400.00	SF	\$3.00	\$1,200.00

Location Total: \$1,200.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6037	FURNACE--GAS REPLACE 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.	1.00	EA	\$4,500.00	\$4,500.00

See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any portion of the system being removed.

HVAC PERMIT IS REQUIRED.

Trade: 22 Plumbing

6637	WATER METER--INSTALL NEW Contact water department to schedule installation of a replacement water meter.	1.00	EA	\$300.00	\$300.00
6709	SEWER LINES--SNAKE Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.	1.00	AL	\$350.00	\$350.00
7070	WATER HEATER--40 GALLON GAS 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.	1.00	EA	\$800.00	\$800.00
Custom	WATER LINES--RESUPPORT & REPAIR	1.00	AL	\$600.00	\$600.00

Address: 12810 Griffing Avenue

Unit: Unit 01

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity

Units

Unit Price

Total Price

Trade: 22 Plumbing

Resupport PVC water lines. Replace all missing, damaged and incorrectly sized lines and all damaged or leaking valves. Repair all other leaks.

INCLUDES REMOVING LAUNDRY SUPPLY AND WASTE LINES FROM KITCHEN AND RELOCATING THEM TO THE BASEMENT.

Location Total: \$6,550.00

Location: 5 - Basement

Approx. Wall SF: 704

Ceiling/Floor SF: 625

Spec # Spec

Quantity

Units

Unit Price

Total Price

Trade: 19 Paint & Wallpaper

5755 PREP & PAINT CONCRETE FLOOR

625.00

SF

\$0.63

\$393.75

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

700.00

SF

\$0.63

\$441.00

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.

Trade: 21 HVAC

6415 DRYER VENT--GCI

1.00

EA

\$65.00

\$65.00

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

Trade: 22 Plumbing

7115 LAUNDRY TUB--SINGLE BOWL

1.00

EA

\$140.00

\$140.00

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 and secure tub to wall or floor.

Location Total: \$1,039.75

Location: 6 - Basement stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity

Units

Unit Price

Total Price

Location: 6 - Basement stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2540	STAIRCASE--REPLACE BASEMENT Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Stringers to rest on a 2"x12" preservative treated pine sill. Install wood handrail on open side of stairs or on either side of a closed stairway, 32" above tread nosing. Risers shall be of equal height, maximum 8".	1.00	EA	\$415.00	\$415.00
3260	REWORK INTERIOR DOOR 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. DOOR IS IN HALF-BATH.	1.00	EA	\$37.00	\$37.00

Trade: 19 Paint & Wallpaper

5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
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Location Total: \$532.00

Location: 7 - Hall at top of basement stairs.

Approx. Wall SF: 136

Ceiling/Floor SF: 15

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	127.00	SF	\$0.40	\$50.80
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS 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, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	15.00	SF	\$4.29	\$64.35

Address: 12810 Griffing Avenue

Unit: Unit 01

Location: 7 - Hall at top of basement stairs.

Approx. Wall SF: 136

Ceiling/Floor SF: 15

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

Trade: 23 Electric

7735	LIGHT FIXTURE GLOBE/DIFFUSER Install a glass light fixture globe/diffuser on ceiling fixture.	1.00	EA	\$15.00	\$15.00
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Location Total: \$130.15

Location: 8 - Half Bath

Approx. Wall SF: 192

Ceiling/Floor SF: 35

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

3260	REWORK INTERIOR DOOR 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
3810	TOWEL BAR Install a 16" chrome plated steel towel bar, screwed securely to studs.	1.00	EA	\$24.00	\$24.00
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
3834	TOILET PAPER HOLDER--INSTALL Install chrome plated metal toilet paper holder screwed securely to stud.	1.00	EA	\$18.00	\$18.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	227.00	SF	\$0.40	\$90.80
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Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS 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, laminate flooring, vinyl composition tile, or waterproof vinyl plank	35.00	SF	\$4.29	\$150.15
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Location: 8 - Half Bath

Approx. Wall SF: 192

Ceiling/Floor SF: 35

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

flooding for sheet goods is an acceptable alternative.

If asbestos is present in any layer of flooring being removed.
see asbestos abatement requirements under general
requirements at the beginning of these specifications.

Trade: 22 Plumbing

6900	VANITY--24" COMPLETE	1.00	EA	\$475.00	\$475.00
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Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, 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.

7012	COMMODE--REPLACE--1.3 GPF--2008 GCI	1.00	EA	\$200.00	\$200.00
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Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.

Location Total: \$1,064.95

Location: 9 - Kitchen

Approx. Wall SF: 384

Ceiling/Floor SF: 142

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

2980	WINDOW--VINYL DBL HNG DBL GLZ	2.00	EA	\$400.00	\$800.00
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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.

3715	CABINET--WOOD BASE	5.00	LF	\$150.00	\$750.00
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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.

3725	CABINET--WOOD WALL	5.00	LF	\$140.00	\$700.00
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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

Location: 9 - Kitchen

Approx. Wall SF: 384

Ceiling/Floor SF: 142

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	doors shall have routed finger grooves on the sides, or shall be 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.	5.00	LF	\$38.00	\$190.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	500.00	SF	\$0.40	\$200.00
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS 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, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	141.00	SF	\$4.29	\$604.89
Trade: 22	Plumbing				
6766	GAS LINE--CAP OR PLUG Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.	1.00	AL	\$10.00	\$10.00
6835	SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.	1.00	EA	\$319.00	\$319.00
Trade: 23	Electric				
7730	LIGHT FIXTURE--REPLACE Replace existing fixture with a ceiling mounted, 2 bulb, UL approved light fixture with globe or light diffuser and lamps. At least one fixture in each bathroom shall be mounted above the medicine cabinet or mirror.	1.00	EA	\$49.00	\$49.00

Location: 9 - Kitchen

Approx. Wall SF: 384

Ceiling/Floor SF: 142

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

EXISTING FAN/LIGHT MAY BE REPLACED EITHER BY A NEW FAN/LIGHT OR A REGULAR TWO BULB LIGHT FIXTURE.

Location Total: \$3,622.89**Location: 10 - Bedroom (Inc. Closet)**

Approx. Wall SF: 368

Ceiling/Floor SF: 130

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

3355	DOOR--6 PANEL INT, HOLLOW	1.00	EA	\$200.00	\$200.00
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Install 6-panel, hollow core door with latchset on existing jamb. 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.

3375	DOOR--WOOD BIFOLD	1.00	PR	\$210.00	\$210.00
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Hang flush, hollow core, wood bifold doors including overhead track, all hardware and casing, plumb and centered within the opening.

4020	WIRE SHELVEING WITH ROD	2.50	LF	\$10.00	\$25.00
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Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.

Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2"	146.00	SF	\$3.50	\$511.00
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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.

ENTIRE CEILING AND DAMAGED PORTIONS OF WALLS.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	490.00	SF	\$0.40	\$196.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	105.00	SF	\$4.89	\$513.45
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise

Location: 10 - Bedroom (Inc. Closet)

Approx. Wall SF: 368

Ceiling/Floor SF: 130

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

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace existing fixture with a ceiling mounted, 2 bulb, UL approved light fixture with globe or light diffuser and lamps. At least one fixture in each bathroom shall be mounted above the medicine cabinet or mirror. EXISTING FAN/LIGHT MAY BE REPLACED EITHER BY A NEW FAN/LIGHT OR A REGULAR TWO BULB LIGHT FIXTURE.	1.00	EA	\$49.00	\$49.00
7806	SMOKE/CO DETECTOR--BATT--INSTALL Install a UL approved, battery powered combination smoke/carbon monoxide detector and battery located per manufacturer's instructions. Separate smoke and carbon monoxide detectors are also acceptable.	1.00	EA	\$55.00	\$55.00

Location Total: \$1,759.45**Location: 11 - Right Front Room**

Approx. Wall SF: 384

Ceiling/Floor SF: 142

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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.	2.00	EA	\$400.00	\$800.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS. INCLUDES SANDING AND PRIMING EXISTING POORLY INSTALLED WALL PATCH.	490.00	SF	\$0.40	\$196.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors	142.00	SF	\$4.89	\$694.38
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Location: 11 - Right Front Room

Approx. Wall SF: 384

Ceiling/Floor SF: 142

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

in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Trade: 23 Electric

7735	LIGHT FIXTURE GLOBE/DIFFUSER	1.00	EA	\$15.00	\$15.00
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Install a glass light fixture globe/diffuser on ceiling fixture.

7806	SMOKE/CO DETECTOR--BATT--INSTALL	1.00	EA	\$55.00	\$55.00
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Install a UL approved, battery powered combination smoke/carbon monoxide detector and battery located per manufacturer's instructions. Separate smoke and carbon monoxide detectors are also acceptable.

Location Total: \$1,760.38**Location: 12 - Left Front Room**

Approx. Wall SF: 368

Ceiling/Floor SF: 130

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

5567	PREP & PAINT VACANT ROOM & TRIM	460.00	SF	\$0.40	\$184.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.
INCLUDES SANDING AND PRIMING EXISTING POORLY INSTALLED WALL PATCH.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	130.00	SF	\$4.89	\$635.70
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$819.70**Location: 13 - Stairs to 2nd Fl.**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5355	PATCH PLASTER	2.00	SF	\$6.82	\$13.64
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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,

Address: 12810 Griffing Avenue**Unit: Unit 01****Location: 13 - Stairs to 2nd Fl.**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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. AT BOTTOM LANDING.				
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified. BOTTOM LANDING.	10.00	SF	\$4.89	\$48.90
5980	CARPET AND PAD STAIRS Remove existing floor covering and replace broken treads that may be found after removal. Install FHA approved nylon carpet over a 1/2" rebond urethane pad on tack strips at the perimeter of each tread. Owner's choice of color and pile. Includes treads and risers. Refinished hardwood treads in good condition are an acceptable alternative. INCLUDES ALL CARPENTRY REPAIRS NECESSARY TO RESTORE STAIRS TO A SAFE AND SOUND CONDITION.	13.00	RI	\$45.00	\$585.00
Trade: 23	Electric				
7735	LIGHT FIXTURE GLOBE/DIFFUSER Install a glass light fixture globe/diffuser on ceiling fixture.	1.00	EA	\$15.00	\$15.00

Location Total: \$742.54**Location: 14 - Hall**

Approx. Wall SF: 324

Ceiling/Floor SF: 55

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3191	ACCESS PANEL--INSTALL Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing.	1.00	EA	\$25.00	\$25.00

Address: 12810 Griffing Avenue**Unit: Unit 01****Location: 14 - Hall**

Approx. Wall SF: 324

Ceiling/Floor SF: 55

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5210	DRYWALL--PATCH Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	2.00	SF	\$10.00	\$20.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	355.00	SF	\$0.40	\$142.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	55.00	SF	\$4.89	\$268.95
Trade: 23	Electric				
7806	SMOKE/CO DETECTOR--BATT--INSTALL Install a UL approved, battery powered combination smoke/carbon monoxide detector and battery located per manufacturer's instructions. Separate smoke and carbon monoxide detectors are also acceptable.	1.00	EA	\$55.00	\$55.00

Location Total: \$510.95**Location: 15 - Closet (at top of stairs)**

Approx. Wall SF: 132

Ceiling/Floor SF: 30

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3191	ACCESS PANEL--INSTALL Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing.	1.00	EA	\$25.00	\$25.00
3375	DOOR--WOOD BIFOLD Hang flush, hollow core, wood bifold doors including overhead track, all hardware and casing, plumb and centered within the opening.	1.00	PR	\$210.00	\$210.00
4010	CLOSET ROD Field measure and install a metal pipe closet rod to full width of closet.	1.00	EA	\$30.00	\$30.00

Address: 12810 Griffing Avenue**Unit: Unit 01****Location: 15 - Closet (at top of stairs)**

Approx. Wall SF: 132

Ceiling/Floor SF: 30

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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, 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.	5.00	SF	\$6.82	\$34.10
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	150.00	SF	\$0.40	\$60.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	30.00	SF	\$4.89	\$146.70

Location Total: \$505.80**Location: 16 - Bathroom**

Approx. Wall SF: 264

Ceiling/Floor SF: 65

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
717	DEMO--BATHROOM Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings and floor coverings. Restore all electrical and plumbing disturbed during tearout to a code legal condition. See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the bathroom.	1.00	AL	\$400.00	\$400.00
Trade: 10	Carpentry				
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
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

Location: 16 - Bathroom

Approx. Wall SF: 264

Ceiling/Floor SF: 65

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	284.00	SF	\$0.40	\$113.60
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS 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, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	55.00	SF	\$4.29	\$235.95
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, 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.	1.00	EA	\$475.00	\$475.00
6960	BATHTUB/SHOWER--5' FIBERGLASS Remove existing tub and surround, if any. Install a 5' fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with mildew retardant, 100% silicone caulk. A separate tub and surround are also acceptable.	1.00	EA	\$1,000.00	\$1,000.00
7012	COMMODE--REPLACE--1.3 GPF--2008 GCI Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.	1.00	EA	\$200.00	\$200.00
Trade: 23 Electric					
7735	LIGHT FIXTURE GLOBE/DIFFUSER	1.00	EA	\$15.00	\$15.00

Address: 12810 Griffing Avenue**Unit: Unit 01****Location: 16 - Bathroom**

Approx. Wall SF: 264

Ceiling/Floor SF: 65

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
Install a glass light fixture globe/diffuser on ceiling fixture.					

Location Total: \$2,554.55**Location: 17 - Center Bedroom (Inc. Closet)**

Approx. Wall SF: 444

Ceiling/Floor SF: 183

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3375	DOOR--WOOD BIFOLD Hang flush, hollow core, wood bifold doors including overhead track, all hardware and casing, plumb and centered within the opening.	1.00	PR	\$210.00	\$210.00
4020	WIRE SHELIVING WITH ROD Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.	5.00	LF	\$10.00	\$50.00

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.	16.00	SF	\$3.50	\$56.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	620.00	SF	\$0.40	\$248.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	175.00	SF	\$4.89	\$855.75
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Trade: 23 Electric

7735	LIGHT FIXTURE GLOBE/DIFFUSER Install a glass light fixture globe/diffuser on ceiling fixture.	1.00	EA	\$15.00	\$15.00
7806	SMOKE/CO DETECTOR--BATT--INSTALL Install a UL approved, battery powered combination	1.00	EA	\$55.00	\$55.00

Location: 17 - Center Bedroom (Inc. Closet)

Approx. Wall SF: 444

Ceiling/Floor SF: 183

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	smoke/carbon monoxide detector and battery located per manufacturer's instructions. Separate smoke and carbon monoxide detectors are also acceptable.				

Location Total: \$1,489.75**Location: 18 - Front Bedroom (Inc. Closet)**

Approx. Wall SF: 544

Ceiling/Floor SF: 273

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW	1.00	EA	\$200.00	\$200.00
	Install 6-panel, hollow core door with latchset on existing jamb. 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.				

Trade: 17 Drywall & Plaster

5355	PATCH PLASTER	1.00	SF	\$6.82	\$6.82
	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, 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	817.00	SF	\$0.40	\$326.80
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	265.00	SF	\$4.89	\$1,295.85
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.				

Trade: 23 Electric

7735	LIGHT FIXTURE GLOBE/DIFFUSER	1.00	EA	\$15.00	\$15.00
	Install a glass light fixture globe/diffuser on ceiling fixture.				
7806	SMOKE/CO DETECTOR--BATT--INSTALL	1.00	EA	\$55.00	\$55.00

Address: 12810 Griffing Avenue**Unit: Unit 01****Location: 18 - Front Bedroom (Inc. Closet)**

Approx. Wall SF: 544

Ceiling/Floor SF: 273

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

Install a UL approved, battery powered combination smoke/carbon monoxide detector and battery located per manufacturer's instructions. Separate smoke and carbon monoxide detectors are also acceptable.

Location Total: \$1,899.47**Unit Total for 12810 Griffing Avenue, Unit Unit 01: \$47,201.02****Address Grand Total for 12810 Griffing Avenue: \$47,201.02****Bidder: _____**