

# SPECS BY LOCATION/TRADE with Costs

2/27/2023

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: **129-30-066**  
 Project Manager: **J R**  
 Phone: \_\_\_\_\_

Address: **3186 E 132 Street**

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	<b>STRUCTURAL CHANGES</b> 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	<b>PAINTING REQUIREMENTS--INTERIOR</b> 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. <a href="http://www.greenseal.org/certification/standards/paints.cfm">http://www.greenseal.org/certification/standards/paints.cfm</a> . All paint colors shall be selected by the owner or project manager.	1.00	GR	\$0.00	\$0.00
10	<b>APPLICANT ACCEPTS SCOPE OF WORK</b> 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 &	1.00	DU	\$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				
	accepts the work described & has initialed & dated each page of this WWU. x _____ x _____ Applicant Date Applicant Date				
17	<b>HOW TO IDENTIFY LOCATION OF WORK</b> All locations, both exterior and interior, appearing in these specifications are based on looking at the house from the front. Locations will be identified as front, side, rear, center, first floor, second floor, etc. If in doubt as to where a work item is to be performed, ask the project manager.	1.00	AL	\$0.00	\$0.00
31	<b>CONSTRUCTION DEFINITIONS</b> "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	<b>VERIFY QUANTITIES/MEASUREMENTS</b> 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	<b>BUILDING PERMIT REQUIRED</b> 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
37	<b>ELECTRICAL PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all electrical schematic drawings 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 an electrical permit on behalf of the owner. A copy of the electrical 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
38	<b>PLUMBING PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all	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				
	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.				
39	<b>HVAC PERMIT REQUIRED</b> 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. 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.	1.00	EA	\$0.00	\$0.00
42	<b>CERTIFICATE OF OCCUPANCY/COMPLIANCE</b> Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00
55	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	<b>NEW MATERIALS REQUIRED</b> 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 Land Bank project manager..	1.00	GR	\$0.00	\$0.00
90	<b>1 YEAR GENERAL WARRANTY</b> 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	<b>DEBRIS REMOVAL &amp; FINAL CLEAN</b> 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.	1.00	DU	\$0.00	\$0.00
2070	<b>ASBESTOS ABATEMENT</b> 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	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
<b>Trade: 1</b>	<b>General Requirements</b>				

- 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.

**Location Total: \$0.00**

**Location: 2 - Exterior**

Approx. Wall SF: 1,440

Ceiling/Floor SF: 1,196

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4</b>	<b>Site Work</b>				

<b>460</b>	<b>TRIM ALL OVERGROWTH</b>	1.00	AL	\$1,000.00	\$1,000.00
	Remove all small trees and shrubs growing against foundation and fences. 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 TALL STUMP IN FRONT YARD.				

**Trade: 6 Concrete & Paving**

<b>947</b>	<b>SIDEWALK--INSTALL</b>	40.00	SF	\$10.00	\$400.00
	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.				
	FROM DRIVEWAY TO FRONT STEPS.				

**Trade: 10 Carpentry**

<b>3185</b>	<b>DOOR--PREHUNG METAL ENTRANCE</b>	3.00	EA	\$541.00	\$1,623.00
	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				

Location: 2 - Exterior

Approx. Wall SF: 1,440

Ceiling/Floor SF: 1,196

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	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.				
3210	<b>STORM DOOR--ALUMINUM</b> 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. Storm door locksets shall be on the same side as locksets on the entry door.	3.00	EA	\$290.00	\$870.00
3590	<b>STEPS/LANDING--REPL EXTERIOR</b> Remove existing steps and landing. Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs and landing to equal dimensions of existing. Risers shall be of equal height, maximum 8". Construct landing with 2"x 6"s framing and pine T&G flooring. Landings more than 30" above grade shall include a wood guardrail. Steps of 3 or more risers shall include a wood handrail on open sides 32" above tread nosing. LEFT REAR ENTRANCE.	1.00	EA	\$480.00	\$480.00
3595	<b>STEPS--REPLACE EXTERIOR</b> 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. CONCRETE STEPS ARE ALSO ACCEPTABLE AND ARE MANDATORY IF REQUIRED BY CITY.	2.00	RI	\$100.00	\$200.00
Custom	<b>SOFFITS--REPAIR &amp; PAINT</b> Remove vinyl and/or aluminum soffit coverings and replace all damaged or deteriorated wood. Prime and paint. ALL SOFFITS.	1.00	AL	\$500.00	\$500.00

Trade: 15 Roofing

4548	<b>MODIFIED BITUMEN RE-ROOF</b> Loose lay and heat seal, a modified bitumen single ply roof, reinforced with polyester over the original asphalt roofing membrane in full compliance with the manufacturer's recommendations. Replace all flashing.	12.00	SQ	\$400.00	\$4,800.00
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Address: 3186 E 132 Street

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 1,440

Ceiling/Floor SF: 1,196

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 15 Roofing

INSPECTOR WAS NOT ABLE TO ACCESS FLAT ROOF.  
EXCESSIVE DAMAGE MUST BE REPORTED TO THE  
PROJECT MANAGER.  
INCLUDES REMOVAL OF EXISTING ROOF COVERING AND  
REPLACEMENT OF DAMAGED SHEATHING, IF ANY.  
ALSO INCLUDES THE REPLACEMENT OF SMALL  
SHINGLED OVERHANGS WITH NEW  
ASPHALT/FIBERGLASS SHINGLES.

Location Total: \$9,873.00

Location: 3 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 600

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 5 Demolition &amp; Disposal

750	DEMO--OUTBUILDING	600.00	SF	\$3.00	\$1,800.00
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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.

Location Total: \$1,800.00

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	1.00	EA	\$4,500.00	\$4,500.00
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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. (Used registers in good condition may be  
installed where necessary to match size of registers being  
replaced.)

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	1.00	EA	\$400.00	\$400.00
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Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	<p>Contact water department to schedule installation of a replacement water meter. If required by the water department, install a 3-strand 18-gauge wire from the meter location to the exterior of the house where the remote meter reader is expected to be installed. Use compression fittings only. The use of solder is prohibited.</p> <p>INCLUDES REPAIR OF K-LINE WHERE IT ENTERS STRUCTURE ON THE LINE BETWEEN THE K-LINE ENTRY TO THE HOUSE AND THE WATER METER.</p>				
6709	SEWER LINES--SNAKE	1.00	AL	\$350.00	\$350.00
	<p>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.</p>				
7070	WATER HEATER--40 GALLON GAS	1.00	EA	\$1,000.00	\$1,000.00
	<p>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.</p>				
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE	1.00	AL	\$7,500.00	\$7,500.00
	<p>Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list.</p> <p>SHALL INCLUDE:</p> <ul style="list-style-type: none"> <li>a. 100 AMP minimum service with 12/24 panel with main disconnect is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms.</li> <li>b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description.</li> <li>c. Arc-fault breakers are required in all panels.</li> <li>d. Install 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.</li> <li>e. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced.</li> <li>f. All wiring in basement under 7 ft shall be in conduit.</li> <li>g. All knob &amp; tube wiring throughout shall be removed and replaced with Romex, or equivalent.</li> <li>h. All electrical components that are permanently disconnected shall be removed and disposed of.</li> <li>i. All furnaces and major appliances shall be on separate</li> </ul>				

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

grounded circuits.

j. 220 volt circuits shall be present to serve dryer and kitchen stove.

k. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.

l. 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.

m. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.

n. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.

o. All plaster repair due to electrical installation shall be general contractors responsibility.

**OUTLET (RECEPTACLE) REQUIREMENTS:**

a. Sufficient tamper resistant 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, within 6 ft of laundry tubs and next to breaker panel. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.

c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location.

d. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.

**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 provide 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. A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.

f. 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.

g. Ceiling fan boxes shall be installed in all bedrooms, living



Address: 3186 E 132 Street

Unit: Unit 01

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

h. All light fixtures and electrical equipment shall be supplied and installed by the electrical contractor.

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

a. Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.

b. One smoke/CO 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 smoke/CO detector shall be located on each level of the unit. On floors with bedrooms, one smoke/CO detector shall be located in the hallway or room outside of the bedrooms, and one smoke/CO detector shall be mounted inside each bedroom.

d. The top of wall mounted detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted detectors shall be located at least 4" away from the nearest wall.

e. Detectors shall not be located in kitchens or bathrooms.

Location Total: \$13,750.00

Location: 5 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 17 Drywall &amp; Plaster

Spec #	Spec	Quantity	Units	Unit Price	Total Price
5211	<b>PLASTER/DRYWALL REPAIR (AFTER RE-WIRING)</b>	1.00	AL	\$1,200.00	\$1,200.00

After electrical and/or plumbing rough-in approval, replace missing and/or damaged plaster and drywall throughout entire interior, including stairwells. Includes walls and ceilings disturbed during electrical and/or plumbing work, as well as repair of existing damage. Surface textures shall match existing.

INCLUDES REPLACEMENT OF ALL PLASTER AND/OR DRYWALL IN FRONT FOYER AND ENTIRE CEILING IN RIGHT FRONT BEDROOM. ALL OTHER DAMAGED PLASTER AND/OR DRYWALL MUST BE REPAIRED OR REPLACED.

Location Total: \$1,200.00

Location: 6 - Basement

Approx. Wall SF: 696

Ceiling/Floor SF: 816

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 5 Demolition &amp; Disposal

Spec #	Spec	Quantity	Units	Unit Price	Total Price
709	<b>DEMO--BASEMENT</b>	1.00	RM	\$500.00	\$500.00

Tear out all non-load bearing partitions, wall paneling, furring

Address: 3186 E 132 Street

Unit: Unit 01

Location: 6 - Basement

Approx. Wall SF: 696

Ceiling/Floor SF: 816

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	<b>Demolition &amp; Disposal</b>				
	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.				
	See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the basement.				
	PANELING AND CEILING IN STAIRWELL SHALL REMAIN.				

Trade: 19	<b>Paint &amp; Wallpaper</b>				
5755	<b>PREP &amp; PAINT CONCRETE FLOOR</b>	816.00	SF	\$0.63	\$514.08
	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	<b>PREP &amp; PAINT CONCRETE OR MASONRY WALL</b>	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	<b>HVAC</b>				
6415	<b>DRYER VENT--GCI</b>	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.				

Location Total: \$1,520.08

Location: 7 - Basement Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
3345	<b>DOOR--FLUSH INT, HOLLOW CORE</b>	1.00	EA	\$130.00	\$130.00
	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. (Used				

**Location: 7 - Basement Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				

doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)

HEAD OF BASEMENT STAIRS.

**Trade: 19 Paint & Wallpaper**

<b>5551</b>	<b>STAIRS--PREP &amp; PAINT</b>	14.00	RI	\$6.60	\$92.40
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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.

DO NOT PAINT WALL PANELING AND CEILING.

**Location Total: \$222.40**

**Location: 8 - Kitchen (Inc. Dining Area)**

Approx. Wall SF: 383

Ceiling/Floor SF: 147

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				

<b>716</b>	<b>DEMO--KITCHEN</b>	1.00	AL	\$400.00	\$400.00
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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.

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

EXISTING PLASTER/DRYWALL IN GOOD CONDITION MAY REMAIN. THE HALF-WALL DIVIDERS BETWEEN THE KITCHEN AND DINING AREA MAY BE REMOVED OR REPAIRED.

**Trade: 10 Carpentry**

<b>3715</b>	<b>CABINET--WOOD BASE</b>	11.50	LF	\$150.00	\$1,725.00
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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.

<b>3725</b>	<b>CABINET--WOOD WALL</b>	11.50	LF	\$140.00	\$1,610.00
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Replace wall cabinets. Field measure and screw to studs, level

Address: 3186 E 132 Street

Unit: Unit 01

Location: 8 - Kitchen (Inc. Dining Area)

Approx. Wall SF: 383

Ceiling/Floor SF: 147

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	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 fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles.				
<b>3750</b>	<b>COUNTER TOP--PLASTIC LAMINATE</b> Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	11.50	LF	\$38.00	\$437.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	530.00	SF	\$0.40	\$212.00
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5930</b>	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> 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.	147.00	SF	\$4.29	\$630.63
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6835</b>	<b>SINK--DOUBLE BOWL COMPLETE</b> 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

Location Total: \$5,333.63

Location: 9 - Living Room

Approx. Wall SF: 504

Ceiling/Floor SF: 259

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				

Address: 3186 E 132 Street

Unit: Unit 01

Location: 9 - Living Room

Approx. Wall SF: 504

Ceiling/Floor SF: 259

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2821	<b>REPLACE SCREEN FABRIC</b> Replace fabric in window or door screen sash with fiberglass screen fabric.	1.00	EA	\$25.00	\$25.00
3345	<b>DOOR--FLUSH INT, HOLLOW CORE</b> 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. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.) TO FOYER.	1.00	EA	\$130.00	\$130.00

Trade: 17 Drywall &amp; Plaster

Custom	<b>GLASS BLOCKS--REMOVE &amp; CLOSE-IN OPENING</b> Remove glass blocks from between the living room and bathroom. Frame opening with 2"x4" studs. Install 1/2" drywall, taped, finished and sanded on living room side. Install 1/2" water resistant drywall (green board), taped, finished and sanded on bathroom side	1.00	AL	\$350.00	\$350.00
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Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	723.00	SF	\$0.40	\$289.20
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Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	259.00	SF	\$4.89	\$1,266.51
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Location Total: \$2,060.71

Location: 10 - Front Foyer

Approx. Wall SF: 116

Ceiling/Floor SF: 16

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	132.00	SF	\$0.40	\$52.80

## Location: 10 - Front Foyer

Approx. Wall SF: 116

Ceiling/Floor SF: 16

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> 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.	16.00	SF	\$4.29	\$68.64
Location Total:					\$121.44

## Location: 11 - Right Front Bedroom (Inc. Closet)

Approx. Wall SF: 403

Ceiling/Floor SF: 168

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3191	<b>ACCESS PANEL--INSTALL</b> Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing. ACCESS TO BATHROOM PLUMBING. SHALL REPLACE POORLY INSTALLED DRYWALL PANEL.	1.00	EA	\$25.00	\$25.00
3260	<b>REWORK INTERIOR DOOR</b> 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				
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	570.00	SF	\$0.40	\$228.00

## Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors	160.00	SF	\$4.89	\$782.40
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**Address: 3186 E 132 Street****Unit: Unit 01****Location: 11 - Right Front Bedroom (Inc. Closet)**

Approx. Wall SF: 403

Ceiling/Floor SF: 168

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

to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

**Location Total: \$1,109.40****Location: 12 - Hall**

Approx. Wall SF: 419

Ceiling/Floor SF: 82

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

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	453.00	SF	\$0.40	\$181.20
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**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	82.00	SF	\$4.89	\$400.98
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**Location Total: \$582.18****Location: 13 - Bathroom**

Approx. Wall SF: 205

Ceiling/Floor SF: 44

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

3680	<b>TUB SURROUND--PREFAB</b> Install a white, fiberglass, 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. Required 10 year warrantee. PRODUCT STANDARD: Sterling model 71171720-0, or equivalent. Must comply with ANSI standard Z124.1.2.	1.00	EA	\$650.00	\$650.00
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**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	204.00	SF	\$0.40	\$81.60
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Location: 13 - Bathroom

Approx. Wall SF: 205

Ceiling/Floor SF: 44

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20 Floor Coverings</b>					
<b>5930</b>	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> 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.	34.00	SF	\$4.29	\$145.86

<b>Trade: 22 Plumbing</b>					
<b>6875</b>	<b>FAUCET--LAVATORY SINGLE LEVER--GCI</b> Install a washerless, single control, metal bodied faucet with a 15 year drip-free warranty and a maximum flow rate of 2.0 GPM. Include brass ball-type shut-off valves, pop-up stopper and trap. A dual control faucet is also acceptable.	1.00	EA	\$105.00	\$105.00
<b>6930</b>	<b>SHOWER DIVERter--SINGLE CONTROL</b> Install a single lever, metal faucet/shower diverter and Delta 6122, or equivalent, water saving shower head with 15 year drip-free warranty.	1.00	EA	\$280.00	\$280.00
<b>7012</b>	<b>COMMODE--REPLACE--1.28 GPF--2008 GCI</b> Install a 1.28 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. Seal commode to floor with clear silicone caulk.	1.00	EA	\$200.00	\$200.00

Location Total: \$1,462.46

Location: 14 - Right Rear Bedroom (Inc. Closet)

Approx. Wall SF: 384

Ceiling/Floor SF: 151

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
<b>3260</b>	<b>REWORK INTERIOR DOOR</b> 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
<b>3375</b>	<b>DOOR--WOOD BIFOLD</b>	1.00	PR	\$210.00	\$210.00



**Address: 3186 E 132 Street****Unit: Unit 01****Location: 14 - Right Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 384

Ceiling/Floor SF: 151

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	Hang flush, hollow core, wood bifold doors including overhead track, all hardware and casing, plumb and centered within the opening.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	530.00	SF	\$0.40	\$212.00
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5970</b>	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	145.00	SF	\$4.89	\$709.05

**Location Total: \$1,168.05****Unit Total for 3186 E 132 Street, Unit Unit 01: \$40,203.35****Address Grand Total for 3186 E 132 Street: \$40,203.35****Bidder:** \_\_\_\_\_