

SPECS BY LOCATION/TRADE with Costs

8/1/2022

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

Case Number: **138-04-152**
 Project Manager: **J R**
 Phone: _____

Address: **12911 Harvard 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 WEAK PORCH DECKS.	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
10	APPLICANT ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has	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				
	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. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> x _____ Applicant _____ Date x _____ Applicant _____ Date </div>				
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
37	ELECTRICAL PERMIT REQUIRED 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	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	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				
	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	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. 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	CERTIFICATE OF OCCUPANCY/COMPLIANCE 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
45	CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.	1.00	DU	\$0.00	\$0.00
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
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.)	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
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Trade: 1 General Requirements

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: 1,530

Ceiling/Floor SF: 620

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

460	TRIM ALL OVERGROWTH	1.00	AL	\$300.00	\$300.00
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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.

520	FOUNDATION DRAINAGE SYSTEM	102.00	LF	\$112.00	\$11,424.00
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Excavate a 16" wide by footer-depth trench at foundation wall, 4' beyond house corners. Allow foundation wall to dry. Apply 2 coats of asphalt-based water proofing to all exposed foundation surfaces. Lay a 4" perforated drain pipe, over 6 mil plastic to drain to one end of trench. Install sewer hubs at each corner where a downspout will be located. Tie foundation drain into storm sewer. Fill trench w/ 2" or larger stone to 12" below grade. Backfill remainder with clean topsoil to grade. Compact soil and provide positive pitch away from foundation. Areas where pavement abuts foundation shall be backfilled to 4" below grade and concrete or asphalt paving shall be installed to match existing and shall be graded to provided positive drainage away from foundation.

IMPORTANT: IF UPON THE START OF EXCAVATION IT IS FOUND THAT THE FOUNDATION IS CONSTRUCTED OF SANDSTONE OR RUBBLE STONES, EXCAVATION MUST IMMEDIATELY STOP. THE BUYER OR PROJECT MANAGER MUST BE PROMPTLY NOTIFIED OF THE SITUATION.

An interior waterproofing system exists, but there is evidence that moisture is continuing to damage the foundation. The interior system must be removed (separately specified) and the foundation repaired (also separately specified).

Trade: 6 Concrete & Paving

980	DRIVEWAY--CONCRETE	150.00	SF	\$9.00	\$1,350.00
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Remove existing driveway. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick driveway with

Location: 2 - Exterior

Approx. Wall SF: 1,530

Ceiling/Floor SF: 620

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 6 Concrete & Paving

#10 welded wire mesh. New driveway shall equal width as existing driveway or as specified. Install expansion joints from side to side at 10' intervals, and down the middle for the entire length of the driveway. Apply a broom finish surface. Pitch driveway to direct water away from the building, off the edges of the driveway and toward the drain. Existing driveway drains shall be retained and fitted with new 36" long channel grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain. Driveways that allow standing water will not be approved. Remove forms. Regrade and seed disturbed areas.

DAMAGED SLABS & SLABS THAT ARE AGAINST FOUNDATION.

REMOVE SLABS PRIOR TO FOUNDATION WATERPROOFING. REPLACE AFTER COMPLETION OF WATERPROOFING.

Trade: 10 Carpentry

3185	DOOR--PREHUNG METAL ENTRANCE	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 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	STORM DOOR--ALUMINUM	3.00	EA	\$290.00	\$870.00
	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.				
3560	PORCH--REBUILD	160.00	SF	\$40.00	\$6,400.00
	Remove deteriorated porch. Pour 12"x18"x12" concrete footers below frost line. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles, aluminum gutters and downspouts, 1/4" plywood ceiling and lattice. Structural lumber and deck shall be preservative treated.				
	DUPLICATE SIZE OF EXISTING FRONT PORCH. DEMOLISH PORCH PRIOR TO FOUNDATION WATERPROOFING. CONSTRUCT NEW PORCH AFTER COMPLETION OF WATERPROOFING.				
3595	STEPS--REPLACE EXTERIOR	8.00	RI	\$100.00	\$800.00
	Dispose of existing steps. Using clear preservative treated				

Address: 12911 Harvard Avenue**Unit: Unit 01****Location: 2 - Exterior**

Approx. Wall SF: 1,530

Ceiling/Floor SF: 620

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

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.

BOTH FRONT AND REAR PORCH STEPS.

3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers.	1.00	EA	\$20.00	\$20.00
3885	MAILBOX Install locking black enamel finish, magazine-size mailbox.	1.00	EA	\$40.00	\$40.00

Trade: 15 Roofing

4755	FASCIA--REPLACE Replace fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New fascia shall duplicate dimensions of fascia being replaced. GUTTER BOARDS.	52.00	LF	\$3.75	\$195.00
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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.	1,000.00	SF	\$0.21	\$210.00
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. SIDES AND REAR OF FOUNDATION.	108.00	SF	\$0.72	\$77.76

Location Total: \$23,309.76**Location: 3 - Garage**

Approx. Wall SF: 480

Ceiling/Floor SF: 200

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

750	DEMO--OUTBUILDING Disconnect and cap off all electrical and plumbing services. Demolish outbuilding to 12" below grade. Rake yard clean including nails and glass. Backfill with clean soil and compact to same grade as surrounding yard area. Apply grass seed. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas.	200.00	SF	\$3.00	\$600.00
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Location Total: \$600.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15 Roofing					
Custom	WATER LINES--REPAIR & RESUPPORT Properly support all water lines. Replace all damaged and incorrectly sized lines. Repair all leaks and replace all leaking and non-functioning valves.	1.00	AL	\$300.00	\$300.00
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 alluminum flex chimney liners. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills. 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.	1.00	EA	\$5,500.00	\$5,500.00
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
Trade: 1600 Electrical (CSI)					
7404	WHOLE HOUSE REWIRE 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.	1.00	AL	\$7,500.00	\$7,500.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

SHALL INCLUDE:

- a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels.
- b. 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.
- c. 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.
- d. All wiring in basement under 7 ft shall be in conduit.
- e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent.
- f. All electrical components that are permanently disconnected shall be removed and disposed of.
- g. All furnaces and major appliances shall be on separate grounded circuits.
- h. 220 volt circuits shall be present to serve dryer and kitchen stove.
- i. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.
- j. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.
- k. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.
- l. 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.
- m. All plaster repair due to installation shall be general contractors responsibility.

OUTLET (RECEPTICLE) REQUIREMENTS:

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

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

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

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

a. Smoke/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: \$14,750.00

Location: 5 - Basement

Approx. Wall SF: 546

Ceiling/Floor SF: 432

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 7 Masonry

1230 MASONRY--REPOINT

432.00 SF \$2.00 \$864.00

Remove interior waterproofing panels. Cut out deteriorated mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Tool concave joints and clean brick face.

INCLUDES PATCHING SMALL HOLES IN FLOOR.

Address: 12911 Harvard Avenue

Unit: Unit 01

Location: 5 - Basement

Approx. Wall SF: 546

Ceiling/Floor SF: 432

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

Custom	CHIMNEY CLEAN-OUT DOOR--REPLACE Replace chimney clean-out door.	1.00	EA	\$75.00	\$75.00
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Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	432.00	SF	\$0.63	\$272.16
5760	PREP & PAINT CONCRETE OR MASONRY WALL Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. Top coat with with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	546.00	SF	\$0.63	\$343.98

Trade: 21 HVAC

6415	DRYER VENT--GCI Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preverter 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.	1.00	EA	\$65.00	\$65.00
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Trade: 22 Plumbing

7115	LAUNDRY TUB--SINGLE BOWL Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Connect waste line and secure tub to wall or floor.	1.00	EA	\$140.00	\$140.00
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Location Total: \$1,760.14

Location: 6 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. BOTH UPPER AND LOWER FLIGHTS.	10.00	LF	\$5.50	\$55.00
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Address: 12911 Harvard Avenue

Unit: Unit 01

Location: 6 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5551	STAIRS--PREP & PAINT Rough sand, clean and paint stair treads, risers, stringers and rails with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements. BASEMENT TO LANDING.	6.00	RI	\$5.60	\$33.60
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

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. LANDING.	9.00	SF	\$4.29	\$38.61
5931	UNDERLAY & VINYL SHEET GOODS--STAIRS Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl sheet goods on treads and risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic tile, vinyl composition tile, laminate, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications. LANDING TO KITCHEN.	3.00	RI	\$14.00	\$42.00

Location Total: \$249.21

Location: 7 - Kitchen

Approx. Wall SF: 378

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--VINYL DBL HNG DBL GLZ	1.00	EA	\$400.00	\$400.00

Location: 7 - Kitchen

Approx. Wall SF: 378

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	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. REAR WINDOW.				
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.	12.00	LF	\$150.00	\$1,800.00
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides and metal or plastic corner bracing. Cabinet doors shall have routed finger grooves on the sides, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles.	7.00	LF	\$140.00	\$980.00
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.	12.00	LF	\$38.00	\$456.00
Trade: 17	Drywall & Plaster				
5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. CEILING.	208.00	SF	\$1.25	\$260.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	480.00	SF	\$0.40	\$192.00
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS	100.00	SF	\$4.29	\$429.00

Address: 12911 Harvard Avenue**Unit: Unit 01****Location: 7 - Kitchen**

Approx. Wall SF: 378

Ceiling/Floor SF: 108

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

Trade: 22**Plumbing**

6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	\$319.00	\$319.00
	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.				

Location Total: \$4,836.00**Location: 8 - Bathroom**

Approx. Wall SF: 252

Ceiling/Floor SF: 43

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.				
3834	TOILET PAPER HOLDER--INSTALL	1.00	EA	\$18.00	\$18.00
	Install chrome plated metal toilet paper holder screwed securely to stud.				

Trade: 17**Drywall & Plaster**

5280	DRYWALL--WATER RESISTANT	43.00	SF	\$3.85	\$165.55
	Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8"on center. Wet sand ready for paint. CEILING.				

Address: 12911 Harvard Avenue

Unit: Unit 01

Location: 8 - Bathroom

Approx. Wall SF: 252

Ceiling/Floor SF: 43

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	270.00	SF	\$0.40	\$108.00
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.	33.00	SF	\$4.29	\$141.57
Trade: 22	Plumbing				
6930	SHOWER DIVERter--SINGLE CONTROL 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
7005	COMMODE--REFURBISH Clean toilet. Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.	1.00	EA	\$40.00	\$40.00

Location Total: \$953.12

Location: 9 - Dining Room

Approx. Wall SF: 419

Ceiling/Floor SF: 133

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	165.00	SF	\$0.40	\$66.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	132.00	SF	\$4.89	\$645.48

Address: 12911 Harvard Avenue**Unit: Unit 01****Location: 9 - Dining Room**

Approx. Wall SF: 419

Ceiling/Floor SF: 133

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

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: \$811.48**Location: 10 - Living Room**

Approx. Wall SF: 540

Ceiling/Floor SF: 209

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

Custom	WINDOW--ADJUST Adjust window so that sashes are properly in their tracks. FRONT WINDOW NEAR BOTTOM OF STAIRS.	1.00	EL	\$20.00	\$20.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	700.00	SF	\$0.40	\$280.00
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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.	209.00	SF	\$4.89	\$1,022.01
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Location Total: \$1,322.01**Location: 11 - Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. TOP FLIGHT.	3.00	LF	\$5.50	\$16.50
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Address: 12911 Harvard Avenue

Unit: Unit 01

Location: 11 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5270	DRYWALL--1/2"	32.00	SF	\$3.50	\$112.00
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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.

CEILING.

5355	PATCH PLASTER	5.00	SF	\$6.82	\$34.10
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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, 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

5580	PAINT STAIRWELL	1.00	RM	\$80.00	\$80.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	10.00	SF	\$4.89	\$48.90
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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.

LANDING.

5980	CARPET AND PAD STAIRS	15.00	RI	\$19.89	\$298.35
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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.

Location Total: \$589.85

Location: 12 - Hall

Approx. Wall SF: 182

Ceiling/Floor SF: 31

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

5270	DRYWALL--1/2"	16.00	SF	\$3.50	\$56.00
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Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of

Address: 12911 Harvard Avenue**Unit: Unit 01****Location: 12 - Hall**

Approx. Wall SF: 182

Ceiling/Floor SF: 31

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
	adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. CEILING.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	320.00	SF	\$0.40	\$128.00
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.	31.00	SF	\$4.89	\$151.59

Location Total: \$335.59**Location: 13 - Front Bedroom (Inc. Closet)**

Approx. Wall SF: 477

Ceiling/Floor SF: 221

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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. BEDROOM DOOR.	1.00	EA	\$37.00	\$37.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	690.00	SF	\$0.40	\$276.00
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	220.00	SF	\$4.89	\$1,075.80

Address: 12911 Harvard Avenue**Unit: Unit 01****Location: 13 - Front Bedroom (Inc. Closet)**

Approx. Wall SF: 477

Ceiling/Floor SF: 221

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

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: \$1,388.80**Location: 14 - Left Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 349

Ceiling/Floor SF: 124

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

3260	REWORK INTERIOR DOOR	2.00	EA	\$37.00	\$74.00
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Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

Trade: 17 Drywall & Plaster

9198	LAMINATE WITH 3/8" GYPSUM	64.00	SF	\$3.50	\$224.00
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After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark "Lead Paint" at 4' intervals. Hang, tape and three coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum board horizontally. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and apply a premium acrylic latex top coat. HEPA vacuum any visible paint chips, dust and debris. CEILING.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	465.00	SF	\$0.40	\$186.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$484.00**Location: 15 - Right Rear Bedroom (No Closet)**

Approx. Wall SF: 295

Ceiling/Floor SF: 90

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

Address: 12911 Harvard Avenue

Unit: Unit 01

Location: 15 - Right Rear Bedroom (No Closet)

Approx. Wall SF: 295

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR	1.00	EA	\$37.00	\$37.00
	Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM	384.00	SF	\$0.40	\$153.60
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	90.00	SF	\$4.89	\$440.10
	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: \$630.70

Unit Total for 12911 Harvard Avenue, Unit Unit 01: \$52,020.66

Address Grand Total for 12911 Harvard Avenue: \$52,020.66

Bidder: _____