

SPECS BY LOCATION/TRADE with Costs

1/19/2022

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

Case Number: 142-01-015
Project Manager: RS
Phone: Revised 1/19/22 per spec review

Address: 4122 E 142nd 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	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 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				
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 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	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				
	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

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

Approx. Wall SF: 704

Ceiling/Floor SF: 480

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
904	CONCRETE SLAB - CRACK REPAIR Clean area to be repaired and chisel or grind "V" shaped groove at crack. Patch with waterplug cement flush with existing surface.	40.00	LF	\$3.50	\$140.00
906	GARAGE SLAB--REPLACE Support garage. Remove existing garage slab. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick, with #10 welded wire mesh. Shall include replacement of damaged curb in compliance with code.	440.00	SF	\$9.00	\$3,960.00

Trade: 10 Carpentry

2675	SIDING--ALUMINUM OR VINYL REPAIR Secure aluminum or vinyl siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed. Repair/replace drip edge and damaged or missing course of siding.	20.00	SF	\$5.00	\$100.00
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Trade: 15 Roofing

4665	SPLASH BLOCK Place concrete or plastic splash block at end of downspout.	1.00	EA	\$14.00	\$14.00
Custom	CLEAN DEBRIS AND GROWTH FROM GUTTERS Clean debris and plant growth from gutters.	1.00	AL	\$25.00	\$25.00

Trade: 19 Paint & Wallpaper

5655	PREP & PAINT EXTERIOR WOOD Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and	160.00	SF	\$1.20	\$192.00
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Location: 2 - Garage

Approx. Wall SF: 704

Ceiling/Floor SF: 480

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

ceilings, and trim. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows.
Paint T-111 siding on rear wall of garage.

Location Total: \$4,431.00**Location: 3 - Exterior**

Approx. Wall SF: 1,840

Ceiling/Floor SF: 520

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 2 Owner Participation

Custom	VARMINT CONTROL	1.00	AL	\$25.00	\$25.00
Trap and remove varmint that is creating deep holes under front porch.					

Trade: 4 Site Work

Custom	TRIM TREE GROWTH NEAR HOUSE	1.00	AL	\$250.00	\$250.00
Trim branches of large tree in back yard to at least 25' away from house.					

Trade: 5 Demolition & Disposal

Custom	REMOVE FENCE	60.00	LF	\$5.00	\$300.00
Remove deteriorated wood stockade fencing.					

Trade: 6 Concrete & Paving

947	SIDEWALK--INSTALL	60.00	SF	\$9.00	\$540.00
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.					
960	DRIVEWAY--ASPHALT	1,000.00	SF	\$3.25	\$3,250.00
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					

Location: 3 - Exterior

Approx. Wall SF: 1,840

Ceiling/Floor SF: 520

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	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.				
Trade: 7	Masonry				
1330	CHIMNEY--REPOINT	1.00	EA	\$250.00	\$250.00
	Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. Pargeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.				
Trade: 9	Environmental Rehab				
9707	EXTERIOR: REPLACE PORCH DECK	14.00	SF	\$6.00	\$84.00
	Remove, package and dispose of porch deck. Replace deck using preservative treated 5/4" x 6" radius edge decking. Replace trim as required. Repaint as close to original as possible. Front Porch - Replace rotted and displaced portions of deck.				
Trade: 10	Carpentry				
2675	SIDING--ALUMINUM OR VINYL REPAIR	90.00	SF	\$5.00	\$450.00
	Secure aluminum or vinyl siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed.				
3510	PORCH CEILING--VINYL BEADED BOARD - RENAIL	1.00	AL	\$50.00	\$50.00
	Dispose of damaged ceiling material. Install Wolverine vinyl, vented, simulated beaded T&G ceiling material. Include all trim. Renail and re-use existing beaded board if possible.				
3525	GUARD RAIL--WOOD	52.00	LF	\$21.78	\$1,132.56
	Dispose of any existing railing. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts. Front Porch - 30 lf Rear Porch Upper Deck - 22 lf				
3550	PORCH LATTICE--REPLACE	90.00	SF	\$2.25	\$202.50
	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				

Location: 3 - Exterior

Approx. Wall SF: 1,840

Ceiling/Floor SF: 520

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	masonry piers and securely fastened to the porch. Panel at driveway side shall be openable, with exterior grade hinges at top, handle and latch.				
Custom	COVER ABANDONED MAIL CHUTE With 1" x 6" board, cover mail chute opening. Paint to match or compliment.	1.00	AL	\$20.00	\$20.00
Custom	REHABILITATE REAR PORCH Straighten and extend existing masonry piers or install (2) new masonry piers to properly support porch deck. Check integrity of deck beneath second story posts and repair if necessary. Repair dropped portion of second story ceiling.	1.00	AL	\$1,500.00	\$1,500.00
Custom	WOOD STEPS REPAIR - REPLACE RISER Replace one deteriorated riser on front steps consisting of a 1" x 10" board approx. 40 inches long.	1.00	EA	\$50.00	\$50.00
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.	10.00	SQ	\$425.00	\$4,250.00
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.	55.00	LF	\$6.00	\$330.00
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.	40.00	LF	\$5.00	\$200.00
Trade: 19 Paint & Wallpaper					
5675	PREP & PAINT EXTERIOR TRIM--SF	350.00	SF	\$1.10	\$385.00

Location: 3 - Exterior

Approx. Wall SF: 1,840

Ceiling/Floor SF: 520

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

Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss by sanding. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with acrylic latex semi-gloss.

To include both porches and garage trim.

5785	PREP & PAINT EXTERIOR MASONRY	180.00	SF	\$0.72	\$129.60
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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.

Paint stone foundation.

Trade: 23 Electric

8151	**EXTERIOR LIGHTING** REPLACE LIGHT POST	1.00	EA	\$200.00	\$200.00
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Replace metal light post in front yard.

Location Total: \$13,598.66

Location: 4 - Basement

Approx. Wall SF: 602

Ceiling/Floor SF: 453

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

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

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.

Remove basement toilet and stall. Seal toilet drain.

Trade: 7 Masonry

9489	GLASS BLOCK W/VENT--INSTALL	18.00	SF	\$50.00	\$900.00
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Remove all existing window components. Install glass block with vinyl vent including storm and screen inserts per manufacturers instructions. Use expansion spacers around perimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing.

3 Windows

Location: 4 - Basement

Approx. Wall SF: 602

Ceiling/Floor SF: 453

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2235	POST--STEEL JACK Dig and pour a 12"x 12"x 12" concrete footer. Install a screw type, 4" round metal post with screws to correct sagging framing member. Replace one inadequate 2" x 4" post supporting center beam and one 4 x 4 wood post that is out of place.	2.00	EA	\$175.00	\$350.00

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	450.00	SF	\$0.63	\$283.50
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.	600.00	SF	\$0.63	\$378.00

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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Location Total: \$2,476.50**Location: 5 - 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	\$2,400.00	\$2,400.00

See asbestos abatement requirements under general requirements at the beginning of these specifications if

Location: 5 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	asbestos is present in any portion of the system being removed.				
	HVAC PERMIT IS REQUIRED.				
Trade: 22	Plumbing				
6612	WATER SERVICE--COPPER K LINE	80.00	LF	\$100.00	\$8,000.00
	Excavate to 36", lay 1" type K, copper pipe and refill trench for water service. Lay line without joints from meter hub to main shut off valve inside structure. Contractor to apply and pay for all permits, repair concrete cuts and coordinate installation of new meter. Owner to pay all water tap fees. Backfill, seed and mulch disturbed yard areas.				
	Replace Lead Pipe service line.				
6637	WATER METER--INSTALL NEW	1.00	EA	\$300.00	\$300.00
	Contact water department to schedule installation of a replacement water meter.				
6709	SEWER LINES--SNAKE	1.00	AL	\$350.00	\$350.00
	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.				
6715	DRAIN, WASTE, VENT--PVC	20.00	LF	\$14.00	\$280.00
	Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members.				
	Contingency for drain repairs.				
7070	WATER HEATER--40 GALLON GAS	1.00	EA	\$664.00	\$664.00
	Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.				
7190	WATER SUPPLY--1 BATH HOUSE	1.00	DU	\$2,700.00	\$2,700.00
	Remove all water supply from meter on, to code legal dump. Install type M copper supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off valves in the basement or utility room controlling each water supply zone and at each fixture, chromed fixture supply lines & air gaps. Supply lines shall be located in interior walls, not exterior.				
Trade: 1600	Electrical (CSI)				

Location: 5 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE	1.00	AL	\$6,500.00	\$6,500.00

Rewire structure to the N.E.C. The contractor is responsible for correcting all code violations whether or not stated in the itemized list.

SHALL INCLUDE:

- a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels.
- b. 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. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.
- j. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.kj. 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.
- l. Door bells are required for each unit with buttons next to each entry door.
- 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.

LIGHTING REQUIREMENTS:

- a. Exterior light fixtures shall be located next to or above all entrances.
- b. Basement lighting shall be provided by a minimum of four pull chain fixtures spaced to provided adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)

Location: 5 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

c. Lighting fixtures controlled by wall switches shall be present in all habitable rooms. (A switch controlled electrical outlet may be substituted for a light fixture in living rooms, unless otherwise specified.)

d. Lighting shall be present to adequately illuminate all stairways. Three way switches shall be located at each end of hallways of 6' or more in length, and at top and bottom of all stairways, excluding stairways to unfinished basements, which shall be controlled by a switch at the head of stairs, and unfinished attics, which shall be controlled by a switch at the bottom of the stairs.

e. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.

f. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

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

b. One smoke detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.

c. At least one detector shall be located on each level of the unit. On floors with bedrooms, one detector shall be located in the hallway or room outside of the bedrooms, and one detector shall be mounted inside each bedroom.

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

e. CO detectors shall be present on every floor with gas fueled appliances and on every floor served by forced air heat. They may be separate CO detectors or combination smoke/CO detectors.

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

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

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

Location Total: \$21,194.00

Location: 6 - Stairs

Approx. Wall SF: 240

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

Location Total: \$80.00**Location: 7 - Kitchen**

Approx. Wall SF: 346

Ceiling/Floor SF: 114

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	110.00	SF	\$0.50	\$55.00

Trade: 10 Carpentry

2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	2.00	EA	\$353.00	\$706.00
3165	DOOR & FRAME--METAL SECURITY Field measure, fabricate, prime, topcoat and install a barred security door in a steel angle iron frame, and a heavy duty galvanized steel screen, with a single cylinder dead bolt lockset. Use 1/2"x 1/2" steel bars no more than 5" on center.	1.00	EA	\$425.00	\$425.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable.	1.00	EA	\$290.00	\$290.00
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Door to Bsmt.	1.00	EA	\$37.00	\$37.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	450.00	SF	\$0.40	\$180.00
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Location Total: \$1,693.00

Location: 8 - Dining Room

Approx. Wall SF: 372

Ceiling/Floor SF: 134

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	\$353.00	\$706.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	500.00	SF	\$0.40	\$200.00
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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.	15.00	SY	\$20.00	\$300.00
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Location Total: \$1,206.00

Location: 9 - Living Room

Approx. Wall SF: 448

Ceiling/Floor SF: 193

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	\$353.00	\$706.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable.	1.00	EA	\$290.00	\$290.00

Address: 4122 E 142nd Street

Unit: Unit 01

Location: 9 - Living Room

Approx. Wall SF: 448

Ceiling/Floor SF: 193

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

Custom	REFURBISH METAL FRONT ENTRY DOOR Resecure door hinges and adjust. Install new hardware. Weatherstrip.	1.00	AL	\$120.00	\$120.00
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Trade: 19 Paint & Wallpaper

5465	REPR CRACKS/HOLES FOR PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Ceiling hairline cracks.	1.00	RM	\$50.00	\$50.00
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	640.00	SF	\$0.40	\$256.00

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.	21.00	SY	\$20.00	\$420.00
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Location Total: \$1,842.00

Location: 10 - Stairs

Approx. Wall SF: 288

Ceiling/Floor SF: 45

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

2986	WINDOW--VINYL HOPPER Field measure, order and install a vinyl, double glazed, single lite hopper window with latch and chain. Prime and top coat wood trim. 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	1.00	EA	\$200.00	\$200.00
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Trade: 19 Paint & Wallpaper

5465	REPR CRACKS/HOLES FOR PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Ceiling hairline cracks.	1.00	RM	\$50.00	\$50.00
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Location: 10 - Stairs

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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.	9.00	SY	\$20.00	\$180.00
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Location Total: \$510.00**Location: 11 - Hall**

Approx. Wall SF: 220

Ceiling/Floor SF: 40

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.	1.00	EA	\$353.00	\$353.00

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 (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	260.00	SF	\$0.40	\$104.00

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	4.50	SY	\$20.00	\$90.00
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Location: 11 - Hall

Approx. Wall SF: 220

Ceiling/Floor SF: 40

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 20 Floor Coverings

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

Location Total: \$647.00

Location: 12 - Bathroom

Approx. Wall SF: 276

Ceiling/Floor SF: 74

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

2980 WINDOW--VINYL DBL HNG DBL GLZ 1.00 EA \$353.00 \$353.00

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.
Clouded glass.

3285 LOCKSET--BATHROOM 1.00 EA \$29.00 \$29.00

Install a back set, privacy lockset with a brass plated exterior knob and a chrome plated interior knob.

3835 ACCESSORY SET--3 PIECE CHROME 1.00 EA \$45.00 \$45.00

Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.

4150 TUB END WALL 1.00 EA \$218.00 \$218.00

Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of drywall compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.

9487 WINDOW--REMOVE & FILL IN OPENING 1.00 AL \$345.00 \$345.00

Remove all interior and exterior window components. Stud opening with 2"x4", insulate to R-13 and install interior and exterior finishes matching adjacent surfaces as closely as possible. Prime and top coat new material with premium acrylic latex paint.

Remove bathroom window to make space for tub relocation.

Trade: 17 Drywall & Plaster

5245 DRYWALL--LAMINATE WATER RESIST 40.00 SF \$1.60 \$64.00

Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for

Location: 12 - Bathroom

Approx. Wall SF: 276

Ceiling/Floor SF: 74

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
	paint. Install 3/8" ogee or shoe molding.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	350.00	SF	\$0.40	\$140.00
Trade: 22	Plumbing				
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. Locate on rear wall. Move vanity to interior wall.	1.00	EA	\$950.00	\$950.00
Custom	RELOCATE VANITY Relocate vanity from exterior wall to interior wall. Reconnect all.	1.00	AL	\$150.00	\$150.00

Location Total: \$2,294.00**Location: 13 - Bedroom Front**

Approx. Wall SF: 448

Ceiling/Floor SF: 193

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	\$353.00	\$706.00
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Entrance & closet doors	1.00	EA	\$37.00	\$37.00
3355	DOOR--6 PANEL INT, HOLLOW 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	1.00	EA	\$200.00	\$200.00

Location: 13 - Bedroom Front

Approx. Wall SF: 448

Ceiling/Floor SF: 193

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

doorknob bumper shall be installed in locations where doorknob may hit wall.

Bedroom entry door.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	625.00	SF	\$0.40	\$250.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD	20.00	SY	\$20.00	\$400.00
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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: \$1,593.00**Location: 14 - Bedroom Left Rr**

Approx. Wall SF: 352

Ceiling/Floor SF: 119

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

2980	WINDOW--VINYL DBL HNG DBL GLZ	1.00	EA	\$353.00	\$353.00
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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.

3160	DOOR--INSULATED METAL	1.00	EA	\$593.00	\$593.00
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Install a 6-panel, insulated metal door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike. Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping, and wide angle peepsight. Prime and topcoat. Install a baseboard mounted solid metal doorstop in locations where doorknob may damage wall.
Door to rear porch.

4160	CLOSET--BEDROOM	1.00	EA	\$575.00	\$575.00
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Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish 1/2" gypsum to both sides of the 2"x 3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf,

Address: 4122 E 142nd Street

Unit: Unit 01

Location: 14 - Bedroom Left Rr

Approx. Wall SF: 352

Ceiling/Floor SF: 119

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.				
Trade: 16	Conservation				
4810	WEATHERSTRIP DOOR	1.00	EA	\$34.00	\$34.00
	Weatherstrip wood door with spring bronze and a vinyl door sweep.				
	Door to porch.				
Trade: 19	Paint & Wallpaper				
5460	STRIP PAPER, SPACKLE, PRIME	1.00	RM	\$100.00	\$100.00
	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.				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	460.00	SF	\$0.40	\$184.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	13.00	SY	\$20.00	\$260.00
	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: \$2,099.00

Unit Total for 4122 E 142nd Street, Unit Unit 01: \$53,664.16

Address Grand Total for 4122 E 142nd Street: \$53,664.16

Bidder: _____