



RE: Bids for 612 University

After looking back through the drawings we realized there are several structural changes that are not reflected in the bid specs. We are adding several line items to the specs to fix this problem. Please look them over carefully before you turn them in tomorrow to make sure you didn't miss any of the changes. We added an entrance door and back porch off the rear of the kitchen. We also reframed all of the bedroom closets to accept bifold doors. We added a hall closet and attic access on the second floor hall. If you have any questions, feel free to call Kyle Stottmeister at (810) 955-9201.

Sorry for the inconvenience,

Kyle Stottmeister
Rehab. Inspector
Genesee County Land Bank

SPECS BY LOCATION/TRADE

6/28/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 612 University 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					
120	REMOVE CONSTRUCTION DEBRIS Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. Estimate 3-30 yard dumpsters	3.00	RM	_____	_____
140	CONTRACTOR TO VERIFY UTILITIES CAN BE TURNED ON SAFELY Prior to turning on gas, electric, and water, the contractor shall visually inspect systems for cracks, leaks, or faulty connections. After turning on utilities, contractor shall immediately check to make sure the water & gas are not leaking.	1.00	GR	_____	_____
36	BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____
37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
42	CERTIFICATE OF OCCUPANCY Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.	1.00	EA	_____	_____
93	BID AND PERFORMANCE BOND REQUIRED Bid bond required in order to submit a bid. Prior to commencing work, contractor shall provide owner with a bond written on the AIA form for 100% of the contract, callable in the event of either non- performance or non-payment.	1.00	M	_____	_____

Bidder: _____

Location Total: _____

Location: 2 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 1,462

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2887	WINDOW--WOOD DBL HNG/DBL GLZ Dispose of window unit and install a wood, double hung, double glazed, one-over-one window and jamb complete with full screen, snap-in mullion, hardware, weatherstripping, interior stool, apron, casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Clean glass. In bathroom, use obscure glass. Windows should be flashed with self adhesive butyl flashing (Grace or approved equivalent) Dispose using state guidelines for lead abatement. Windows should be Crestline or approved equivalent. Glass should be thermo pane and low E. Gap around windows should be sealed with minimal expanding foam.	14.00	EA	_____	_____
4025	TRIM ALLOWANCE--INTERIOR Trim house with 3 1/4" O.G. colonial base and casing . Install molded 6 panel hollow core doors to all rooms with matching bifold doors on all closets. All closets will have chrome plated, steel closet rod and wood shelf. Linen closets will have 5 plywood shelves. Door hardware will be Shlage brass passage sets w/ privacy sets on bedrooms and bathrooms	1,350.00	SF	_____	_____
Trade: 16 Conservation					
5095	INSULATION Blow R-15 cellulose insulation in closed wall cavities. R-49 cellulose blown insulation in attic after installing baffles Include firestop where necessary	1,350.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
5270	DRYWALL Hang, tape and 3 coat finish 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. Remove loose or damaged plaster. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical Drywall entire interior. 1/2" on walls and ceilings. 5/8" on ceiling of addition. Green board in bathrooms.	6,200.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
5566	PREP & PAINT HOUSE (INTERIOR) Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed latex. Include any closets.	1,350.00	SF	_____	_____

Location: 2 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 1,462

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	Use Behr or approved equivalent. Eggshell finish. 2 coats. Color must be approved by the agency				
Trade: 20	Floor Coverings				
5960	REMOVE FLOOR COVERING TO SUBFLOOR Remove floor covering to subfloor, remove all staples/nails, inspect subfloor for water/mold damage. Remove all transitions.	1,350.00	SF	_____	_____
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$25/sy. Owner's choice of in stockcolor and pattern. Living Room, Dining Room, halls, and bedrooms. Colors and textures to be determined by the agency	110.00	SY	_____	_____
Trade: 22	Plumbing				
6630	SUPPLY--PEX Install flexible pex piping with a minimum number of couplings to fixtures. Install mechanical connectors and shut off valves at all fixtures. Size pipe to 1990 CABO minimums per table 2406.5. Install throughout house	1.00	EA	_____	_____
Trade: 23	Electric				
7730	LIGHT FIXTURE--ALLOWANCE Lighting allowance - \$40 for interior lights, \$100 for ceiling fans, dining room light, and kitchen light, \$100 for exterior lights.	1.00	EA	_____	_____
7810	SMOKE DETECTOR--HARD WIRED Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box.	6.00	EA	_____	_____
8120	REWIRE HOUSE Replace all wiring, devices, motor and fixtures reusing as much as possible and within the existing service capacity. Rewire the house to conform to the current edition of the National Electric Code. Replace existing electrical service with a residential, 150 amp, single phase, 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration. See drawing for placement of outlets, switches, and finish fixtures. Need separate circuit for laundry room, furnace, and 2 circuits for kitchen.	800.00	SF	_____	_____

Address: 612 University Avenue

Unit: Unit 01

Location: 2 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 1,462

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Bidder: _____

Location Total: _____

Location: 3 - Kitchen

Approx. Wall SF: 387

Ceiling/Floor SF: 113

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

3715	CABINET--WOOD BASE	25.00	LF	_____	_____
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Replace base cabinets. Install base cabinet with doors of solid oak or maple stiles and veneered plywood panels. Frame with solid oak or maple stiles, 1/2" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of two in-stock designs.

Aristokraft Grayson Saddle finish per print layout

3725	CABINET--WOOD WALL	27.00	LF	_____	_____
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Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/2" plywood sides, metal or plastic corner bracing.

Aristokraft Grayson Saddle finish per print layout

3750	COUNTER TOP--PLASTIC LAMINATE	25.00	LF	_____	_____
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Dispose of counter top. Field measure and manufacture a plastic laminate counter top, glued to particle board designed for this purpose. Provide cutout for sink. Owner's choice of in-stock color and texture.

Include full back splash and range splash to upper cabinets

Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS	104.00	SF	_____	_____
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Install 1/4" underlayment, 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 manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal.

Install metal edge strips in openings & shoe molding.

Armstrong Solarium sheet vinyl over birch Micro plywood. Color and finish to be selected by the agency

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE--GCI	1.00	EA	_____	_____
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Install a 22 gauge 33" x 22" x 8" 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, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered & all PVC fittings glued.

Location: 3 - Kitchen

Approx. Wall SF: 387

Ceiling/Floor SF: 113

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

Franke double bowl stainless sink with a pair of Watts, chrome plated, brass baskets and a Kohler Forte chrome, single valve, faucet with sprayer

Trade: 23 Electric

7730 LIGHT FIXTURE--Install

1.00 EA

Install a ceiling mounted, 4 bulb, UL approved, fluorescent light fixture with shade and lamps. \$100 allowance for fixture.

"Puff light"

7840 RANGE HOOD--RECIRCULATING

1.00 EA

Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Owner's choice of color.

Bidder: _____

Location Total: _____

Location: 4 - 1/2 Bath

Approx. Wall SF: 352

Ceiling/Floor SF: 121

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

2455 PARTITION--2"X4" NON BEARING

1.00 EA

Frame a wall using 2"x4" studs 24" on center with single top and bottom plates.

Reframe walls in half bath. See print.

3385 DOOR--5' BYPASS

1.00 EA

Field measure, order and install a pair of 6 panel, hollow core, by-passing, top hung, wardrobe doors in opening up to 5' wide, including an overhead track, all hardware and casing on one side.

3810 TOWEL BARS & TOILET PAPER HOLDER

3.00 EA

Install two 30" chrome plated steel towel bar, screwed securely to studs.

Chrome Toilet paper holder

American Standard Williamsburg or approved equal

3832 BATH MIRROR

1.00 SF

Install one plate glass 36x36 mirror over sink, appropriately secured

Trade: 20 Floor Coverings

5930 UNDERLAY & VINYL SHEET GOODS

45.00 SF

Install 1/4" underlayment, 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 manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal.

Address: 612 University Avenue

Unit: Unit 01

Location: 4 - 1/2 Bath

Approx. Wall SF: 352

Ceiling/Floor SF: 121

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

Install metal edge strips in openings & shoe molding.
Floor will be Armstrong Solarian shee vinyl over birch micro plywood. Color and pattern to be selected by the Agency.

Trade: 22 Plumbing

7045 PEDESTAL SINK

1.00 EA

Install a pedestal sink with all plumbing and waste connections.
Install a Kohler Forte lav. faucet w/ 4" center set.

Trade: 23 Electric

7753 INSTALL WALL FIXTURE

1.00 EA

Install fixture with a wall mounted 4 bulb fixture. Ensure proper operation with existing switch. \$30 fixture allowance

7818 FIXTURE--LIGHT, VENT

1.00 EA

Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.

Bidder: _____

Location Total: _____

Location: 5 - Living Room

Approx. Wall SF: 432

Ceiling/Floor SF: 182

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

711 REMOVE BEARING WALL

1.00 EA

Shore up structure with a 6" steel beam or 2"x12" flitch plate beam supported by 2"x4"- 12" OC with a double 2"x4" sole plate. Set hydraulic jacks on a 2"x10" plate and 2" x10"x4' bearing plate. Jack at 1/2 inch per day to remove weight. Remove damaged framing, finish materials and trim.
Remove walls to make new Living room. Include wall by stair case. See print.

Bidder: _____

Location Total: _____

Location: 6 - Dining Room

Approx. Wall SF: 408

Ceiling/Floor SF: 161

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

7730 LIGHT FIXTURE

1.00 EA

Replace a ceiling mounted, 4 bulb, UL approved, incandescent light fixture with shade and lamps. \$100 allowance for fixture.

Bidder: _____

Location Total: _____

Location: 7 - Stairway

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2525	HAND RAIL WITH BALUSTERS Install oak handrail, square newel post, and square oak balusters 4" on center. Must conform to historical standards and look "period". Stain to match stairs.	24.00	LF	_____	_____
2535	STAIRCASE--INTERIOR CLOSED Remove treads and risers from staircase. Install staircase with oak treads and risers. Stain and coat with two coats of polyurethane (sand between coats). Include 3/4" t & g oak flooring on landing. Site finish to match steps.	1.00	FL	_____	_____

Bidder: _____

Location Total: _____

Location: 8 - Bathroom

Approx. Wall SF: 352

Ceiling/Floor SF: 121

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
735	DEMOLITION - BATHROOM Remove all plaster to framing. Prepare for new walls and drywall. Remove all fixtures.	250.00	EA	_____	_____
Trade: 10 Carpentry					
2455	PARTITION--2"X4" NON BEARING Frame a wall using 2"x4" studs 24" on center with single top and bottom plates. Reconfigure bathroom and laundry room Frame new walls to conform to print.	10.00	LF	_____	_____
3810	TOWEL BARS & TOILET PAPER HOLDER Install two 30" chrome plated steel towel bar, screwed securely to studs. Chrome Toilet paper holder American Standard Williamsburg or approved equal	3.00	EA	_____	_____
3832	BATH MIRROR Install one plate glass 36x36 mirror over vanity, appropriately secured	1.00	SF	_____	_____
Trade: 22 Plumbing					
6901	VANITY--36" COMPLETE Install a 36" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation. Aristokraft Grayson vanity with saddle finish. Simulated marble tops with Kohler Forte 8" center chrome faucets	1.00	EA	_____	_____
6958	BATHTUB/SHOWER--5' FIBERGLASS--Sterling	1.00	EA	_____	_____

Address: 612 University Avenue

Unit: Unit 01

Location: 8 - Bathroom

Approx. Wall SF: 352

Ceiling/Floor SF: 121

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

Install a 5', 4 piece, Kohler Sterling™, 60" x 30" x 72" Virkil model- fiberglass tub and shower unit complete with Watts trip waste , PVC waste, single lever shower diverter, shower rod and Kohler Forte chrome tub/shower valve - & a shower head with a maximum 2.0 GPM flow rate.

7010	COMMODE--REPLACE--1.6 GPF--GCI	1.00	EA	_____	_____
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Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

Kohler Cimarron elongated, class 6 with matching seat

7180	BATH--MOVE PLUMBING	1.00	EA	_____	_____
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Rough in new plumbing for 3 fixtures. See print for new configuration. Use new supply lines (PEX) and drain lines (PVC) from risers to new location.

Trade: 23 Electric

7753	INSTALL WALL FIXTURE	1.00	EA	_____	_____
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Install fixture with a wall mounted 4 bulb fixture. Ensure proper operation with existing switch. \$30 fixture allowance

7818	FIXTURE--LIGHT, VENT	1.00	EA	_____	_____
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Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.

Bidder: _____

Location Total: _____

Location: 9 - Laundry Room

Approx. Wall SF: 176

Ceiling/Floor SF: 30

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

2455	PARTITION--2"X4" NON BEARING	3.00	LF	_____	_____
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ADD

Frame a wall using 2"x4" studs 24" on center with single top and bottom plates.

Reframe wall. See print.

Trade: 21 HVAC

6415	DRYER VENT--GCI	1.00	EA	_____	_____
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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.

Address: 612 University Avenue

Unit: Unit 01

Location: 9 - Laundry Room

Approx. Wall SF: 176

Ceiling/Floor SF: 30

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				

Trade: 22 Plumbing

6705	PLUMBING LINES--INSPECT, REPORT Test waste and supply lines for leaks and proper venting. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code. Add supply lines as necessary and add anti-hammer devices	1.00	AL		
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Bidder: _____

Location Total: _____

Location: 10 - Upstairs Hallway

Approx. Wall SF: 240

Ceiling/Floor SF: 36

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

3420	ATTIC ACCESS Cut and frame an attic access hatch of 3/8" plywood at least 36"x24". Trim with casing to match room, prime topcoat, weatherstrip with closed cell foam and insulate with 1" closed cell polystyrene.	1.00	EA		
ADD					
4160	CLOSET--FRAME NEW CLOSET IN HALL Construct a 28" deep by 4' wide closet in bedroom along wall. Hang a 3'x 6'8" 6 panel, masonite, bifold door including overhead track and hardware. Install 5 - 1"x 12" plywood shelf and interior base. Match exterior base to room. Prep and prime ready to paint.	1.00	EA		
ADD					

Bidder: _____

Location Total: _____

Location: 11 - Bedroom 1

Approx. Wall SF: 380

Ceiling/Floor SF: 140

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

4160	CLOSET--FRAME NEW CLOSET IN BEDROOM Reframe closet door, open up to 36". Hang a 3'x 6'8" 6 panel, masonite, bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.	1.00	EA		
ADD					

Trade: 23 Electric

8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance.	1.00	EA		
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Address: 612 University Avenue

Unit: Unit 01

Location: 11 - Bedroom 1

Approx. Wall SF: 380

Ceiling/Floor SF: 140

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

Bidder: _____

Location Total: _____

Location: 12 - Bedroom 2

Approx. Wall SF: 376

Ceiling/Floor SF: 137

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

4160	CLOSET--FRAME NEW CLOSET IN BEDROOM	1.00	EA	_____	_____
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ADD

Reframe closet door to 48". Hang 2 - 24"x 6'8" 6 panel, masonite, bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.

Trade: 23 Electric

8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI	1.00	EA	_____	_____
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Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance.

Bidder: _____

Location Total: _____

Location: 13 - Bedroom 3

Approx. Wall SF: 304

Ceiling/Floor SF: 90

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

4160	CLOSET--FRAME NEW CLOSET IN BEDROOM	1.00	EA	_____	_____
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ADD

Open up a door in the South wall to new closet. Frame a 48" opening. Install separation wall between closets for this room and Bedroom 2. Hang 2 - 24"x 6'8" 6 panel, masonite, bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint. Close off opening to bathroom and eliminate that closet.

Trade: 23 Electric

8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI	1.00	EA	_____	_____
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Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance.

Bidder: _____

Location Total: _____

Location: 14 - Basement

Approx. Wall SF: 714

Ceiling/Floor SF: 650

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
865	FOOTING IN BASEMENT Excavate a square, straight sided 12" deep hole . Pour a 36" x36"x12"pier footing. Install a 3 1/2" adjustable post with a 6" x 8 1/4" top plate See print	4.00	EA	_____	_____
Trade: 10 Carpentry					
2520	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with braces screwed to studs and handrail. Finish with 2 coats of Polyurethane	14.00	LF	_____	_____
2915	WINDOW--WOOD CUSTOM Duplicate basement windows, including hardware. Frame will be pressure treated SYP and sash will be pine with glazed glass and primed and finished with 2 coats	4.00	EA	_____	_____
Trade: 16 Conservation					
4995	INSULATE RIM JOIST--FIBERGLASS--GCI After Air Sealing is complete, staple R19 fiberglass batts with Kraft faced backing to the interior of the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Installation to extend from the subfloor for the first floor to the top of the foundation wall. The batts will be neatly cut to fit precisely with no compression of the fiberglass fibers, and cut to fit neatly around wires, pipes and other components that interfere.	100.00	LF	_____	_____
Trade: 19 Paint & Wallpaper					
5760	PREP & PAINT CONCRETE WALL Scrape loose, peeling, cracked, blistered paint from concrete surface. Wash dirt fungus, dust from surface. Fix cracks by filling with hydraulic cement (Dike or equivalent). Spot prime and top coat with Zinsser Watertite or approved equivalent.	600.00	SF	_____	_____
Trade: 21 HVAC					
6041	FURNACE 90+ GAS - REPLACE--GCI FURNACE: install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work & gas line. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut- off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic.	1.00	EA	_____	_____

Address: 612 University Avenue

Unit: Unit 01

Location: 14 - Basement

Approx. Wall SF: 714

Ceiling/Floor SF: 650

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC

Provide head ducts to heat the perimeter walls on the first and second floors. and cold air returns in the interior walls for both floors.
 Include programmable thermostat on main floor

Trade: 22 Plumbing

6602	PLUMBING--INSPECT SUPPLY LINES AND DRAINS Have a license plumber inspect the supply lines and drains and provide a written inspection report to the agency	1.00	EA	_____	_____
7071	HWH -POWER VENT 40 GAL GAS POWER VENTED--GCI Install a 40 gallon, glass lined, high efficient, power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Lochinvar or approved equivalent	1.00	EA	_____	_____
7135	HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.	2.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 15 - Crawlspace

Approx. Wall SF: 96

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 16 Conservation

4955	CONDITION--CRAWL SPACE Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape. Install 4" sand over vapor barrier. Install 2" poly styrene insulation to walls of crawl, and include a heat run in crawl. Remove debris prior to conditioning	45.00	SF	_____	_____
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Bidder: _____

Location Total: _____

Location: 16 - Front Porch

Approx. Wall SF: 0

Ceiling/Floor SF: 131

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

865	FOOTING--PIER Excavate a square, straight sided 4' deep hole below the frost line to solid bearing. Pour a 24" x24"x18"pier footing. Cast a rod to anchor pier.	4.00	EA	_____	_____
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Address: 612 University Avenue

Unit: Unit 01

Location: 16 - Front Porch

Approx. Wall SF: 0

Ceiling/Floor SF: 131

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				

Trade: 10	Carpentry				
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3560	PORCH--REBUILD Construct new porch using 2"x 10" joists with 3/4" tongue and groove flooring (#1 fir). The boards will be primed on all sides and installed using a concealed nail applied at an angle to secure the deck. Install cedar fascia boards and a soffit around the 12" overhang. Install a beaded board ceiling on the porch. Steps shall be 5' wide and porch railing will be patterned on the historical guidelines for Civic Park. Rebuild roof complete See attached drawings. They will also meet current codes. Area under porch will have 1x4 pressure treated border with 3/8 x 2 uprights set every 4 inches. The porch columns will be replaced with wood 8" units. The oclumns will have square capitals and bases. The handrail will be solid panel railings set at 30" to meet HDC guidelines.	144.00	SF	_____	_____
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Bidder: _____

Location Total: _____

Location: 17 - Sleeping Porch

Approx. Wall SF: 238

Ceiling/Floor SF: 72

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

2915	WINDOW-- CUSTOM Sleeping porch shall have removeable glass panels that can be stored in the summer and installed to keep out bad weather. 2 - 4' x 4' panels on each of the three exterior walls. Panels will be tempered with metal edge around panels and track that can secure panels in place. Recomendation: A A Aluminum on Pearson Rd. specializes in this type of window.	6.00	EA	_____	_____
3560	SLEEPING ROOM--REBUILD Remove deteriorated materials. Replace 2"x 10" joists as necessary (cantilevered) and cover with 3/4" tongue and groove OSB. Frame walls to support roof leaving room for glass panels. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck. Finish ceiling with bead board and walls with 1 x 6 tongue and groove planks.	72.00	SF	_____	_____

Trade: 20	Floor Coverings				
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5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment , 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 manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding. \$15 material allowance for vinyl.	72.00	SF	_____	_____
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Address: 612 University Avenue

Unit: Unit 01

Location: 17 - Sleeping Porch

Approx. Wall SF: 238

Ceiling/Floor SF: 72

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

Flooring will be Armstrong Cantera. Color to be picked by the agency.

Bidder: _____

Location Total: _____

Location: 18 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

475	LANDSCAPING ALLOWANCE	1.00	AL	_____	_____
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the trees that abut the structure or within 5 ft. of the house will be removed and the stumps will be ground out 12 inches below grade. The rear of the lot will be cleared of over growth and savable mature trees will be trimmed.

Trade: 5 Demolition & Disposal

746	DEMO CHIMNEY	1.00	EA	_____	_____
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Remove surplus masonry chimney by hand. After securing site and removing all potentially damaged vehicles, chisel bricks at mortar line to disassemble the chimney.

Remove chimney completely. Repair floor where necessary

755	DEMOLITION	1.00	EA	_____	_____
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Demolish specified areas and dispose of in code legal dump. Rake yard clean. Use lead safe work practices to dispose of debris.

Include front porch, exterior siding and trim, and all interior trim, using lead safe work practices. See lead report.

Trade: 6 Concrete & Paving

910	CONCRETE SIDEWALK	131.00	SF	_____	_____
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Form and pour 4" thick, 2200 psi concrete slab including all form work, 6 mil vapor barrier, 4" gravel base, wire mesh and a steel trowel finish. Remove all forms, regrade and spot seed.

4' X 14' from front porch to city side walk. 3' x 25' from side door to city sidewalk. If lines are saw cut they must be made withing 24 hours of pouring.

Trade: 10 Carpentry

2590	SIDING--PRE PRIMED PINE	2,200.00	SF	_____	_____
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Prepare surface by removing nails, installing backers, Tyvek or equivalent vapor barrier and aluminum flashing at all openings. Nail 6" Paulonia 4 1/2" exposure (fully primed), siding to the surface using galvanized siding nails (Maze Stormguard double dipped in molten zinc) driven at least 1" into studs. Stagger joints in adjacent pieces and center all butt joints over studs. Corner posts, window, and door trim will be fully primed cedar.

Location: 18 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

3160 DOOR--INSULATED FIBERGLASS

3.00

EA

Install a 6-panel, insulated fiberglass door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike.

ADD

Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping, and wide angle peepsight. Gel stain.

Side door & upstairs door, back entry door. Use same style as front door. No window needed.

3185 DOOR--PREHUNG FIBERGLASS ENTRANCE

1.00

EA

Dispose of door and frame. Install a prehung fiberglass, insulated, 2 panel, 3/4 light, entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass). Gel stain to finish door (color by agency). Get door prestained from factory.

2-8 by 6-8 Pella fiberglass door. Use lead safe work practices on front door. Dispose of properly.

3215 STORM DOOR--CUSTOM

3.00

EA

A period wood storm door and screen will be installed on all exterior doors. Hardware will be brass with a closer and a storm chain.

3575 TREATED WOOD PORCH

16.00

EA

Build a treated lumber porch/landing. Include piers, posts, stringers, steps, and rail. Use appropriately sized floor joists for span. All foundation lumber should be approved for ground contact.

ADD

Landing should be 4 x 4

Match style of front porch. Use HDC guidelines for handrail and posts.

Trade: 15 Roofing

4490 ROOF SHEATHING 7/16"

1,800.00

SF

Install 7/16" OSB sheathing nailed 8" on center using plywood clips.

4580 TEAR OFF AND REROOF SHINGLES

20.00

SQ

Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install Certaineed Landmark Architectural shingles with a 30 yr warranty. Replace all flashing. Install appropriate can vents on back and sides. Include "Ice and water shield" where specified by code. The existing flat roof will be reroofed with a 15 year material applied over the manufacturers recommended underlayment fully adhered with a metal break at the asphalt shingles.

Existing flat roof has a bow in the decking to drain water. Do not remove this. There are 4 broken rafters in the attic. Sister these with new rafters of the appropriate size

4631 1/2" ROUND GALVANIZED GUTTER

250.00

LF

Replace gutters with 1/2 round, aluminum, soldered at joints

Address: 612 University Avenue

Unit: Unit 01

Location: 18 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

round

Remove old and replace after roof, soffits, and fascia are installed.

4760	SOFFIT & FASCIA Soffit, fascia, rakes, water tables, corners, band boards, and crown moulding will be replaced with matching materials. Cedar will be used as available	110.00	LF	_____	_____
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Trade: 19 Paint & Wallpaper

5656	PREP & PAINT EXTERIOR SIDING Cover ground with drop cloth. Exterior will be caulked along all wood joints and all openings (window and door). The house will be painted with two coats of exterior latex paint with a 3 color system (base, trim, accent). Colors will be chosen from a pallette of historic colors such as Sherwin Williams, by the agency Include caulking	2,200.00	SF	_____	_____
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Trade: 23 Electric

8160	ENTRANCE LIGHT Install an exterior, waterproof, wall mounted, single bulb fixture outside exterior door. Fixture allowance \$100	2.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Unit Total for 612 University Avenue, Unit Unit 01: _____

Address Grand Total for 612 University Avenue: _____