

# SPECS BY LOCATION/TRADE with Costs

Example  
ONLY

Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address: 123 XYZ Avenue** **Unit: Unit 01**

**Location: 1 - Exterior** Approx. Wall SF: 1,632    Ceiling/Floor SF: 1,131

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

<b>2720</b>	<b>STUCCO ON FRAME</b>	1,600.00	SF	\$3.43	\$5,488.00
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Install stucco mesh over 2 wraps Tyvek on frame wall and apply a 1" coat of colored float finish. Owner's choice of color.

<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	8.00	EA	\$486.58	\$3,892.64
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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. Various sized windows.

<b>3184</b>	<b>DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR</b>	2.00	EA	\$583.90	\$1,167.80
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Install an ENERGY STAR certified 36" insulated prehung steel door, with a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors.

<b>3355</b>	<b>Prehung DOOR--6 PANEL INT, with knob and trim</b>	4.00	EA	\$343.47	\$1,373.88
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Install prehung 6-panel, hollow core, masonite door. Include privacy lockset and 2 1/4 primed trim, fill holes. Install door frame on second bedroom for privacy.

<b>3875</b>	<b>HOUSE NUMBER SET</b>	1.00	EA	\$42.00	\$42.00
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Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior white latex paint.

<b>3975</b>	<b>WHEELCHAIR RAMP</b>	3.00	SF	\$1,144.90	\$3,434.70
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Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval.

Three ramps should be constructed. One from exterior to front door. One from kitchen to Living room area, and the third from the dining area to the bathroom area.

**Trade: 16      Conservation**

<b>4938</b>	<b>ATTIC INSULATION - CELLULOSE--DENSE PACK--GCI to R30</b>	1,050.00	SF	\$1.14	\$1,197.00
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After Air Sealing (Spec # 16-4903) Install blow in borax treated (no ammonium sulfate permitted) cellulose insulation dense-packed into closed floor cavities to a minimum density of 3.5 Lbs. per CF. Maintain ventilation routes from soffit and other vents with baffles. Replace all material removed or cut to gain access to match existing materials. NOTE: If access to attic is via a fixed staircase insulate stairs to attic, landing & interior stairwell walls as part of this item. If access is via a

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 16</b>	<b>Conservation</b>				
	hatch insulate the hatch with 3" of reflective foil faced polyisocyanurate foam and seal edges with compatible foil tape. If access is via a fold down stair insulate the stair with an airtight 2" thick reflective foil faced polyisocyanurate foam box with seams and seal the edges with a compatible foil tape.				
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5204</b>	<b>**DRYWALL REPAIRS**</b>	1.00	EA	\$3,720.93	\$3,720.93
	Repair any drywall damage and texture to match. Paint entire interior of house with Satin, including doors and trim.				
<b>Trade: 18</b>	<b>Ceramic Tile</b>				
<b>5425</b>	<b>CERAMIC FLOOR TILE</b>	900.00	SF	\$4.57	\$4,113.00
	Remove Existing Flooring. Dispose of in an approved landfill. Repair subfloor as necessary. Using adhesive, lay owner's choice of \$2/sf ceramic floor tile. Install a 3" marble threshold at door. After at least 24 hours drying time, apply SpectraLOCK® PRO Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations. Include base molding installed, caulked, filled, and painted.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5679</b>	<b>PREP &amp; PAINT EXTERIOR WOOD--LOW VOC--GCI</b>	1.00	SF	\$1,144.90	\$1,144.90
	NOTE: Refer TO LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES #5503 EXTERIOR PAINT FILM STABILIZATION: Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials. Using lead work safe practices prepare existing wood surfaces specified for stabilization prior to paint application by securing, replacing or repairing all loose, broken, rotted, or deteriorated materials to provide a sound surface for paint application. Prepare trim surfaces by removing all loose paint using lead work safe practices & according to paint manufacturer's recommendations. Use a 25-year or better paintable Low VOC caulk matched for color to fill all cracks, voids, holes, etc. prior to painting. Apply a compatible exterior Low VOC primer to all bare wood areas. Apply two coats of quality exterior LOW VOC paint to specified wood. All paints and primers must meet the Green Seal G-11 Environmental Standard <a href="http://www.greenseal.org/certification/standards/paints.cfm">http://www.greenseal.org/certification/standards/paints.cfm</a> . Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District. Match existing color as close as possible. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.				
<b>Trade: 21</b>	<b>HVAC</b>				

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21 HVAC</b>					
6040	<b>FURNACE 90+ GAS - WITH DISTRIBUTION AND AIR CONDITIONING 13+ SEER</b>	1.00	EA	\$8,872.98	\$8,872.98
	<p>Use the Air Conditioning Contractors of America's (ACCA) late test edition of their Manual J Heat loss calculation tool <a href="http://www.acca.org/tech/manualj/">http://www.acca.org/tech/manualj/</a> (calculate manual J based on the post rehab building envelope), use ACCA's Manual S for equipment selection and use Manual D for ductwork design. Make every effort to install supply ducts in interior partitions (in conditioned wall cavities). NOTE: Provide Manual J, S and D reports before work begins. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace or boiler, recycle all metal components and dispose of all other materials in a code legal dump. FURNACE: install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% or higher on 2" patio block to with new supply and return ductwork work &amp; 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 &amp; new shut-off valve. Install return air duct ensuring easy access, good fit &amp; 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 duct joints with Duct Mastic. Include Master Cool ( or comparable) type swamp cooler. Price to include any gas hook up or alteration.</p>				

**Trade: 23 Electric**

7402	<b>ELECTRIC--GENERAL REQUIREMENTS</b>	1.00	GR	\$6,010.73	\$6,010.73
	<p>All materials shall be UL approved and/or National Electrical Code rated. All drilling, cutting and fastening shall be neat and true, and shall not critically damage framing members. All patching shall match the surrounding surface. Bring ALL electrical up to code including GFI in bath and kitchen areas. Include new light fixtures inside and outside. Include ceiling fans in bedrooms, kitchen, and living room. Include new 100 amp electric service outside.</p>				

**Location Total: \$40,458.56**

Location: 2 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22 Plumbing</b>					
7230	<b>KITCHEN--STANDARD</b>	1.00	EA	\$1,488.37	\$1,488.37
	<p>Replumb entire kitchen including schedule 40 iron gas pipe, PVC drain waste vent, PVC or copper supply, shut-off valves and fittings to the following fixtures: 33"x 22" double bowl, 20 gauge stainless steel sink, with a single lever faucet with a 15 year drip-free warranty.</p>				

**Location: 2 - Kitchen**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23 Electric</b>					
7750	<b>FLUORESCENT LIGHT FIXTURE-Kitchen</b> Install a surface mounted fluorescent fixture with acrylic diffuser and energy efficient ballast.	1.00	EA	\$251.88	\$251.88

**Trade: 25 Appliances**

8402	<b>APPLIANCES--GENERAL REQS.</b> All appliances shall be enameled steel with energy ratings in the upper third of the market. Includes Self-Cleaning Range. Color Choice is from homeowner	1.00	GR	\$1,717.35	\$1,717.35
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**Location Total: \$3,457.60****Location: 3 - Bathroom**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3820	<b>TOWEL SET-- 4-PIECE CHROME</b> Install a chrome plated steel bath set comprised of a hook ,towel ring, 24" towel bar and toilet paper holder. Item 198615 at lowes.	1.00	EA	\$150.00	\$150.00
3825	<b>Oak Medicine Cabinet 30"</b> Install a 30", oak, surface mounted medicine cabinet with glass mirror and two shelves.	1.00	EA	\$300.00	\$300.00
3935	<b>GRAB BAR--GENERAL REQUIREMENTS</b> Where installation is on frame wall, secure tightly to studs. If studs cannot be located, open the wall, install blocking and repair wall to original condition. Installation must be capable of withstanding stress and weight of a person pulling him/herself up. Grab bars of all stainless steel, 18 gauge, 1-1/4" outside diameter. Grab bars should be installed in shower and by the cammode	3.00	EA	\$60.00	\$180.00

**Trade: 18 Ceramic Tile**

5425	<b>CERAMIC FLOOR TILE</b> Using adhesive, lay owner's choice of \$2/sf ceramic floor tile over floor. After at least 24 hours drying time, apply SpectralOCK® PRO Grout. Clean floor and apply mildew resistant color matched silicone caulk to all edge seams and pipe penetrations.	50.00	SF	\$9.16	\$458.00
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**Trade: 22 Plumbing**

7181	<b>Plumbing bring up to code/bath remodel</b> Re-plumb entire bath to provide fixtures as follows: 1) WHITE fiberglass tub/shower unit w/ single lever diverter valve, shower head with a maximum 2.0 GPM flow rate & friction fit chrome shower rod; (note: exterior wall sections	1.00	EA	\$6,869.40	\$6,869.40
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Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

behind the tub shower unit must be completely air-sealed prior to installation) Include seat and grab bars(PREFERRED Substitution of Tiled shower if economically Feasible)  
 2) Install a 1.3 GPF close coupled, white, high boy, vitreous china commode. Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.  
 3) 30" vanity w/ cultured marble integrated top, bowl & backsplash & single lever brass bodied chrome faucet with a maximum 2.0 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper with brass bodied stops or PEX supply piping, & escutcheon plates on all supply & waste lines. Bring plumbing up to code. Verify sewer connection has no problems.

Trade: 23 Electric

7761	<b>ENERGY STAR 2 BULB BATH VANITY FIXTURE</b> Install an Energy Star approved, over vanity light fixture above the sink.	1.00	EA	\$228.98	\$228.98
7820	<b>BATH VENT FAN</b> Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 sones. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA	\$257.60	\$257.60

Location Total: \$8,443.98

Location: 4 - Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

4160	<b>CLOSET--BEDROOM</b> Construct a 28" deep by 3' 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, 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	\$2,633.27	\$2,633.27
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Location Total: \$2,633.27

Unit Total for 123XYZ Avenue, Unit Unit 01: \$54,993.41

Address Grand Total for 123 XYZ Avenue: \$54,993.41

Bidder: \_\_\_\_\_