



GENESEE COUNTY HABITAT FOR HUMANITY
101 BURTON STREET
FLINT, MI 48503

SCOPE OF WORK:

GENESEE COUNTY HABITAT FOR HUMANITY (GCHFH) is soliciting sealed proposals bids for providing:

- REHABILITATION OF A SINGLE-FAMILY HOME

For the homeowner occupied address: 914 University Ave. Flint, MI 48504

Per the specifications listed at: geneseehabitat.org

If your firm is interested in providing the requested services, please submit 1 copy of your detailed proposal to Genesee County Habitat for Humanity 101 Burton Street Flint, MI 48503 by Wednesday, September 16, 2020 before 5:00 PM (EST). Please note: All detailed proposals received after 5:00 PM (EST) will not be considered.

The Genesee County Habitat for Humanity (GCHFH) may hold proposals for a period of 60 days from opening, for the purpose of reviewing the results and investigating the qualifications of proposal prior to making an award. Genesee County Habitat for Humanity reserves the right to waive any irregularities and accept or reject any or all bids submitted. Vendors located within the corporate city limits of Flint, Michigan may be given a seven percent (7%) competitive price advantage. Additionally, if the lowest responsible vendor is not located within the limits of the City of Flint, but is located within the county of Genesee and vendor does not exceed the bid of the lowest non local bidder by more than three and one-half percent (3 %), the County vendor may have a competitive advantage. Genesee County Habitat for Humanity reserves the right to waive any irregularities and accept or reject any or all proposals submitted.

The successful bidder must comply with all requirements and pay prevailing wages and fringe benefits on this project per the City of Flint's Resolution R-1 2 adopted 4/8/91. Pursuant to the requirements of 1976 P.A. 453 (Michigan Civil Rights Act) and 1976 P.A. 220 (Michigan Handicapped Rights Act), the local unit and its agent agree not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, marital status or because of a handicap that is unrelated to the person's ability to perform the duties of nondiscrimination provision identical to this provision and binding upon any and all contractors and subcontractors.

Genesee County Habitat for Humanity provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability or genetics.

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REHABILITATION OF A SINGLE-FAMILY HOME

INSTRUCTIONS TO BIDDERS

1. Sealed bids will be received from pre-qualified firms **until 9/16/2020 @5PM** at Genesee County Habitat for Humanity, 101 Burton Street, Flint, MI, 48503. Label the bid as indicated on page 4 **LATE BIDS AND BIDS SENT BY FACSIMILE OR BY EMAIL WILL NOT BE ACCEPTED.**
2. A **Mandatory Walk-through Inspection** will be held on **9/2/2020**, attendance at all walk-through inspections is required for the submission and consideration of any bid, the time for the mandatory walk-through inspection is **10:30 AM**.
3. The bid opening will take place on **9/17/2020** at **9AM** and is open to the public. It will be held at the Habitat for Humanity offices at 101 Burton St., Flint, MI 48503.
4. **Submit one (1) hardcopy of the bid response.** All bids become the property of Genesee County Habitat for Humanity. The original must include a signature on the Signature Page of a person authorized to make a binding offer. Failure to provide the required number of duplicate copies may result in rejection of your bid.
5. To be considered for award, each bidder must be a qualified contractor. A contractor is qualified when their submitted qualifications are received and approved by GCHFH.
6. Qualified bidders with contracts exceeding 90 days past signing, may be ineligible to bid on further projects until outstanding projects have been completed.
7. Insurance required per the specifications governing this work must be provided prior to the contract starting date and kept in full effect and compliance during entire contract period. Failure to comply with these provisions will cause termination of the contract.
8. The contractor agrees to be responsible for any loss or damage to property or persons due to the performance of services and the provision of supplies (equipment) herein contracted, and further agrees to protect and defend the Genesee County Habitat for Humanity against all claims or demands whatsoever, and to hold Genesee County Habitat for Humanity harmless from any loss or damage resulting therefrom.
9. After the award is made to the successful bidder(s), Genesee County Habitat for Humanity and the successful bidder will negotiate a final contract that substantially conforms to the Standard Construction Services Contract.
10. All prospective bidders shall be responsible for routinely checking Genesee County Habitat for Humanity website: <http://www.geneseehabitat.org/invitation-to-bid.html>

to obtain issued addenda. Genesee County Habitat for Humanity shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this IFB.

11. Use the following format for your bid:

Submit one (1) hardcopy of the bid response to GCHFH– REHABILITATION OF A SINGLE-FAMILY HOME, 101 Burton Street Flint, MI 48503 all pages of bid forms and including Work Specifications

- Signed Signature Page
- Copy of the Contractor Approval Letter issued by the Genesee County Habitat for Humanity (GCHFH) stating the firm is qualified for the work within the City of Flint.
- Bid Summary
- Completed House Specification Sheets included after page 9 and all Bid Forms pages
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **Bid Bond**, equal to 5% of the total compensation to be paid to the Contractor under the Contract.
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY**

ADDITIONAL TERMS AND CONDITIONS

- **Issuing Office:** This IFB is issued by Genesee County Habitat for Humanity. The sole point of contact for this solicitation is Genesee County Habitat for Humanity 101 Burton street, Flint MI 48503, (810) 766-9089 ext. 211 and fax (810) 766-9094. E-mail is the preferred method of contact. www.geneseehabitat.org/construction.html
- **Questions & Inquiries:** All questions regarding this IFB must be addressed at the mandatory walk-through, as indicated on page 1. Written answers to questions to clarify this solicitation will be provided via an addendum. No verbal interpretation to any respondent as to the meaning of any requirement stated in this IFB shall be binding on Genesee County Habitat for Humanity.
- **Requirement for Bonds:** For Construction Contracts (job total) exceeding fifty thousand dollars (\$50,000.00) in amount, the Contractor must furnish a **performance bond and a payment bond**, each in an amount equal to ninety five percent (95%) of the total compensation to be paid to the Contractor under the Contract as security for the faithful performance of the Contract and as security for the payment of all persons performing labor and furnishing materials in connection with the performance of the Contract. The performance bond and the payment bond must be in such form as the Owner may require and must be delivered to the Owner prior to execution of the

Contract by the Owner. The Contractor shall also be required, at no cost to the Owner, to provide Performance and Payment Bonds required by any utilities for performance of any utility Work or Work on utility lines or within utility easements. For construction Bids exceeding 100 thousand dollars (\$100,000) in amount, the Contractor must furnish a **bid bond**, equal to 5 percent (5%) of the total compensation to be paid to the Contractor under the Contract. The Surety must be acceptable to Genesee County Habitat for Humanity and must be approved to transact business in the State of Michigan.

4. **Copies to be Furnished to Beneficiaries:** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor must promptly furnish a copy of the bonds to such person or entity.
5. **Addenda:** Genesee County Habitat for Humanity reserves the right to amend and provide clarification of this solicitation prior to the date for bid submission. In such an event, an addendum will be posted on the Genesee County Habitat for Humanity website at (<http://www.geneseehabitat.org/invitation-to-bid.html>). **All prospective bidders shall be responsible for routinely checking Genesee County Habitat for Humanity website to obtain issued addenda. Genesee County Habitat for Humanity shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this Invitation for Bids.**
6. **Preparation of Bids & Cost:** All costs incurred in the preparation of a response to this IFB will be the responsibility of the respondent, and will not be reimbursed by Genesee County Habitat for Humanity. Bids should be prepared simply and economically, providing a straightforward, concise description of the bidder's ability to meet the requirements of this IFB.
7. **Responsive Bids:** To ensure full consideration, all bidders shall submit a complete response to this IFB using the format provided in Instruction to Bidders Item 10. In addition, at least one of the bids submitted shall include an **original signature** of an official authorized to bind the bidder to its provisions. Any bid not prepared and submitted in accordance with this IFB or any bid lacking the information to enable Genesee County Habitat for Humanity to make a reasonable determination of compliance with the bid requirements may be considered "non-responsive" and rejected without further review.
8. **Right To Reject:** Genesee County Habitat for Humanity reserves the right to waive any informality in the invitation for bids; to reject any or all bids; and to make an award which it considers to be in the best interest of Genesee County Habitat for Humanity.
9. **Work Schedule:** After contracts have been signed and dated, the work must start within 15 calendar days after the contract is signed and must be completed within 90 days thereafter, according to the Work Activity Schedule. After 90 days have passed, GCHFH will charge the Contractor **liquidated damages** of \$200 per day for each business day the contracted work is not completed. The total amount will be deducted from the final

payment amount due to the Contractor. Contract extension requests should be submitted and approved by GCHFH, in writing, via Change Order. When an Invitation for Bids (IFB) includes multiple homes, each home will have a separate contract and work schedule.

- 1.1. **Payment Schedule:** Payments due the Contractor will be paid within 30 days after Genesee County Habitat for Humanity issues a certificate of completion, and receives the Contractor's satisfactory release of liens or claims for liens by sub- contractors, laborers, and materials suppliers for completed work or installed materials and invoice. Final payment shall not be made until GCHFH and the City of Flint has completed a final inspection and issued a certificate of completion. Contractors may draw on the contract for completed work if a Hold Order is filed and approved by the Contract Administrator.

STANDARD TERMS AND CONDITIONS

1. **Bid Opening:** Bids will be opened publicly at the time and place designated in the Invitation for Bids. Bids will be open to public inspection in accordance with applicable State law.
2. **Evaluation and Award:** The contract will be awarded to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the Invitation for Bids. Unless otherwise indicated in the Invitation for Bids, Genesee County Habitat for Humanity reserves the right to award the contract in whole or in part, by item, by group of items, or by section where such action serves the best interests of GCHFH. Genesee County Habitat for Humanity reserves the right to reject any or all bids, to waive any informality in any bid, and to negotiate with the apparent successful bidder(s) in the best interest of Genesee County Habitat for Humanity.
3. **Cancellation: Rejection of Bids:** The Invitation for Bids may be canceled by Genesee County Habitat for Humanity at any time for any reason. Any bid received may be rejected in whole or in part when in the best interests of Genesee County Habitat for Humanity.
4. **Receipt of Bids:** It is solely the responsibility of the bidder to assure the timely receipt of its bid at the location indicated in the bid announcement. **LATE BIDS AND BIDS SENT BY FACSIMILE OR BY EMAIL WILL NOT BE ACCEPTED.**
5. **Tax:** Genesee County Habitat for Humanity is a 5013C Corporation and as such it is exempt from Federal Excise Tax and Michigan Sales Tax.

6. **Non-Discrimination:** The successful bidder/Contractor covenants that it will not discriminate against an employee or applicant of employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, marital status or a disability that is unrelated to the individual's ability to perform the duties of a particular job or position, and that it will require the same non-discrimination assurances from any subcontractor who may be used to carry out duties described in this contract. Breach of this covenant shall be regarded as a material breach of this contract.
7. **Performance Bond:** If a performance bond is required, the bond must be issued by a company authorized to do business in the State of Michigan.
8. **Conflict of Interest:** Each bidder, by submitting a bid, represents that the bidder has no knowledge that any employee, representative or agent of the bidder is a Genesee County Habitat for Humanity employee who has directly or indirectly participated on behalf of Genesee County Habitat for Humanity in the contemplated procurement, or that any Genesee County Habitat for Humanity employee who has so participated or any member of such an employee's immediate family has a financial interest pertaining to the contemplated procurement from the bidder, and represents that the bidder reasonably believes that no employee, representative or agent of bidder is a Genesee County Habitat for Humanity employee who has so participated and that no Genesee County Habitat for Humanity employee who has so participated or member of that employee's immediate family has a financial interest in the contemplated procurement from the bidder.
9. **Inspection:** All goods are received subject to inspection and testing. If goods are defective or fail to meet the bid specifications, Genesee County Habitat for Humanity shall have the right to reject the goods or to correct the defects. The contractor shall pay Genesee County Habitat for Humanity for expenses incurred in correcting defects. Rejected goods will be held for forty-five days after delivery awaiting instructions from the contractor. After the forty-five day period, Genesee County Habitat for Humanity will dispose of the goods without further liability to Genesee County Habitat for Humanity. The contractor is responsible for the costs of handling, packing, and transportation incurred in returning or disposing of defective or non-conforming goods.
10. **Bidder's Representations:** Each bidder by submitting a bid represents as follows:
 - a. That the bidder has read and understood the bidding documents and has bid in accordance therewith;
 - b. That the bid has been submitted by a duly authorized owner, partner, or corporate officer;
 - c. That the bid submitted has been prepared independently without collusion, agreement, understanding, or planned common course of action with any other

supplier of the goods or services described in the Invitation for Bids, designed to limit independent bidding or competition.

11. **Independent Contractor:** Bidder agrees that if awarded a contract, bidder shall be an independent contractor and not an employee of Genesee County Habitat for Humanity. The contractor shall secure at its own expense all personnel required in supplying goods or services under the awarded contract. All such personnel shall have no contractual relationship with Genesee County Habitat for Humanity and shall not be considered employees of Genesee County Habitat for Humanity.
12. **Insurance:** Each bidder must submit a completed Bidder's Insurance Checklist, if so stipulated in the IFB. The required coverage and minimum limits may vary dependent upon the dollar amount of the contract, length of time of the contract, and the hazard level of the work or services to be performed. The types of insurance coverage may include: workers compensation, general liability, auto liability and/or professional liability. The insurer, insurance retention group, pool, or self-insurer must be authorized/licensed to provide such coverage within the State of Michigan and meet minimum financial ratings, if applicable, as supplied by Best or S & P.
13. **Indemnification:** The successful bidder shall defend, indemnify, and hold harmless Genesee County Habitat for Humanity and its officers and employees from and against all claims, losses, damages, and expenses including but not limited to attorney's fees, arising out of or resulting from the performance of the contract.
14. **Warranty:** The bidder warrants that all goods and services furnished under a contract resulting from the Invitation for Bids shall be in conformance with the bid documents and that the goods are of merchantable quality as described in the Uniform Commercial Code, Section 2-314, and fit for the purpose for which they are sold. This warranty is in addition to any manufacturer's standard warranty which may apply or any warranty provided by law, and is in addition to all other express warranties made by the bidder.
15. **Applicable Law:** Any contract resulting from the Invitation for Bids shall be governed by the laws of the State of Michigan. Unless otherwise provided in the contract documents, the contractor shall secure and pay for all permits, fees, duties, licenses, inspections, and approvals necessary for the execution and completion of the contract. The contractor shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the performance of the contract.
16. **Right to Inspect:** Genesee County Habitat for Humanity may, at reasonable times, inspect the plant, place of business, or work site of a contractor or subcontractor which is pertinent to the performance of a contract or potential contract.
17. **Right to Audit:** Genesee County Habitat for Humanity may at reasonable times and places, audit the books and records of any contractor who has submitted cost or pricing

data as a part of its bid, to the extent that such books and records are pertinent to such cost or pricing data for a period of three years from the date of final payment under the contract. Genesee County Habitat for Humanity shall be entitled to audit the books and records of a contractor or subcontractor other than a firm fixed-price contract to the extent that such books and records are pertinent to the performance of such contract or subcontract. Such books and records shall be maintained by the contractor for a period of three years from the date of final payment under a prime contract and by the subcontractor for a period of three years from the date of final payment under a subcontract.

18. **Safety:** Genesee County Habitat for Humanity, as the owner of the premises where the service or work is to be performed, or as the purchaser of goods received, requires that all applicable Michigan Occupational Health & Safety (MIOSHA) Rules and Regulations are followed by your employees and that the goods meet the applicable safety regulation. All Center of Disease Control guidelines (CDC) incorporated by reference within the MIOSHA regulations must be followed.

HOUSE SPECIFICATION SHEETS & BID FORMS

- Please bid on the attached GENESEE COUNTY HABITAT FOR HUMANITY HOME REHABILITATION PROGRAM – CONTRACTOR WORK ACTIVITY SCHEDULE. A cost is to be provided for every item/service listed.
- A contractor must bid on the address offered in this bid and provide the total bid amount in the Bid Summary.
- Submitted bids must be not more than 10% lower or 15% higher than the cost estimate. If the amount of any bid received is outside of this range, the bid shall be rejected. If no bidder is within that range, the contractor closest to that window will be awarded the bid.
- When required, Lead Reports for the corresponding house will be available by request.
- Section 3 requirements:
 With respect to recipients of Housing and/or Community Development funding, all contractors (or subcontractors) receiving covered funds in excess of \$100,000 to complete projects involving housing construction, rehabilitation, or other public construction are required to comply with the requirements of Section 3. The threshold of \$100,000 is based on the BID TOTAL for Genesee County Habitat for Humanity Invitations for Bid.
 When BID TOTAL exceeds \$100,000 the form **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY** is to be completed and included with the bid. When the award notification is made, the successful bidder will be instructed regarding the appropriate verification required prior to signing the contract.
- Contractors must verify all unit quantities listed on the enclosed specification sheets prior to submitting a bid.

BID SUMMARY

| | |
|-----------------|---------------|
| ADDRESS & JOB # | BID TOTAL FOR |
| | \$ _____ |

Company/Phone _____

Signature _____ Date _____

SPECS BY LOCATION/TRADE

8/14/2020

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

Case Number: Landbank
 Project Manager: Brett Blankenship
 Phone: 810-766-6563

Address: 914 W University Avenue **Unit: Renovation**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1 **General Requirements**

| | | | | | |
|-----------|---------------------------------------|------|----|-------|-------|
| 35 | VERIFY QUANTITIES/MEASUREMENTS | 1.00 | GR | _____ | _____ |
|-----------|---------------------------------------|------|----|-------|-------|

All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.

THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, PAYING & RECEIVING ALL APPLICABLE PERMITS THAT AUTHORIZE THE ACTIVITY.

| | | | | | |
|-----------|---------------------------------|------|----|-------|-------|
| 36 | BUILDING PERMIT REQUIRED | 1.00 | EA | _____ | _____ |
|-----------|---------------------------------|------|----|-------|-------|

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.

| | | | | | |
|-----------|-----------------------------------|------|----|-------|-------|
| 37 | ELECTRICAL PERMIT REQUIRED | 1.00 | EA | _____ | _____ |
|-----------|-----------------------------------|------|----|-------|-------|

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.

| | | | | | |
|-----------|---------------------------------|------|----|-------|-------|
| 38 | PLUMBING PERMIT REQUIRED | 1.00 | EA | _____ | _____ |
|-----------|---------------------------------|------|----|-------|-------|

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.

| | | | | | |
|-----------|-----------------------------|------|----|-------|-------|
| 39 | HVAC PERMIT REQUIRED | 1.00 | EA | _____ | _____ |
|-----------|-----------------------------|------|----|-------|-------|

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.

| | | | | | |
|-----------|--|------|----|-------|-------|
| 42 | CERTIFICATE OF OCCUPANCY / FINAL INSPECTION | 1.00 | EA | _____ | _____ |
|-----------|--|------|----|-------|-------|

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.

| | | | | | |
|-----------|----------------------|------|----|-------|-------|
| 55 | WORK SCHEDULE | 1.00 | GR | _____ | _____ |
|-----------|----------------------|------|----|-------|-------|

Weather permitting, the estimated start work date is

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|---|--|----------|-------|------------|-------------|
| Trade: 1 General Requirements | | | | | |
| | _____ and work to be completed by _____. | | | | |
| | Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner. | | | | |
| 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 | _____ | _____ |
| Trade: 5 Demolition & Disposal | | | | | |
| 802 | Remove Debris After procuring all required permits,utilize a roll-off dumpster without damaging the site. Remove all personal belongings and debris from house, garage and yard. | 1.00 | EA | _____ | _____ |
| Trade: 9 Environmental Rehab | | | | | |
| 2070 | ASBESTOS ABATEMENT Secure & isolate area, provide protective floor coverings when not removing floor tile or while exterior work is being completed. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. Clean area until clearance test levels are acceptable. Dispose using state guidelines for Asbestos abatement. SEE ASBESTOS REPORT Includes exterior siding, windows, doors, House duct wrap, paints and other materials within the report. Per Asbestos report: Room #1: Flooring= 160 sf. Room #1, stairs, landing: Flooring= 190 sf. House Ducting: Vent Wrap= 200 sf. Exterior: Siding= 1800 sf. Exterior: Caulking= 50 lf. | 1.00 | EA | _____ | _____ |
| 9003 | LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule. | 1.00 | GR | _____ | _____ |
| 9007 | CLEAN TO CLEARANCE Prior to final acceptance of the lead hazard reduction work and | 1,200.00 | SF | _____ | _____ |

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 9 Environmental Rehab

all rehabilitation work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, windows sills and window troughs. The contractor shall re-clean all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceed the thresholds of 10 ug/SF for floors, 100 ug/Sf for window sills, 100 ug/SF for window troughs and 40 ug/SF for porch floors.

Location Total: _____

Location: 2 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 5 Demolition & Disposal

| | | | | | |
|-----|---------------------|------|----|-------|-------|
| 746 | DEMO CHIMNEY | 1.00 | EA | _____ | _____ |
|-----|---------------------|------|----|-------|-------|

Remove entire masonry chimney by hand from stack down to basement. After securing site and removing all potentially damaged vehicles, chisel bricks at mortar line to disassemble the chimney.

Chimney to be removed for access of HVAC supply.

Existing concrete curb in basement to remain

Trade: 7 Masonry

| | | | | | |
|------|--|------|----|-------|-------|
| 6040 | FURNACE 90+ GAS - WITH DISTRIBUTION | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

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 complete with gas line, plenum, new supply, A- Coil and return ductwork work to wall registers, to service all rooms. 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. Install return air duct ensuring 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 duct joints with Duct Mastic.

Run new trunk line in existing chimney chase. Feed 2nd floor rooms via attic / ceiling supply & Return
 THE CONTRACTOR IS RESPONSIBLE FOR APPLYING,
 PAYING & RECEIVING ALL APPLICABLE PERMITS THAT
 AUTHORIZE THE ACTIVITY.

Location: 2 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|---------------------------------------|----------|-------|------------|-------------|
| Trade: 7 Masonry | | | | | |
| Use the Air Conditioning Contractors of America's (ACCA) late test edition of their Manual J Heat loss calculation tool http://www.acca.org/tech/manualj/ (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. | | | | | |
| Trade: 19 Paint & Wallpaper | | | | | |
| 5565 | PREP & PAINT VACANT ROOM | 13.00 | RM | _____ | _____ |
| Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be one color, have client approve colors prior to start. | | | | | |
| Trade: 22 Plumbing | | | | | |
| 6630 | SUPPLY--PEX | 200.00 | LF | _____ | _____ |
| Remove existing water lines throughout house reusing as much as possible and within the existing service capacity. 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. Note 2nd floor bath modification | | | | | |
| 7215 | DRAIN/WASTE/VENT--1.5 BATH HSE | 1.00 | DU | _____ | _____ |
| Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC or cast iron DWV lines to service one 3-piece bath, one 2-piece bath, kitchen and laundry area from the foundation perimeter to roof vent terminus. Note 2nd floor bath modification | | | | | |
| Trade: 23 Electric | | | | | |
| 7810 | SMOKE DETECTOR--HARD WIRED | 7.00 | EA | _____ | _____ |
| Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box. | | | | | |
| 8120 | REWIRE HOUSE | 1,200.00 | SF | _____ | _____ |
| 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. | | | | | |

Address: 914 W University Avenue

Unit: Renovation

Location: 2 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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.

To include 3 way switches at both stairway to basement and 2nd floor.

Include hard wired smoke detectors in each bedroom, hall and living room.

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.

This includes electrical service and rewire in Garage

Location Total: _____

Location: 3 - Breakfast area

Approx. Wall SF: 306

Ceiling/Floor SF: 70

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|----------|----------------------|----------|-------|------------|-------------|
| Trade: 1 | General Requirements | | | | |

| | | | | | |
|------|--|-------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to lock in smells. Vacuum room in preparation for new floor covering. | 70.00 | AL | _____ | _____ |
|------|--|-------|----|-------|-------|

Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering.

| | | | | | |
|------|---|-------|----|-------|-------|
| 5909 | Vinyl Plank Flooring- 100% Waterproof Install new vinyl plank flooring over existing flooring. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm thickness or greater. Include all transition pieces at hallways. (\$3.00 SQ FT material allowance) | 76.00 | SF | _____ | _____ |
|------|---|-------|----|-------|-------|

Trade: 9 Environmental Rehab

| | | | | | |
|------|---|-------|----|-------|-------|
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. | 70.00 | LF | _____ | _____ |
|------|---|-------|----|-------|-------|

All trim to be primed and painted.

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------------|----------------------------|----------|-------|------------|-------------|
| Trade: 9 | Environmental Rehab | | | | |

| | | | | | |
|------------------|------------------|--|--|--|--|
| Trade: 10 | Carpentry | | | | |
|------------------|------------------|--|--|--|--|

| | | | | | |
|-------------|---|------|----|--|--|
| 2980 | WINDOW--VINYL DBL HNG DBL GLZ Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood. | 2.00 | EA | | |
|-------------|---|------|----|--|--|

Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS

| | | | | | |
|-------------|---|------|----|--|--|
| 3184 | DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR Install a Jeld Wen ENERGY STAR certified insulated prehung steel door, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors. Include new casing/trim and finish paint/stain to match existing as close as possible. Paint brick mould to match existing trim. Door to have fan lite glass in top portion | 1.00 | EA | | |
|-------------|---|------|----|--|--|

| | | | | | |
|------------------|-----------------|--|--|--|--|
| Trade: 23 | Electric | | | | |
|------------------|-----------------|--|--|--|--|

| | | | | | |
|-------------|---|------|----|--|--|
| 7730 | LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$40 allowance for fixture. Include LED bulbs | 1.00 | EA | | |
|-------------|---|------|----|--|--|

Location Total: _____

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|-----------------|-----------------------------|----------|-------|------------|-------------|
| Trade: 1 | General Requirements | | | | |

| | | | | | |
|-------------|---|--------|----|--|--|
| 2353 | WOOD FLOOR - SCREEN & RECOAT Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odor. Vacuum room in preparation for new floor covering. Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering. | 121.00 | AL | | |
|-------------|---|--------|----|--|--|

| | | | | | |
|-------------|--|--------|----|--|--|
| 5909 | Vinyl Plank Flooring- 100% Waterproof Install new vinyl plank flooring over existing flooring. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm | 130.00 | SF | | |
|-------------|--|--------|----|--|--|

Location: 4 - Kitchen

Approx. Wall SF: 396

Ceiling/Floor SF: 121

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|------------------|---|----------|-------|------------|-------------|
| Trade: 1 | General Requirements | | | | |
| | thickness or greater. Include all transition pieces at hallways. (\$3.00 SQ FT material allowance) | | | | |
| Trade: 9 | Environmental Rehab | | | | |
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | 40.00 | LF | | |
| Trade: 10 | Carpentry | | | | |
| 2772 | WINDOW--REMOVAL & FRAME-IN Dispose of window and frame-in window opening. To include insulation, interior finish (match existing) & exterior sheathing. Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | 1.00 | EA | | |
| 3255 | DOOR--REMOVE Dispose of interior door to basement including jambs. Trim existing opening with 1x and casing both sides, Sand smooth, prime and ready for paint. Dispose using state guidelines for lead abatement. SEE LEAD REPORT | 1.00 | EA | | |
| 3715 | CABINET--WOOD BASE Replace base cabinets. Install base cabinet with prefinished doors of solid birch, maple or oak stiles and veneered plywood panels. Frame with solid birch, maple or oak stiles, vinyl covered, color matched sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of in-stock designs. Refer to attached sketch for layout | 7.50 | LF | | |
| 3725 | CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen prefinished wall cabinet. Door to have solid birch, maple or oak wood stiles, frames and plywood panels. Frame to have solid wood stiles, vinyl covered, color matched sides, metal or plastic corner bracing. Owner's choice of in-stock designs. Refer to attached sketch for layout | 15.00 | LF | | |
| 3750 | COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet, plastic laminate counter top. Provide cutout for sink. Owner's choice of in-stock color and texture. | 10.00 | LF | | |

Location: 4 - Kitchen

Approx. Wall SF: 396

Ceiling/Floor SF: 121

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|--|----------|-------|------------|-------------|
| Trade: 17 Drywall & Plaster | | | | | |
| 5270 | DRYWALL Remove loose or damaged plaster down to wood lath. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical. Hang, tape and 3 coat finish drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Drywall 1/2" on walls and ceilings. Green board in bathrooms. | 396.00 | SF | _____ | _____ |
| Trade: 22 Plumbing | | | | | |
| 6835 | SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. See General Bid Specifications for applicable makes/models of fixtures | 1.00 | EA | _____ | _____ |
| Trade: 23 Electric | | | | | |
| 7730 | LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$100 allowance for fixture. Include LED bulbs | 1.00 | EA | _____ | _____ |
| Trade: 25 Appliances | | | | | |
| 8415 | GAS STOVE--30" Dispose of old stove. Install a 30" wide, Gas/Electric, 4 Burner, pilotless, stove unit, including gas oven and electrical connections. \$500.00 unit price w/warranty Reroute gas line approximately 20', see layout | 1.00 | EA | _____ | _____ |
| 8476 | REFRIGERATOR--25 CF FROST FREE Dispose of old refrigerator. Install a 2 door, with freezer, frost free refrigerator with at least 25 cubic feet. \$1,000.00 Unit Allowance | 1.00 | EA | _____ | _____ |
| 8491 | DISHWASHER--2 CYCLE--ENERGY STAR Provide and install a 24" white, 2 cycle, built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system. Whirlpool #: 267844 Model: DU811SWPU - or - GE Model GSD1300NWW | 1.00 | EA | _____ | _____ |

Location Total: _____

Address: 914 W University Avenue

Unit: Renovation

Location: 5 - Basement Stairway

Approx. Wall SF: 0

Ceiling/Floor SF: 36

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 9 Environmental Rehab

| | | | | | |
|------|--|------|----|-------|-------|
| 9487 | EXTERIOR DOOR - REMOVE& FILL IN OPENING After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all interior and exterior window components. Stud opening with 2" x 4" insulate to R-13 and install an interior and exterior finish matching the adjacent surface as closely as possible. Prime and top coat new material with premium acrylic latex. | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

Trade: 10 Carpentry

| | | | | | |
|------|--|------|----|-------|-------|
| 2540 | STAIRCASE--REPLACE BASEMENT Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Install wood handrail, one side, 36" above tread nosing. Stringers to rest on a 2"x12" preservative treated pine sill. Dispose using state guidelines for lead abatement. SEE LEAD REPORT | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

Location Total: _____

Location: 6 - Basement

Approx. Wall SF: 854

Ceiling/Floor SF: 840

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 16 Conservation

| | | | | | |
|------|---|-------|----|-------|-------|
| 4995 | INSULATE RIM JOIST--FIBERGLASS 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. | 80.00 | LF | _____ | _____ |
|------|---|-------|----|-------|-------|

Trade: 19 Paint & Wallpaper

| | | | | | |
|------|---|--------|----|-------|-------|
| 5485 | PREP & PAINT CEILING--FLAT Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Finish coat with white Replace or uncover hardware, fixtures and accessories. | 650.00 | SF | _____ | _____ |
| 5755 | PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations. | 650.00 | SF | _____ | _____ |

Location: 6 - Basement

Approx. Wall SF: 854

Ceiling/Floor SF: 840

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|---|----------|-------|------------|-------------|
| Trade: 19 Paint & Wallpaper | | | | | |
| 5760 | PREP & PAINT CONCRETE WALL Scrape loose, peeling, cracked, blistered paint from concrete surface. Wash dirt fungus, dust from surface. Apply 2 coats of Drylock, Thoro-Seal, Waterproofing piant or approved equal, to basement walls. | 850.00 | SF | _____ | _____ |
| Trade: 22 Plumbing | | | | | |
| 6785 | GAS DRYER HOOK UP WITH VENT Install schedule 40 black iron pipe and gas cock to dryer location. Install 4" rigid galvanized vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a backflow preventer and NO screening. Fasten sections of pipe to each other with with pop rivets compatible with galvanized metal. 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 the structure. | 1.00 | EA | _____ | _____ |
| 7071 | HWH - 90+ 40 GAL GAS POWER VENTED Install a 40 gallon, glass lined, 90+ 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. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater and recycle metal or dispose of furnace in legal landfill. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, PAYING & RECEIVING ALL APPLICABLE PERMITS THAT AUTHORIZE THE ACTIVITY. | 1.00 | EA | _____ | _____ |
| 7115 | LAUNDRY TUB AND FAUCET - REPLACE Install single bowl, 24" fiberglass laundry tray to fit under faucet. Include standard 2 handle chrome laundry faucet. Include and hook up waste line. Include applicable washer hook ups that shall include boiler drains and air hammers as required. Refer to sketch for approximate layout | 1.00 | EA | _____ | _____ |
| 7165 | INSTALL LAUNDRY TUB LIFT PUMP Install standard lift pump for laundry tub. Adjust to ensure proper operation. Include wiring and breaker if necessary (GFCI protected) | 1.00 | EA | _____ | _____ |
| Trade: 23 Electric | | | | | |
| 7730 | LIGHT FIXTURE--REPLACE Install new ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture. Include LED bulbs | 5.00 | EA | _____ | _____ |

Address: 914 W University Avenue

Unit: Renovation

Location: 6 - Basement

Approx. Wall SF: 854

Ceiling/Floor SF: 840

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

Trade: 25 Appliances

| | | | | | |
|------|--|------|----|-------|-------|
| 8510 | WASHER-DRYER--ENERGY STAR Install a matched pair ENERGY STAR Washer and a 240 volt Electric Dryer combo in white enameled steel using the manufacturer's brackets to level the assembly in its final position. Use braided steel water supply lines and a smooth rubber drain line connected to a 2 inch drain with trap. Refer to sketch for approximate layout | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

Location Total: _____

Location: 7 - Dining room

Approx. Wall SF: 486

Ceiling/Floor SF: 182

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|----------|----------------------|----------|-------|------------|-------------|
| Trade: 1 | General Requirements | | | | |

| | | | | | |
|------|--|--------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odors. Vacuum room in preparation for new floor covering. Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering. | 182.00 | AL | _____ | _____ |
|------|--|--------|----|-------|-------|

| | | | | | |
|------|---|--------|----|-------|-------|
| 5909 | Vinyl Plank Flooring- 100% Waterproof Install new vinyl plank flooring over existing flooring. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm thickness or greater. Include all transition pieces at hallways. (\$3.00 SQ FT material allowance) | 197.00 | SF | _____ | _____ |
|------|---|--------|----|-------|-------|

Trade: 9 Environmental Rehab

| | | | | | |
|------|---|-------|----|-------|-------|
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | 60.00 | LF | _____ | _____ |
|------|---|-------|----|-------|-------|

Trade: 10 Carpentry

| | | | | | |
|------|---|------|----|-------|-------|
| 2995 | WINDOW--3 LIGHT VINYL SLIDER Field measure, order, remove and install a vinyl,3 light slider, | 1.00 | EA | _____ | _____ |
|------|---|------|----|-------|-------|

Location: 7 - Dining room

Approx. Wall SF: 486

Ceiling/Floor SF: 182

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

double glazed, window. Including screen, caulk, interior casing and exterior trim, wrapped in aluminum. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood to match existing trim.

Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS

| | | | | | |
|------|---|------|----|-------|-------|
| 3716 | WINDOW BENCH SEAT-PLYWOOD | 1.00 | EA | _____ | _____ |
| | Remove & dispose off site existing window bench top & trim. Install new bench top constructed of 3/4" t & g oak to match with stairway finish. Piano hinged bench for access to storage. Front of bench to be constructed of drywall finish and painted to match walls. Re-use framing members if not damaged. Repair any damaged plaster in prep for walls to be laminated. | | | | |

Trade: 17 Drywall & Plaster

| | | | | | |
|------|--|--------|----|-------|-------|
| 5270 | DRYWALL | 486.00 | SF | _____ | _____ |
| | Remove loose or damaged plaster down to wood lath. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical. Hang, tape and 3 coat finish drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Drywall 1/2" on walls and ceilings. Green board in bathrooms. | | | | |

Trade: 23 Electric

| | | | | | |
|------|---|------|----|-------|-------|
| 7732 | LIGHT FIXTURE--CEILING FAN | 1.00 | EA | _____ | _____ |
| | Replace interior, Flushmount, ceiling fan, 3 bulb minimum, UL approved. Owners choice of design. \$100 allowance for fixture. | | | | |

Location Total: _____

Location: 8 - Living room

Approx. Wall SF: 558

Ceiling/Floor SF: 228

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1 General Requirements

| | | | | | |
|------|---|--------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT | 228.00 | AL | _____ | _____ |
| | Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to lock in smells. Vacuum room in preparation for new floor covering. | | | | |

Location: 8 - Living room

Approx. Wall SF: 558

Ceiling/Floor SF: 228

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------------------------------------|---|----------|-------|------------|-------------|
| Trade: 1 General Requirements | | | | | |
| | Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering. | | | | |
| 5909 | Vinyl Plank Flooring- 100% Waterproof Install new vinyl plank flooring over existing flooring. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm thickness or greater. Include all transition pieces at hallways. (\$3.00 SQ FT material allowance) | 246.00 | SF | | |
| Trade: 9 Environmental Rehab | | | | | |
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | 75.00 | LF | | |
| Trade: 10 Carpentry | | | | | |
| 2980 | WINDOW--VINYL DBL HNG DBL GLZ Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood. Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | 2.00 | EA | | |
| 2995 | WINDOW--3 LIGHT VINYL SLIDER Field measure, order, remove and install a vinyl, 3 light slider, double glazed, window. Including screen, caulk, interior casing and exterior trim, wrapped in aluminum. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood to match existing trim. Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | 1.00 | EA | | |
| 3184 | DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR Install a Jeld Wen ENERGY STAR certified insulated prehung steel door, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors. Include new casing/trim and finish paint/stain to match existing as close | 1.00 | EA | | |

Address: 914 W University Avenue

Unit: Renovation

Location: 8 - Living room

Approx. Wall SF: 558

Ceiling/Floor SF: 228

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

as possible. Paint brick mould to match existing trim.

| | | | | | |
|------|--|------|----|-------|-------|
| 3255 | DOOR--REMOVE Dispose of interior french doors including door jambs and trim. Trim existing opening with 1x and casing both sides, Sand smooth, prime and ready for paint. | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

Trade: 17 Drywall & Plaster

| | | | | | |
|------|--|--------|----|-------|-------|
| 5235 | LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Tape, 3-coat finish and sand ready for paint. | 558.00 | SF | _____ | _____ |
|------|--|--------|----|-------|-------|

In prep of drywall laminate fill in/repair areas where wood lath has been damaged, removed.
Fill in old return air/supply registers to be covered in preparation for new walls.
Drywall 3/8" on walls and ceilings. Green board in bathrooms.

Trade: 23 Electric

| | | | | | |
|------|--|------|----|-------|-------|
| 7732 | LIGHT FIXTURE--CEILING FAN Replace interior, Flushmount, ceiling fan, 3 bulb minimum, UL approved. Owners choice of design. \$100 allowance for fixture. | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

Location Total: _____

Location: 9 - 1/2 Bathroom

Approx. Wall SF: 180

Ceiling/Floor SF: 21

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1 General Requirements

| | | | | | |
|------|---|-------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odor . Vacuum room in preparation for new floor covering. | 21.00 | AL | _____ | _____ |
|------|---|-------|----|-------|-------|

Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering.

| | | | | | |
|------|---|-------|----|-------|-------|
| 5909 | Vinyl Plank Flooring- 100% Waterproof Install new vinyl plank flooring over existing flooring. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm thickness or greater. Include all transition pieces at hallways. (\$3.00 SQ FT material allowance) | 23.00 | SF | _____ | _____ |
|------|---|-------|----|-------|-------|

Location: 9 - 1/2 Bathroom

Approx. Wall SF: 180

Ceiling/Floor SF: 21

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|--|----------|-------|------------|-------------|
| Trade: 9 Environmental Rehab | | | | | |
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | 20.00 | LF | _____ | _____ |
| Trade: 10 Carpentry | | | | | |
| 3260 | REWORK INTERIOR DOOR Reframe door opening to accommodate new 6 panel hollow core door min. 2'x6'-8" door. Door to swing into living room. Door reframe to the left of stairs is required to obtain proper height due to ceiling height within bathroom. | 1.00 | EA | _____ | _____ |
| 3355 | DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. | 1.00 | EA | _____ | _____ |
| 3820 | TOWEL SET--3-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder. | 1.00 | EA | _____ | _____ |
| Trade: 17 Drywall & Plaster | | | | | |
| 5235 | LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Tape, 3-coat finish and sand ready for paint. In prep of drywall laminate fill in/repair areas where wood lath has been damaged, removed. Fill in old return air/supply registers to be covered in preparation for new walls. Drywall 3/8" on walls and ceilings. Green board in bathrooms. | 180.00 | SF | _____ | _____ |
| Trade: 22 Plumbing | | | | | |
| 6892 | LAVATORY--PEDESTAL SINK COMPLETE Install vitreous china, corner pedestal sink; including metal bodied, water saving, 15 year drip-free, single lever faucet, trap, supply and shut-off valves. | 1.00 | EA | _____ | _____ |
| 7010 | COMMODO--REPLACE--1.6 GPF 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. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled | 1.00 | EA | _____ | _____ |

Address: 914 W University Avenue

Unit: Renovation

Location: 9 - 1/2 Bathroom

Approx. Wall SF: 180

Ceiling/Floor SF: 21

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 22 Plumbing

commode.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE

Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$40 allowance for fixture. Include LED bulbs

1.00 EA

7831 REPLACE BATH VENT FAN

Replace existing ceiling or wall mounted exhaust fan; replace with exterior ducted vent fan with damper, faceplate, capable of at least 60CFM at 2.0 sones maximum. Repair any tear out. Vent to the exterior of the home via through roof or through soffit. Include new R6 rated insulated exhaust duct per code.

1.00 EA

Location Total: _____

Location: 10 - Stairway

Approx. Wall SF: 0

Ceiling/Floor SF: 27

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

2510 STAIRWAY REWORK--INTERIOR

Remove treads and risers from staircase. Install oak treads and risers. Stain and coat with two coats of polyurethane (sand between coats). Finish to be selected by project manager.

1.00 EA

Sand stain and finish wood railing, balusters & wall skirting, repair and finish newel post.

Include 3/4" t & g oak flooring on landing. Approx 3'x3' - Site finish to match steps.

2520 HANDRAIL--REPLACE INTERIOR

Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.

15.00 LF

2980 WINDOW--VINYL DBL HNG DBL GLZ

Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screen. Wrap exterior jamb and sill with .027"

1.00 EA

Address: 914 W University Avenue

Unit: Renovation

Location: 10 - Stairway

Approx. Wall SF: 0

Ceiling/Floor SF: 27

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

aluminum coil stock back caulked and nailed 6" on center.
Retrim opening with casing or shoe/door stop as necessary.
Paint or stain/poly any raw or primed wood.

Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS

Tempered glass required for window located at landing within stairway.

Location Total: _____

Location: 11 - Hall 2nd floor

Approx. Wall SF: 224

Ceiling/Floor SF: 33

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1 General Requirements

| | | | | | |
|------|---|-------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT | 33.00 | AL | _____ | _____ |
|------|---|-------|----|-------|-------|

Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odor. Vacuum room in preparation for new floor covering.

Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering.

Trade: 9 Environmental Rehab

| | | | | | |
|------|----------------------|-------|----|-------|-------|
| 9574 | TRIM--REPLACE | 30.00 | LF | _____ | _____ |
|------|----------------------|-------|----|-------|-------|

Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.

All trim to be primed and painted.

Trade: 20 Floor Coverings

| | | | | | |
|------|-----------------------|------|----|-------|-------|
| 5970 | CARPET AND PAD | 4.00 | SY | _____ | _____ |
|------|-----------------------|------|----|-------|-------|

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 \$15/sy. Owner's choice of in-stock color and pattern.

Trade: 23 Electric

| | | | | | |
|------|-------------------------------|------|----|-------|-------|
| 7730 | LIGHT FIXTURE--REPLACE | 1.00 | EA | _____ | _____ |
|------|-------------------------------|------|----|-------|-------|

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

| | |
|------------------|-----------------|
| Trade: 23 | Electric |
|------------------|-----------------|

Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$40 allowance for fixture. Include LED bulbs

Location Total: _____

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

| | |
|-----------------|-----------------------------|
| Trade: 1 | General Requirements |
|-----------------|-----------------------------|

| | | | | | |
|-------------|---|-------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT | 63.00 | AL | _____ | _____ |
|-------------|---|-------|----|-------|-------|

Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odor. Vacuum room in preparation for new floor covering.

Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering.

| | | | | | |
|-------------|--|-------|----|-------|-------|
| 5909 | Vinyl Plank Flooring- 100% Waterproof | 68.00 | SF | _____ | _____ |
|-------------|--|-------|----|-------|-------|

Install new vinyl plank flooring over existing flooring. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm thickness or greater. Include all transition pieces at hallways. (\$3.00 SQ FT material allowance)

| | |
|-----------------|----------------------------|
| Trade: 9 | Environmental Rehab |
|-----------------|----------------------------|

| | | | | | |
|-------------|----------------------|-------|----|-------|-------|
| 9574 | TRIM--REPLACE | 40.00 | LF | _____ | _____ |
|-------------|----------------------|-------|----|-------|-------|

Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.

All trim to be primed and painted.

| | |
|------------------|------------------|
| Trade: 10 | Carpentry |
|------------------|------------------|

| | | | | | |
|-------------|----------------------------|-------|----|-------|-------|
| 2245 | JOIST--SISTER 2"X8" | 12.00 | LF | _____ | _____ |
|-------------|----------------------------|-------|----|-------|-------|

Jack joist level and sister 2"x8" joist using a triangulated nailing pattern and cement coated nails, 8" on center. Sister joists that have been cutout for plumbing run connections.

| | | | | | |
|-------------|--------------------------------------|------|----|-------|-------|
| 2980 | WINDOW--VINYL DBL HNG DBL GLZ | 1.00 | EA | _____ | _____ |
|-------------|--------------------------------------|------|----|-------|-------|

Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and

Location: 12 - Bathroom 2nd floor

Approx. Wall SF: 256

Ceiling/Floor SF: 63

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|---|----------|-------|------------|-------------|
| Trade: 10 Carpentry | | | | | |
| | SHGC. Include screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood. | | | | |
| | Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | | | | |
| 3355 | DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. | 1.00 | EA | _____ | _____ |
| 3835 | ACCESSORY SET--4 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars, one towel ring, and a toilet paper holder. | 1.00 | EA | _____ | _____ |
| Trade: 17 Drywall & Plaster | | | | | |
| 5270 | DRYWALL Remove loose or damaged plaster down to wood lath. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical. Hang, tape and 3 coat finish drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Drywall 1/2" on walls and ceilings. Green board in bathrooms. | 256.00 | SF | _____ | _____ |
| 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. Spot screw exposed subfloor to eliminate squeaks and loose areas. Prep floor to receive new vinyl plank flooring. | 63.00 | SF | _____ | _____ |
| Trade: 22 Plumbing | | | | | |
| 6901 | VANITY--30" COMPLETE Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escudion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. | 1.00 | EA | _____ | _____ |

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 22 Plumbing

Install mirror above vanity matching length and bottom of mirror to sit approximately 4-10" above vanity.

| | | | | | |
|-------------|---|------|----|-------|-------|
| 6958 | BATHTUB/SHOWER--5' FIBERGLASS--COMPLETE--ADAPTABLE | 1.00 | EA | _____ | _____ |
|-------------|---|------|----|-------|-------|

Install a 5', 4 piece, fiberglass tub and shower unit 60" x 30" x 72" (right hand drain) or (left hand drain) - complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Monitor Model 1343 tub/shower faucet - <http://www.deltafaucet.com/> - & a shower head with a maximum 2.0 GPM flow rate. (note: exterior wall sections behind the tub shower unit and any plumbing penetration must be completely air-sealed prior to installation). Per installation instructions set basin area in 1" to 2" of mortar cement.

| | | | | | |
|-------------|----------------------------------|------|----|-------|-------|
| 7010 | COMMODO--REPLACE--1.6 GPF | 1.00 | EA | _____ | _____ |
|-------------|----------------------------------|------|----|-------|-------|

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. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.
Commode to be relocated to northeast corner of bathroom

Trade: 23 Electric

| | | | | | |
|-------------|----------------------------------|------|----|-------|-------|
| 7753 | VANITY WALL LIGHT FIXTURE | 1.00 | EA | _____ | _____ |
|-------------|----------------------------------|------|----|-------|-------|

Install an Energy Star approved 3 light vanity wall mounted fixture centered above new vanity.

| | | | | | |
|-------------|-----------------------------|------|----|-------|-------|
| 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.

Location Total: _____

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1 General Requirements

| | | | | | |
|-------------|---|--------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT | 132.00 | AL | _____ | _____ |
|-------------|---|--------|----|-------|-------|

Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odor. Vacuum room in preparation for new floor covering.
Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering.

Location: 13 - N.W. Bedroom 1

Approx. Wall SF: 368

Ceiling/Floor SF: 132

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|---|----------|-------|------------|-------------|
| Trade: 1 General Requirements | | | | | |
| Trade: 9 Environmental Rehab | | | | | |
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | 50.00 | LF | _____ | _____ |
| Trade: 10 Carpentry | | | | | |
| 2980 | WINDOW--VINYL DBL HNG DBL GLZ Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood. Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | 2.00 | EA | _____ | _____ |
| 3355 | DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. | 1.00 | EA | _____ | _____ |
| Trade: 17 Drywall & Plaster | | | | | |
| 5270 | DRYWALL Remove loose or damaged plaster down to wood lath. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical. Hang, tape and 3 coat finish drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Drywall 1/2" on walls and ceilings. Green board in bathrooms. | 368.00 | SF | _____ | _____ |
| Trade: 20 Floor Coverings | | | | | |
| 5960 | REMOVE FLOOR COVERING Remove floor covering attached to wood floor, remove all staples/nails, inspect subfloor, prep for screen and seal and new floor covering. | 50.00 | SF | _____ | _____ |

Address: 914 W University Avenue

Unit: Renovation

Location: 13 - N.W. Bedroom 1

Approx. Wall SF: 368

Ceiling/Floor SF: 132

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 20 Floor Coverings

Approximately 50sf of sticky back tiles on floor to be removed in preparation for sealing wood floor and installation of new floor covering.

| | | | | | |
|------|---|-------|----|-------|-------|
| 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 \$15/sy. Owner's choice of in-stock color and pattern. | 15.00 | SY | _____ | _____ |
|------|---|-------|----|-------|-------|

Trade: 23 Electric

| | | | | | |
|------|--|------|----|-------|-------|
| 7732 | LIGHT FIXTURE--CEILING FAN Replace interior, Flushmount, ceiling fan, 3 bulb minimum, UL approved. Owners choice of design. \$100 allowance for fixture. | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

Location Total: _____

Location: 14 - N.W. Bedroom hall

Approx. Wall SF: 192

Ceiling/Floor SF: 27

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1 General Requirements

| | | | | | |
|------|--|-------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to lock in smells. Vacuum room in preparation for new floor covering. Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering. | 27.00 | AL | _____ | _____ |
|------|--|-------|----|-------|-------|

Trade: 9 Environmental Rehab

| | | | | | |
|------|---|-------|----|-------|-------|
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | 30.00 | LF | _____ | _____ |
|------|---|-------|----|-------|-------|

Trade: 10 Carpentry

| | | | | | |
|------|--|------|----|-------|-------|
| 3255 | DOOR--REMOVE Dispose of exterior door into sunroom area including jambs. Finish opening, Sand smooth, ready for paint. | 1.00 | EA | _____ | _____ |
|------|--|------|----|-------|-------|

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

| | |
|------------------|------------------|
| Trade: 10 | Carpentry |
|------------------|------------------|

Dispose using state guidelines for lead abatement. SEE LEAD REPORT

| | |
|------------------|------------------------------|
| Trade: 17 | Drywall & Plaster |
|------------------|------------------------------|

| | | | | | |
|------|----------------|--------|----|--|--|
| 5270 | DRYWALL | 192.00 | SF | | |
|------|----------------|--------|----|--|--|

Remove loose or damaged plaster down to wood lath. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical. Hang, tape and 3 coat finish drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8"on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.

Drywall 1/2" on walls and ceilings. Green board in bathrooms.

| | |
|------------------|------------------------|
| Trade: 20 | Floor Coverings |
|------------------|------------------------|

| | | | | | |
|------|-----------------------|------|----|--|--|
| 5970 | CARPET AND PAD | 3.00 | SY | | |
|------|-----------------------|------|----|--|--|

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 \$15/sy. Owner's choice of in-stock color and pattern.

| | |
|------------------|-----------------|
| Trade: 23 | Electric |
|------------------|-----------------|

| | | | | | |
|------|-------------------------------|------|----|--|--|
| 7730 | LIGHT FIXTURE--REPLACE | 1.00 | EA | | |
|------|-------------------------------|------|----|--|--|

Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$40 allowance for fixture. Include LED bulbs

Location Total: _____

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

| | |
|-----------------|----------------------------|
| Trade: 9 | Environmental Rehab |
|-----------------|----------------------------|

| | | | | | |
|------|----------------------|-------|----|--|--|
| 9574 | TRIM--REPLACE | 40.00 | LF | | |
|------|----------------------|-------|----|--|--|

Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.

All trim to be primed and painted.

Address: 914 W University Avenue

Unit: Renovation

Location: 15 - N.W. Bedroom Sunroom

Approx. Wall SF: 224

Ceiling/Floor SF: 63

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|---------------------------------|--|----------|-------|------------|-------------|
| Trade: 10 Carpentry | | | | | |
| 2445 | FURRING--WOOD Fur surface with 1"x3" wood strips using nails and cedar shims, level and plumb, 16" on center. S. wall within room requires furring over exterior siding in preparation for panel board installation. | 72.00 | SF | _____ | _____ |
| 2995 | WINDOW--3 LIGHT VINYL SLIDER Field measure, order, remove and install a vinyl,3 light slider, double glazed, window. Including screen, caulk, interior casing and exterior trim, wrapped in aluminum. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood to match existing trim. Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | 4.00 | EA | _____ | _____ |
| 3184 | DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR Remove existing door & Install a Jeld Wen ENERGY STAR certified insulated prehung steel door, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors. Include new casing/trim and finish paint/stain to match existing as close as possible. Paint brick mould to match existing trim. Provide door with 9 lite glass. | 1.00 | EA | _____ | _____ |
| 3670 | WALL PANELING--LUAUN Remove existing wall paneling/ luaun glued and finish nailed to wall within room, Remove nails and glue. Install new paneling & trim, color/finish to be selected by homeowner. | 150.00 | SF | _____ | _____ |

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. Spot screw exposed subfloor to eliminate squeaks and loose areas. Prep floor for new carpet installation. | 63.00 | SF | _____ | _____ |
|------|---|-------|----|-------|-------|

Trade: 23 Electric

| | | | | | |
|------|---|------|----|-------|-------|
| 7730 | LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture. Include LED bulbs | 1.00 | EA | _____ | _____ |
|------|---|------|----|-------|-------|

Location Total: _____

Location: 16 - S.W. Bedroom 2

Approx. Wall SF: 400

Ceiling/Floor SF: 150

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Location: 16 - S.W. Bedroom 2

Approx. Wall SF: 400

Ceiling/Floor SF: 150

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------------------------------------|---|----------|-------|------------|-------------|
| Trade: 1 General Requirements | | | | | |
| 2353 | WOOD FLOOR - SCREEN & RECOAT Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odor. Vacuum room in preparation for new floor covering. Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering. | 150.00 | AL | _____ | _____ |
| Trade: 9 Environmental Rehab | | | | | |
| 9574 | TRIM--REPLACE Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | 40.00 | LF | _____ | _____ |
| Trade: 10 Carpentry | | | | | |
| 2980 | WINDOW--VINYL DBL HNG DBL GLZ Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood. Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | 2.00 | EA | _____ | _____ |
| 3260 | REWORK INTERIOR DOOR Adjust door opening to accommodate new 6 panel hollow cor bifold closet door. | 1.00 | EA | _____ | _____ |
| 3355 | DOOR--PREHUNG 6 PANEL INT, HOLLOW At entry and closet, Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. | 2.00 | EA | _____ | _____ |
| 3375 | DOOR--CLOSET Hang a 6 panel, hollow core, swing door including all hardware and casing on one side, plumb and centered within the opening. | 1.00 | EA | _____ | _____ |
| Trade: 20 Floor Coverings | | | | | |
| 5970 | CARPET AND PAD | 17.00 | SY | _____ | _____ |

Address: 914 W University Avenue

Unit: Renovation

Location: 16 - S.W. Bedroom 2

Approx. Wall SF: 400

Ceiling/Floor SF: 150

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 20 Floor Coverings

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 \$15/sy. Owner's choice of in-stock color and pattern.

Trade: 23 Electric

| | | | | | |
|------|---|------|----|-------|-------|
| 7732 | LIGHT FIXTURE--CEILING FAN | 1.00 | EA | _____ | _____ |
| | Replace interior, Flushmount, ceiling fan, 3 bulb minimum, UL approved. Owners choice of design. \$100 allowance for fixture. | | | | |

Trade: 1600 Electrical (CSI)

| | | | | | |
|------|---|--------|----|-------|-------|
| 5270 | DRYWALL--1/2" | 400.00 | SF | _____ | _____ |
| | Remove loose or damaged plaster down to wood lath. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical. Hang, tape and 3 coat finish drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. | | | | |

Drywall 1/2" on walls and ceilings. Green board in bathrooms.

Location Total: _____

Location: 17 - S.E. Bedroom 3

Approx. Wall SF: 368

Ceiling/Floor SF: 132

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 1 General Requirements

| | | | | | |
|------|--|--------|----|-------|-------|
| 2353 | WOOD FLOOR - SCREEN & RECOAT | 132.00 | AL | _____ | _____ |
| | Screen all wood floors using sanding screen. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and one coat of oil based polyurethane varnish to seal odor. Vacuum room in preparation for new floor covering. | | | | |
| | Patch/fill in any missing flooring in preparation for new floor covering. Patched area to match existing wood floor height to provide smooth transition of new covering. | | | | |

Trade: 9 Environmental Rehab

| | | | | | |
|------|---|-------|----|-------|-------|
| 9574 | TRIM--REPLACE | 55.00 | LF | _____ | _____ |
| | Remove existing Trim throughout house, including baseboard, shoe, chair rail, crown and casing. Install finger jointed 9/16" x 3-1/4" colonial base & finger jointed 11/16" x 2-1/4" colonial | | | | |

Location: 17 - S.E. Bedroom 3

Approx. Wall SF: 368

Ceiling/Floor SF: 132

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|------------------|---|----------|-------|------------|-------------|
| Trade: 9 | Environmental Rehab | | | | |
| | casing with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. All trim to be primed and painted. | | | | |
| Trade: 10 | Carpentry | | | | |
| 2455 | PARTITION--2"X4" NON BEARING Frame a wall using 2"x4" studs 16" on center with single top and bottom plates. Hang a 3'x 6'8" hollow cor bifold closet door. including overhead track and hardware. Match exterior base and flooring to room. Prep and prime ready to paint. | 11.00 | LF | _____ | _____ |
| 2980 | WINDOW--VINYL DBL HNG DBL GLZ Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood. Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS | 2.00 | EA | _____ | _____ |
| 3355 | DOOR--PREHUNG 6 PANEL INT, HOLLOW At entry and closet, Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. | 2.00 | EA | _____ | _____ |
| 3445 | 1/2 DOOR -- PREHUNG INT, HOLLOW Install hollow core, masonite, prehung door. Include closet lockset and 2 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. 1/2 door for storage closet | 1.00 | EA | _____ | _____ |
| 4160 | CLOSET--BEDROOM Construct a 4'-6" wide closet in bedroom, extend wall at storage closet. Hang, tape and 3 coat finish 1/2" gypsum to both sides of the 2"x 4" framing. Hang a 3'x 6'8" 6 panel, hollow core swing door including all hardware. Match exterior base and flooring to room. Prep and prime ready to paint. | 1.00 | EA | _____ | _____ |
| Trade: 17 | Drywall & Plaster | | | | |
| 5270 | DRYWALL Remove loose or damaged plaster down to wood lath. Remove minimal amounts of walls and ceiling materials as necessary to gain access for plumbing, heating, and electrical. | 368.00 | SF | _____ | _____ |

Address: 914 W University Avenue

Unit: Renovation

Location: 17 - S.E. Bedroom 3

Approx. Wall SF: 368

Ceiling/Floor SF: 132

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 17 Drywall & Plaster

Hang, tape and 3 coat finish drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.

Drywall 1/2" on walls and ceilings. Green board in bathrooms.

Trade: 20 Floor Coverings

| | | | | | |
|------|-----------------------|-------|----|-------|-------|
| 5970 | CARPET AND PAD | 15.00 | SY | _____ | _____ |
|------|-----------------------|-------|----|-------|-------|

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 \$15/sy. Owner's choice of in-stock color and pattern.

Trade: 23 Electric

| | | | | | |
|------|-----------------------------------|------|----|-------|-------|
| 7732 | LIGHT FIXTURE--CEILING FAN | 1.00 | EA | _____ | _____ |
|------|-----------------------------------|------|----|-------|-------|

Replace interior, Flushmount, ceiling fan, 3 bulb minimum, UL approved. Owners choice of design. \$100 allowance for fixture.

Location Total: _____

Location: 18 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

| | | | | | |
|------|--------------------------------------|------|----|-------|-------|
| 2980 | WINDOW--VINYL DBL HNG DBL GLZ | 1.00 | EA | _____ | _____ |
|------|--------------------------------------|------|----|-------|-------|

Dispose of existing wood window unit. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood.

Dispose using state guidelines for lead abatement. SEE LEAD & ASBESTOS

Trade: 15 Roofing

| | | | | | |
|------|------------------------------|------|----|-------|-------|
| 4410 | RAFTER--SISTER 2"X 4" | 8.00 | LF | _____ | _____ |
|------|------------------------------|------|----|-------|-------|

Sister a 2"x 4" to damaged rafter using a triangulated nailing pattern and cement coated nails, 8" on center.

Located on N. side of attic. See picture for reference.

Address: 914 W University Avenue

Unit: Renovation

Location: 18 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 16 Conservation

| | | | | | |
|------|---|-------|----|-------|-------|
| 4925 | INSULATION BAFFLE Install baffle around recessed lights, flues and chimneys to provide 3" fire clearance. Install in every other rafter where draft channel vents are cut. | 25.00 | EA | _____ | _____ |
|------|---|-------|----|-------|-------|

Location Total: _____

Location: 19 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 4 Site Work

| | | | | | |
|-----|---|-------|----|-------|-------|
| 330 | FENCE--STOCKADE 6' HIGH Install a 6" high wood stockade fence. Use all preservative treated lumber, 4"x4" ground contact rated posts set at least 42" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top and bottom rails, 1"x3" split rail fence boards. Installation of sections shall be in a straight line unless otherwise stated. To be installed on W. Side of drive between Apartment and drive. | 80.00 | LF | _____ | _____ |
| 475 | LANDSCAPING--CUSTOM Trim/remove trees/shrubs that abut the structure or within 5 ft. of the house & garage. Stumps will be ground out 12 inches below grade. The lot will be cleared of over growth and savable shrubs will be trimmed. | 1.00 | EA | _____ | _____ |

Trade: 6 Concrete & Paving

| | | | | | |
|-----|--|----------|----|-------|-------|
| 960 | DRIVEWAY--ASPHALT 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 10' wide. Pitch water from building with a 1/8" per foot slope. Existing concrete curbing to be removed, follow existing curb for new asphalt drive. SEE ATTACHED PROPOSED SKETCH | 1,210.00 | SF | _____ | _____ |
|-----|--|----------|----|-------|-------|

Trade: 10 Carpentry

| | | | | | |
|------|---|-------|----|-------|-------|
| 2640 | SIDING---VINYL After Asbestos Containing transite siding has been removed and disposed of in a licensed landfill. Install vinyl siding (min. 0.042) Wolverine "American Legend or GCMPC approved equal; including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with 1/4 inch fan fold insulation (GCMPC may also approve of housewrap with taped seams instead of fan fold) and apply owner's choice of standard in stock siding color, exposure and texture with 50 year warranty. Make sure corner pieces | 20.00 | SQ | _____ | _____ |
|------|---|-------|----|-------|-------|

Location: 19 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 10 Carpentry

continue up to meet soffit on gable ends. Use house wrap with taped seams on detached garages. Color choice by owner.
NOTE: Install vinyl mounting blocks for all fixtures and outlets.

THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, PAYING & RECEIVING ALL APPLICABLE PERMITS THAT AUTHORIZE THE ACTIVITY.

Porch columns - After establishing any required ground containment with polyethylene sheeting, mark "Lead Paint" every 10 linear feet. Enclose column with .027 aluminium panels, color selected by owner. Back caulk all seams with siliconized acrylic to create a weathertight seal. HEPA vacuum all visible paint chips, dust and debris.

3515 FRONT PORCH REPAIR - WOOD

1.00 EA

Remove & replace all missing, defective balusters, support posts and railing. Install a pressure-treated wood railing system with 2" x 2" balusters 5" on center supported by pressure treated 4" x 4".

Remove all deck boards & Install 5/4" preservative treated eased edge decking face nailing with hot dipped galvanized fasteners, into solid porch joists. Duplicate the depth of the original deck overhang, or a minimum of 1 1/2". Include all trim necessary to create a neat appearance where the deck adjoins other surfaces.

Dispose of all risers, treads, stringers, and railing system. Install new. pressure-treated stringers, risers and treads. Install a pressure-treated wood railing system with 2" x 2" balusters 5" on center supported by pressure treated 4" x 4".

3875 HOUSE NUMBER SET

1.00 EA

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.

3885 MAILBOX

1.00 EA

Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.

Trade: 15 Roofing

4580 TEAR OFF AND REROOF SHINGLES

21.00 SQ

Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board (for ridge/soffit venting only). Replace up to 5 sf of sheathing per 100 sf of roof using pine board or OSB of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a 15 lb fiberglass asphalt, dimensional shingle with limited lifetime warranty. Replace all flashing. Install shingle-over ridge vent (for ridge/soffit vent only) or slant back style roof vent (to match shingle color).

Location: 19 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--|---|----------|-------|------------|-------------|
| Trade: 15 Roofing | | | | | |
| THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, PAYING & RECEIVING ALL APPLICABLE PERMITS THAT AUTHORIZE THE ACTIVITY. | | | | | |
| Chimney to be removed, see spec 746 under Interior. | | | | | |
| 4645 | GUTTER/DOWNSPOUT--5" SEAMLESS Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner. | 240.00 | LF | _____ | _____ |
| 4760 | SOFFIT & FASCIA Install vinyl, soffit vents (vented along the eave edge/solid up the rakes) and aluminum fascia. Cut 1 ft channel in existing soffit if needed; and push back insulation if nessecary, to insure proper ventilation. Draft channels required to be cut in for vents, refer to roof spec. Cut existing tails to ensure clearance over windows. Remove and replace all fascia board. Includes enclosing front porch bead board ceiling Dispose using state guidelines for lead abatement. SEE LEAD REPORT | 218.00 | LF | _____ | _____ |
| Trade: 16 Conservation | | | | | |
| 4908 | WALL INSULATION--DENSE PACK CELLULOSE Drill 2 1/8" to 2 9/16" access holes for each stud cavity in the areas specified in interior or exterior locations approved by the Owner. Install blown-in, borate treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications and dense-packed into all specified wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot for the entire cavity. Use a 1" to 1 1/4" ID vinyl "wall tube) attached to the standard cellulose blower tubing to place the cellulose deep into the wall cavity. Check each stud cavity for blocking and other obstructions prior to blowing. Carefully seal all drilled holes with wood or foam plugs and patch all holes to match surrounding materials if the surface is exposed. In balloon framed houses insure that blown cellulose is blocked from entering floor cavities such as 2nd floor floors. See - http://www.karg.com/PDF%20files/Presentations/Dense%20Pack%20Cellulose%20Insulation.pdf and http://www.karg.com/PDF%20files/Insulaton%20density/Sidewal1%20Tips%20Pfeiffer%20Wilson%20Fitzgerald%202003.pdf for additional information. | 1,800.00 | SF | _____ | _____ |
| Trade: 19 Paint & Wallpaper | | | | | |
| 5740 | CLEAN AND STAIN DECK Power wash existing deck with detergent and water mix. Rinse | 154.00 | SF | _____ | _____ |

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

| | |
|------------------|------------------------------|
| Trade: 19 | Paint & Wallpaper |
|------------------|------------------------------|

and allow to dry. Stain/seal with Sherwin Williams Deckscapes or equal. Color choice by owner.

| | |
|------------------|-----------------|
| Trade: 23 | Electric |
|------------------|-----------------|

| | | | | | |
|-------------|---|------|----|--|--|
| 8160 | ENTRANCE LIGHT | 2.00 | EA | | |
| | Install an exterior, waterproof, wall mounted, single bulb fixture outside both exterior door. Include wire box, interior switch and lamp. Fish wire and repair all tear out. | | | | |

| | |
|------------------|-------------------|
| Trade: 25 | Appliances |
|------------------|-------------------|

| | | | | | |
|-------------|--|-------|----|--|--|
| 3560 | REAR PORCH REBUILD - WOOD | 24.00 | SF | | |
| | Remove deteriorated porch and replace with new 4'x6' porch. Dig 8" holes 42" deep and fill with concrete for piers. Use appropriately sized joists with 5/4" PT flooring to support wood railing and 4"x 6" posts for roof (shoulder cut for support). Structural lumber and deck shall be preservative treated. | | | | |
| | Steps to land on new asphalt drive | | | | |
| | THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, PAYING & RECEIVING ALL APPLICABLE PERMITS THAT AUTHORIZE THE ACTIVITY. | | | | |

Location Total: _____

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

| | |
|------------------|------------------|
| Trade: 10 | Carpentry |
|------------------|------------------|

| | | | | | |
|-------------|--|--------|----|--|--|
| 2442 | SHEATHING--1/2" | 250.00 | SF | | |
| | After establishing any required floor containment with polyethylene sheeting, HEPA vacuum all visible paint chips dust and debris. Spot patch irregularities. Install 1/2" OSB sheathing nailed 8" on center on front wall and West side of the separating wall in garage. | | | | |

Dispose using state guidelines for lead abatement. SEE LEAD

| | | | | | |
|-------------|---|------|----|--|--|
| 2640 | SIDING---VINYL | 8.00 | SQ | | |
| | Remove & install vinyl siding (min. 0.042) Wolverine "American Legend or GCMPC approved equal; including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with 1/4 inch fan fold insulation (GCMPC may also approve of housewrap with taped seams instead of fan fold) and apply owner's choice of standard in stock siding color, exposure and texture with 50 year warranty. Make sure corner pieces continue up to meet soffit | | | | |

Location: 20 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|------------------|--|----------|-------|------------|-------------|
| Trade: 10 | Carpentry | | | | |
| | on gable ends. Use house wrap with taped seams on detached garages. Color choice by owner. NOTE: Install vinyl mounting blocks for all fixtures and outlets. | | | | |
| | THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, PAYING & RECEIVING ALL APPLICABLE PERMITS THAT AUTHORIZE THE ACTIVITY. | | | | |
| 2772 | WINDOW--REMOVAL & FRAME-IN Dispose of window and frame-in window opening. To include insulation, interior finish (match existing) & exterior sheathing. Dispose using state guidelines for lead abatement. SEE LEAD REPORT | 3.00 | EA | _____ | _____ |
| 3150 | DOOR--EXTERIOR paneled After establishing any required ground containment with polyethylene sheeting, wet mist, remove and warp in polyethylene sheeting the lead-painted garage door. Wet small debris with water and wrap in polyethylene sheeting. Transport all debris to dumpster. HEPA vacuum any remaining visible paint chips, dust and debris in the surrounding area. Install a double 1-5/8" 4 panel, exterior wood door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges each door, interlocking threshold, spring metal weatherstripping. Prime and top coat all 6 sides. Dispose using state guidelines for lead abatement. SEE LEAD REPORT | 1.00 | EA | _____ | _____ |
| 3200 | DOOR OVERHEAD GARAGE Dispose of door, track and hardware. Install a 17' x 8' raised panel style, hot-dipped galvanized steel front overhead door w/ a polyurethane core insulation, U-shaped bottom seal, baked on 2 coat polyester finish paint, hot-dipped galvanized stiles, and an automatic garage door opener (1/3 H.P.), one piece rail const. w/ automatic safety reverse/door stop. All necessary hardware/framing to be included. | 1.00 | EA | _____ | _____ |
| Trade: 15 | Roofing | | | | |
| 4580 | TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board (for ridge/soffit venting only). Replace up to 5 sf of sheathing per 100 sf of roof using pine board or OSB of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a 15 lb fiberglass asphalt, dimensional shingle with limited lifetime warranty. Replace all flashing. Install shingle-over ridge vent (for ridge/soffit vent only) or slant back style roof vent (to match shingle color). THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, PAYING & RECEIVING ALL APPLICABLE PERMITS THAT AUTHORIZE THE ACTIVITY. | 9.00 | SQ | _____ | _____ |
| 4645 | GUTTER/DOWNSPOUT--5" SEAMLESS | 92.00 | LF | _____ | _____ |

Address: 914 W University Avenue

Unit: Renovation

Location: 20 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

| Spec # | Spec | Quantity | Units | Unit Price | Total Price |
|--------|------|----------|-------|------------|-------------|
|--------|------|----------|-------|------------|-------------|

Trade: 15 Roofing

Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.

| | | | | | |
|-------------|--|-------|----|-------|-------|
| 4760 | SOFFIT & FASCIA Install vinyl, soffit and aluminum fascia. Cut 1 ft channel in existing soffit if needed; and push back insulation if nessecary, to insure proper ventilation. | 90.00 | LF | _____ | _____ |
|-------------|--|-------|----|-------|-------|

Trade: 23 Electric

| | | | | | |
|-------------|--|------|----|-------|-------|
| 7750 | FLUORESCENT LIGHT FIXTURE Install a 4 tube, 40 watt, surface mounted 48"x16" fluorecent fixture with acrylic diffuser and energy efficient ballast. in garage, work area and car area. | 4.00 | EA | _____ | _____ |
|-------------|--|------|----|-------|-------|

| | | | | | |
|-------------|---|------|----|-------|-------|
| 8160 | ENTRANCE LIGHT Install an exterior, waterproof, wall mounted, single bulb fixture outside exterior door. Include wire box, interior switch and lamp. Fish wire and repair all tear out. Fixture allowance \$100 | 1.00 | EA | _____ | _____ |
|-------------|---|------|----|-------|-------|

Location Total: _____

Unit Total for 914 W University Avenue, Unit Renovation: _____

Address Grand Total for 914 W University Avenue: _____

Bidder: _____