

# SPECS BY LOCATION/TRADE with Costs

5/20/2021

Address: 2635 E 10th Street

Unit: NEAR

Location: 1 - General Requirements

Trade: 1

## General Requirements

3	<p><b>LABOR, MATERIAL, &amp; PERFORMANCE</b>                  Furnish all labor and materials to complete the work listed below. All work shall be performed in the manner outlined in the GENERAL CONDITIONS AND REHABILITATION SPECIFICATIONS published by the Department of Metropolitan Development of the City of Indianapolis. THE CONTRACTOR MUST COMPLY WITH ALL BUILDING CODES AND RULES REGARDING THE BUILDING PERMIT PROCESS AS ESTABLISHED BY THE CITY OF INDIANAPOLIS.</p>	1.00	AL	n/a	n/a
5	<p><b>OWNER'S FINISH SELECTIONS</b>                  The owner shall select finish, colors, styles &amp; types of materials from pre-mixed, in stock options. The contractor &amp; property owner shall submit to the Agency, a copy of the agreed upon colors, styles and types of materials prior to job start. STEVE KELLER 317-409-1886 OR JOE SMOKER 317-503-1414</p>	1.00	DU	n/a	n/a
35	<p><b>VERIFY QUANTITIES/MEASUREMENTS</b>                  All measurements (e.g. SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities e.g. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.</p>	1.00	GR	n/a	n/a
40	<p><b>ALL PERMITS REQUIRED</b>                  The contractor shall apply for, pay for, obtain and forward copies of the following indicated permits to the agency: Plumbing; Electric; HVAC; Structural.</p>	1.00	AL	_____	_____
51	<p><b>INSURANCE REQUIREMENTS</b>                  The Contractor shall purchase, maintain &amp; provide the Const. Specialist with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$1,000,000 per accident and \$2,000,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary.</p>	1.00	AL	n/a	n/a
54	<p><b>HOLD HARMLESS</b>                  The contractor will defend, indemnify and hold harmless the NEAR EAST AREA RENEWAL and the Homeowner and the City of Indianapolis and its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.</p>	1.00	AL	n/a	n/a

<b>122</b>	<b>CONTRACTOR TO PAY UTILITIES</b>	1.00	AL		
	<p>From the time the contractor has signed a contract for a complete rehabilitation of a property the utilities shall be placed in the name of the Contractor. If in most cases there are no utilities turned on at the time of signing a contract, when those utilities are ready to be connected they shall be ordered by the Contractor and placed in the name of the Contractor. At such time that the final punch list has been completed the Contractor shall notify NEAR EAST AREA RENEWAL and NEAR shall transfer the utilities into its name.</p> <p>THERE SHALL BE NO INTERRUPTION OF UTILITY SERVICE.  NO PAYMENT FOR PLUMBING ROUGH-IN WILL BE PAID UNTILL THE WATER SERVICE IS CONNECTED AND THE SYSTEM IS TESTED UNDER PRESSURE.</p>				

<b>140</b>	<b>CHANGE ORDERS</b>	1.00	GR	n/a	n/a
	<p>It shall be understood by the homeowner, Contractor, and all concerned governing bodies, that the contract as written and approved, regarding scope of work, price, design etc. cannot be changed or added to without prior consent, and a change order written and signed by all interested parties, to include THE OWNER (NEAR), THE GENERAL CONTRACTOR, AND THE REHAB SPECIALIST FROM THE CITY OF INDIANAPOLIS.</p>				

<b>195</b>	<b>**DAVIS-BACON GENERAL REQUIREMENTS**</b>	1.00	GR	n/a	n/a
	<p>The Davis-Bacon "prevailing wage" is the combination of the basic hourly rate and any fringe benefits listed in a Davis-Bacon wage determination. The contractor's obligation to pay at least the prevailing wage listed in the contract wage determination can be met by paying each laborer and mechanic the applicable prevailing wage entirely as cash wages or by a combination of cash wages and employer-provided bona fide fringe benefits. Prevailing wages, including fringe benefits, must be paid on all hours worked on the site of the work. Contractors and subcontractors are required to pay covered workers weekly and submit weekly certified payroll records to the contracting agency. They are also required to post the applicable Davis-Bacon wage determination with the Davis-Bacon poster on the job site in a prominent and accessible place where they can be easily seen by the workers.</p>				

This is the link to the Davis-Bacon poster:

<https://www.dol.gov/sites/dolgov/files/WHD/legacy/files/fedprojc.pdf>

**Trade: 9                      Environmental Rehab**

<b>9001</b>	<b>**LEAD GENERAL REQUIREMENTS**</b>	1.00	AL	n/a	n/a
	<p>The execution of this work shall comply with all applicable federal, state, and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Constuction Industry Standards; 29 CFR 1926.62 -Construction Industry Lead Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.</p> <p>aLL WORK IDENTIFIED IN THE ATTACHED RISK ASSESSMENT MUST BE PERFORMED BY A LICIENCED LEAD ABATEMENT CONTRACTOR.</p>				

9776 **CLEARANCE EXAM AND FINAL PAYMENT** 1.00 EA \_\_\_\_\_

Prior to final acceptance of all work in this work write-up the contractor is to schedule and have a clearance examination for lead dust conducted. This exam must be performed by a certified clearance examiner. 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. No final payments will be processed until appropriate clearance documents are provided to NEAR.

PRICE THIS LINE ITEM FOR THE INITIAL CLEARANCE EXAM. ANY FURTHER EXAMS REQUIRED BECAUSE OF FAILURE TO PASS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

<b>Location:</b>	<b>2 - Exterior</b>
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4</b>	<b>Site Work</b>				
<b>390</b>	<b>TRAFFIC BOLLARDS</b> At buffer area at west side of building install 3 ea 5" capped steel pipes set in & filled with concrete to protect house from vehicular traffic. EXACT LOCATION TO BE DETERMINED BY OWNER.	3.00	EA	_____	_____
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
<b>702</b>	<b>DEMOLITION--GENERAL REQUIREMENTS</b> The discovery of hazardous materials shall be communicated to the owner and project designer immediately. All demolition workers shall wear half-face respirators, steel toed boots and eye protection. Debris shall be removed to a legal landfill as required by EPA and local regulations.	1.00	GR	n/a	n/a
<b>760</b>	<b>DEMOLISH AND REMOVE</b> Strip exterior of house to sheathing.  To include but not limited to: all soffits, gutters, gutter boards, telephone wires, cable wires, and siding. includes chimney to origin at basement floor. Include all windows, security screens, and awnings. Cover openings with plywood to keep out varmites and weather until new windows are installed.  Include all pipes, coal shut and all basement windows and vents. Remove concrete driveway south side of house, and all concrete steps north and south sides of house.  Remove all trees and shrubs west side of building at alley.  Remove concrete retaining wall at alley, west side of house. USE LEAD SAFE WORK PRACTICES; SEE RISK ASSESSMENT.  **NOTE**SAVE FRONT PORCH ROOF (OVERHANG) ON THE 10TH STREET SIDE. THIS ENTRY COVERING IS TO BE SCRAPED, PRIMED AND PAINTED.	1.00	AL	_____	_____
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
<b>850</b>	<b>CONCRETE--GENERAL REQS.</b> All concrete shall be 3% air entrained, ready mix, 2500 psi, max.4" slump, unless otherwise specified. Place all concrete on	1.00	GR	n/a	n/a



**2971 WINDOW-VINYL SINGLE HUNG DBL/GLZ** 10.00 EA \_\_\_\_\_

Field measure and install a vinyl, single hung, thermal pane window, include screen. Replace the interior stop, as necessary to result in a complete job (paint new wood). Some windows may have to be "tempered", see code. In the weight cavities on each side, remove the iron weights if existing and install insulation. WINDOW TO BE ENERGY STAR RATED, with a u-factor of 0.30 or better.  
USE LEAD SAFE WORK PRACTICES; SEE RISK ASSESSMENT.

LEAVE AT LEAST ONE PAPER TAG ON A WINDOW FOR INSPECTOR TO SEE U VALUE.

WINDOWS ARE TO BE WHITE VINYL.

**3185 DOOR--PREHUNG METAL OR FIBERGLASS ENTRANCE** 2.00 EA \_\_\_\_\_

Install a prehung metal or fiberglass, insulated, entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.  
ONE SET OF DOORS ARE TO BE FRENCH STYLE W/GLASS THE OTHER DOOR IS TO THE BATHROOM (SEE DRAWINGS)

**3900 MAILBOX--HOUSE NUMBERS** 1.00 EA \_\_\_\_\_

Install near front entrance door, a mailbox. Install house numbers at the front of the house. install at the rear of the house.

**Trade: 15 Roofing**

**4400 ROOFING--GENERAL REQUIREMENTS** 1.00 GR n/a n/a

Unless otherwise specified, all material shall match existing as closely as possible for material, style, color and method of installation. Seal all edges. Flash & caulk all adjoining surfaces & make weathertight. Replace all flashing, roofing accessories & nails using rust-resistant material. Install all roofs in one continuous operation. Protect the house contents at all times from exposure to the elements.

**4585 REROOF--7/16" DECK/SHINGLE** 12.00 SQ \_\_\_\_\_

Remove roof to deck. Install 7/16" OSB as required. Install synthetic felt, self-sealing, 30 year warranty deminsional shingles. Replace all flashing, with .019 aluminum. Include drip edge and/or gutterguard on all edges. Valleys are to be per manufactures recommendations for the shingles used. Install ICE & WATER SHIELD at all valleys, edges, and all terminations with other building components (i.e. dormars, porches & main house, etc.) Include new boots at all roof protusions. Include vents per code. Include bracing to remove all saggis. Color choice by owner.

**4645 GUTTER/DOWNSPOUT--6" SEAMLESS** 210.00 LF \_\_\_\_\_

Dispose of original and replace with 6", K Type,seamless,.027 aluminum gutter, with 3"x 4" downspouts per manufacturer's recommendation, splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Elbows at bottom of downspouts to be approx. 6" above finish grade. Color choice by owner.

Trade: 19      **Paint & Wallpaper**

5455	<b>PAINT--GEN. REQ., EXTERIOR</b> All newly installed exposed wood surfaces shall be primed and painted unless otherwise stated in the following specifications. Under no circumstances shall any paint containing lead (Pb) be applied to any residential surface. Any disrupted painted surface suspected of containing lead shall be treated in a manner consistent with HUD regulations.	1.00	GR	n/a	n/a
5656	<b>PREP &amp; PAINT EXTERIOR SIDING</b> Rinse all surfaces with a hose. Caulk and fill holes. Spot prime and top coat siding with owner's choice of three (3) premixed acrylic latex colors.	1,500.00	SF	_____	_____

<b>Location: 3 - Interior</b>
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1      **General Requirements**

120	<b>FINAL CLEAN</b> Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.	1.00	AL	_____	_____
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Trade: 5      **Demolition & Disposal**

702	<b>DEMOLITION--GENERAL REQUIREMENTS</b> The discovery of hazardous materials shall be communicated to the owner and project designer immediately. All demolition workers shall wear half-face respirators, steel toed boots and eye protection. Debris shall be removed to a legal landfill as required by EPA and local regulations.	1.00	EA	n/a	n/a
760	<b>DEMOLISH AND REMOVE</b> Demolish and remove from structure the following items. Dispose of debris from property to code legal dump. All interior walls and finishes to framing members.	1.00	AL	_____	_____

To include but not limited to: existing cellar hatch door, all existing flooring down to subfloor, see **\*\*NOTE\*\***, all existing walls that are shown as dashed outlines on drawing.

Remove all materials used to drop the ceiling in the first room entered from the south elevation. This ceiling is to be returned to original height.

Remove enough ceiling and ceiling rafters to install new beams as collar ties (see spec #2205). After all structural members are secure remove all other ceiling material including existing rafters at conference room & kitchen (see drawings).  
USE LEAD SAFE WORK PRACTICES; SEE RISK ASSESSMENT.

**\*\*NOTE\*\* IF ANY HARDWOOD FLOORS ARE FOUND UNDER EXISTING CARPET OR VYNIL CONTACT CONSTRUCTION MGR.**

**AFTER REMOVING WALL FINISHES AND BEFORE REMOVING ANY WALL FRAMING MEMBERS, WALK INTERIOR WITH CONSTRUCTION MGR. TO VERIFY WHICH INTERIOR WALLS ARE LOAD BEING.**

Trade: 9 Environmental Rehab

<b>9128</b>	<b>CLEAN FLOORS</b> Vacumn all floors with a HEPA vacumn. Clean all horizontal surfaces with non-phosphate detergent followed by at least 1 rinse cycle.  USE LEAD SAFE WORK PRACTICES; ALL FLOORS LISTED ON RISK ASSESSMENT.	1.00	AL		
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Trade: 10 Carpentry

<b>2200</b>	<b>ROUGH CARPENTRY GENERAL REQS</b> All lumber material and items shall be suitable for the intended use. Framing boards and plywood shall be grade marked. Framing lumber shall be number two grade or better with a moisture content of 19% or less at the time of installation. New lumber exposed to the weather, shall be preservative treated.	1.00	GR	n/a	n/a
<b>2205</b>	<b>EXPOSED BEAM--5"X8"</b> Install an exposed 5"x8" beam, level, crown up. Beam is to be exposed, finish to be determined by owner. These beams are also structural; install so as to act like collar ties and replace the existing ceiling rafters.	3.00	EA		
<b>2400</b>	<b>TRIM--ENTIRE STRUCTURE</b> Install throughout the entire structure, all necessary trim. To include all baseboard, window trim, door trim, and closets etc. Baseboard shall be 4 1/4" primed or finger jointed popular. Casing to be 2 3/4" primed pine or finger jointed popular all interior doors only.  ALL TRIM SHALL BE RUN TO MINIMIZE JOINTS; ALL SURFACES INCLUDING KNOT HOLES SHOULD BE SANDED SMOOTH, CAULKED & PRIMED TO ACHIVE A UNIFORM LOOK.  ALL EXISTING CORNER TRIM DETAIL, INCLUDING ROUNDS, ARE TO BE RECREATED IN FINISH TRIM.  NO CASING ON WINDOWS; SEE DRYWALL.	240.00	LF		
<b>2455</b>	<b>2"X4" WALL FRAMING</b> Frame a wall using 2"x4" studs 24" on center with single top and bottom plates. SEE DRAWING FOR LOCATION OF NEW WALLS.	40.00	LF		
<b>3061</b>	<b>WINDOW COVERINGS</b> Field measure, and install a vinyl mini-blind for all windows. Predrill screw holes to insure that the wood work will not be split. The blinds must be field cut and adjusted so that the bottom rail of the blind rests on the window sill. Blind to be wide enough to cover all glass areas. Owner's choice of in-stock colors.	10.00	EA		
<b>3355</b>	<b>DOOR—6PANEL INT, HOLLOW &amp; FRENCH DOOR</b> Install a prehung 2-panel, hollow core, masonite door with frame. Include appropriate Kwikser lockset. FRENCH DOORS WITH GLASS AT LIVING ROOM. INTERIOR DOOR WITH PRIVACY LOCKSET AT BATH (POWDER ROOM)	2.00	EA		

**3415 DOOR-CELLAR HATCH** 1.00 EA \_\_\_\_\_  
 Build a new cellar hatch door at existing location.  
 Use solid core door capable of supporting foot traffic.  
 New framing members are to be treated 2"x 6". Include a recessed handle and a latch to secure the open door to the back wall.  
 DESIGN TO BE APPROVED BY CONSTRUCTION MGR.

**3420 ATTIC ACCESS** 1.00 EA \_\_\_\_\_  
 Cut and frame an attic access hatch entry with a clear opening of at least 22"x 30" Sheath the sides of the entry opening with 1/2" plywood to maintain a dam capable of holding back 12" of blown-in insulation. Make a hatch door of 1/2" drywall and attach 6" of foil faced polyisocyanurate foam board with the edges of the foam board sealed with aluminum foil tape. Trim the opening with casing to match room using the casing to create a lip to support the hatch door. Caulk all seams in the assembly with low VOC caulk. Weatherstrip with adhesive faced foam weatherstripping tape on the top edge of the casing that supports the door to create an airtight seal.

**Trade: 16 Conservation**

**4902 INSULATION--GENERAL REQUIREMENTS** 1.00 GR n/a n/a  
 Install insulation to the specified R-value in accordance with the manufacturer's most recent direction.  
  
 All weatherization shall comply with the 1994 CABO Model Energy Code.

**4903 AIR-SEAL BUILDING ENVELOPE** 1.00 FL \_\_\_\_\_  
 Seal all accessible cracks, gaps and holes in the building envelope with low VOC caulk (if less than 1/4") or expanding foam (if greater than 1/4"). Seal all top plate and bottom plate penetrations. If the foundation masonry wall is open core concrete block, seal the tops of the block with expanding foam. Seal all penetrations created by plumbing, gas lines, electrical boxes and outlets. Seal accessible gaps between the structure and window and door units with low expansive foam. Take care to seal all joints without excess sealant. Seal any gaps in the building envelope adjacent to flues with carefully cut to fit sheet metal collars that are securely fastened to framing sealing all seams and gaps with fire rated caulk. Remove any recessed light fixtures in insulated ceilings and seal the resulting opening. Seal any entries to attic space using weather stripping on attic doors or hatches. Air sealing must be completed prior to the installation of insulation. The owner will have a blower door test performed and the air sealing must produce test results of less than 0.30 CFM @50Pa per SF of envelope (floors, walls and ceiling).

**4905 INSULATE WALL--R-15 BATT** 1,150.00 SF \_\_\_\_\_  
 Staple 3-1/2" thick, R-15,kraft faced fiberglass roll insulation to studs per manufacturer's specifications.

**4935 ATTIC R-38 CELLULOSE** 275.00 SF \_\_\_\_\_  
 After air sealing (Spec # 16-4903) install blow in borate treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications to R-38. Maintain ventilation routes from soffit and other vents with baffles. Replace all material removed or cut to gain access to match existing materials. If access is via a hatch insulate the hatch with 3" of reflective foil faced polyisocyanurate foam and seal edges with compatible foil tape.  
 ALL ATTIC AREAS EXCEPT FOR ROOMS WITH THE VAULTED CEILING.  
 SEE SPEC #2205.

<b>4938</b>	<b>ATTIC INSULATION - CELLULOSE--DENSE PACK</b> Install furring strips to accept non-compressed 10" R-30 batt insulation. Install non-compressed R-30 batt insulation per manufactures recommdations. AT VAULTED CEILING AREAS; GABLED AND KITCHEN ON PLANS (SEE DRAWING)	400.00	SF	_____	_____
<b>4995</b>	<b>INSULATE RIM JOIST--FIBERGLASS</b> 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.	1.00	AL	_____	_____
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5202</b>	<b>DRYWALL--GENERAL REQUIREMENTS</b> Unless otherwise specified, match surrounding as to materials, thickness, style and method of installation. All materials shall be applied dry with the temperature between 55- 100 degrees F. Provide casing beads and install with non-drying mastic at all exposed edges, corners and abutments. Set all nail and screw heads. Apply tape and filler. Feather all edges. Wet sand, ready for paint.	1.00	GR	n/a	n/a
<b>5270</b>	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Fasten in place per manufactures specifications. Run boards with long dimension horizontal. Sand ready for paint.	2,660.00	SF	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5452</b>	<b>PAINTING--GENERAL REQUIREMENTS</b> All paint lead free. All surfaces clean/dry. Remove loose, blistered, scaling, deteriorated paint. Secure loose materials, set nails, fill holes, dents & cracks. Remove all deteriorated glazing compound & reglaze. Paint when temp is from 40-100 deg. No show-through, runs, sags or brush marks. All unpainted hardware to be paint free. No windows shall be painted shut. Remove ALL paint from glass, inside and out.	1.00	EA	n/a	n/a
<b>5495</b>	<b>PREP &amp; PAINT INTERIOR &amp; TRIM</b> Clean all surfaces to be painted. Fill holes and caulk cracks. Prime and topcoat of acrylic latex enamel. Finish type and color choice of owner. FLAT ON ALL WALLS; SEMI-GLOSS ON ALL TRIM.	2,660.00	SF	_____	_____
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5906</b>	<b>LOCKING VINYL PLANK FLOORING FLOORING (ALL)</b> Prep existing floor to recieve new flooring. Prep to include but not limited to: sweep and mop and adding floor leveling compound, Measure and install, locking vinyl plank flooring per manufactures specifications. Material to be 7mm thick, and made of 100% virgin vinyl. Installation to include new shoe molding for all finished floors.	700.00	SF	_____	_____

**Location: 4 - Kitchen & Baths**

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3715</b>	<b>CABINET--WOOD BASE</b> Install base cabinets. Fronts to be solid wood with wood stiles, with metal or plastic corner bracing. Drawers shall be made of wood or composition material. Neatly caulk with an appropriate color where counter top meets wall. Unless otherwise noted include a vanity at all bathrooms. Owner's choice of in-stock designs. WHITE SHAKER STYLE FRONTS. THIS INCLUDES A 3' VANITY AT BATH.	18.00	LF	_____	_____
<b>3725</b>	<b>CABINET--WOOD WALL</b> Install hanging cabinets, MARSH FORSYTH OAK or equal. Field measure and screw to studs, level and plumb, kitchen wall cabinets. Doors to have solid wood fronts and stiles with metal or plastic corner bracing.	20.00	LF	_____	_____
<b>3750</b>	<b>COUNTER TOP--SOLID SURFACE</b> Field measure, fabricate and install a solid surface countertop per manufacturers recommendations. Provide cutout for sink. Owner's choice of in-stock color and texture. THIS INCLUDES THE VANITY TOP AT BATH.	48.50	SF	_____	_____
<b>3838</b>	<b>BATH ACCESSORIES</b> Install in bath, 1 each heavy duty chrome 24" towel bars, and a toilet paper holder. Install above the vanity a min. of 30" wide mirror secured to the wall with the bottom edge of the reflecting surface 40 inches maximum above the floor.	1.00	AL	_____	_____
<b>Trade: 25</b>	<b>Appliances</b>				
<b>8600</b>	<b>APPLIANCE PACKAGE</b> Provide and install a 36" side by side refrigerator, with ice maker in the door.  Provide and install a 30" smooth top electric range.  Provide and install a dishwasher.  Provide and install an over-the-range microwave oven. \$3,200 ALLOWANCE FOR APPLIANCE PACKAGE. ALL APPLIANCES TO BE STAINLESS STEEL.  SEE DRAWINGS FOR LOCATIONS.	4.00	EA	_____	_____

**Location: 5 - Basement & Mechanicals**

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5750</b>	<b>PAINT CELLER</b> Prep entire cellar for paint. To include but not limited to: walls, floor, and entire ceiling. Use a high hide, stain blocking paint.  COLOR CHOICE BY OWNER. AREA AT STAIRS THAT IS HEAD HEIGHT.	1.00	AL	_____	_____

Trade: 21

**HVAC**

<b>6002</b>	<b>HVAC--GENERAL REQUIREMENTS</b>	1.00	GR	n/a	n/a
	Equipment shall operate safely without leakage, noise, or vibration. All penetration of building components shall be neat, sleeved and fire stopped and shall not compromise structural integrity.				
<b>6005</b>	<b>HVAC--HEAT PUMP W/ELECTRIC BACK-UP</b>	1.00	AL	_____	_____
	Provide and install a new HVAC system including all equipment and necessary ductwork and gas piping. Equipment should be sized by mechanical contractor and meet all necessary building codes. House will need to be equipped with an electric heat pump w/electric back-up. Construction Mgr. to be involved in layout. New A/C unit to be located at the rear of house, set on a 4" concrete pad and include a locable cage. A/C unit shall not be set until directed by the Construction Mgr. NEAR WILL PAY 60% AFTER INSPECTION OF ROUGH-IN.				

Trade: 22

**Plumbing**

<b>6602</b>	<b>PLUMBING--GENERAL REQUIREMENTS</b>	1.00	EA	n/a	n/a
	Unless otherwise specified, all materials shall be PEX. All items shall operate without leakage, noise, vibration or hammering. All penetration of building components shall be neat, sleeved, & fire stopped. Damage to structural members from drilling or notching shall be repaired to the acceptance of the owner and the Agency.				
<b>7305</b>	<b>PLUMB TO CODE--PART 1</b>	1.00	AL	n/a	n/a
	Plumb entire unit to current plumbing code. To include but not limited to; PEX or equal supply sized to current CABO minimums table, with ball type shut off valves at all fixtures, no solder containing lead shall be allowed. Provide dielectric unions where needed. Install a ball type main shut off valve conveniently located as close to where water enters unit as possible. New copper to start where water enters unit.				
<b>7310</b>	<b>PLUMB TO CODE--PART 2</b>	1.00	AL	n/a	n/a
	Install new schedule 40 PVC drain pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 4' on center without critical damage to structural members. Use existing main drain and vent when possible, include new main stack if needed. Power snake existing drain to main sewer at street or alley, include all floor drains. NOTIFY OWNER IF ANY PROBLEMS ARE FOUND.				
<b>7320</b>	<b>PLUMB TO CODE--PART 3</b>	1.00	AL	_____	_____
	Supply and install new fixtures for entire unit. All fixtures are to be Delta or equal. To include but not limited to; double bowl sink with strainer baskets, trap and garbage disposal. Vanity faucet, cultured marble top w/stop valve and trap. Include 40 gal electric water heater installed to code. Include 2 bronze, freeze free hose bibbs typically at front and rear with inside shut-offs and backflow preventer, seal exterior penetration with silicone caulk. NO ROUGH-IN DRAW WILL BE APPROVED UNTILL THE ENTIRE SYSTEM IS TESTED UNDER PRESSURE.  NEAR WILL PAY 60% OF TOTAL AFTER PLUMBING ROUGH-IN HAS BEEN TESTED AND INSPECTED.				

<b>7402</b>	<b>ELECTRIC--GENERAL REQUIREMENTS</b> All materials shall be UL approved and/or National Electrical Code rated. All drilling, cutting and fastening shall be neat and true, and shall not critically damage framing members. All patching shall match the surrounding surface.	1.00	GR	n/a	n/a
<b>7865</b>	<b>WIRE TO CODE--PART 1</b> Wire the entire structure/unit to the current National Electric Code (NEC). Render all existing wire non-functional. Remove all existing outlet boxes, equipment and visible wire. All fixtures and equipment are to be new. Include smoke detectors per code, to include a UL approved, hard wired, battery back-up smoke alarm per manufacturers specifications. Alarms to be located in all bedrooms and on every level of the structure, including the basement. Install a door-bell system complete with a button at the front door. Include a fan and light in bath controlled by seperate switches. REUSE EXISTING METER BASE AND BREAKER PANEL.	1.00	AL	n/a	n/a
<b>7866</b>	<b>WIRE TO CODE--PART 2</b> Wire to include but not limited to; receptalces on all usable walls; GFCI's in baths & kitchen per code, switched ceiling lights in all halls, kitchen, baths, and all bedrooms. The following are to be, but not limited to, on a dedicated circuit; furnace, clothes washing machine, garbage disposal, range, refrigerator, and dryer. Include both 110 and 220 amp circuts for stove. Include 2, 110 duplexs (total of 4 plugs) and a 220 circut in laundry room to service washer, dryer and arlarm system. Include switched lights at all entrances and GFCI's on exterior front and rear and a GFCI in basement if applicable per code. Include a range hood over range. Include disconnect for A/C unit if applicable, and appropriate breaker per manufactures lable on A/C unit.  ALL OUTLETS AND SWITCHES ARE TO BE WHITE. RECESSED LIGHTING THROUGHOUT ENTIRE HOUSE. INCLUDE A WALL FIXTURE IN 1/2 BATH. INCLUDE FRONT AND REAR EXTERIOR WALL FIXTURE.	1.00	AL	_____	_____

**Address Grand Total for 2635 E 10th Street:** \_\_\_\_\_

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