

Address: 935 E Parker Avenue	Unit: NEAR
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Location:	1 - General Requirements
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Trade: 1 General Requirements

3	<p>LABOR, MATERIAL, & PERFORMANCE 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>OWNER'S FINISH SELECTIONS The owner shall select finish, colors, styles & types of materials from pre-mixed, in stock options. The contractor & 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>VERIFY QUANTITIES/MEASUREMENTS 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>ALL PERMITS REQUIRED 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>INSURANCE REQUIREMENTS The Contractor shall purchase, maintain & 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>HOLD HARMLESS 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

122 CONTRACTOR TO PAY UTILITIES 1.00 AL _____

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.

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.

140 CHANGE ORDERS 1.00 GR n/a n/a

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.

Trade: 9 Environmental Rehab

9001 **LEAD GENERAL REQUIREMENTS** 1.00 AL n/a n/a

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.

ALL WORK IDENTIFIED IN THE ATTACHED RISK ASSESSMENT MUST BE PERFORMED BY A LICENCED LEAD ABATEMENT CONTRACTOR.

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 cleance 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 untill 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.

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					
412	<p>SITE PREP-GRADE-AND LANDSCAPE Prepare site for finish grade by removing all vegetation, trees and brush from entire lot. Remove or grind all stumps. Remove all existing fencing from entire lot. Remove exterior clothes drying poles in back yard.</p> <p>Grade entire lot to provide positive drainage from house.</p> <p>Install a mulch bed at front of house. To include 4 ea boxwood bushes in mulch bed.</p> <p>USE LEAD SAFE WORK PRACTICES WHEN REMOVING CLOTHES DRYING POLES IN BACK YARD; SEE RISK ASSESSMENT.</p>	1.00	AL	_____	_____
Trade: 5 Demolition & Disposal					
702	<p>DEMOLITION--GENERAL REQUIREMENTS The discovery of hazardous materials shall be communicated to the owner and project designer immediately. Debris shall be removed to a legal landfill as required by EPA and local regulations.</p>	1.00	EA	n/a	n/a
760	<p>DEMOLISH AND REMOVE Strip all siding and trim from exterior of house. Remove all gutters and downspouts and deteriorated gutter board.</p> <p>Remove rear concrete steps, landing pad and all misc. cables.</p> <p>Remove north wall entry window and west gable window. Remove all storm windows and all storm doors.</p> <p>Cover openings with plywood to keep out varmets and weather untill new windows are installed.</p> <p>Remove both chimneys to origin in basement. Remove all existing basement windows. SAVE ALL EXISTING VINYL WINDOWS. SAVE EXISTING FIREPLACE IN LIVING ROOM TO BE DECORATIVE ONLY. USE LEAD SAFE WORK PRACTICES; SEE RISK ASSESSMENT.</p>	1.00	AL	_____	_____
Trade: 6 Concrete & Paving					
949	<p>CONCRETE STOOP W/STEPS Subgrade to be well drained, uniformly graded and compacted. Form and pour a new concrete stoop on a block foundation with footing to code frost depth. Connect to existing rear walk. STOOP TO BE 4 FT. X 3FT.</p>	1.00	EA	_____	_____
Trade: 7 Masonry					
1185	<p>GLASS BLOCK W/VENT Block opening with 6"x 6"x 4" thick glass block with tooled joints both sides. Include a closable vent in all glass block windows. 4 EACH</p>	4.00	EA	_____	_____

1230	MASONRY--REPOINT Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar. Reinstall flashing, tool concave joints and clean brick face.	1.00	AL	_____	_____
Trade: 10	Carpentry				
2760	FIBER CEMENT EXTERIOR SIDING AND TRIM Install per manufactures directions TYVEC or equal air barrier. Install per manufactures directions fiber cement siding and trim entire exterior of house. Siding to be smooth finish and have a 5" reveal. Use fiber cement wood shake style at existing dormer. To include but not limited to: entire exterior, soffits, include vents as needed, gutter boards and trim at all openings. USE LEAD SAFE WORK PRACTICES WHEN INSTALLING NEW SOFFIT MATERIAL; SEE RISK ASSESSMENT.	2,200.00	SF	_____	_____
2865	WINDOW REPAIR Clean, lubricate and adjust all original windows entire house. Make sure all windows have an operating screen. Replace any broken glass in all sashes. The existing window facing West behind the shower in the new master bathroom is to be sealed from the inside, blacked out, insulated, and covered from the inside (enclosed in the wall). This is to preserve the windows appearance from the exterior.	1.00	AL	_____	_____
2971	WINDOW-VINYL SINGLE HUNG DBL/GLZ 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 0.35 or better. ORIGINAL WINDOWS THAT WERE REMOVED; NORTH SIDE AND WEST GABLE. NORTH SIDE WINDOW TO BE A FIXED SASH WINDOW.	2.00	EA	_____	_____
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal or fiberglass, insulated, entrance door and jamb including interior and exterior casing, interlocking threshold, one entrance and one mortised deadbolt keyed alike. DECRACTIVE TOP LIGHT AT FRONT; HALF LIGHT WITH BLINDS BETWEEN THE GLASS AT REAR ENTRY.	2.00	EA	_____	_____
3900	MAILBOX--HOUSE NUMBERS Install near front entrance door, a mailbox. Install house numbers at the front of the house. Also install at the rear of the house.	1.00	EA	_____	_____
Trade: 15	Roofing				
4585	REROOF--7/16" DECK/SHINGLE Remove roof to deck. Install 7/16" OSB plywood over entire roof. Install synthetic felt, self- sealing, 30 year warrenty deminsional shingles. Replace all flashing, with .019	1,800.00	SF	_____	_____

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 sagg. Color choice by owner.

4645	GUTTER/DOWNSPOUT--6" SEAMLESS 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. INCLUDES GARAGE.	230.00	LF		
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Trade: 19 Paint & Wallpaper

5455	PAINT--GENERAL REQUIREMENT-- EXTERIOR All exterior 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	AL	n/a	n/a
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5651	GARAGE 22' x 17' Remove all windows. Frame openings to accept exterior siding. Replace all deteriorated siding, trim, and gutter board entire garage, include all window openings. Repair existing overhead door to operate properly and lock. Replace service door w/32" exterior insulated steel door, include lockset and deadbolt. MATCH EXISTING SIDING AS CLOSE AS POSSIBLE.	1.00	AL		
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5656	PREP & PAINT EXTERIOR SIDING Cover ground with drop cloth. Caulk and fill holes. Prime all surfaces that are not primed from the factory. Apply premixed acrylic latex to a clean and dry surface per manufactures directions. OWNERS CHOICE OF 3 COLORS. INCLUDES GARAGE.	2,942.00	SF		
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5690	PREP AND STAIN PORCH CEILING Scrape all loose, peeling, cracked, blistered material from porch ceiling. Feather edges and dull gloss with sandpaper. Tack rag porch ceiling. Stain and finish with 2 coats of exterior spar varnish.	200.00	SF		
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Location: 3 - Interior

Spec #	Spec	Quantity	Units	Unit Price	Total Price
120	FINAL CLEAN 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		

Vacumn all floors listed in the risk assessment with a HEPA vacumn. Clean all horizontal surfaces with non-phosphate detergent followed by at least 1 rinse cycle. Include cleaning window sills listed on the risk assessment in a similar fashion. SEE RISK ASSESSMENT FOR FLOOR LOCATIONS THAT FAILED TO PASS THE DUST WIPE TEST. ASSUME THAT ALL WINDOW SILLS FAILED (FOR EXACT WINDOWS THAT FAILED SEE RISK ASSESSMENT).

Trade: 5

Demolition & Disposal

760	DEMOLISH AND REMOVE Remove all ceilings at first floor. Remove all existing walls shown in dotted lines on the drawings. Remove hardwood floors in new wet rooms (SEE DRAWINGS). Save hardwood to make repairs in other areas. Demolish existing kitchen & bath down to studs, southeast corner of house (SEE DRAWINGS). Remove all existing paneling entire house (see risk assessment). Demo plaster from upstairs only. Remove all debris and all old mechanicals from basement. Remove all visible knob & tube wiring, render useless all knob & tube left in downstairs walls. Remove all unused gas lines. Dispose of debris from property to code legal dump. PLASTER WALLS AND ALL TRIM ARE TO BE SAVED, REPAIRED OR REFINISHED. SAVE ANY DOOR TRIM LOCATED ON WALLS THAT ARE TO BE REMOVED TO REPAIR OTHER DOOR TRIM. USE LEAD SAFE WORK PRACTICES WHEN REMOVING EXISTING WOOD PANELING; SEE RISK ASSESSMENT.	1.00	AL	_____	_____
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Trade: 7

Masonry

1410	FIREPLACE REPAIR Level firebox with mortar compound to accept new tile. Install new tile in firebox and repair all other tile including hearth as needed.	1.00	EA	_____	_____
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Trade: 10

Carpentry

2340	3/4" SUBFLOOR Install new 3/4" subfloor in designated areas. Adjust plane of the new flooring so that the new and old floor planes will match without transition strips or reducers. Locations will be Kitchen/nook to dining, nook to under stairs. Powder and master closet area to main. Upstairs laundry area to bedrooms.	647.00	SF	_____	_____
2350	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Include repairs as needed to fill unused openings from old mechanical and all other damaged areas. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room. Include 13 ea. treads and risers at stairway. USE MATERIAL SAVED FROM WET ROOMS TO MAKE REPAIRS. OWNERS CHOICE OF COLOR.	1,402.00	SF	_____	_____

2400	TRIM--REPAIR OR REPLACE & FINISH	1.00	AL		
	To include all baseboard, window trim, door trim, and closets etc. Match existing trim downstairs as close as possible.				
	Repair all existing trim downstairs. Use molding saved from removed walls and doors (SEE DRAWINGS) to make repairs. 1st floor trim to be repaired, cleaned, all cracks and holes filled, then stained and finished with 2 coats polyurethane.				
	Install new interior casing to the front door to match existing.				
	2nd floor trim to be reused as much as possible. All new doors to be trimmed with existing trim profile, reused or new wood matching existing profile. All 2 nd floor trim to be repaired, primed and painted, owners choice of color,				
	ALL TRIM SHALL BE RUN TO MINIMIZE JOINTS; ALL SURFACES INCLUDING KNOT HOLES SHOULD BE SANDED SMOOTH, CAULKED & PRIMED TO ACHIVE A UNIFORM LOOK.				
	TRIM NOTES: Trim in the main areas of the house and up to the top of the stairway will remain and be refinished. Existing trim on 2nd floor will be repaired and painted. New trim in the remodeled areas is to match the existing and be painted (kitchen, nook, new bath/laundry, master bath and closet areas, and powder).				
2455	2"X4" WALL FRAMING	200.00	LF		
	Frame a wall using 2"x4" studs 24" on center with single top and bottom plates. All new walls shown on drawings (SEE DRAWINGS).				
	Frame upstairs door openings to accept standard size doors.				
	NOTE: The existing window facing West behind the shower in the new master bathroom is to be sealed from the inside, blacked out, insulated, and covered from the inside (enclosed in the wall). This is to preserve the windows appearance from the exterior.				
	SEE DRAWINGS				
3061	WINDOW COVERINGS	15.00	EA		
	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.				
3355	DOOR--2 PANEL INT, HOLLOW	11.00	EA		
	Install a prehung 2-panel, hollow core, masonite door, Include appropriate Kwikset lockset.				
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" plywood 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.

CONSULT WITH OWNER AS TO PLACEMENT.

4016	CLOSET SHELF AND ROD Field measure, furnish and install coated wire shelving with rod in all closets, pantry's and linen closets.	16.00	LF	_____	_____
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Trade: 16 Conservation

4903	AIR-SEAL BUILDING ENVELOPE 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).	1.00	FL	_____	_____
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4905	INSULATE WALL--R-15 BATT Install 3-1/2" thick, R-15, kraft faced fiberglass roll insulation to studs per manufacturer's specifications. EXPOSED WALLS AT KITCHEN, NOOK, AND BATH/LAUNDRY UPSTAIRS.	1,200.00	SF	_____	_____
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4912	INSULATE RIM JOIST-CLOSED CELL FOAM Install closed cell polyurethane spray foam into the specified building envelope cavity. Per current energy code.	132.00	SF	_____	_____
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4935	ATTIC R-38 CELLULOSE Install blow in borate treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications to R-30. Maintain ventilation routes from soffit and other vents with baffles. Replace all material removed or cut to gain access to match existing materials.	505.00	SF	_____	_____
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Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2" 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. ALL NEW WALLS IN THE DOWNSTAIRS; KITCHEN, NOOK, ALL REMOVED CEILINGS DOWNSTAIRS, BATH/LAUNDRY UPSTAIRS.	3,300.00	SF	_____	_____
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5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. ALL REMAINING WALLS UPSTAIRS AND DOWNSTAIRS.	3,200.00	SF	_____	_____
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Trade: 19 Paint & Wallpaper

5495 PREP & PAINT INTERIOR & SPECIFIED TRIM 7,968.00 SF _____
 Remove or cover hardware/surfaces not to be painted. Wet scrape loose, cracked, peeling and blistered paint from all trim including doors, sash, and radiators. Feather edges and dull gloss with wet sanding. Clean oil, grease, dirt and dust from trim. Fill holes and caulk cracks. Prim all surfaces to receive paint. Apply one topcoat of acrylic latex enamel. Finish type and color choice of owner.

Location:	4 - Kitchen & Baths
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	Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

3715 CABINET--WOOD BASE W/COUNTER TOP 22.00 LF _____
 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. Include a post formed, plastic laminate counter top with sink cutout, and secured with screws to base cabinets. Neatly caulk with an appropriate color where counter top meets wall. Unless otherwise noted include a 24" vanity at all bathrooms. Owner's choice of in-stock designs. WHITE SHAKER STYLE FRONTS.

INCLUDES VANITIES IN ALL 3 BATHROOMS, ???? IN LAUNDRY AND PANTRY CABINET IN KITCHEN.

3725 CABINET--WOOD WALL 12.00 LF _____
 Install hanging cabinets. 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.

3838 BATH ACCESSORIES 2.50 EA _____
 Install in downstairs 1/2 bath, 1 each heavy duty chrome 24" towel bar, and a toilet paper holder. Install above the vanity a min. of 28" wide mirror secured to the wall with the bottom edge of the reflecting surface 40 inches maximum above the floor. In master bath install 2 ea. 24" towel bars, toilet paper holder, and a 30 inch mirror. In bath upstairs install 2-24" and 1 -18" towel bar and toilet paper holder. Install 30" mirror above vanity.

Trade: 20 Floor Coverings

5906 LOCKING VINYL PLANK FLOORING FLOORING 635.00 SF _____
 Prep existing floor to receive 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 removing existing quarter round and either reinstalling quarter round or installing new quarter round for a finished floor.

ALL WET ROOMS; TO INCLUDE KITCHEN, NOOK, POWDER, MASTER BATH AND BATH/LAUNDRY UPSTAIRS.

Trade: 25

Appliances

8600

APPLIANCE PACKAGE

1.00 AL

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.

\$3200. ALLOWANCE FOR APPLIANCE PACKAGE.
ALL APPLIANCES TO BE STAINLESS STEEL FINISH.

SEE DRAWINGS FOR LOCATIONS.

Location: 5 - Basement & Mechanicals

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
1053	8" X 8" CONCRETE BLOCK COLUMN Support existing beam in basement where two deteriorated metal posts are. Remove the 2 existing metal posts. Install an 8" concrete block post to support existing beam.	2.00	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, 32" above tread nosing. Stringers to rest on a 2"x12" preservative treated pine sill.	1.00	EA		
Trade: 19 Paint & Wallpaper					
5750	PAINT ENTIRE BASEMENT Prep entire basement for paint. To include but not limited to: walls, floor, and entire ceiling. Use a high hide, stain blocking paint. COLOR CHOICE BY OWNER.	3,520.00	SF		
Trade: 21 HVAC					
6002	HVAC--GENERAL REQUIREMENTS 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.	1.00	GR	n/a	n/a
6005	HVAC 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 a 90%+ efficient gas furnace with a new	1.00	AL		

PVC flue pipes. 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. HVAC scope also includes dryer vents in laundry

ALL NEW SUPPLY RUNS TO THE EXTERIOR WALLS & NEW COLD AIR RETURNS IN WALLS; INCLUDE RETURN AIR AS NEEDED IN UPSTAIRS ROOMS.

NEAR WILL PAY 40 % OF HVAC AFTER ROUGH-IN IS COMPLETE AND INSPECTED.

Trade: 22

Plumbing

6602	PLUMBING--GENERAL REQUIREMENTS Unless otherwise specified, all materials shall be copper or pvc. All items shall operate without leakage, noise, vibration or hammering. All penetration of building components shall be neat, sleeved, & fire stopped. No solder containing lead shall be used in any pipe or fixture. Damage to structural members from drilling or notching shall be repaired to the acceptance of the owner and the Agency.	1.00	EA	n/a	n/a
7305	PLUMB TO CODE--PART 1 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.	1.00	AL	n/a	n/a
7310	PLUMB TO CODE--PART 2 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.	1.00	AL	n/a	n/a
7315	PLUMB TO CODE--PART 3 Install new gas lines from meter to service stove, furnace and water heater. Use 3/4" main and 1/2" fixture gas supply lines using schedule 40 black steel pipe with malleable iron screwed fittings. Install a brass stop valve and drip legs per code at all equipment.	1.00	AL	n/a	n/a
7320	PLUMB TO CODE--PART 4 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. Five foot fiberglass tub w/single lever diverter, tub surround, showerhead, stop valve and trap. Include 50 gal gas 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. See drawing for location of dripless washer hook up; to include PVC stand pipe, hot and cold hose bibbs and a dryer vent properly vented to the exterior. To include but not limited to: kitchen, 3 baths, 3 vanities, 3 toilets, 1 tub/shower, 1 shower, washer hook-up, 50 gal. electric water heater. NEAR WILL PAY 50% OF TOTAL AFTER ROUGH-IN HAS	1.00	AL	_____	_____

BEEN PRESSURE TESTED AND INSPECTED.

Trade: 23

Electric

7402	ELECTRIC--GENERAL REQUIREMENTS 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
7865	WIRE TO CODE--PART 1 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 all baths controlled by separate switches.	1.00	AL	n/a	n/a
7866	WIRE TO CODE--PART 2 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 circuits for stove. Include 2, 110 duplexs (total of 4 plugs) and a 220 circuit 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.	1.00	AL	n/a	n/a
7867	WIRE TO CODE--PART 3 Install a new 200 amp. service to include three (3) service entrance cables from weatherhead. Service panel to have adequate room for breakers to properly supply unit. Ground service to code and jump water lines. Label all circuits and split up as required. Install to code. Dispose of old electrical service/ equipment to code legal dump. NEAR WILL PAY 50% OF TOTAL AFTER ROUGH-IN IS COMPLETE AND INSPECTED.	1.00	AL	_____	_____

Address Grand Total for 935 E Parker Avenue: _____

Bidder: _____