

Cost Estimate

3/6/2012

Address: 1106 Rhode Island Street

Unit: Unit 01

Spec #	Spec	Qty	UoM	Unit Price	Total Price
Trade: 1 General Requirements					
0002	GENERAL PROJECT NOTES	1.00	AL	\$0.00	\$0.00
0005	OWNER'S FINISH SELECTIONS & SUBMITTALS	1.00	DU	\$0.00	\$0.00
0030	WALL NAMING PROTOCOLS	1.00	EA	\$0.00	\$0.00
0031	CONSTRUCTION DEFINITIONS	1.00	GR	\$0.00	\$0.00
0032	SUBSTITUTION APPROVAL PROCESS	1.00	GR	\$0.00	\$0.00
0035	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR	\$0.00	\$0.00
0036	BUILDING PERMITS REQUIRED	1.00	EA	\$600.00	\$600.00
0055	WORK TIMES	1.00	GR	\$0.00	\$0.00
0077	NEW MATERIALS REQUIRED	1.00	GR	\$0.00	\$0.00
0080	CODES AND ORDINANCES	1.00	GR	\$0.00	\$0.00
0090	1 YEAR GENERAL WARRANTY	1.00	DU	\$0.00	\$0.00
0120	FINAL CLEAN	8.00	RM	\$20.00	\$160.00

1 General Requirements Subtotal: \$760.00

Trade: 4 Site Work

0465	REMOVE TREE AND GRIND STUMP	1.00	EA	\$750.00	\$750.00
4 Site Work Subtotal: \$750.00					

Trade: 5 Demolition & Disposal

0705	DEMO PLASTER	4,250.00	SF	\$1.25	\$5,312.50
0755	DEMO PORCH	112.00	SF	\$2.25	\$252.00
0760	DEMOLISH AND REMOVE	1.00	SF	\$500.00	\$500.00
5 Demolition & Disposal Subtotal: \$6,064.50					

Trade: 7 Masonry

1350	MASONRY CHIMNEY--REBUILD	4.00	LF	\$125.00	\$500.00
7 Masonry Subtotal: \$500.00					

Trade: 9 Environmental Rehab

9004	PROHIBITED PAINT REMOVAL METHODS	1.00	EA	\$0.00	\$0.00
9007	CLEAN TO CLEARANCE	1,200.00	SF	\$1.25	\$1,500.00
9023	CLEARANCE EXAMINATION	1.00	EA	\$400.00	\$400.00
9 Environmental Rehab Subtotal: \$1,900.00					

Spec #	Spec	Qty	UoM	Unit Price	Total Price
Trade: 10 Carpentry					
2520	HANDRAIL--REPLACE INTERIOR	25.00	LF	\$2.60	\$65.00
2585	SIDING--CLAPBOARD REPLACE	1,600.00	SF	\$5.15	\$8,240.00
2887	WINDOW--WOOD DBL GLZ	16.00	EA	\$465.00	\$7,440.00
3590	STEPS/LANDING--REPL EXTERIOR	1.00	EA	\$480.00	\$480.00
3715	CABINET--WOOD BASE	16.00	LF	\$125.00	\$2,000.00
3725	CABINET--WOOD WALL	16.00	LF	\$100.00	\$1,600.00
10 Carpentry Subtotal:					\$19,825.00
Trade: 15 Roofing					
4490	ROOF SHEATHING 1/2"	1,100.00	SF	\$1.05	\$1,155.00
4580	TEAR OFF AND REROOF SHINGLES	11.00	SQ	\$250.00	\$2,750.00
4620	FLASH CHIMNEY	1.00	EA	\$60.00	\$60.00
4635	GUTTER--5" SEAMLESS ALUMINUM	106.00	LF	\$6.00	\$636.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	82.00	LF	\$4.00	\$328.00
4665	SPLASH BLOCK	5.00	EA	\$20.00	\$100.00
4755	FASCIA 1"X 6"	110.00	LF	\$3.75	\$412.50
15 Roofing Subtotal:					\$5,441.50
Trade: 16 Conservation					
4905	INSULATE WALL--R-13 BATT	2,000.00	SF	\$0.55	\$1,100.00
4910	INSULATE WALL--R-19 BATT	1,100.00	SF	\$0.70	\$770.00
16 Conservation Subtotal:					\$1,870.00
Trade: 17 Drywall & Plaster					
5265	DRYWALL--3/8"	4,250.00	SF	\$1.00	\$4,250.00
17 Drywall & Plaster Subtotal:					\$4,250.00
Trade: 19 Paint & Wallpaper					
5555	PREP/PAINT KITCHEN--SEMI GLOSS	1.00	RM	\$500.00	\$500.00
5560	PREP & PAINT BATHROOM	1.00	RM	\$350.00	\$350.00
5565	PREP & PAINT VACANT ROOM	5.00	RM	\$300.00	\$1,500.00
5580	PAINT STAIRWELL	1.00	RM	\$300.00	\$300.00
5656	PREP & PAINT EXTERIOR WOOD	1.00	DU	\$4,500.00	\$4,500.00
19 Paint & Wallpaper Subtotal:					\$7,150.00

Address: 1106 Rhode Island Street

Unit: Unit 01

Spec #	Spec	Qty	UoM	Unit Price	Total Price
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS	290.00	SF	\$7.10	\$2,059.00
5970	CARPET AND PAD	104.00	SY	\$26.00	\$2,704.00
20 Floor Coverings Subtotal:					\$4,763.00
Trade: 21 HVAC					
6035	FURNACE--GAS REPLACE/SIZE TO LOAD	1.00	EA	\$2,000.00	\$2,000.00
6325	HEAT DUCT AND REGISTER	16.00	EA	\$355.00	\$5,680.00
6500	CHIMNEY -- LINER	1.00	EA	\$600.00	\$600.00
21 HVAC Subtotal:					\$8,280.00
Trade: 22 Plumbing					
6735	SEWER SERVICE--REPLACE	75.00	LF	\$62.00	\$4,650.00
6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	\$500.00	\$500.00
6865	FAUCET REPAIR--BATH	1.00	EA	\$40.00	\$40.00
6920	FOOTED TUB FAUCET	1.00	EA	\$170.00	\$170.00
7010	COMMODE--REPLACE	1.00	EA	\$275.00	\$275.00
7070	WATER HEATER--40 GALLON GAS	1.00	EA	\$900.00	\$900.00
7120	DRIPLESS CENTER--WASHER HOOK UP	1.00	EA	\$320.00	\$320.00
7190	WATER SUPPLY--1 BATH HOUSE	1.00	EA	\$4,700.00	\$4,700.00
7210	DRAIN/WASTE/VENT--1 BATH HSE	1.00	DU	\$4,100.00	\$4,100.00
22 Plumbing Subtotal:					\$15,655.00
Trade: 23 Electric					
7470	ELECTRIC SERVICE--150 AMP	1.00	EA	\$1,650.00	\$1,650.00
8110	REWIRE TO CODE--PER ROOM	6.00	RM	\$600.00	\$3,600.00
23 Electric Subtotal:					\$5,250.00
Address: 1106 Rhode Island Street Unit: Unit 01 Total:					\$82,459.00
Total:					\$82,459.00

SPECS BY LOCATION/TRADE

3/6/2012

Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1106 Rhode Island Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

0002 GENERAL PROJECT NOTES

1.00 AL _____

Where applicable, owner will choose paint colors, vinyl sheet goods, kitchen cabinet styles and colors, and light fixtures. (see #5 submittals below) Allowances for materials will be as follows:

1. Vinyl sheet goods - \$ 2.00 per square foot.
2. (Reserved)
3. Light fixtures - \$40.00 per fixture.

General Contractor will be responsible for the moving of all furniture and all appliances. The Contractor will be responsible for any damage to furniture and the replacement of all furniture to its original location. Cover all furniture for protection of finish. Also, all carpets will be covered and protected from construction trash.

Owner is responsible for the packing and removal of all small items from walls, cabinets and furniture from the work areas in a timely manner to facilitate protection of personal items and prevent delays in construction schedule.

All construction trash shall be kept cleaned up at all times. All plumbing and electrical work must be done by a licensed plumber and electrician. All work shall meet or exceed city codes of the City of Lawrence. Permits are required and inspections are required by the Building Safety Division of Planning and Development Services, City of Lawrence, KS. The General Contractor is responsible for repairs of wall, ceiling, and floor damage caused by subcontractors.

All equivalent or equal items will have to be approved by a Development Services Department representative, the Contractor, and the homeowner together. **NO EXCEPTIONS.** Please pay special attention to all parts of the "Specifications by Location and Trade". This document will explain, in more detail, about workmanship and what is expected for a quality job.

0005 OWNER'S FINISH SELECTIONS & SUBMITTALS

1.00 DU _____

All new, replacement or repaired components installed for this project will receive a wear coating appropriate to the location and service of the component. Interiors will include stain & varnish, primer and paint. Exteriors will include stain sealer, prime & paint, metal wrap and siding. The owner shall select finish, colors, styles and types of materials from pre-mixed, in stock options. **SUBMITTALS--**The General Contractor and property owner shall submit to Community Development division of Planning & Development Services, a copy of the agreed upon colors, styles and types of materials **PRIOR** to job start.

0030 WALL NAMING PROTOCOLS

1.00 EA _____

Walls and attached components shall be identified with the letters A, B, C, D and so forth. Wall A is always the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D, E, etc. To name components, for example, a window as a subset of 4 windows on the D wall, the first window is Window 1D. (facing wall, left to right) The last is window 4D. These locational markers may also be combined with the adjectives: left, right, upper, lower. For example: Patch the upper right side window casing at opening D3.

0031 CONSTRUCTION DEFINITIONS

1.00 GR _____

"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.

0032 SUBSTITUTION APPROVAL PROCESS

1.00 GR _____

Any requests for substitutions of specified proprietary items must accompany the initial proposal and shall include: the manufacturer's specifications; full installation instructions and warranties. Community Development division of Planning &

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	Development Services Department, after meeting with the owner will notify the contractor of decision at contract award.				
0035	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR		
	All measurements (i.e SF of Drywall, or those provided with drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.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.				
0036	BUILDING PERMITS REQUIRED	1.00	EA		
	The General Contractor is responsible for submitting a copy of this Community Development, Planning and Development Services Department prepared work write up, to the Building Safety Division, applying for, paying for and receiving required permits prior to starting any work. Contractors are responsible for calling for code required inspections, and closing all permits before final inspection and before any payments are made.				
0055	WORK TIMES	1.00	GR		
	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.				
0077	NEW MATERIALS REQUIRED	1.00	GR		
	All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Community Development division representative.				
0080	CODES AND ORDINANCES	1.00	GR		
	In the execution of the itemized scope of work, the contractor shall facilitate inspection and comply with all governing codes and ordinances of The City of Lawrence, The County of Douglas, and the State of Kansas pertaining to building construction,zoning,environmental protection, energy efficiency and worker safety.				
0090	1 YEAR GENERAL WARRANTY	1.00	DU		
	Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting there from, which appear within one year from final payment. Further, General Contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.				
0120	FINAL CLEAN	8.00	RM		
	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.				
Trade: 9	Environmental Rehab				
9004	PROHIBITED PAINT REMOVAL METHODS	1.00	EA		
	The following paint removal methods are prohibited on all HUD-funded projects: - Open flame burning or torching; - Machine sanding or grinding without a HEPA local exhaust control; - Abrasive blasting or sandblasting without a HEPA local exhaust control; - Heat guns operating above 1,100 degrees Fahrenheit or charring the paint; - Dry sanding or dry scraping except: dry scraping in conjunction with heat guns within one (1) foot of electrical outlets, or below the deminimus; and - On site chemical paint removal in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission and/or a hazards chemical in accordance with the Occupational Safety and Health Administration.				
9007	CLEAN TO CLEARANCE	1,200.00	SF		
	Prior to final acceptance of the lead hazard reduction work and 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 exceeded the thresholds of 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.				
9023	CLEARANCE EXAMINATION	1.00	EA		

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 9 Environmental Rehab

Using a trained and certified lead paint inspector, a lead hazard risk assessor, or if approved, a sampling technician, one hour after completion of all lead hazard reduction, renovation and maintenance work, conduct a visual assessment for evidence of remaining paint chips, visible dust debris and residue. Randomly select four (4) floors, two (2) window sills and two (2) window troughs to dust wipe test as per protocol in the HUD Guidelines. Submit the dust samples, plus a blank sample, to an EPA-accredited lead analytical laboratory for determination of lead content. Provide the owner, occupants and this agency with the clearance report and a "Notice of Lead Hazard Reduction" within 15 days of achieving final clearance, in accordance with 23 CFR Part 35.

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 4 Site Work

0465	REMOVE TREE AND GRIND STUMP	1.00	EA	_____	_____
------	------------------------------------	------	----	-------	-------

Cut and remove tree to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas.

Trade: 5 Demolition & Disposal

0755	DEMO PORCH	112.00	SF	_____	_____
------	-------------------	--------	----	-------	-------

Demolish entire porch including roof, columns/posts, deck, railing/walls, substructure, lattice and steps and dispose of in code legal dump. Rake yard clean. Patch trim and siding matching as closely as possible in like kind.

Trade: 7 Masonry

1350	MASONRY CHIMNEY--REBUILD	4.00	LF	_____	_____
------	---------------------------------	------	----	-------	-------

Tear down chimney to below lowest point on roof. Rebuild chimney using new 4" thick solid bricks without cored holes. Color of brick to match existing as close as possible. Chimney to a height required by the New York State Building Code. Install roof flashing, chimney cap and terra cotta flue liner.

Trade: 10 Carpentry

2585	SIDING--CLAPBOARD REPLACE	1,600.00	SF	_____	_____
------	----------------------------------	----------	----	-------	-------

Remove damaged siding to the joint over nearest stud. Apply matching pine siding to walls with galvanized nails. Break all seams over studs. Prime ready for top coat.

2887	WINDOW--WOOD DBL GLZ	16.00	EA	_____	_____
------	-----------------------------	-------	----	-------	-------

Dispose of window unit. Field measure, order and install a like "in kind" functioning wood, double glazed window and jamb including screen, caulk, interior casing and exterior trim. If applicable, provide snap-in or internal grill to match mullion pattern. Anderson 200 series or equal low maintenance exteriors.

Trade: 15 Roofing

4490	ROOF SHEATHING 1/2"	1,100.00	SF	_____	_____
------	----------------------------	----------	----	-------	-------

Install 1/2" CDX plywood sheathing nailed 8" on center using plywood clips.

4580	TEAR OFF AND REROOF SHINGLES	11.00	SQ	_____	_____
------	-------------------------------------	-------	----	-------	-------

Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Allow for replacement of up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Install 15 lb felt. Install preformed and pre-finished drip edge, and vent pipe boots. Install a 220 lb, three tab, fiberglass asphalt shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent. No nail tips or wood splinters should be showing on exposed decking at porches and overhangs. If nails will protrude during normal installation notify homeowner and city representatives before proceeding further.

4620	FLASH CHIMNEY	1.00	EA	_____	_____
------	----------------------	------	----	-------	-------

Step flash top and down sides of chimney 1/2" into mortar joints using .027 aluminum or copper. Counter flash completed assembly with aluminum or modified bitumen. Guarantee assembly from leaks for 10 years.

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4635	GUTTER--5" SEAMLESS ALUMINUM	106.00	LF		
Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Color choice by owner.					
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	82.00	LF		
Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Strap at least 3' on center. Color choice by owner.					
4665	SPLASH BLOCK	5.00	EA		
Place concrete or plastic splash block at end of downspout.					
4755	FASCIA 1"X 6"	110.00	LF		
Install a 1"x 6", #2 pine fascia with bevel cut joints using galvanized finish nails. Caulk over joints, and prime.					

Trade: 19 Paint & Wallpaper

5656	PREP & PAINT EXTERIOR WOOD	1.00	DU		
Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Mask or remove exterior fixtures. Clean all surfaces to paint manufacturer's requirements. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat with two coats of two colors (color choice by owners) of 100% acrylic or alkyd-modified latex, semi-gloss. If an airless sprayer is used, the first coat must be brushed or rolled into the surface to promote good adhesion. Where gutters and downspouts are to remain, painting of these should be included. Removal and replacement of storm windows should be included. Painting of wood shutters should be included. All thresholds, porch floors and stair treads should have two coats of high quality floor and deck enamel (color choice by owner) applied per manufacturer's recommendations.					

Location Total: _____

Location: 3 - Whole House

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
4905	INSULATE WALL--R-13 BATT	2,000.00	SF		
Staple 3-1/2" thick, R-13, foil faced fiberglass roll insulation to studs per manufacturer's specifications.					
4910	INSULATE WALL--R-19 BATT	1,100.00	SF		
Staple 6" thick, R-19, foil faced fiberglass wall insulation to studs per manufacturer's specifications.					
Trade: 21	HVAC				
6035	FURNACE--GAS REPLACE/SIZE TO LOAD	1.00	EA		
Dispose of furnace in legal dump. Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of 80 to existing plenum and gas line to current code. Size unit for house load. Include new (5-1-1or 5-2) programmable thermostat, flue pipe and shut- off valve.					
6500	CHIMNEY -- LINER	1.00	EA		
Install an insulated chimney liner that will support combustion gas venting of existing furnace and water heater.					

Trade: 22 Plumbing

6735	SEWER SERVICE--REPLACE	75.00	LF		
Replace the sewer line in a manner which will comply with all aspects of the current building code adopted by the City of Lawrence, Kansas. Contractor to apply and pay for all permits, repair concrete cuts. Backfill, seed and mulch disturbed yard areas.					
7070	WATER HEATER--40 GALLON GAS	1.00	EA		
Install a 40 gallon, glass lined, high recovery, insulated to minimum R-7, gas water heater with a 6 year warranty. Include					

Location: 3 - Whole House

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 22 Plumbing

pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.

7120	DRIPLESS CENTER--WASHER HOOK UP	1.00	EA		
------	---------------------------------	------	----	--	--

Install PVC stand pipe, hot and cold hose connections, and 20 amp outlet on a separate circuit to service a washing machine.

7190	WATER SUPPLY--1 BATH HOUSE	1.00	EA		
------	----------------------------	------	----	--	--

Remove all water supply from meter on, to code legal dump. Install type M copper supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code compliant, fully usable, and include shut-off valves, chromed fixture supply lines & air gaps.

7210	DRAIN/WASTE/VENT--1 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, kitchen and laundry area from the foundation perimeter to roof vent terminus.

Trade: 23 Electric

7470	ELECTRIC SERVICE--150 AMP	1.00	EA		
------	---------------------------	------	----	--	--

Dispose of old electric service to code legal dump. Install a residential, 150 amp, single phase, 3 wire electric service. Include a main disconnect, 30 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.

8110	REWIRE TO CODE--PER ROOM	6.00	RM		
------	--------------------------	------	----	--	--

Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tear out. Does not include service entrance.

Location Total: _____

Location: 4 - Living Room

Approx. Wall SF: 480

Ceiling/Floor SF: 224

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

Trade: 5 Demolition & Disposal

0705	DEMO PLASTER	700.00	SF		
------	--------------	--------	----	--	--

Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.

Trade: 17 Drywall & Plaster

5265	DRYWALL--3/8"	700.00	SF		
------	---------------	--------	----	--	--

Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	1.00	RM		
------	--------------------------	------	----	--	--

Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	25.00	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. Owner's choice of stock color and

Location: 4 - Living Room

Approx. Wall SF: 480

Ceiling/Floor SF: 224

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings pattern.				
Trade: 21	HVAC				
6325	HEAT DUCT AND REGISTER Install low velocity insulated metal duct work from main trunk to floor or wall register.	1.00	EA		
Location Total:					

Location: 5 - Den

Approx. Wall SF: 504

Ceiling/Floor SF: 196

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0705	DEMO PLASTER Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.	700.00	SF		
Trade: 17	Drywall & Plaster				
5265	DRYWALL--3/8" Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.	700.00	SF		
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets.	1.00	RM		
Trade: 20	Floor Coverings				
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. Owner's choice of stock color and pattern.	22.00	SY		
Trade: 21	HVAC				
6325	HEAT DUCT AND REGISTER Install low velocity insulated metal duct work from main trunk to floor or wall register.	1.00	EA		
Location Total:					

Location: 6 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0705	DEMO PLASTER Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.	250.00	SF		
Trade: 17	Drywall & Plaster				
5265	DRYWALL--3/8"	250.00	SF		

Location: 6 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
	Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.				
Trade: 19	Paint & Wallpaper				
5560	PREP & PAINT BATHROOM	1.00	RM		
	Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.				
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS	40.00	SF		
	Install 5/16" underlayment grade plywood, using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.				
Trade: 21	HVAC				
6325	HEAT DUCT AND REGISTER	1.00	EA		
	Install low velocity insulated metal duct work from main trunk to floor or wall register.				
Trade: 22	Plumbing				
6865	FAUCET REPAIR--BATH	1.00	EA		
	Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.				
6920	FOOTED TUB FAUCET	1.00	EA		
	Install dual control, "gooseneck" type metal faucet on free standing tub.				
7010	COMMODE--REPLACE	1.00	EA		
	Install 2 piece, close coupled, white, vitreous china, water saving commode made by American Standard, or equal. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Allow for floor flange replacement if necessary. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.				

Location Total: _____

Location: 7 - Dining Room

Approx. Wall SF: 342

Ceiling/Floor SF: 88

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0705	DEMO PLASTER	450.00	SF		
	Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.				
Trade: 17	Drywall & Plaster				
5265	DRYWALL--3/8"	450.00	SF		
	Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.				
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM	1.00	RM		
	Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets.				

Location: 7 - Dining Room

Approx. Wall SF: 342

Ceiling/Floor SF: 88

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS	100.00	SF		
Install 5/16" underlayment grade plywood, using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.					
Trade: 21	HVAC				
6325	HEAT DUCT AND REGISTER	1.00	EA		
Install low velocity insulated metal duct work from main trunk to floor or wall register.					
Location Total:					

Location: 8 - Kitchen

Approx. Wall SF: 450

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0705	DEMO PLASTER	600.00	SF		
Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.					
Trade: 10	Carpentry				
3715	CABINET--WOOD BASE	16.00	LF		
Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of two in-stock designs.					
3725	CABINET--WOOD WALL	16.00	LF		
Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides, metal or plastic corner bracing.					
Trade: 17	Drywall & Plaster				
5265	DRYWALL--3/8"	600.00	SF		
Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.					
Trade: 19	Paint & Wallpaper				
5555	PREP/PAINT KITCHEN--SEMI GLOSS	1.00	RM		
Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. Include any closets.					
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS	150.00	SF		
Install 5/16" underlayment grade plywood, using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.					
Trade: 21	HVAC				
6325	HEAT DUCT AND REGISTER	10.00	EA		

Location: 8 - Kitchen

Approx. Wall SF: 450

Ceiling/Floor SF: 144

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

Install low velocity insulated metal duct work from main trunk to floor or wall register.

Trade: 22 Plumbing**6835 SINK--DOUBLE BOWL COMPLETE**

1.00 EA

Install a 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a single control, metal bodied faucet with a "limited lifetime function and finish warranty" American Standard or equal and maximum flow of 2 gallons per minute, trap, supply lines, and shut-off valves.

Location Total: _____**Location: 9 - Rear Porch**

Approx. Wall SF: 322

Ceiling/Floor SF: 112

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

0760 DEMOLISH AND REMOVE

1.00 SF

Demolish specified portion of structure and dispose of debris from property to code legal dump.

Trade: 10 Carpentry**3590 STEPS/LANDING--REPL EXTERIOR**

1.00 EA

Dispose of existing steps and landing. Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs 3' wide connecting to a 5'x 6' landing, of 2"x 6"s and 2"x 4" deck. Construct a wood handrail on one side 32" above tread nosing.

Location Total: _____**Location: 10 - Bedroom front**

Approx. Wall SF: 392

Ceiling/Floor SF: 192

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

0705 DEMO PLASTER

600.00 SF

Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.

Trade: 17 Drywall & Plaster**5265 DRYWALL--3/8"**

600.00 SF

Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.

Trade: 19 Paint & Wallpaper**5565 PREP & PAINT VACANT ROOM**

1.00 RM

Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets.

Trade: 20 Floor Coverings**5970 CARPET AND PAD**

23.00 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. Owner's choice of stock color and pattern.

Location: 10 - Bedroom front

Approx. Wall SF: 392

Ceiling/Floor SF: 192

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
Trade: 21	HVAC				
6325	HEAT DUCT AND REGISTER	1.00	EA		
Install low velocity insulated metal duct work from main trunk to floor or wall register.					

Location Total: _____**Location: 11 - Bedroom Rear**

Approx. Wall SF: 392

Ceiling/Floor SF: 192

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0705	DEMO PLASTER	600.00	SF		
Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.					
Trade: 17	Drywall & Plaster				
5265	DRYWALL--3/8"	600.00	SF		
Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.					
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM	1.00	RM		
Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets.					
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	22.00	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. Owner's choice of stock color and pattern.					
Trade: 21	HVAC				
6325	HEAT DUCT AND REGISTER	1.00	EA		
Install low velocity insulated metal duct work from main trunk to floor or wall register.					

Location Total: _____**Location: 12 - Stairs**

Approx. Wall SF: 272

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0705	DEMO PLASTER	350.00	SF		
Seal doorways with 4 mil. plastic flaps. Protect floors with plywood over 4 mil. plastic or cloth tarps. Remove plaster lath and nails from walls & ceilings using half-mask respirators. Vacuum room prior to completing additional tasks.					
Trade: 10	Carpentry				
2520	HANDRAIL--REPLACE INTERIOR	25.00	LF		
Install 2" round hardwood handrail with braces screwed to studs and handrail.					

Location: 12 - Stairs

Approx. Wall SF: 272

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Trade: 17	Drywall & Plaster				
5265	DRYWALL--3/8"	350.00	SF		
Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.					
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL	1.00	RM		
Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex.					
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	12.00	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. Owner's choice of stock color and pattern.					

Location Total: _____

Unit Total for 1106 Rhode Island Street, Unit Unit 01: _____

Address Grand Total for 1106 Rhode Island Street: _____

Bidder: _____