



Request for Proposals (RFP)
Rehabilitate Land Bank-Owned
Residential Properties
Complete and Return by:
4:00 p.m. Tuesday, October 8, 2024

Rochester Land Bank Corporation (the Land Bank) is seeking proposals for the rehabilitation of residential structures for inclusion in upcoming affordable housing programs. In addition to soliciting the best proposals for the rehabilitation of the five properties identified in this document, the Land Bank aims to identify a cohort of qualified property developers and general contractors interested in partnering in this and future development opportunities.

This offering requests proposals for the rehabilitation of five structures in accordance with the specifications in the attached scopes of work. Applicants may submit proposals to rehabilitate any or all of the properties, provided they demonstrate adequate capacity to rehabilitate all properties for which they are awarded contracts within nine (9) months of contract execution.

As these properties are part of an acquisition/rehabilitation program for new homeowners in Rochester, rehabilitation will take part in phases for some properties. Some properties will be stabilized with repairs to the building envelope, both to reduce the final cost to homeowners and to, in some cases, to protect the property from the long-term effects of weather conditions on unoccupied properties. RLBC is requesting two work scopes for each property for which a proposal is submitted:

- 1) An itemized cost estimate for the full scope of work we have defined for each property with a total development cost for the rehabilitation. Selected contractors will be required to secure the property during rehabilitation and that expense should be included in the total development costs.
- 2) An estimate or quote setting out separately all exterior repairs to the building envelope that appear in the full scope proposal. This would include roofing, siding/paint, window installation, porches, doors and exterior foundation work.

While all proposals that meet the minimum submission guidelines will be accepted and reviewed, preference will be given to development proposals which include the following:

- **2020 Enterprise Green Communities Criteria for a “Moderate Rehab” in an “Urban/Suburban”** area: <https://www.greencommunitiesonline.org/checklist>.

- Sustainable renovation, e.g. high level insulation, air sealing, air source heat pumps, heat pump water heaters, solar PV, LED lighting, all electric, energy efficient appliances and EV charging capacity, is incorporated into the planned work.

Proposers must not own property in the city of Rochester with uncorrected code violations, unpaid tickets or fines, delinquent City tax, or unpaid City tax liens sold to a third party at the time of RFP submission. In addition, a proposer or any member of her/his team or immediate family must not have lost any property to the City of Rochester via an In-Rem Tax Foreclosure within the past five years or had a purchase contract with the City cancelled for non-performance within the past three years.

SECTION 1 – SCHEDULE AND PROPOSAL SUBMISSION INSTRUCTIONS

Proposed Schedule & Deadlines

September 3, 2024 ----- RFP Release

September 17, 2024 via Zoom at 11:30 a.m. ---Information/Question Session

Meeting URL: <https://cityofrochester.zoom.us/j/82268758295?pwd=lbJMIOQXdfiSTKx7NnjvxaJ5HYYWF5.1>

Meeting ID: 822 6875 8295

Passcode: 344095

Join by Telephone

For higher quality, dial a number based on your current location.

Dial: +1 646 558 8656 US (New York)
 +1 646 931 3860 US
 +1 646 518 9805 US (New York)

Meeting ID: 822 6875 8295

Passcode: 344095

Week of September 23, 2024 -----Property Showings

October 8, 2024 (by 4:00 p.m.) -----Proposals Submission Deadline

October 17, 2024 ----- Anticipated Board Consideration (approval)
 of Developer Selection

Proposals Submission Instructions

A complete copy of the proposal must be received no later than **4:00 PM on Tuesday, October 8, 2024** at:

Rochester Land Bank Corporation
City of Rochester, 30 Church Street, Room 125-B
Rochester, NY 14614

or at landbank@cityofrochester.gov

Proposals submitted after 4 PM on Friday, October 8, 2024 will not be considered.

Please submit paper proposals on 8.5 x 11 inch paper and electronic proposals in pdf format. The proposal must be signed by or an officer/trustee of the organization who is empowered to contractually obligate the organization. The proposal and any materials submitted shall become the property of the Land Bank, and the Land Bank is not obligated to return such documents. Each proposal must include, at a minimum, the items listed in the Proposals Submission Requirements section below.

Questions may be directed to:

Rianne Mitchell, Director of Capacity & Compliance
Email: Rianne.Mitchell@cityofrochester.gov

SECTION 2 – PROPERTY INFORMATION

Address: 4 Brooklyn Street, Rochester, NY 14613



Square Footage: Approximately 1,602 sq. ft.

Tax ID: 105.26-3-60

Lot Dimensions: 39' (**Frontage**) x 48' (**Depth**) – (will be combined with adjoining parcel at 266 Glenwood Ave)

Current Use: Single family home (Occupied)

Zoning: R-1, Low Density Residential Article III of the Zoning Code: <https://ecode360.com/8679530>

Address: 169 Roycroft Drive, Rochester, NY 14621



Square Footage: Approximately 1,414 sq. ft.

Tax ID: 091.82-2-9

Lot Dimensions: 35' (Frontage) x 74' (Depth)

Current Use: Single family home (Vacant)

Zoning: R-1, Low Density Residential Article III of the Zoning Code: <https://ecode360.com/8679530>

Address: 236 Weaver Street, Rochester, NY 14621



Square Footage: Approximately 990 sq. ft.

Tax ID: 091.72-1-46

Lot Dimensions: 41' (Frontage) x 119.19' (Depth)

Current Use: Single-family home (Vacant)

Zoning: R-1, Low Density Residential Article III of the Zoning Code: <https://ecode360.com/8679530>

Address: 108 Weld Street, Rochester, NY 14605



Square Footage: Approximately 1,476 sq. ft.
Tax ID: 106.73-2-9.001
Lot Dimensions: 44.23' (**Frontage**) x 130' (**Depth**)
Current Use: Single family home (Vacant)
Zoning: R-2, Medium Density Residential Article III of the Zoning Code: <https://ecode360.com/8679602#8679602>
Marketview Heights Urban Renewal District Article XVI of the Zoning Code: <https://ecode360.com/8681722>

Address: 72 Weyl Street, Rochester, NY 14611



Square Footage: Approximately 1,433 sq. ft.
Tax ID: 091.72-4-40
Lot Dimensions: 38.5' (**Frontage**) x 104.58' (**Depth**)
Current Use: Single family home (Vacant)
Zoning: R-1, Low Density Residential Article III of the Zoning Code: <https://ecode360.com/8679530>

SECTION 3 – PROPOSAL SUBMISSION REQUIREMENTS

In order to be considered, proposals must demonstrate a well-planned and detailed renovation, with high quality and an appropriate design concept relying on the information in the attached documents, and the documented financial capacity to undertake the project. The Land Bank reserves the right to reject any proposals submitted without the minimum requirements listed below.

The minimum items that must be submitted for consideration for the purchase and development of the Site are:

A. Respondent Information Form and Proposal Outline:

Please complete the forms found on pages 8 through 13 of this RFP. Submit these forms and attach the items in Sections 4B through 4E.

B. Project Development Plan

1. Design concept:

- Site plan including any potential changes/additions to the subject on the Site, and showing building elements, landscaping and access (pedestrian);
- Description of interior renovation finished product (number of total rooms, bedrooms, bathrooms, overall square footage, basement renovation details etc.; and
- Infrastructure changes, if any (new water line, new sewer line etc.).

Proposers should recognize that while the award of a Certificate of Occupancy (C of O) is necessary for a property to be considered complete and final payment to be issued, the C of O requirements should be used merely as a starting point to determine **the level of rehabilitation required. The Land Bank's intention with this RFP is to contribute** to the availability of quality housing in the city of Rochester and a successful proposal will reflect consideration of factors that will increase long-term sustainability and desirability to renters.

2. Project schedule (proposed) including: (not necessarily in this order)

- Design;
- Anticipated permit approvals*;
- Construction start/completion; and
- Certificate of Occupancy

*Proposers agree that prior to commencement of development, they will apply for and obtain all required permits (ex. – building permit, electrical permit, plumbing permit, etc.) from the Permit Office, located in Room 121B, City Hall. Proposers **also agree to comply with the City's Zoning and Building Ordinance**, the regulations, laws and/or ordinances of all of all other agencies that may have jurisdiction.

C. Project Costs and Funding

Provide cost estimates in accordance with the relevant scope of work for each property for which you are submitting, detailing hard costs and soft costs. Identify any assumptions made in producing the estimate.

D. Development Team & Development Experience

1. The proposals should include a summary of the experience of the project team, similar projects that the development team has been involved with and how that experience will be useful in undertaking the proposed project;
2. Provide a list of all current projects and development commitments for the next 24 months if any; and
3. Submit a detailed history of all projects that have been completed in the last five (5) years with an emphasis on projects similar to those being proposed here, if any.

SECTION 4 – EVALUATION AND SELECTION CRITERIA

Each proposal will be evaluated based on the information submitted. A committee will be formed with members appointed from various City departments. Proposals received within the stated deadline and containing all required information will be evaluated using the following criteria:

- A. Quality of the Development Plan:
 - 1. Overall appeal, quality of design and materials proposed, and consistency with existing structures in the vicinity;
 - 2. Design and key features of the proposal, and use of sustainable and/or environmentally sensitive construction methods and materials;
- B. Experience: Purchaser should provide information on any previous rehabilitation projects
- C. Project Schedule:
The Developer's ability to complete the project within 9 months of closing.
- D. Local Business and M/WBE: Additional consideration will be given to businesses located within the city of Rochester and to NYS Certified M/WBEs.

SECTION 5 – REQUEST REFINED PROPOSALS OR ADDITIONAL INFORMATION

Upon initial review of the submitted proposals, the evaluation team may choose to establish a schedule for subsequent **interviews, and may require the submission of more detailed information related to the proposer's business entity.** Any additional financial information provided will be confidential and not subject to the Freedom of Information Law. All RFP respondents will be notified if and when an interview schedule is established. The Land Bank reserves the right to accept or reject any and all submissions.

The Land Bank may request any additional information as it determines appropriate to select a Proposal best suited to this project. All persons/entities submitting a response are responsible for the cost of preparing all information in response to this RFP and any additional information as requested by the City.



RESPONDENT INFORMATION

PLEASE ANSWER ALL QUESTIONS COMPLETELY. IF THE ANSWER IS NONE, WRITE NONE. DO NOT LEAVE A BLANK SPACE. IF THE QUESTION DOES NOT APPLY, THEN WRITE NA IN THE SPACE PROVIDED. USE ADDITIONAL SPACE ON BACK IF NECESSARY. IF RESPONDENT IS A CORPORATION, LLC, JOINT VENTURE, PARTNERSHIP, TRUST OR JOINT OWNER THESE QUESTIONS EXTEND TO ALL MEMBERS OF PROPOSING ENTITY.

1. **FULL NAME:** _____ (Individual, Corporate or Assumed) (**PRINT NAME**)
 2. **BUSINESS/HOME ADDRESS:** _____
CITY/STATE _____ **ZIP CODE:** _____
P.O. BOX (IF ANY, HOME ADDRESS STILL REQUIRED) _____
 3. **TELEPHONE:** _____ **CELL PHONE #(S)** _____
 4. **E-MAIL ADDRESS:** _____
 5. The applicant is a/an: _____
(Individual/Joint Owner/Partnership/Joint Venture/LLC/Corporation/Trust etc)
 - A. If applicant is a Joint Owner, state name(s) and address(es) of all owner(s):

 - B. If applicant is a Partnership, state name and residential address of both general and limited partners:

 - C. If applicant is an LLC, state the following:
Any/all other members, addresses and titles:

- Place of Business: _____

D. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: _____

President of Corporation: _____

Treasurer of Corporation: _____

All officers and titles as well as their addresses: _____

Place of Business: _____

E. If applicant is a Joint Venture, state names / business addresses of each person, firm or company that is a party:

A copy of the joint venture agreement is on file at: _____

and will be delivered upon request to the Land Bank.

6. Address of all real property owned in the city of Rochester:

7. Address of all real property purchased at City of Rochester real estate auctions:

8. Within the past five years, has the City of Rochester taken title to any property owned by you or any member of your team via In-Rem Tax Foreclosure proceedings? If the answer is Yes, list address of any properties taken:

PROPOSAL OUTLINE

PROPERTY ADDRESS _____

B. Time required to complete rehabilitation will be _____ months from closing.

D. Facade Plan - Describe in detail below the proposed street facade of the building, including:

- 1. Exterior siding materials;
- 2. Type, size and number of windows and doors;
- 3. Proposed color of exterior;
- 4. Exterior lighting plan;
- 5. Security measures, if any; and
- 6. Size, location and number of exterior signs.

Please note that the facade plan must be completed as approved prior to the transfer of title.

E. Experience - Describe in detail below previous experience in completing similar projects. Include references and photographs if possible.

<u>ADDRESS</u>	<u>SCOPE OF PROJECT</u>	<u>COST OF PROJECT</u>	<u>REFERENCE & TELEPHONE #</u>

F. **Rehabilitation Plan**

Please develop an itemized estimate of anticipated rehabilitation or construction costs based on the **Cost Estimate Outline** below:

EXTERIOR **ESTIMATED COSTS**

- 1. Chimneys - point or rebuild \$ _____
- 2. Roof - repair or replace _____
- 3. Cornice and trim repairs _____
- 4. Siding - repair or replace _____
- 5. Gutters & downspouts _____
- 6. Exterior door - repair or replace _____
- 7. Steps & porch repairs _____
- 8. Foundation wall pointing & repair _____
- 9. Exterior protective covering _____
- 10. Storms & screens _____
- 11. Accessory Building repairs _____
- 12. Service walks repairs _____
- 13. Driveway/Parking Lot _____
- 14. Landscaping _____
- 15. Fence _____
- 16. Other: _____

SUBTOTAL EXTERIOR: \$ _____

INTERIOR

- 16. Joist or beam repairs \$ _____
- 17. Wall changes _____
- 18. Wall & ceiling treatments _____
- 19. Electric _____
- 20. Heating _____
- 21. Plumbing _____
- 22. Window repairs _____
- 23. Door repairs _____
- 24. Stairways & railings _____
- 25. Insulation - attic/sidewall _____
- 26. Kitchen cabinets & counters _____
- 27. Floor repairs _____
- 28. Cellar enclosures _____
- 29. Other: _____

SUBTOTAL INTERIOR: \$ _____

TOTAL ESTIMATED COSTS: \$ _____

PURCHASE PRICE: \$ _____

TOTAL EXPENDITURE: \$ _____

Cost per sq. ft. \$ _____

Cost per unit \$ _____

I attest that I have attended the informational meeting for this RFP event or I have listened to the recording of the meeting that is posted at www.cityofrochester.gov/landbank and understand and acknowledge that I am responsible for adhering to all the terms and conditions and requirements.

DATE _____ SIGNATURE(S) _____

RIGHTS RESERVED BY ROCHESTER LAND BANK CORPORATION

- Only proposals that comply with all provisions, requirements, terms and conditions of this Request will be considered for review.
- The Land Bank reserves the right to request more detailed information from one or more proposers before the final selection is made.
- All materials submitted in response to the Land Bank's Request become the Land Bank's property without obligation of the Land Bank to return such materials.
- All determinations of completeness of any submission and its compliance with the provisions, requirements, terms and conditions of this Request and the eligibility or qualifications of any proposer shall be in the sole and absolute discretion of the Land Bank.
- The Land Bank may waive any of the provisions, requirements, terms and conditions of this Request.
- Subsequent to submission of proposals in response to this request, the Land Bank in the exercise of its sole and absolute discretion, may enter into parallel negotiations with two or more proposers, may designate two or more proposers for "short list" consideration, may request best and final offers, and/or may conduct other additional competitive proceedings with respect to the potential disposition covered by this request.
- The Land Bank reserves the right to issue an addendum should it become necessary to revise any section of this RFQ, provide additional information necessary to adequately interpret provisions and requirements of this RFQ, or respond to written inquiries concerning the RFQ.
- The Land Bank, at its sole discretion, reserves the right to accept or reject any and all responses received under this RFQ solicitation, to waive minor irregularities, and to conduct discussions with all responsible respondents, in any manner necessary, to serve the best interest on the Land Bank.
- The Land Bank has no obligation to discuss its reasons for selecting, accepting or rejecting any proposals with any proposers or representatives of said proposers.
- The Land Bank shall not be liable for any costs or expenses (including but not limited to the foregoing costs and expenses of legal counsel) incurred by any proposer in responding to this Request.
- All costs and expenses incurred by each proposer in connection with this RFQ will be borne by the proposer, including without limiting the foregoing, all costs and expenses in connection with: surveys, reports, plans, designs, schematics, studies, research and any other due diligence work; preparation of each proposal; advice and representation of legal counsel responding to this Request.
- The Land Bank reserves the right to withdraw from sale any or all of the properties listed at any time prior to closing.
- Proposals shall be accepted from principals only. No brokerage fees, finder's fees, commissions or other compensation will be payable by the Land Bank.

Conflict of Interest Disclosure (required)

Conflict of Interest Disclosure

_____ (“Applicant”) understands that the City of Rochester (“City”) is governed by a Code of Ethics under the City’s Charter in § 2-18. City maintains a written code of standards of conduct governing the performance of their employees engaged in the award and administration of contracts. No employee, officer, agent, immediate family member, or member of the City shall participate in the selection, award, or administration of a RFP if a conflict of interest, real or apparent, would be involved.

Such a conflict would arise when any of the following has a financial or other interest in the Applicant selected for award: (1) The employee, officer, or agent, (2) Any member of his/her immediate family, (3) His or her partner, or (4) An organization that employs, or is about to employ, any of the above. City’s officers, employees, or agents will neither solicit nor accept gifts, gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to sub-agreements. To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary action for violation of such standards by the City’s officers, employees, or agents, or by contractors or their agents.

The objective of this form is to identify applicants that may have a conflict under the rules and regulations. The City will then determine whether an exception should be granted or requested. The Corporation Counsel is responsible for conflict of interest determinations, and the Mayor’s Office will engage with the Corporation Counsel in coordination of the exception process.

Name of Applicant(s):

Applicant 1: _____

Applicant 1: I am employed at _____ in the position of _____

Applicant 2: _____

Applicant 2: I am employed at _____ in the position of _____

Business Name (if applicable): _____

Property Address: _____

RFP: _____

I/We certify that **(Please ONLY check one option (1 or 2))**:

____1. I/we am/are NOT an employee, agent, consultant, officer, or elected or appointed official of the City of Rochester, and am NOT a relative of an employee, agent, consultant, officer, or elected or appointed official of the City of Rochester.

____2. I/we AM/ARE an employee agent, consultant, officer, or elected or appointed official of the City of Rochester OR I/we am/are a relative of an employee, agent, consultant, officer, or elected or appointed official of the City of Rochester.

For Family/Relative Affiliation:

_____ is the family member to whom I am related. (_____).
(Name) (Relationship)

This family member is employed at _____ in the position of _____

This family member (does) or (does not) perform any duties relating to the RFP.

Applicant #1

Signature _____ Date _____

Applicant #2

Signature _____ Date _____

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the _____ day of _____, 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me, or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public/Commissioner of Deeds

Work Scopes

I/We certify that **(Please ONLY check one option (1 or 2))**:

____ 1. I/we am/are NOT an employee, agent, consultant, officer, or elected or appointed official of the City of Rochester, and am NOT a relative of an employee, agent, consultant, officer, or elected or appointed official of the City of Rochester.

____ 2. I/we AM/ARE an employee agent, consultant, officer, or elected or appointed official of the City of Rochester OR I/we am/are a relative of an employee, agent, consultant, officer, or elected or appointed official of the City of Rochester.

For Family/Relative Affiliation:

_____ is the family member to whom I am related. (_____).
(Name) (Relationship)

This family member is employed at _____ in the position of _____

This family member (does) or (does not) perform any duties relating to the RFP.

Applicant #1

Signature _____ Date _____

Applicant #2

Signature _____ Date _____

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the _____ day of _____, 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me, or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public/Commissioner of Deeds

SPECS BY LOCATION/TRADE

1/12/2024

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 4 Brooklyn 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					
10	<p>OWNER ACCEPTS SCOPE OF WORK</p> <p>The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.</p> <p>x _____ Applicant Date</p> <p>x _____ Applicant Date</p>	1.00	GR	_____	_____
14	<p>CONTRACTOR ACCEPTS SCOPE OF WORK</p> <p>The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.</p> <p>x _____ Contractor Date</p>	1.00	GR	_____	_____
24	<p>MANUFACTURER'S SPECS PREVAIL</p> <p>All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.</p>	1.00	GR	_____	_____
31	<p>CONSTRUCTION DEFINITIONS</p> <p>"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.</p>	1.00	GR	_____	_____
35	<p>VERIFY QUANTITIES/MEASUREMENTS</p> <p>All measurements (i.e 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 (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or</p>	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	quantities shall be honored .				
36	BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY BUILDING INSPECTOR TO CLOSE OUT ANY PERMIT PRIOR TO CALLING FOR A FINAL INSPECTION,CONTRACT SERVICES SHALL NOT BE RESPONSIBLE TO CONTACT THE BUILDING INSPECTOR FOR CLOSEOUT OF ANY PERMITS .PAYMENTS WILL NOT BE PROCESSED UNTIL PERMITS HAVE BEEN CLOSED .	1.00	GR	_____	_____
37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
45	CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.	1.00	DU	_____	_____
55	WORK TIMES 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.	1.00	GR	_____	_____
77	NEW MATERIALS REQUIRED 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 Construction Specialist.	1.00	GR	_____	_____
80	CODES AND ORDINANCES 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 Rochester, The County of Monroe, and the State of New York pertaining to building construction,zoning,environmental protection, energy efficiency and worker safety.	1.00	GR	_____	_____
85	CLOSE-IN INSPECTIONS REQUIRED Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspecion frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings.	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
87	<p>LEAD CLEARANCE REQUIRED</p> <p>Contractor is required to obtain both an interior and exterior lead clearance for each unit performed by a third party before payment can be submitted . Interior clearance shall be a whole house clearance which is a minimum of 4 rooms . Exterior is visual only . Any partial payments will typically require one or both .</p> <p>LEAD CLEARANCES MUST BE DIRECT E-MAILED TO CONTRACT SERVICES BY THE FIRM PERFORMING THEM.NO EXCEPTIONS .</p>	1.00	EA	_____	_____
90	<p>1 YEAR GENERAL WARRANTY</p> <p>Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.</p>	1.00	DU	_____	_____
120	<p>FINAL CLEAN</p> <p>Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. HEPA Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.Attics shall be broom clean on roof replacements .</p>	1.00	EA	_____	_____
Trade: 9 Environmental Rehab					
9002	<p>APPLICABLE LEAD-SPECIFIC DEFINITIONS</p> <p>The measures used to control lead-based paint with a design life of at least 20 years whose primary intent is to control lead-based paint hazards.</p> <p>Adhesion: The ability of an encapsulant to attach to or remain fixed on a surface without blistering, flaking, cracking or being removed by tape.</p> <p>CRF - The Code of Federal Regulations: The basic component of the Federal Register publication system. The CRF is a codification of the regulations of various Federal Agencies.</p> <p>De minimus - Safe work practices and clearance are not required when no more than:</p> <ul style="list-style-type: none"> - 20 SF on exterior - 2 SF per interior room - 10% of small component <p>is deteriorated or will be disturbed by renovation.</p> <p>HEPA - High Efficiency Particulate Air: A filter capable of removing 99.97% of all particles of 0.3 microns.</p> <p>Interim Controls: A set of measures designed to temporarily control lead-based paint hazards.</p> <p>ug - Micrograms: A microgram is 1/1,000,000 of a gram.</p> <p>Work Area: The area where lead hazard reduction work is performed which is defined by containment to prevent the spread of lead dust and entry by unauthorized personnel.</p>	1.00	DU	_____	_____
9003	<p>LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES</p> <p>The execution of this work shall comply with all applicable</p>	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction 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.				
9004	PROHIBITED PAINT REMOVAL METHODS	1.00	EA	_____	_____
	The following paint removal methods are prohibited on all HUD-funded projects: <ul style="list-style-type: none"> - 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. 				
Trade: 16	Conservation				
4903	AIR-SEAL BUILDING ENVELOPE--GCI	1.00	FL	_____	_____
	Seal all accessible cracks, gaps and holes in the building envelope (the barrier between the indoor conditioned space and the outside) with low VOC caulk (if <1/4") or expanding foam (if > 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 large accessible gaps around windows between house framing and window frame - use special care on large sliding-glass doors and vinyl-framed windows: do not use expansive foam on these. 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 that is securely fastened to framing sealing all seams and gaps with fire rated caulk. Seal recessed light fixtures in ceilings that are part of the building envelope and are not rated for insulation contact with an airtight box made of drywall sealed to the ceiling and seal IC rated recessed fixtures with caulk. Seal any entries to attic space using weather stripping on attic doors or hatches. Air sealing must be done prior to the installation of insulation.				
Trade: 24	Extermination				

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 24	Extermination				
8395	INTEGRATED PEST MANAGEMENT--GCI Do not use any insecticides. Use Integrated Pest Management methods to control pests. Seal all cracks, holes and crevices on interior surfaces and exterior surfaces to prevent access by pests. Use Stuff-it copper mesh by Do it Yourself Pest Control - http://www.doyourownpestcontrol.com to plug larger holes prior to finishing with plaster or drywall. Do not use steel wool. Place a thin dusting of 98% boric acid under kitchen cabinets, in wall cavities, cracks and crevices in the Kitchen.	1.00	DU	_____	_____
Location Total:					_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
9630	EXTERIOR - STABILIZE AND PAINT SPECIFIED AREAS After establishing any required ground containment with polyethylene sheeting, mist defective paint area with water to the point of saturation. Aggressively wet scrape all loose paint, caulking and glazing with curved and flat draw scrapers . Feather edges with a wet 100-grit sponge sanding block. Wash with detergent solution, rinse, allow to dry and HEPA vacuum all paint chips, dust and debris. Prime bare spots, caulk with 25 year silconized acrylic and apply 2 top coats with premium acrylic latex. Homeowners choice of a similar color scheme only . Entire foundation above grade	1.00	EA	_____	_____

Trade: 5 Demolition & Disposal

Custom	REMOVE DETERIORATED CARPORT Remove all framing and associated anchoring system and dispose of .	1.00	AL	_____	_____
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Trade: 7 Masonry

1350	MASONRY CHIMNEY--REBUILD 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 closely as possible. Chimney to a height required by the state building code. Install roof flashing, chimney cap and terra cotta flue liner.	1.00	EA	_____	_____
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Trade: 10 Carpentry

2642	VINYL SIDING & ALUMINUM TRIM - WHOLE HOUSE Secure , repair or replace all substrate to provide sound nailing .Label all surfaces to be covered DANGER LEAD PAINT per guidelines .Prior to installing foam board install tyvek stapled 3	1.00	EA	_____	_____
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Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	feet above bottom edge of house and let hang down to ground or grade , then install foam board entire house ,tape all seams of foam board . Prior to starting siding fold tyvek that extended to ground up over the foam board and stapled to wall to create a trap for paint chips or bend aluminum brake metal at bottom edge to create a trap for paint chips ,seal area at bottom edge of house ,foam board and siding with caulk to seal area .Hang PVC vinyl clapboard siding including all cornice and corners . Owner's choice of stock siding color, exposure and texture with 50 year warranty.No special order color or sidings style .Mark all surfaces to be covered with trim DANGER LEAD PAINT per guidelines Install tyvek on all surfaces to be covered with aluminum with including soffits . Wrap all fascia,porch headers & window and door trim with .027 aluminum coil stock .Soffits shall be penetrated every 16 inches for ventilation prior to installation of continuously ventilated vinyl soffit. All trim shall have hemmed edges .Window and door trim shall have mitred corners and be bent so as to act as built in j - channel .J - Channel not to be installed around windows and doors .Porch ceilings are included and shall be covered with non ventilated vinyl soffit/beadboard panels and must have tyvek installed per above trim guidelines .If gutters are not being replaced gutters will not be removed and reinstalled & trim metal will be tucked behind gutters to extent possible . INCLUDE REMOVAL OF ANY VINYL,ALUMINUM OR ASPHALT SIDING AND TRIM PRIOR TO INSTALLATION OF NEW SIDING.				
2980	REPLACEMENT WINDOW REMOVAL AND REPLACEMENT - VINYL Remove existing sashes and parting beads . Old window components must be packaged in poly prior to disposal . Install tyvek or tyvek tape on all side ,top and bottom jambs wrapped to the exterior trim .Label or mark tyvek 'LEAD PAINT ' . Install window in opening per manufacturers instructions. Paint or poly all interior window trim one coat. Wrap all exterior window trim with a stock color aluminum broken on a brake with hemmed edges , mitered corners . Trim shall be bent as to act as the j channel for appearance .If window exterior is already wrapped in aluminum only the stops need to be covered unless notes direct replacement of existing .Lead conditions apply . PRIOR TO WINDOW INSTALLATION CONTRACTOR MUST NOTIFY CONTRACT SERVICES FOR INSPECTION OF WORK SITE .	23.00	EA	_____	_____
2981	GLASS BLOCK WINDOW WITH VENT Remove existing basement window and wrap in 6 mil poly . install glass block window with vinyl insert mortared into existing foundation . Caulk top with silicone caulk where glass abuts framing . Lead conditions apply. 2 LEFT , 2 RIGHT , 1 BACK	5.00	EA	_____	_____
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of existing door, frame,sills ect. in 6 mil poly. Install a prehung metal, insulated, 6-panel solid core with fan lite or peep hole to fit EXISTING ROUGH OPENING.Include interior and exterior trim ,weatherstripping, interlocking threshold, one	2.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	entrance and one mortised deadbolt keyed alike. Metal thresholds shall be properly supported to prevent movement . Prime and top coat interior and exterior with 2 coats gloss paint . Color choice by owner .Exterior trim shall be covered in alluminum trim broken on a brake with hemmed edges and mitered corners.Trim shall be bent as to overlap the siding with no need for j-channel. Lead conditions apply .Contractor to determine door size when bidding as no extras will be given for custom sizes . 1 front and 1 right				
3210	STORM DOOR--ALUMINUM Remove any existing storm door that may be present and Install a white or brown self storing storm /screen aluminum storm door with top chain and hydraulic closer.Color choice by owner .Storm door shall fit existiing door .Contractor must measure when bidding to determine if custom size . No extras will be given . 1 front 1 right	2.00	EA	_____	_____
3560	PORCH--REBUILD BELOW ROOF - PRESSURE TREATED Provide temporary support to roof structure .Remove deteriorated porch below roof. Construct 12"x 12" masonry piers on solid footers, frame 2 x 8s for framing using pressure treated lumber .Floor joists to be placed 16 inches on center . Install a 36 inch high railing system with 2 x 4 top and bottom with spindles sandwiched between additional 2 x 4 s .Top 2 x 4 shall be chamfered at edges to shed water .Spindles to be placed 3 inches on center . Install 5/4 deck boards on entire floor . 4 x4 posts shall be set directly over piers to support roof structure .Construct a minimum 36 inch wide stairs using 2 x 6 construction with 2 matching guards .Also install one graspable handrail made of pine stock handrail with metal brackets with returns placed 34-38 inches above stair nosing . Construct and install lattice panels with frame work made of 1 x 4 pt with mitred corners with white vinyl lattice panels with 1 inch openings . Lattice panels shall be scribed to fit and secured to piers , deck and house . Steps to be placed on concrete pad , if no pad is preexisting or deteriorated a new one shall be poured . Structural lumber and deck shall be preservative treated.If house number was disposed of a new 3 inch high plastic number shall be secure to post and be contrasting . PERMIT REQUIRED FRONT THIS WILL BE AN OPEN PORCH WHEN COMPLETED	1.00	EA	_____	_____
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.	1.00	EA	_____	_____
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF ENTIRE HOUSE	18.00	SQ	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	<p>Remove and dispose of all roofing & defective sheathing. Contractor is responsible for verifying how many layers of roofing exist when bidding , no extras shall be given Cut a 1" wide vent at ridge board. Install new 1/2 inch CDX plywood or OSB board on entire roof . BID FOR NEW SHEATHING THE ENTIRE ROOF , SHOULD PLYWOOD ALREADY BE IN PLACE OR NOT INSTALLED A CREDIT MUST BE GIVEN BACK ON BID AMOUNT . Staple 15 lb felt. Install preformed aluminum, drip & rake edge, and vent pipe boots. Install a architectural shingle with a 30 yr warranty. Replace all defective flashing. Install shingle-over ridge vent. Install ice and water shield per code including all valleys and transition areas where a lower roof abuts against siding .A starter strip shall also be installed prior to the first course being installed .Includes all porches , bay windows and any structures attached to house .PERMIT REQUIRED</p> <p>ANY ROOF WITH A 1/12 TO A 3/12 PITCH SHALL HAVE LIBERTY SYSTEM INSTALLED .</p> <p>ANY ROOF WITH LESS THAN 1/12 PITCH OR FLAT SHALL HAVE EPDM INSTALLED .</p> <p>CONTRACTOR MUST DETERMINE THE ABOVE WHEN BIDDING</p> <p>SPECIAL INSTRUCTIONS : Any gaps exposed at dormers or porches created due to many layers of roofing being removed shall be addressed in one of 2 ways .Either fir prior to sheathing to eliminate gap or bend alluminum trim to cover exposed areas . NO EXCEPTIONS .</p>				
4635	GUTTERS AND DOWNSPOUTS--5" SEAMLESS ALUMINUM	1.00	EA	_____	_____
	<p>Dispose of gutters and downspouts. Install 5", K- type, seamless, .027 gauge aluminum gutters and downspouts to service roof. White or brown color choice by owner. No downspout from an upper roof shall drain directly onto any lower roof .Downspouts to be connected to existing conducters if functioning , if not Downspouts must either extend away from foudation or provide concrete splash blocks .</p> <p>ENTIRE SYSTEM</p>				
Trade: 23	Electric				
8045	DOORBELL SYSTEM	1.00	EA	_____	_____
	<p>Install a doorbell system containing a low voltage transformer, power connection, buzzer and front door button.</p>				
Trade: 200	Site Work (CSI)				
Custom	TRIM TREE BACK FROM HOUSE - REAR	1.00	AL	_____	_____
	<p>Trim tree branches at rear of house back a minimum of 8 feet from the house and roof.Dispose of in code legal dump.</p>				

Location Total: _____

Location: 3 - Front Foyer & Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF	1.00	EA	_____	_____
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Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color .

Trade: 17 Drywall & Plaster

5235	LAMINATE 3/8" DRYWALL	1.00	EA	_____	_____
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Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats .
RETAIN EXISTING NATURAL TRIM

Location Total: _____

Location: 4 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF	1.00	EA	_____	_____
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Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color .

Trade: 17 Drywall & Plaster

5235	LAMINATE 3/8" DRYWALL	1.00	RM	_____	_____
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Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center

Address: 4 Brooklyn Street

Unit: Unit 01

Location: 4 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				

and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats .
 RETAIN EXISTING TRIM

Location Total: _____

Location: 5 - Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF	1.00	RM	_____	_____
	Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color .				

Trade: 17	Drywall & Plaster				
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5235	LAMINATE 3/8" DRYWALL	1.00	RM	_____	_____
	Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats .				

Location Total: _____

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF	1.00	EA	_____	_____
	Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors				

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color . INCLUDE PANTRY				
Trade: 9	Environmental Rehab				
9508	INTERIOR DOOR - REPLACE WITH SOLID CORE 6 PANEL PREHUNG After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit, stop molding and hardware. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a pine or fir 6 panel 1-3/8" solid core door on two 3" x 3" butt hinges. Provide bedroom lockset. Spot prime bare wood and top coat entire assembly with acrylic latex or stain and poly.Install new trim to match existing . AT BASEMENT RETAIN EXISTING TRIM IF PRESENT OTHERWISE INSTALL TRIM TO MATCH EXISTING WITH STAIN AND POLY	1.00	EA	_____	_____
Trade: 10	Carpentry				
3716	CABINET - WOOD BASE-PLYWOOD--GCI Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts with 1/2" plywood carcasses & floors. Drawer boxes shall be plywood, joined using metal or plastic corner bracing. Install bright brass or brushed chrome knobs & pulls on all doors & drawers even when routed finger grooves exist. CM will choose style & finish from those available in line proposed by contractor.	1.00	AL	_____	_____
3726	CABINET - WOOD WALL-PLYWOOD--GCI Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors with 1/2" plywood carcasses & floors. Carcasses will be joined using metal or plastic corner bracing. Install bright brass or brushed chrome knobs & pulls on all doors even when finger grooves exist. CM will choose style & finish from those available in line proposed by contractor.	1.00	AL	_____	_____
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE--GCI Dispose of existing counter top. Field measure for sizing. Seal all bare wood and wood composite surfaces including the underside of the countertop with a low VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.	1.00	AL	_____	_____

Address: 4 Brooklyn Street

Unit: Unit 01

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 17 Drywall & Plaster

5235	LAMINATE 3/8" DRYWALL Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats . INCLUDE PANTRY	1.00	RM	_____	_____
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Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE--GCI Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA	_____	_____
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Trade: 23 Electric

7836	RANGE HOOD EXTERIOR VENTED--GCI Install an exterior ducted enameled range hood with integral minimum 2 speed fan control and light switched separately capable of a minimum 150 cfm at a maximum of 10 sones. Attach hood to cabinet with screws. Include metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color.	1.00	EA	_____	_____
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Location Total: _____

Location: 7 - Stairs to 2nd Floor and 2nd Floor Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or	1.00	RM	_____	_____
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Location: 7 - Stairs to 2nd Floor and 2nd Floor Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

quarter round at all edges which can be matching or wood painted with owners choice of color .

INCLUDE STAIR RISERS AND TREADS WITH METAL BULLNOSING

Trade: 17 Drywall & Plaster

5235 LAMINATE 3/8" DRYWALL

1.00 RM

Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats .

Location Total: _____

Location: 8 - Bedroom Front

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5931 LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF

1.00 RM

Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color .

Trade: 9 Environmental Rehab

9508 INTERIOR DOOR - REPLACE WITH SOLID CORE 6 PANEL PREHUNG

2.00 EA

After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit, stop molding and hardware. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a pine or fir 6 panel 1-3/8" solid core door on two 3" x 3" butt hinges. Provide bedroom lockset. Spot prime bare wood and top coat entire assembly with acrylic latex or stain and poly.Install new trim to match existing .

ENTRY AND CLOSET

STAIN AND POLY TO MATCH EXISTING

Location: 8 - Bedroom Front

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5235	LAMINATE 3/8" DRYWALL Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats .	1.00	RM	_____	_____

Location Total: _____

Location: 9 - Bedroom Left Rear

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color .	1.00	RM	_____	_____

Trade: 9 Environmental Rehab

9508	INTERIOR DOOR - REPLACE WITH SOLID CORE 6 PANEL PREHUNG After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit, stop molding and hardware. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a pine or fir 6 panel 1-3/8" solid core door on two 3" x 3" butt hinges. Provide bedroom lockset. Spot prime bare wood and top coat entire assembly with acrylic latex or stain and poly.Install new trim to match existing . ENTRY AND CLOSET STAIN AND POLY TO MATCH EXISTING	2.00	EA	_____	_____
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Trade: 17 Drywall & Plaster

5235	LAMINATE 3/8" DRYWALL Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding.	1.00	RM	_____	_____
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Address: 4 Brooklyn Street

Unit: Unit 01

Location: 9 - Bedroom Left Rear

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				

Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats .

Location Total: _____

Location: 10 - Bedroom Right Rear

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF	1.00	RM	_____	_____
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Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color .

Trade: 9 **Environmental Rehab**

9508	INTERIOR DOOR - REPLACE WITH SOLID CORE 6 PANEL PREHUNG	2.00	EA	_____	_____
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After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit, stop molding and hardware. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a pine or fir 6 panel 1-3/8" solid core door on two 3" x 3" butt hinges. Provide bedroom lockset. Spot prime bare wood and top coat entire assembly with acrylic latex or stain and poly.Install new trim to match existing .

ENTRY AND CLOSET

STAIN AND POLY TO MATCH EXISTING

Trade: 17 **Drywall & Plaster**

5235	LAMINATE 3/8" DRYWALL	1.00	RM	_____	_____
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Remove existing drop ceiling and wall paneling .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats .

Location Total: _____

Location: 11 - Bathroom 2nd Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or quarter round at all edges which can be matching or wood painted with owners choice of color .	1.00	EA	_____	_____
Trade: 5	Demolition & Disposal				
715	GUT BATHROOM INTERIOR Remove all floor and wall finishes, windows, doors, trim, equipment, debris and household items,insulation,wiring,plumbing lines ,drain lines ect.kitchen cabinets,bathroom fixtures,doors ectfrom structure and dispose of in legal landfill. Broom sweep all floors and rake yard areas.Only to be done after asbestos testing and removal .	1.00	AL	_____	_____
Custom	REMOVE AND INFIL WINDOW AND OPENING Remove existing window including interior and exterior trin etc. install vertical 2 x 4 in center of opening , provide sheathing on exterior of opening .	1.00	EA	_____	_____
Trade: 9	Environmental Rehab				
9161	STABILIZE WALL CEILING AND TRIM After establishing any required floor containment with polyethylene sheeting, mist defective paint area with water to the point of saturation. Aggressively scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a wet, 100-grit, sponge sanding block. Detergent wash, rinse, allow to dry, and HEPA vacuum all visible chips. Spot prime, caulk seams and apply 2 coats premium acrylic latex per manufacturer's instructions. SEMI GLOSS PAINT	1.00	RM	_____	_____
9508	INTERIOR DOOR - REPLACE WITH SOLID CORE 6 PANEL PREHUNG After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit, stop molding and hardware. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a pine or fir 6 panel 1-3/8" solid core door on two 3" x 3" butt hinges. Provide bedroom lockset. Spot prime bare wood and top coat entire assembly with acrylic latex or stain and poly.Install new trim to match existing .	1.00	EA	_____	_____

Location: 11 - Bathroom 2nd Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	reuse halway side trim . Stain door and trim to match existing as close as possible				
Trade: 10	Carpentry				
2405	BASEBOARD--RANCH Install finger jointed 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.	1.00	LF	_____	_____
3310	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.	1.00	EA	_____	_____
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
3835	ACCESSORY SET--6 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$55 allowance per set.	1.00	EA	_____	_____
Trade: 16	Conservation				
4909	WALL/CEILING INSULATION--DAMP SPRAY CELLULOSE-2X4 WALL/CEILING--GCI After all mechanical systems, including but not limited to ductwork, plumbing and wiring, has been installed and after air sealing install a damp-spray cellulose product at a density of 3.25 Pounds per Cubic Foot that conforms to the Consumer Product Safety Commission's 16 Code of Federal Regulations (CFR) Part 1209. Protect electrical boxes, ductwork outlets and other components in the wall whose performance would be compromised by the application of the cellulose. The installation shall completely fill the specified cavities of the building envelope without voids. After spraying the cellulose will be scrubbed off of the face of the interior side of the framing so that the surface of the installed cellulose is flush with the framing, and so that the finished wall surface may be installed directly on the face of the framing without obstruction. The worksite shall be cleaned to remove overspray and scrubbed cellulose. The installation shall be allowed to cure to the manufacturer's requirements prior to the installation of a wall finish. EXTERIOR WALL AND CEILING ONLY	1.00	AL	_____	_____
Trade: 17	Drywall & Plaster				
5280	DRYWALL--WATER RESISTANT CEILING AND WALLS Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint. CEILING AND EXTERIOR WALL	1.00	RM	_____	_____

Location: 11 - Bathroom 2nd Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
7181	BATH--3 FIXTURE COMPLETE--GCI Re-plumb entire bath to provide fixtures as follows: 1) WHITE 5' fiberglass tub/shower unit w/ Delta single lever diverter valve, shower head with a maximum 2.0 GPM flow rate & friction fit chrome shower rod; (note: exterior wall sections behind the tub shower unit must be completely air-sealed prior to installation) 2) Install a 1.3 GPF close coupled, white, vitreous china commode such as an American Standard FloWise Compact Cadet 3 EL 3305.000, or any commode tested through the latest "Maximum Performance" (MaP) testing sponsored by Canadian Water and Wastewater Association (CWWA), the California Urban Water Conservation Council (CUWCC), the U.S.-Canadian Alliance for Water Efficiency (AWE) and Veritec Consulting Inc. that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush). See the following link for the November 2008 report. http://www.allianceforwaterefficiency.org/MaP-main.aspx Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal. 3) 24" plywood vanity w/ cultured marble integrated top, bowl & backsplash & single lever brass bodied chrome faucet with a maximum 2.0 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper with brass bodied stops or PEX supply piping, & escutcheon plates on all supply & waste lines. substitute a walk in shower in place of the tub unit	1.00	EA	_____	_____
Trade: 23	Electric				
8137	UPDATE EXISTING ELECTRIC - BATHROOM--2008 GCI Update the electrical fixtures in the bathroom including: 1) One 20A GFCI receptacle located near sink with a 20 AMP circuit. 2) An Energy Star approved, ceiling mounted Fan/Light/Heat fixture w/ an exterior ducted vent fan capable of min. 80 CFM operating at 1 sones or less and vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory) (set for a 20 minute delay).. http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install metal duct and vent to the exterior ideally through a wall or gable end. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling from installation and air seal fan/light assembly to the ceiling with low VOC caulk. 3) One wall mounted vanity light fixture such as the Good Earth Lighting 2-Light Brushed Nickel Contemporary Item #: 121104 Model: G1132-BN-I Fixture above the sink.	1.00	RM	_____	_____

Location Total: _____

Location: 12 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
9392	ENCLOSE TREADS AND RISERS - With Lifeproof waterproof laminate Wet scrape deteriorated paint from treads and risers. Mark "Lead Paint" at 4' intervals. Laminate 1/4" ply- wood to treads and risers and Lifeproof laminate flooring. Install metal bull-nosed edging.Stabilize and paint stair stringers at completion to match current color . INCLUDES LANDING	1.00	EA	_____	_____
9508	INTERIOR DOOR - REPLACE WITH SOLID CORE 6 PANEL PREHUNG After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit, stop molding and hardware. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a pine or fir 6 panel 1-3/8" solid core door on two 3" x 3" butt hinges. Provide bedroom lockset. Spot prime bare wood and top coat entire assembly with acrylic latex or stain and poly.Install new trim to match existing . REUSE EXISTING TRIM AND STAIN AND POLY DOOR TO MATCH EXISTING	1.00	EA	_____	_____
Trade: 10	Carpentry				
2520	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with braces and returns screwed to studs and handrail . Poly with 2 coats high gloss .upper and lower stairs.	1.00	AL	_____	_____
Custom	SAFETY GUARD FOR STAIR OPENING iNSTALL A 36 INCH HIGH SAFETY RAILING AT STAIR OPENING USING 2 X 4 S WITH 3/8 PLYWOOD INSTALLED BOTH SIDES .gUARD SHALL MEET CODE FOR VERTICAL WEIGHT ,PAINT 2 COATS WHEN COMPLETE	1.00	AL	_____	_____

Location Total: _____

Location: 13 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
5931	LIFE PROOF RIDGID CORE VINYL PLANK FLOORING 100% WATERPROOF Remove any floor finishes that may be present ,mark floor 'LEAD PAINT 'per regulations .Install luan entire floor screwed on all edges and in the field ,caulk all seams and edges . Install Lifeproof 100 % waterproof rigid core vinyl plank flooring available at HOME DEPOT .Flooring shall be from stock colors and be single width planks only .Intstall per manufacturers instructions . Use matching reducers ,transitions and stair nosing which may be special order .Install shoe molding or	1.00	EA	_____	_____

Location: 13 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	quarter round at all edges which can be matching or wood painted with owners choice of color . TO BE INSTALLED ON STAIR TREADS , RISERS AND LANDING WITH METAL BULLNOSING ON ALL TREADS				
9162	STABILIZE & PAINT SPECIFIED AREAS After establishing any required floor containment with polyethylene sheeting, mist defective paint area with water to the point of saturation. Aggressively scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a wet, 100-grit, sponge sanding block. Detergent wash, rinse, allow to dry, and HEPA vacuum all visible chips. Spot prime, caulk seams and apply 2 coats premium acrylic latex per manufacturer's instructions. ALL MASONRY WALLS USING DRLOCK OR EQUAL	1.00	AL	_____	_____
Trade: 9	Environmental Rehab				
9198	LAMINATE WALLS AND CEILING WITH 3/8" GYPSUM Remove existing wall paneling IF PRESENT .Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand prime and paint 2 coats . STAIRWELL ONLY	1.00	EA	_____	_____
Trade: 10	Carpentry				
2540	STAIRCASE--REPLACE BASEMENT Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Install wood handrail, one side, 34-38' above tread nosing with returns both sets of stairs. Stringers to rest on a 2"x12" preservative treated pine sill. UPPER AND LOWER INCLUDEING LANDING WITH CLOSED RISERS	1.00	EA	_____	_____
Trade: 16	Conservation				
4995	INSULATE RIM JOIST--FIBERGLASS--GCI 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	EA	_____	_____
Trade: 21	HVAC				

Location: 13 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6415	DRYER VENT--GCI Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.	1.00	EA	_____	_____
Custom	CLEAN AND SERVICE EXISTING FURNACE Use a commercial heating service provider to clean and adjust furnace .Provide report to owner on any findings.	1.00	AL	_____	_____

Trade: 22 Plumbing

7115	LAUNDRY TUB--SNGL BOWL REPLACE Remove existing sink to code legal dump. Install single bowl, 24" fiberglass laundry tray to fit under faucet. Hook up waste line.	1.00	EA	_____	_____
7125	FAUCET--LAUNDRY TUB Install a two handle, brass faucet with hose threading on laundry tub.	1.00	EA	_____	_____
7190	WATER SUPPLY--1 BATH HOUSE 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. Substitute pex in lieu of copper PERMIT REQUIRED	1.00	EA	_____	_____

Trade: 23 Electric

7620	DRYER CIRCUIT--30 AMP Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.	1.00	EA	_____	_____
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Location Total: _____

Location: 14 - Entire Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
8110	REWIRE TO CODE--PER ROOM 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,bedrooms and furnace areas; hard wired smoke/carbon detectors with battery backup; cover	1.00	AL	_____	_____

Address: 4 Brooklyn Street

Unit: Unit 01

Location: 14 - Entire Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.
INCLUDE NEW CEILING LIGHT FIXTURES IN ALL ROOMS

Location Total: _____

Unit Total for 4 Brooklyn Street, Unit Unit 01: _____

Address Grand Total for 4 Brooklyn Street: _____

Bidder: _____

SPECS BY LOCATION/TRADE

4/26/2024

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 169 Roycroft Street **Unit: Unit 01**

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

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

7	GREEN COMMUNITIES INITIATIVE-GEN REQ	1.00	GR	_____	_____
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This project is designed to meet the 2011 Enterprise Green Communities (EGC) Criteria created by Enterprise Community Partners. The EGC Criteria may be found at <http://www.greencommunitiesonline.org/tools/criteria/> The following requirements and other requirements described in specifications must be strictly adhered to:

- * All paints and primers must meet the Green Seal G-11 Environmental Standard
<http://www.greenseal.org/certification/standards/paints.cfm>
- * Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District.
<http://www.aqmd.gov/rules/reg/reg11/r1168.pdf>
- * All caulks and sealants, including floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District <http://www.baaqmd.gov/dst/regulations/rg0851.pdf> and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.
- * All composite wood (particleboard, MDF, etc.) and plywood comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.

10	OWNER ACCEPTS SCOPE OF WORK	1.00	DU	_____	_____
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The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.

x _____
 Applicant Date

x _____
 Applicant Date

11	LEAD BASED PAINT RISK ASSESMENT	1.00	DU	_____	_____
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Prior to any work a certified lead based paint risk assesor shall perform a combination Lead inspection and Risk assesment of both the interior and exterior of the property .

14	CONTRACTOR ACCEPTS SCOPE OF WORK	1.00	DU	_____	_____
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The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.

x _____
 Contractor Date

19	COST ESTIMATES DISCLOSURE	1.00	AL	_____	_____
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The cost estimates contained in these specification are for reference only. The City of Rochester makes no guarantee to the accuracy of said specs. The actual costs may be higher or lower. All interested parties are advised and encouraged to obtain independent cost estimates for all work.

24	MANUFACTURER'S SPECS PREVAIL	1.00	GR	_____	_____
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All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS	1.00	GR	_____	_____
	Install a ventilation system that meets ASHRAE 62.2 for residential structures under 4 stories when undertaking "Substantial Rehabilitation". See http://www.ashrae.org/technology/page/548 and http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/				
31	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.				
35	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR	_____	_____
	All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.				
36	BUILDING PERMIT REQUIRED	1.00	EA	_____	_____
	The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.				
37	ELECTRICAL PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.				
38	PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				
42	CERTIFICATE OF OCCUPANCY	1.00	EA	_____	_____
	Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.				
45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	_____	_____
	The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.				
55	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.				
77	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 Construction Specialist.				
80	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 Rochester, The County of Monroe, and the State of New York pertaining to building construction, zoning, environmental protection, energy efficiency and worker safety.				
85	CLOSE-IN INSPECTIONS REQUIRED	1.00	GR	_____	_____
	Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings, prior to insulation and prior to drywall.				
87	LEAD CLEARANCE REQUIRED	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Contractor is required to obtain both an interior and exterior lead clearance for each unit performed by a third party before payment can be submitted. Interior clearance shall be a whole house clearance which is a minimum of 4 rooms. Exterior is visual only. Any partial payments will typically require one or both.

LEAD CLEARANCES MUST BE DIRECT E-MAILED TO CONTRACT SERVICES BY THE FIRM PERFORMING THE LEAD CLEARANCE INSPECTION. NO EXCEPTIONS.

99 ERRORS AND OMISSIONS

1.00 AL

These Specifications make every effort to be inclusive of everything needed to obtain a certificate of occupancy. Errors & omission are possible and likely. Interested parties are required and encouraged to have the property inspected prior to purchase and or repair.

120 FINAL CLEAN

1.00 RM

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. HEPA Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. Attics shall be broom clean on roof replacements.

Trade: 9 Environmental Rehab

9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS

1.00 GR

Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards.

CFR - The Code of Federal Regulations:

De minimus - Safe work practices and clearance are required when more than:

- 20 SF on exterior
- 2 SF per interior room
- 10% of small component

is deteriorated or will be disturbed by renovation.

Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property.

Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320.

See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.

9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES

1.00 GR

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

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 hazardous chemical in accordance with the Occupational Safety and Health Administration.

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

Trade: 16 Conservation

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).

Trade: 24 Extermination

8395 INTEGRATED PEST MANAGEMENT

1.00 DU _____

Do not use any insecticides. Use Integrated Pest Management methods to control pests. Seal all cracks, holes and crevices on interior surfaces and exterior surfaces to prevent access by pests. Use Stuff-it copper mesh by Do it Yourself Pest Control -<http://www.doyourownpestcontrol.com> to plug larger holes prior to finishing with plaster or drywall. Do not use steel wool. Place a thin dusting of 98% boric acid under kitchen cabinets, in wall cavities, cracks and crevices in the Kitchen.

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7 Masonry					
1345	CHIMNEY REMOVAL	1.00	EA	_____	_____
Verify no appliances are connected to chimney either in basement or other areas of house. Permanently seal any openings in basement or any other level that had a connected appliance with concrete to prevent any future connections. Remove the chimney to at least 6" below the roof line. Install a permanent cap on remaining portion of chimney. COVER hole where chimney was removed with 1/2" CDX plywood. Finish using roofing materials to match existing as closely as possible					
Trade: 9 Environmental Rehab					
9684	PORCH FLOOR-- STABILIZE & PAINT	1.00	EA	_____	_____
LOCATION: Front porch					
After establishing any required ground containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all loose paint with curved and flat draw scrapers. Wash with detergent solution, rinse, allow to dry and HEPA vacuum all surfaces for paint chips, dust and debris. Prime, caulk with a 25 year siliconized acrylic and apply 2 coat2 of floor/ deck enamel.					
Trade: 10 Carpentry					
2980	REPLACEMENT WINDOW REMOVAL AND REPLACEMENT ONLY_VINYL	29.00	EA	_____	_____
LOCATION: USE lead safe practice, remove existing sashes and parting beads. Old window components must be packaged in poly prior to disposal. Install tyvek or tyvek tape on all side ,top and bottom jambs wrapped to the exterior trim. Label or mark tyvek 'LEAD PAINT '. Install window in opening per manufacturers instructions. Paint or poly all interior window trim one coat. Wrap all exterior window trim with a stock color alluminum broken on a brake with hemmed edges, mitered corners. The aluminum trim shall be bent as to act as the j channel for appearance. If window exterior trim is already wrapped in alluminum, then only the stops need to be wrapped unless notes direct replacement of existing.					
2981	GLASS BLOCK WINDOW-VENTED	5.00	EA	_____	_____
LOCATION: Basement					
USING lead safe practices, remove existing basement window and wrap in 6 mil poly. Install glass block window with vinyl insert mortared into existing foundation. Caulk top with silicone caulk where glass abuts framing.					
3185	DOOR--PREHUNG METAL ENTRANCE	3.00	EA	_____	_____
LOCATION: Front, side & rear					
USING Lead safe practices, dispose of existing door, frame, sills ect. in 6 mil poly. Install a prehung metal, insulated, 6-panel solid core with fan lite or 9 lite (Owner's Choice) with peep hole to fit EXISTING ROUGH OPENING. Include interior and exterior trim, weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Metal thresholds shall be properly supported to prevent movement. Prime and top coat interior and exterior with 2 coats gloss paint. Color choice by owner. Exterior trim shall be covered in alluminum trim broken on a brake with hemmed edges and mitered corners.Trim shall be bent as to overlap the siding with no need for j-channel. Contractor shall measure when bidding to determine if custom size.					
3200	DOOR OVERHEAD GARAGE	1.00	EA	_____	_____
USING Lead safe practices, Dispose existing door, track and hardware. Install a sectional metal garage door to fit existing opening including hardware and interior and exterior handles with keyed lock, exterior trim and drip cap. No windows. Include minor modifications to rough opening if needed.					
3470	POST--4"X 4"	1.00	EA	_____	_____
LOCATION: Rear porch					
Support porch roof and remove damaged post. Replace damaged deck with matching 1" pine strip flooring. Install 4"x 4" preservative treated post on a 2"x 8"x 8" PTP plinth block.					
3525	GUARD RAIL--WOOD	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

LOCATION: Front porch

Dispose of any existing railing. Construct a preservative treated pine railing 36' high using 2"x 4" top and bottom rails, with 2" X 2" balusters placed 3' on center sandwiched between 2 x 4s with an additional cap on top railing between 4"x 4" end posts or existing porch posts

3550 PORCH LATTICE--REPLACE

1.00

AL

LOCATION: Front & rear porch

USING Lead safe practices, remove & dispose of any existing lattice around porch crawl space. Frame opening with 1"x 4" preservative treated pine with vinyl lattice on frame. Scribe to fit openings and secure to house/porch/piers/foundation

3595 STEPS--REPLACE EXTERIOR

1.00

RI

LOCATION:

Remove and dispose of existing steps. Construct a closed riser step unit w/ three 2"x12" preservative treated pine stringers, 5/4" PT stepping stock treads & 1" PT risers, on a solid concrete footer. Frame stairs to extend min 6" to either side of existing width of opening. Construct handrail system on both sides of steps 36' high with spindles placed 3' on center sandwiched between 2 x 4s with an additional cap on top. Construct a wood graspable handrail on one side 34-38" above tread nosing an must return at posts. Sides to be enclosed with trimmed & vinyl lattice work.

Trade: 15 Roofing

4580 TEAR OFF AND REROOF ARCHITECTURAL SHINGLES HOUSE

1.00

DU

LOCATION: House

"NOTE" ROOF PERMIT REQUIRED

Remove and dispose of all roofing & defective sheathing. Contractor is responsible for verifying how many layers of roofing exist when bidding , no extras shall be given Cut a 1" wide vent at ridge board. Install new 1/2 inch CDX plywood or OSB board on entire roof. Staple 15 lb felt. Install preformed aluminum, drip & rake edge, and vent pipe boots. Install a architectural shingle with a 30 yr warranty. Replace all defective flashing. Install shingle-over ridge vent. Install ice and water shield per code including all valleys and transition areas where a lower roof abuts against siding. A starter strip shall also be installed prior to the first course being installed .Includes all porches, bay windows and any structures attached to house.

ANY ROOF WITH A 1/12 TO A 3/12 PITCH SHALL HAVE LIBERTY SYSTEM INSTALLED . ANY ROOF WITH LESS THAN 1/12 PITCH OR FLAT SHALL

HAVE EPDM INSTALLED . CONTRACTOR MUST DETERMINE THE ABOVE WHEN

BIDDING SPECIAL INSTRUCTIONS : Any gaps exposed at dormers or

porches created due to many layers of roofing being removed shall be addressed in one of 2 ways. Either fir prior to sheathing to eliminate gap or bend alluminum trim to cover exposed areas. NO EXCEPTIONS .

4585 TEAR OFF & REROOF - GARAGE

1.00

DU

"Permit Required"

Remove and dispose of all roofing and defectiive sheathing. Contractor is responsible to determine how many layers of roofing exist when bidding, no extras will be given. Install 1/2 inch cdx plywood or OSB entire roof. Staple 15 lb felt papr the entire roof. Install preformed alluminum drip and rake edge and vent pipe boots. Install an architectural shingle with a 30 year warranty. Replace any defective flashing .A starter strip shall also be installed prior to the first course being installed. Inlude any structures attached to garage .

4635 GUTTERS & DOWNSPOUTS--5" SEAMLESS ALUMINUM

1.00

DU

LOCATION: House & garage

All House & Garage gutters & downspouts to match existing configuration. Dispose of original & replace w/ 5" K type, seamless .027 aluminum gutter, downspout & accessories to service entire dwelling. Attach w/ gutter screws (preferred) straps or spikes at no more than 24" spacing.

The system must move all storm water away from the building and prevent water from entering the structure. Cap all

Address: 169 Roycroft Street

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

existing storm drains and install plastic splash blocks to move water away from the foundation

Trade: 23 Electric

19-9110 UPDATE EXISTING ELECTRIC - EXTERIOR

1.00 RM

Remove any obsolete electrical devices, equipment or mounting hardware from house & to below grade & dispose. Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices located on the exterior of the house & in or on any out-buildings. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). Remove garage door opener & mounting hardware if present. Receptacles mounted on building exteriors will be GFI type, mounted in weatherproof box w/ permanently connected cover. All exposed Romex must be enclosed in conduit. EXISTING PHONE LINE, TV CABLE & SATELLITE DISHES: remove any satellite dishes & mounting hardware & any poorly installed cable & dispose. Remove runs that enter through window or door casings. Properly installed cable, reinstall any that was removed during rehabilitation work w/ proper anchors & fasteners, make any small repairs as necessary, supply & install grommets at all house penetrations as necessary

Location Total:

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 2 Owner Participation					
210	REMOVE JUNK/DEBRIS ENTIRE HOUSE Removing and dispose in a legal dump all junk, trash and debris from the BASEMENT, FIRST and SECOND FLOORS prior to construction.	1.00	EA	_____	_____
Trade: 10 Carpentry					
2520	HANDRAIL--REPLACE INTERIOR LOCATION: Basement & side entry stairwell Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
5495	PREP & PAINT - STAIRWELL W/ TREADS LOCATION: All stairwell walls, ceiling & trim, stairs, landings, stringers. NOTE: All materials must comply w/ General Requirements, SPECIFICATIONS FOR GREEN BUILDING, #01-0200. Remove & dispose of all loose material & or dust. Repair wall surfaces prior to painting. All cracked or loose plaster is to be repaired w/ joint compound & drywall tape. If plaster & lath boards are loose, re-secure or, remove them & replace w/ drywall patch. All sanding of joint compound shall be done using lead safe procedures. PRIME: Apply a universal bonding coat primer such as Zinsser's Bulls Eye 1-2-3 to all walls, ceiling & trim. PAINT WALLS & TRIM: Apply two coats SEMI-GLOSS paint to cover completely & uniformly all ceiling & wall surfaces, top to bottom & side to side to an edge (cut in). PAINT STAIRS, LANDINGS & STRINGERS: Apply two coats of WATER BASED PORCH & FLOOR paint. Use Sherwin-Williams or approved best grade paints. TREADS: Install light traffic rated 24" vinyl w/ nosing or bound carpet tread material centered on all treads	1.00	RM	_____	_____
Trade: 21 HVAC					
6041	FURNACE 95.5% AFUE - REPLACE Heat loss analysis calculated according to Air Conditioning Contractors of America 8th Edition of Manual J guidelines PRIOR TO PURCHASE & INSTALLATION OF FURNACE. A free spreadsheet for calculation of Heat Loss is available at the ACCA website at http://www.acca.org/speedsheet . Size appliance accordingly. Provide an appliance selection & heat loss calculation to CM prior to first draw & purchase of equipment. Remove existing furnace & dispose. Install a gas fired forced air furnace w/ minimum AFUE rating of 95.5% on 2" patio block sized per heat loss calculation to maintain 70 deg. F. indoor temp. when outside temp is -10 F. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Provide separate power circuit w/ GFI outlet for condensate pump & cut-off switch if necessary given furnace location. Provide new gas valve. Provide PVC exhaust venting & make-up air pipe to exterior per code. Seal thimble opening to chimney. Provide & install condensate pump drained to slop sink & new 7 day programmable setback thermostat. Rework cold air return as necessary to replace any damaged sheet metal, seal any obsolete openings & ensure easy access, good fit & easy replacement of air filter. Seal all exposed supply & return joints w/ duct mastic as a part of this item.	1.00	EA	_____	_____
Trade: 22 Plumbing					
7071	HWH - 90+ 40 GAL GAS POWER VENTED Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing HWH.	1.00	EA	_____	_____
7192	WATER SUPPLY - 2 BATH HOUSE Remove any remaining supply lines found throughout house & dispose.	1.00	DU	_____	_____

Address: 169 Roycroft Street

Unit: Unit 01

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Install PEX supply lines w/ 3/4" main & grouping trunk & 1/2" individual supply lines to service two 3-piece baths, one half bath w/ lavatory & commode, kitchen, laundry area & one hose bibb.
 Installation shall be complete & code compliant. Connections to fixtures are sped'd separately.

Trade: 23 Electric

19-9120	UPDATE EXISTING ELECTRIC - BASEMENT	1.00	RM	_____	_____
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NOTE: When electric panel will be maintained, inspect panel immediately after service is restored for damage, corrosion, etc. & to ensure that all breakers are properly matched to the panel & function as designed. Inform CM of any problems or potential problems. Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices throughout the entire basement area. 1) Remove all non-code compliant or extraneous wiring & devices (zip wire, power strips, doorbell transformers & the like). Maintain any existing receptacles, doing whatever work is necessary to bring to code. 2) When completed, basement area will have a minimum of four, overhead lights switched together w/ switch located at 1st floor entry to basement. One light must adequately illuminate the lower portion of the stair & one the laundry area. At least one overhead light will exist in each separate room. All overhead lights will be keyed lamp holders w/ 13W CFL. 3) ALL RECEPTACLES WILL BE GFI type except one designated for the security system. 4) The laundry area will have a dedicated 20A circuit w/ a GFI type duplex outlet centered directly behind the washer & dryer location & one 30A receptacle at the dryer location. 5) Existing TV cable: either remove or repair any poorly installed cable such that remaining cable is neatly & securely attached

7470	ELECTRIC SERVICE--150 AMP	1.00	EA	_____	_____
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Replace existing electrical service with a residential 150 amp single phase 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration.

Location Total: _____

Location: 4 - 1st Level

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9519	INTERIOR DOOR - PREHUNG 6 PANEL SOLID CORE	4.00	EA		
After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, jamb and casing. Install a solid core 6 panel prehung door including a brass finish lockset. Retrim both side of opening to match existing trim work. Prime and top coat with premium acrylic latex.					
Trade: 10 Carpentry					
3717	CABINET - WOOD BASE	12.00	LF		
Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts. Drawer boxes shall be plywood. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor.					
3727	CABINET - WOOD WALL	12.00	LF		
Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor.					
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	12.00	LF		
Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.					
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2"	1.00	EA		
LOCATION: Dining room ceiling					
Install, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.					
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	1.00	DU		
LOCATION: Entire FIRST & SECOND LEVEL FLOORS, to include stairwells					
Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).					
Trade: 20 Floor Coverings					
5916	FLOORING LAMINATE WATER RESISTANCE	1.00	EA		
LOCATION: Entire FIRST & SECOND LEVEL FLOORS TO INCLUDE Stairwells steps and landings.					

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20 Floor Coverings

Home Decorators Collection Water Resistant EIR Silverton Oak 8 mm Thick x 7-1/2" wide x 50-2/3 in Length Laminate Flooring Model# HDCWR18, per manufacture's recommendations. Install metal edge strips in openings, and shoe molding around perimeter

Trade: 22 Plumbing

7181 FULL BATH COMPLETE

1.00 EA

NOTE: Maintain existing layout.

Replumb entire bath to provide fixtures as follows:

1) WHITE Sterling Advantage Series 6103 tub & enclosure, a DELTA or MOEN single lever diverter valve, shower head & friction fit shower rod.

NOTE: exterior wall sections behind the tub shower unit must be completely air-sealed prior to installation.

2) 2-piece ceramic or vitreous china commode w/ a maximum flow rate of 1.3 GPF that is WaterSense Certified & has scored 800 or better on the "Maximum Performance" (MaP) Flush Performance test administered through the California Urban Water Conservation Council, such as the American Standard Cadet 3 FloWise model #2849.128 or approved equal.

A list of scores for over 1,600 models can be found at <http://www.cuwcc.org/WorkArea/showcontent.aspx?id=16080>.

Include wax seal, 1/4 turn shut-off valve, chrome braided flexible supply pipe & seat w/ lid.

3) 24" vanity w/ solid face frame construction & cultured marble integrated top, bowl & backsplash.

4) Single lever DELTA or MOEN chrome faucet.

5) All PVC DWV w/ Air Admittance Valve, 1/4 turn brass bodied stops & chrome escutcheon plates on all supply & waste lines.

4) 24" surface mount "Tri-View" mirrored medicine cabinet.

5) Matching bathroom accessories: 24" towel bar, towel ring & toilet paper holder.

NOTE: access panel for tub plumbing to be in closet area when possible.

Trade: 23 Electric

19-9130 UPDATE EXISTING ELECTRIC - KITCHEN

1.00 RM

Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices throughout the entire kitchen area. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). Maintain any existing receptacles, doing whatever work is necessary to bring to code. NOTE: When removing devices during demolition where existing wiring is not specified for replacement, NOTIFY CM IMMEDIATELY if exposed wiring is of inadequate length, insulation is brittle or deteriorated or exposed wire is otherwise unsuitable. When complete, kitchen will include: 1) One dedicated 15A receptacle at refrigerator location, 2) Two 20A circuits w/ a sufficient number of GFI type receptacles evenly distributed at 2' intervals & flush mounted on wall above all countertop(s). All other kitchen outlets will be tied into these 20A circuits. 3) One switched overhead light on single pole switch leg (fixture spec'd separately). 4) If there is an eat-in area, one 20A receptacle will be available near the most suitable table position. 5) All outlets & switches & covers will be new. NOTE: Any additional circuit(s), device(s) and/or fixture(s) will be called for in a separate specification(s)

19-9140 UPDATE EXISTING ELECTRIC - INTERIOR ROOMS

8.00 RM

LOCATIONS: Living & dining rooms, entry areas, halls, stairs, bedrooms all closets & attic

NOTE: City of Rochester code now requires ***Arc fault*** protection on all circuits that serve the rooms covered by this specification. NOTE: Where existing wiring is not specified for replacement, NOTIFY CM IMMEDIATELY if exposed wiring is unsuitable, i.e. of inadequate length, insulation is deteriorated etc. Supply & install all materials necessary to assure a neat, secure & City of Rochester Code compliant installation of all existing electrical wiring & devices throughout the living areas of the house. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). TV Cable: Coil neatly OR cut & push into wall/floor per instructions from CM. Maintain any existing receptacle boxes, doing whatever work is necessary to bring to code. When complete, each area will meet the following requirements: 1) Dining Room will be on a dedicated 20A circuit. 2) In Bedrooms & Halls will have at least one switched overhead light box (fixtures spec'd separately); 3) Each room (not hallways) will have a minimum of three 15A receptacles evenly distributed in suitable positions OR as many as necessary to meet code spacing requirements. All outlets must be three prong type grounded to code; 4) All outlets, switches & covers will be new. NOTE: Fixtures & any additional circuit(s) &/or device(s) will be called for in a separate specification(s)

19-9150 UPDATE EXISTING ELECTRIC - BATHROOM

1.00 RM

Remove all existing electric devices & wiring. Supply & install all materials necessary to update bathroom to 20A service. When complete, bathroom will include: 1) A dedicated 20A circuit w/ one GFCI receptacle located near sink. 2) An Energy

Address: 169 Roycroft Street

Unit: Unit 01

Location: 4 - 1st Level

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Star approved, ceiling mounted Fan/Light fixture rated for a min 26W CFL w/ an exterior ducted vent fan capable of min. 80 CFM operating at max. 0.3 sones & vented w/ damper to exterior such as NuTone QTREN080FLT or approved equal. FAN/LIGHT & SWITCH ALLOWANCE \$175. Switch fan & light TOGETHER using a single switch that is equipped w/ a time delay for the fan such as the *** EFI Fan/Light Time Delay Switch part # 5100.505 *** or approved equal. Set delay for 20 Minutes. Switch may be a special order item or is available through several online vendors. Install metal duct & vent to the exterior ideally through a wall or gable end. All duct seams shall be sealed w/ duct mastic. Insulate the ductwork w/ vinyl or foil faced R6 minimum duct insulation. Repair any damage to the ceiling from installation & air-seal fan/light assembly to the ceiling w/ low VOC caulk. 3) One wall mounted vanity light fixture w/ sockets for 4 twist-in medium base bulbs centered above the sink. Locate switch w/ GFI outlet. Lamp w/ 13W CFL *** G shape *** decorator bulbs. NOTE: Any additional circuit(s), device(s) and/or fixture(s) will be called for in a separate specification(s)

7730	LIGHT FIXTURE--REPLACE	4.00	EA	_____	_____
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Replace a ceiling mounted, LED, UL approved, light fixture with shade and lamps. \$60 allowance for fixture.

Location Total: _____

Location: 5 - 2nd Level & Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

9495 REWORK & STABILIZE INTERIOR DOOR

4.00 EA

LOCATION: 4 bedroom closet doors

After establishing any required floor containment with polyethylene sheeting, remove door hinge pins and carry to a fully contained lead work room. Place pins in plastic bag on jamb for safekeeping. Plane door edges and adjust the hasp and strike plate to minimize door/jamb friction and contact. Mist deteriorated paint with water to the point of saturation. Replace stop molding. Clean and de-gloss door with detergent wash, rinse, dry and HEPA vacuum any paint chips, dust and debris. Spot prime and top coat with premium acrylic latex. Re-install door on hinges.

9519 INTERIOR DOOR - PREHUNG 6 PANEL SOLID CORE

5.00 EA

After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, jamb and casing. Install a solid core 6 panel prehung door including a brass finish lockset. Retrim both side of opening to match existing trim work. Prime and top coat with premium acrylic latex.

Trade: 17 Drywall & Plaster

5270 DRYWALL--1/2"

2.00 EA

LOCATION: 2 bedroom ceilings

Install, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.

Trade: 22 Plumbing

7181 FULL BATH COMPLETE

1.00 EA

NOTE: Maintain existing layout.

Replumb entire bath to provide fixtures as follows:

1) WHITE Sterling Advantage Series 6103 tub & enclosure, a DELTA or MOEN single lever diverter valve, shower head & friction fit shower rod.

NOTE: exterior wall sections behind the tub shower unit must be completely air-sealed prior to installation.

2) 2-piece ceramic or vitreous china commode w/ a maximum flow rate of 1.3 GPF that is WaterSense Certified & has scored 800 or better on the "Maximum Performance" (MaP) Flush Performance test administered through the California Urban Water Conservation Council, such as the American Standard Cadet 3 FloWise model #2849.128 or approved equal. A list of scores for over 1,600 models can be found at <http://www.cuwcc.org/WorkArea/showcontent.aspx?id=16080>.

Include wax seal, 1/4 turn shut-off valve, chrome braided flexible supply pipe & seat w/ lid.

3) 24" vanity w/ solid face frame construction & cultured marble integrated top, bowl & backsplash.

4) Single lever DELTA or MOEN chrome faucet.

5) All PVC DWV w/ Air Admittance Valve, 1/4 turn brass bodied stops & chrome escutcheon plates on all supply & waste lines.

4) 24" surface mount "Tri-View" mirrored medicine cabinet.

5) Matching bathroom accessories: 24" towel bar, towel ring & toilet paper holder.

NOTE: access panel for tub plumbing to be in closet area when possible.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE

3.00 EA

Replace a ceiling mounted, LED, UL approved, light fixture with shade and lamps. \$60 allowance for fixture.

Location Total: _____

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

9519	INTERIOR DOOR - PREHUNG 6 PANEL SOLID CORE	1.00	EA	_____	_____
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After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, jamb and casing. Install a solid core 6 panel prehung door including a brass finish lockset. Retrim both side of opening to match existing trim work. Prime and top coat with premium acrylic latex.

Trade: 10 Carpentry

2520	HANDRAIL--REPLACE INTERIOR	1.00	EA	_____	_____
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Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.

Trade: 19 Paint & Wallpaper

5495	PREP & PAINT - STAIRWELL W/ TREADS	1.00	RM	_____	_____
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LOCATION: All stairwell walls, ceiling & trim, stairs, landings, stringers.
 NOTE: All materials must comply w/ General Requirements, SPECIFICATIONS FOR GREEN BUILDING, #01-0200.
 Remove & dispose of all loose material & or dust.
 Repair wall surfaces prior to painting. All cracked or loose plaster is to be repaired w/ joint compound & drywall tape. If plaster & lath boards are loose, re-secure or, remove them & replace w/ drywall patch. All sanding of joint compound shall be done using lead safe procedures.
 PRIME: Apply a universal bonding coat primer such as Zinsser's Bulls Eye 1-2-3 to all walls, ceiling & trim.
 PAINT WALLS & TRIM: Apply two coats SEMI-GLOSS paint to cover completely & uniformly all ceiling & wall surfaces, top to bottom & side to side to an edge (cut in).
 PAINT STAIRS, LANDINGS & STRINGERS: Apply two coats of WATER BASED PORCH & FLOOR paint. Use Sherwin-Williams or approved best grade paints.
 TREADS: Install light traffic rated 24" vinyl w/ nosing or bound carpet tread material centered on all treads

Location Total: _____

Unit Total for 169 Roycroft Street, Unit Unit 01: _____

Address Grand Total for 169 Roycroft Street: _____

Bidder: _____

SPECS BY LOCATION/TRADE

2/20/2024

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 236 Weaver Street **Unit: Unit 01**

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

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

6	CITY CONTACT PERSON	1.00	GR	_____	_____
Noel Vazquez 585.428.7638 noel.vazquez@cityofrochester.gov					

7	GREEN COMMUNITIES INITIATIVE-GEN REQ	1.00	GR	_____	_____
This project is designed to meet the 2011 Enterprise Green Communities (EGC) Criteria created by Enterprise Community Partners. The EGC Criteria may be found at http://www.greencommunitiesonline.org/tools/criteria/ The following requirements and other requirements described in specifications must be strictly adhered to: * All paints and primers must meet the Green Seal G-11 Environmental Standard http://www.greenseal.org/certification/standards/paints.cfm * Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. - http://www.aqmd.gov/rules/reg/reg11/r1168.pdf * All caulks and sealants, including floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District http://www.baaqmd.gov/dst/regulations/rg0851.pdf and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases. * All composite wood (particleboard, MDF, etc.) and plywood comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.					

10	OWNER ACCEPTS SCOPE OF WORK	1.00	DU	_____	_____
The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.					

x _____
 Applicant Date

x _____
 Applicant Date

14	CONTRACTOR ACCEPTS SCOPE OF WORK	1.00	DU	_____	_____
The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.					

x _____
 Contractor Date

17	CHANGE ORDERS	1.00	GR	_____	_____
Any changes in the work scope whether additional work , deletion of work or changes in work scope require a fully executed change order .Contractor must contact Contract Services to discuss and if agreed to , a formal change order which will detail the changes will be typed . No work shall take place until owner ,contractor,rehab specialist and manager of Contract services have all signed the change order . After the fact change orders will not be allowed .					

24	MANUFACTURER'S SPECS PREVAIL	1.00	GR	_____	_____
All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.					

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS	1.00	GR	_____	_____
	Install a ventilation system that meets ASHRAE 62.2 for residential structures under 4 stories when undertaking "Substantial Rehabilitation". See http://www.ashrae.org/technology/page/548 and http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/				
31	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.				
35	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR	_____	_____
	All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.				
36	BUILDING PERMIT REQUIRED	1.00	EA	_____	_____
	The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.				
37	ELECTRICAL PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.				
38	PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				
42	CERTIFICATE OF OCCUPANCY	1.00	EA	_____	_____
	Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.				
45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	_____	_____
	The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.				
46	PRE-CONSTRUCTION WALK-THRU	1.00	DU	_____	_____
	The contractor, rehab specialist and owner will perform a walk-thru of the property together to clarify the work to be performed before construction begins.				
77	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 Construction Specialist.				
78	WORKMANSHIP STANDARDS	1.00	GR	_____	_____
	All work shall be performed by mechanics skilled in their particular trade as well as the tasks assigned to them. All work in trades requiring licensing by local municipality will be performed or supervised as required by persons licensed in that trade. All work will be completed in a neat, orderly, workmanlike manner. Workers shall protect all surfaces as long as required to eliminate damage.				
80	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 Rochester, The County of Monroe, and the State of New York pertaining to building construction, zoning, environmental protection, energy efficiency and worker safety.				
85	CLOSE-IN INSPECTIONS REQUIRED	1.00	GR	_____	_____

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

Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings, prior to insulation and prior to drywall.

87 LEAD CLEARANCE REQUIRED 1.00 EA _____

Contractor is required to obtain both an interior and exterior lead clearance for each unit performed by a third party before payment can be submitted. Interior clearance shall be a whole house clearance which is a minimum of 4 rooms. Exterior is visual only. Any partial payments will typically require one or both.

LEAD CLEARANCES MUST BE DIRECT E-MAILED TO CONTRACT SERVICES BY THE FIRM PERFORMING THE LEAD CLEARANCE INSPECTION. NO EXCEPTIONS.

90 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 therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

120 FINAL CLEAN 1.00 RM _____

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. HEPA Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. Attics shall be broom clean on roof replacements.

Trade: 9 Environmental Rehab

9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS 1.00 GR _____

Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards.

CFR - The Code of Federal Regulations:

De minimus - Safe work practices and clearance are required when more than:

- 20 SF on exterior
- 2 SF per interior room
- 10% of small component

is deteriorated or will be disturbed by renovation.

Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property.

Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320.

See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.

9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES 1.00 GR _____

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

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

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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.

Trade: 16 Conservation

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.

Trade: 24 Extermination

8395 INTEGRATED PEST MANAGEMENT

1.00 DU

Do not use any insecticides. Use Integrated Pest Management methods to control pests. Seal all cracks, holes and crevices on interior surfaces and exterior surfaces to prevent access by pests. Use Stuff-it copper mesh by Do it Yourself Pest Control -<http://www.doyourownpestcontrol.com> to plug larger holes prior to finishing with plaster or drywall. Do not use steel wool. Place a thin dusting of 98% boric acid under kitchen cabinets, in wall cavities, cracks and crevices in the Kitchen.

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

465 TREE TRIMMING

1.00 EA

LOCATION: Tree over garage

Cut back entire branch to the crotch such that no part of the tree is within 10' of any part of the structure.

550 REGRADE FOUNDATION

1.00 EA

LOCATION: "C" & "D" side of house

Provide & grade a loam topsoil to create at least a 1:4 positive drainage away from house 4' from foundation. Fertilize w/ a starter formulation. Seed w/ a high quality perennial sun & shade mix formulated for the regional climate. Roll, cover w/ straw & water to saturation. Water daily until established & as necessary thereafter until grass is fully established (three mowings) or final draw inspection is satisfactorily completed

Trade: 6 Concrete & Paving

955 DRIVEWAY - DIG-OUT & NEW ASPHALT

1.00 EA

LOCATION: apron & from public sidewalk to garage

NOTE: APRON REQUIRES A SEPARATE PERMIT.

Driveway base preparation must be completed a minimum of two weeks prior to placement of asphalt.***Apply a TOTAL VEGETATION KILLER to entire area*** of new driveway placement.

Driveway base will be 6" of # 2 crusher run gravel, extended several inches beyond the finished driveway perimeter & compacted in two 3" lifts. Place & rake gravel to promote drainage away from house foundation at a rate of 1/8"/foot.

Form & spread a base coat of 2 1/2" of #1 fine binder coat & roll to compact. Form & spread 1-1/2" of #7 wearing course/top coat & roll to compact. Maintain grade away from house over entire driveway surface.

Repair lawn around perimeter of driveway by placing screened topsoil, seed & straw adjacent to lawn areas

Trade: 7 Masonry

1345 CHIMNEY/FLUE PIPE-- REMOVAL

1.00 EA

Remove the chimney flue pipe down to the basement.

Trade: 10 Carpentry

2642 VINYL - SIDING- W/ALUMINUM TRIM & VINYL SOFFIT

1.00 EA

LOCATION: Garage

"NOTE" Close in window & door openings w/ 2"x4" frame & exterior grade plywood to out side.

Secure, repair or replace all substrate to provide sound nailing. Label all surfaces to be covered DANGER LEAD PAINT per guidelines. Prior to installing foam board install tyvek stapled 3 feet above bottom edge of house and let hang down to ground or grade, then install foam board entire garage, tape all seams of foam board. Prior to starting siding fold tyvek that extended to ground up over the foam board and stapled to wall to create a trap for paint chips or bend aluminum brake metal at bottom edge to create a trap for paint chips, seal area at bottom edge of garage, foam board and siding with caulk to seal area. Hang PVC vinyl clapboard siding including all cornice and corners. Mark all surfaces to be covered with trim DANGER LEAD PAINT per guidelines. Install tyvek on all surfaces to be covered with aluminum including soffits. Wrap all fascia, rake edge, door trim with .027 aluminum coil stock. Soffits shall be non ventilated vinyl soffit. All trim shall have hemmed edges. Door trim shall have mitred corners and be bent so as to act as built in j - channel.

2680 WRAP TRIM-ALUMINUM

1.00 AL

LOCATION: Overhead door casing & jamb, Rear "B" wall fascia AND "B" wall garage man door casing & jamb.

Using lead safe work practices remove & properly dispose all loose materials prior to installation of new materials. Label or mark surfaces to be enclosed "Danger Lead Based Paint. Prepare sill coverage by securing or replacing or removing all loose substrate to provide a sound nailing surface for new coverage. w/ Tyvek & glue or tape to form a complete seal prior to enclosure w/aluminum. Use aluminum coil, factory primed .027" minimum thickness by Reynolds, Alcoa, Revere or approved equal. All edges to have a folded hem & all joints must be lapped. Aluminum sill stock is to be formed on a machine brake to insure a neat & tight fit. Install w/ pre-finished nails or screws of like material. Caulked at all edges & seams after installation to form a dust & watertight seal. Use exterior rated 35-year caulk or better.

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2980	REPLACEMENT WINDOW REMOVAL AND REPLACEMENT ONLY_VINYL	13.00	EA	_____	_____
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LOCATION:

"NOTE" City of Rochester is to supply the windows. Contractor to bid labor only on this item. Contractor is responsible to measure and order the windows with the City's Vendor at which time the Contractor shall supply the Notice To Proceed to the vendor with window order.

PRIOR TO WINDOW INSTALLATION CONTRACTOR MUST NOTIFY CONTRACT SERVICES FOR INSPECTION OF WORK SITE.

CONTRACTOR IS RESPONSIBLE FOR COST OF ANY MIS MEASURED WINDOWS

USE lead safe practice, remove existing sashes and parting beads. Old window components must be packaged in poly prior to disposal. Install tyvek or tyvek tape on all side ,top and bottom jambs wrapped to the exterior trim. Label or mark tyvek 'LEAD PAINT '. Install window in opening per manufacturers instructions. Paint or poly all interior window trim one coat. Wrap all exterior window trim with a stock color alluminum broken on a brake with hemmed edges, mitered corners. The aluminum trim shall be bent as to act as the j channel for appearance. If window exterior trim is already wrapped in alluminum, then only the stops need to be wrapped unless notes direct replacement of existing.

2981	GLASS BLOCK WINDOW-VENTED	4.00	EA	_____	_____
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LOCATION: basement

USING lead safe practices, remove existing basement window and wrap in 6 mil poly. Install glass block window with vinyl insert mortared into existing foundation. Caulk top with silicone caulk where glass abuts framing.

3185	DOOR--PREHUNG METAL ENTRANCE	2.00	EA	_____	_____
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LOCATION: Front & rear entry

USING Lead safe practices, dispose of existing door, frame, sills ect. in 6 mil poly. Install a prehung metal, insulated, 6-panel solid core with fan lite or 9 lite (Owner's Choice) with peep hole to fit EXISTING ROUGH OPENING. Include interior and exterior trim, weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Metal thresholds shall be properly supported to prevent movement. Prime and top coat interior and exterior with 2 coats gloss paint. Color choice by owner. Exterior trim shall be covered in alluminum trim broken on a brake with hemmed edges and mitered corners. Trim shall be bent as to overlap the siding with no need for j-channel. Contractor shall measure when bidding to determine if custom size.

3200	DOOR OVERHEAD GARAGE	1.00	EA	_____	_____
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USING Lead safe practices, Dispose existing door, track and hardware. Install a sectional metal garage door to fit existing opening including hardware and interior and exterior handles with keyed lock, exterior trim and drip cap. No windows. Include minor modifications to rough opening if needed.

3410	DOOR--PREHUNG METAL FIRE	1.00	EA	_____	_____
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LOCATION: Entry door from garage into house

Install prehung, B label, 90 minute, 20 gauge self closing door with entrance hardware, complete with underwriter's tag on jamb and door

3560	PORCH--REBUILD BELOW ROOF- PRESSURE TREATED	1.00	EA	_____	_____
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LOCATION: Front & rear porch

"NOTE" PORCH PERMIT REQUIRED

Provide temporary support to roof structure .Remove deteriorated porch below roof. Construct 12"x 12" masonry piers on solid footers, frame 2 x 8s for framing using pressure treated lumber. Floor joists to be placed 16 inches on center. Install a 36 inch high railing system with 2 x 4 top and bottom with spindles sandwiched between additional 2 x 4 s. Top 2 x 4 shall be chamfered at edges to shed water. Spindles to be placed 3 inches on center. Install 5/4 deck boards on entire floor. 4 x4

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

posts shall be set directly over piers to support roof structure. Construct a minimum 36 inch wide stairs using 2 x 6 construction with 2 matching guards. Install one graspable handrail made of pine stock handrail with metal brackets with returns placed 34-38 inches above stair nosing. Construct and install lattice panels with frame work made of 1 x 4 pt with white vinyl lattice panels with 1 inch openings. Lattice panels shall be scribed to fit and secured to piers, deck and house. Steps to be placed on concrete pad, if no pad is preexisting or deteriorated a new one shall be poured. Structural lumber and deck shall be preservative treated. If house number was disposed, install new 3 inch high plastic number secure to post and be contrasting.

Trade: 15 Roofing

4579	TEAR-OFF ROOF TO EXISTING SHEATHING & REROOF	1.00	DU	_____	_____
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LOCATION: House & Garage

NOTE: CONTRACTOR SHALL PROVIDE CONSTRUCTION MANAGER WITH A COPY OF ROOF PERMIT.

DEMO: Remove & dispose of all roofing singles, existing materials & any items such as satellite dishes, antennas & the like.

Contact CM immediately if any sheathing must be replaced to provide a sound nailing surface.

UNDERLAYMENT: Apply a self-adhering waterproof membrane underlayment to 6' from the roof edge as well as at all valleys, roof transitions & vent penetrations according to manufacturer's recommendations. Staple 15 lb felt to cover entire remaining roof surface, lapped 2".

EXHAUST VENTING: Install Air Vent ShingleVent II or approved equal shingle-over ridge vent or louver vents of sufficient length/number to provide adequate venting given roof slope & specified or existing soffit venting. Venting will be at least 1 SF total Net Free Area:300 SF of the attic floor area for slopes <6" in 12" & 1.25 total NFA:300SF for slopes >6' in 12" when total venting is divided equally between the intake & exhaust vents.

FLASHING: Replace ALL plumbing vent boots. Install preformed aluminum drip edge at all eaves & rakes.

SHINGLES: Install ARCHITECTURAL SHINGLE W/ min. 30 YR WARRANTY such as CertainTeed Landmark30 or approved equal. Provide product & warranty information, including date and where the materials were purchase to CM.

4635	GUTTERS & DOWNSPOUTS--5" SEAMLESS ALUMINUM	1.00	DU	_____	_____
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LOCATION: House & garage

All House & Garage gutters & downspouts to match existing configuration. Dispose of original & replace w/ 5" K type, seamless .027 aluminum gutter, downspout & accessories to service entire dwelling. Attach w/ gutter screws (preferred) straps or spikes at no more than 24" spacing.

The system must move all storm water away from the building and prevent water from entering the structure. Cap all existing storm drains and install plastic splash blocks to move water away from the foundation

Trade: 19 Paint & Wallpaper

5685	PREP & PAINT PORCH	1.00	EA	_____	_____
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Scrape all loose, peeling, cracked, blistered paint from porch deck, shirt boards and steps. Feather edges and dull gloss by sanding. Rinse entire area with water. Let dry. Caulk all cracks, prime and apply 2 coats of premixed acrylic latex to match existing colors.

Trade: 23 Electric

19-9110	UPDATE EXISTING ELECTRIC - EXTERIOR	1.00	RM	_____	_____
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Remove any obsolete electrical devices, equipment or mounting hardware from house & to below grade & dispose. Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices located on the exterior of the house & in or on any out-buildings. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). Remove garage door opener & mounting hardware if present. Receptacles mounted on building exteriors will be GFI type, mounted in weatherproof box w/ permanently connected cover. All exposed Romex must be enclosed in conduit. EXISTING PHONE LINE, TV CABLE & SATELLITE DISHES: remove any satellite dishes & mounting hardware & any poorly installed cable & dispose. Remove runs that enter through window or door casings. Properly installed cable, reinstall any that was removed during rehabilitation work w/ proper anchors & fasteners, make any small repairs as necessary, supply & install grommets at all house penetrations as necessary

Address: 236 Weaver Street

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location Total: _____

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

6041 FURNACE - 95.5% AFUE - REPLACE

1.00 EA

Heat loss analysis calculated according to Air Conditioning Contractors of America 8th Edition of Manual J guidelines PRIOR TO PURCHASE & INSTALLATION OF FURNACE. A free spreadsheet for calculation of Heat Loss is available at the ACCA website at <http://www.acca.org/speedsheet>. Size appliance accordingly. Provide an appliance selection & heat loss calculation to CM prior to first draw & purchase of equipment.

Remove existing furnace & dispose.

Install a gas fired forced air furnace w/ minimum AFUE rating of 95.5% on 2" patio block sized per heat loss calculation to maintain 70 deg. F. indoor temp. when outside temp is -10 F. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Provide separate power circuit w/ GFI outlet for condensate pump & cut-off switch if necessary given furnace location. Provide new gas valve. Provide PVC exhaust venting & make-up air pipe to exterior per code. Seal thimble opening to chimney. Provide & install condensate pump drained to slop sink & new 7 day programmable setback thermostat. Rework cold air return as necessary to replace any damaged sheet metal, seal any obsolete openings & ensure easy access, good fit & easy replacement of air filter. Seal all exposed supply & return joints w/ duct mastic as a part of this item.

Trade: 22 Plumbing

7071 HWH - 90+ 40 GAL GAS POWER VENTED

1.00 EA

Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing HWH.

7115 LAUNDRY TUB--SINGL BOWL REPLACE

1.00 EA

Install single bowl, 23" " thermoplastic laundry tray to include a two handle, brass faucet with hose threading. Laundry tub to fit under faucet. Hook up waste line.

7191 WATER SUPPLY PEX - 1 BATH HOUSE

1.00 DU

Remove any remaining supply lines found throughout house & dispose.

Install PEX supply lines w/ 3/4" main & grouping trunk & 1/2" individual supply lines to service one 3-piece bath, kitchen, laundry area & one hose bibb. Installation shall be complete & code compliant. Connections to fixtures are sped'd separately.

Trade: 23 Electric

19-9120 UPDATE EXISTING ELECTRIC - BASEMENT

1.00 RM

NOTE: When electric panel will be maintained, inspect panel immediately after service is restored for damage, corrosion, etc. & to ensure that all breakers are properly matched to the panel & function as designed. Inform CM of any problems or potential problems. Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices throughout the entire basement area. 1) Remove & dispose of any breakers that are not UL classified for this panel. Install only breakers UL classified to operate w/ this panel when replacing or adding new. 2) Remove all non-code compliant or extraneous wiring & devices (zip wire, power strips, doorbell transformers & the like). Maintain any existing receptacles, doing whatever work is necessary to bring to code. 3) When completed, basement area will have a minimum of four (4) overhead lights switched together w/ switch located at 1st floor entry to basement. One light must adequately illuminate the lower portion of the stair & one the laundry area. At least one overhead light will exist in each separate room. All overhead lights will be keyed lamp holders w/ 13W CFL. 4) ALL RECEPTACLES WILL BE GFI type except one designated for the security system. 5) The laundry area will have a dedicated 20A circuit w/ a GFI type duplex outlet centered directly behind the washer & dryer location & one 30A receptacle at the dryer location. 6) Existing TV cable: either remove or repair any poorly installed cable such that remaining cable is neatly & securely attached

7465 ELECTRIC SERVICE--100 AMP

1.00 EA

"NOTE Permit required

Remove & dispose of existing meter socket. Install a new meter socket Caulk exterior service penetration.

Address: 236 Weaver Street

Unit: Unit 01

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location Total: _____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9519	INTERIOR DOOR - PREHUNG 6 PANEL SOLID CORE	4.00	EA	_____	_____
After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, jamb and casing. Install a solid core 6 panel prehung door including a brass finish lockset. Retrim both side of opening to match existing trim work. Prime and top coat with premium acrylic latex.					
Trade: 10 Carpentry					
3717	CABINET - WOOD BASE	1.00	EA	_____	_____
Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts. Drawer boxes shall be plywood. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Rehab Specialist will choose style, and color choices of White, Gray & Finished wood from those available in line proposed by contractor.					
3727	CABINET - WOOD WALL	1.00	EA	_____	_____
Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Rehab Specialist will choose style, and color choiseec of White, Gray or Finished wood from those available in line proposed by contractor.					
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	1.00	EA	_____	_____
Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Rehab Specialist choice of in-stock color and texture.					
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2"	1.00	AL	_____	_____
LOCATION: Kitchen, pantry and hall ceilings Remove existing damaged ceilings, install, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8"on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.					
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	1.00	AL	_____	_____
LOCATION: Entire 1st level Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).					
Trade: 20 Floor Coverings					
5916	FLOORING LAMINATE WATER RESISTANCE	1.00	DU	_____	_____

Location: 4 - 1st Level

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20 Floor Coverings

LOCATION: Entire 1st, 2nd level and stairwell treads.

Remove existing floor covering that may be present, mark floor
'LEAD PAINT 'per regulations

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 Home Decorators Collection Water Resistant EIR Silverton Oak 8 mm Thick x 7-1/2" wide x 50-2/3 in Length Laminate Flooring Model# HDCWR18, per manufacture's recommendations. Install metal edge strips in openings, and shoe molding around perimeter

Trade: 23 Electric

19-9130 UPDATE EXISTING ELECTRIC - KITCHEN

1.00 RM

Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices throughout the entire kitchen area. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). Maintain any existing receptacles, doing whatever work is necessary to bring to code. NOTE: When removing devices during demolition where existing wiring is not specified for replacement, NOTIFY CM IMMEDIATELY if exposed wiring is of inadequate length, insulation is brittle or deteriorated or exposed wire is otherwise unsuitable. When complete, kitchen will include: 1) One dedicated 15A receptacle at refrigerator location, 2) Two 20A circuits w/ a sufficient number of GFI type receptacles evenly distributed at 2' intervals & flush mounted on wall above all countertop(s). All other kitchen outlets will be tied into these 20A circuits. 3) One switched overhead light on single pole switch leg (fixture spec'd separately). 4) If there is an eat-in area, one 20A receptacle will be available near the most suitable table position. 5) All outlets & switches & covers will be new. NOTE: Any additional circuit(s), device(s) and/or fixture(s) will be called for in a separate specification(s)

19-9140 UPDATE EXISTING ELECTRIC - INTERIOR ROOMS

6.00 RM

LOCATIONS: Living & dining rooms, halls/stairs, bedrooms & all closets.

NOTE: City of Rochester code now requires ***Arc fault*** protection on all circuits that serve the rooms covered by this specification. NOTE: Where existing wiring is not specified for replacement, NOTIFY CM IMMEDIATELY if exposed wiring is unsuitable, i.e. of inadequate length, insulation is deteriorated etc. Supply & install all materials necessary to assure a neat, secure & City of Rochester Code compliant installation of all existing electrical wiring & devices throughout the living areas of the house. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). TV Cable: Coil neatly OR cut & push into wall/floor per instructions from CM. Maintain any existing receptacle boxes, doing whatever work is necessary to bring to code. When complete, each area will meet the following requirements: 1) Dining Room will be on a dedicated 20A circuit. 2) In Bedrooms & Halls will have at least one switched overhead light box (fixtures spec'd separately); 3) Each room (not hallways) will have a minimum of three 15A receptacles evenly distributed in suitable positions OR as many as necessary to meet code spacing requirements. All outlets must be three prong type grounded to code; 4) All outlets, switches & covers will be new. NOTE: Fixtures & any additional circuit(s) &/or device(s) will be called for in a separate specification(s)

19-9150 UPDATE EXISTING ELECTRIC - BATHROOM

500.00 RM

Remove all existing electric devices & wiring. Supply & install all materials necessary to update bathroom to 20A service. When complete, bathroom will include: 1) A dedicated 20A circuit w/ one GFCI receptacle located near sink. 2) An Energy Star approved, ceiling mounted Fan/Light fixture rated for a min 26W CFL w/ an exterior ducted vent fan capable of min. 80 CFM operating at max. 0.3 sonos & vented w/ damper to exterior such as NuTone QTREN080FLT or approved equal. FAN/LIGHT & SWITCH ALLOWANCE \$175. Switch fan & light TOGETHER using a single switch that is equipped w/ a time delay for the fan such as the *** EFI Fan/Light Time Delay Switch part # 5100.505 *** or approved equal. Set delay for 20 Minutes. Switch may be a special order item or is available through several online vendors. Install metal duct & vent to the exterior ideally through a wall or gable end. All duct seams shall be sealed w/ duct mastic. Insulate the ductwork w/ vinyl or foil faced R6 minimum duct insulation. Repair any damage to the ceiling from installation & air-seal fan/light assembly to the ceiling w/ low VOC caulk. 3) One wall mounted vanity light fixture w/ sockets for 4 twist-in medium base bulbs centered above the sink. Locate switch w/ GFI outlet. Lamp w/ 13W CFL *** G shape *** decorator bulbs. NOTE: Any additional circuit(s), device(s) and/or fixture(s) will be called for in a separate specification(s)

7730 LIGHT FIXTURE--REPLACE

5.00 EA

Replace a ceiling mounted, LED, UL approved, light fixture with shade and lamps. \$60 allowance for fixture.

7836 RANGE HOOD EXTERIOR VENTED--ENERGY STAR

1.00 EA

Install an exterior ducted enameled ENERGY STAR range hood with integral minimum 2 speed fan control and light

Address: 236 Weaver Street

Unit: Unit 01

Location: 4 - 1st Level

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity

Units

Unit Price

Total Price

Trade: 23 Electric

switched separately capable of a minimum 150 CFM at a maximum of 7 sones such as the Boran QSE130 series. Attach hood to cabinet with screws. Include galvanized metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color.

Location Total: _____

Location: 5 - 2nd Level & Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

9519 INTERIOR DOOR - PREHUNG 6 PANEL SOLID CORE

5.00 EA

After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, jamb and casing. Install a solid core 6 panel prehung door including a brass finish lockset. Retrim both side of opening to match existing trim work. Prime and top coat with premium acrylic latex.

Trade: 10 Carpentry

2312 SUBFLOOR--3/4"

1.00 EA

LOCATION: Bathroom

Install 3/4" CDX plywood decking nailed 8" on center using screw shank or cement coated nails.

2510 TREAD REPLACEMENT--INTERIOR

1.00 EA

Chisel out 5 damaged treads. Install nailers on each stringer for replacement tread. Install 5/4" pine stepping stock tread with glue and screw shank nails.

Trade: 17 Drywall & Plaster

5270 DRYWALL--1/2"

1.00 AL

LOCATION: Entire 2nd level & stairwell, walls & ceilings,

Install, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.

Trade: 19 Paint & Wallpaper

5567 PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC

1.00 AL

LOCATION: Entire 2nd level and stairwell

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 21 HVAC

6330 REGISTER--REPLACE

4.00 EA

Replace missing or damaged register with an adjustable metal register.

Trade: 22 Plumbing

7181 FULL BATH COMPLETE

1.00 EA

NOTE: Maintain existing layout.

Replumb entire bath to provide fixtures as follows:

1) WHITE Sterling Advantage Series 6103 tub & enclosure, a DELTA or MOEN single lever diverter valve, shower head & friction fit shower rod.

NOTE: exterior wall sections behind the tub shower unit must be completely air-sealed prior to installation.

2) 2-piece ceramic or vitreous china commode w/ a maximum flow rate of 1.3 GPF that is WaterSense Certified & has scored 800 or better on the "Maximum Performance" (MaP) Flush Performance test administered through the California Urban Water Conservation Council, such as the American Standard Cadet 3 FloWise model #2849.128 or approved equal.

Address: 236 Weaver Street

Unit: Unit 01

Location: 5 - 2nd Level & Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

A list of scores for over 1,600 models can be found at <http://www.cuwcc.org/WorkArea/showcontent.aspx?id=16080>.
 Include wax seal, 1/4 turn shut-off valve, chrome braided flexible supply pipe & seat w/ lid.
 3) 24" vanity w/ solid face frame construction & cultured marble integrated top, bowl & backsplash.
 4) Single lever DELTA or MOEN chrome faucet.
 5) All PVC DWV w/ Air Admittance Valve, 1/4 turn brass bodied stops & chrome escutcheon plates on all supply & waste lines.
 4) 24" surface mount "Tri-View" mirrored medicine cabinet.
 5) Matching bathroom accessories: 24" towel bar, towel ring & toilet paper holder.
 NOTE: access panel for tub plumbing to be in closet area when possible.

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE	4.00	EA	_____	_____
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Replace a ceiling mounted, LED UL approved, light fixture with shade and lamps. \$60 allowance for fixture.

Location Total: _____

Unit Total for 236 Weaver Street, Unit Unit 01: _____

Address Grand Total for 236 Weaver Street: _____

Bidder: _____

SPECS BY LOCATION/TRADE

2/20/2024

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 108 Weld Street **Unit: Unit 01**

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

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

6	CITY CONTACT PERSON	1.00	GR	_____	_____
Noel Vazquez 585.428.7638 noel.vazquez@cityofrochester.gov					

7	GREEN COMMUNITIES INITIATIVE-GEN REQ	1.00	GR	_____	_____
This project is designed to meet the 2011 Enterprise Green Communities (EGC) Criteria created by Enterprise Community Partners. The EGC Criteria may be found at http://www.greencommunitiesonline.org/tools/criteria/ The following requirements and other requirements described in specifications must be strictly adhered to: * All paints and primers must meet the Green Seal G-11 Environmental Standard http://www.greenseal.org/certification/standards/paints.cfm * Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. - http://www.aqmd.gov/rules/reg/reg11/r1168.pdf * All caulks and sealants, including floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District http://www.baaqmd.gov/dst/regulations/rg0851.pdf and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases. * All composite wood (particleboard, MDF, etc.) and plywood comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.					

10	OWNER ACCEPTS SCOPE OF WORK	1.00	DU	_____	_____
The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.					

x _____
 Applicant Date

x _____
 Applicant Date

14	CONTRACTOR ACCEPTS SCOPE OF WORK	1.00	DU	_____	_____
The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.					

x _____
 Contractor Date

17	CHANGE ORDERS	1.00	GR	_____	_____
Any changes in the work scope whether additional work , deletion of work or changes in work scope require a fully executed change order .Contractor must contact Contract Services to discuss and if agreed to , a formal change order which will detail the changes will be typed . No work shall take place until owner ,contractor,rehab specialist and manager of Contract services have all signed the change order . After the fact change orders will not be allowed .					

24	MANUFACTURER'S SPECS PREVAIL	1.00	GR	_____	_____
All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface					

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	preparation, methods, protection and testing.				
28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS	1.00	GR	_____	_____
	Install a ventilation system that meets ASHRAE 62.2 for residential structures under 4 stories when undertaking "Substantial Rehabilitation". See http://www.ashrae.org/technology/page/548 and http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/				
31	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.				
35	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR	_____	_____
	All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.				
36	BUILDING PERMIT REQUIRED	1.00	EA	_____	_____
	The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.				
37	ELECTRICAL PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.				
38	PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				
42	CERTIFICATE OF OCCUPANCY	1.00	EA	_____	_____
	Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.				
45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	_____	_____
	The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.				
46	PRE-CONSTRUCTION WALK-THRU	1.00	DU	_____	_____
	The contractor, rehab specialist and owner will perform a walk-thru of the property together to clarify the work to be performed before construction begins.				
77	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 Construction Specialist.				
78	WORKMANSHIP STANDARDS	1.00	GR	_____	_____
	All work shall be performed by mechanics skilled in their particular trade as well as the tasks assigned to them. All work in trades requiring licensing by local municipality will be performed or supervised as required by persons licensed in that trade. All work will be completed in a neat, orderly, workmanlike manner. Workers shall protect all surfaces as long as required to eliminate damage.				
80	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 Rochester, The County of Monroe, and the State of New York pertaining to building construction, zoning, environmental protection, energy efficiency and worker safety.				

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

85 CLOSE-IN INSPECTIONS REQUIRED

1.00

GR

Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings, prior to insulation and prior to drywall.

87 LEAD CLEARANCE REQUIRED

1.00

EA

Contractor is required to obtain both an interior and exterior lead clearance for each unit performed by a third party before payment can be submitted. Interior clearance shall be a whole house clearance which is a minimum of 4 rooms. Exterior is visual only. Any partial payments will typically require one or both.

LEAD CLEARANCES MUST BE DIRECT E-MAILED TO

CONTRACT SERVICES BY THE FIRM PERFORMING THE LEAD CLEARANCE INSPECTION. NO EXCEPTIONS.

90 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 therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

120 FINAL CLEAN

1.00

RM

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. HEPA Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. Attics shall be broom clean on roof replacements.

Trade: 9 Environmental Rehab

9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS

1.00

GR

Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards.

CFR - The Code of Federal Regulations:

De minimus - Safe work practices and clearance are required when more than:

- 20 SF on exterior
- 2 SF per interior room
- 10% of small component

is deteriorated or will be disturbed by renovation.

Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property.

Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320.

See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.

9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES

1.00

GR

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

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;

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

- 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.

Trade: 16 Conservation

4903	AIR-SEAL BUILDING ENVELOPE	1.00	FL	_____	_____
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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).

Trade: 24 Extermination

8395	INTEGRATED PEST MANAGEMENT	1.00	DU	_____	_____
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Do not use any insecticides. Use Integrated Pest Management methods to control pests. Seal all cracks, holes and crevices on interior surfaces and exterior surfaces to prevent access by pests. Use Stuff-it copper mesh by Do it Yourself Pest Control -<http://www.doyourownpestcontrol.com> to plug larger holes prior to finishing with plaster or drywall. Do not use steel wool. Place a thin dusting of 98% boric acid under kitchen cabinets, in wall cavities, cracks and crevices in the Kitchen.

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 2 Owner Participation					
210	REMOVE JUNK/DEBRIS Removing and dispose in a legal dump all furniture, junk, trash and debris from the garage & basement floors prior to construction.	1.00	EA	_____	_____
Trade: 7 Masonry					
1345	CHIMNEY/FLUE PIPE REMOVAL Remove the chimney/flue pipe completely down to basement.	1.00	EA	_____	_____
Trade: 10 Carpentry					
2565	POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to siding.	1.00	EA	_____	_____
2680	WRAP TRIM-ALUMINUM LOCATION: Overhead garage door jamb & casing, "B" wall garage man door jamb & casing AND "B" fascia board Using lead safe work practices remove & properly dispose all loose materials prior to installation of new materials. Label or mark surfaces to be enclosed "Danger Lead Based Paint. Prepare sill coverage by securing or replacing or removing all loose substrate to provide a sound nailing surface for new coverage. Enclose existing soffit to either side of 2" gap w/ Tyvek & glue or tape to form a complete seal prior to enclosure w/aluminum. Use aluminum coil, factory primed .027" minimum thickness by Reynolds, Alcoa, Revere or approved equal. All edges to have a folded hem & all joints must be lapped. Aluminum sill stock is to be formed on a machine brake to insure a neat & tight fit. Install w/ pre-finished nails or screws of like material. Caulked at all edges & seams after installation to form a dust & watertight seal. Use exterior rated 35-year caulk or better.	1.00	EA	_____	_____
3185	DOOR--PREHUNG METAL ENTRANCE LOCATION: Front entry, AND "C" wall garage "NOTE" Contractor shall measure when bidding to determine if custom size. NO CHANGE ORDER FOR CUSTOM SIZE USING Lead safe practices, dispose of existing door, frame, sills ect. in 6 mil poly. Install a prehung metal, insulated, 6-panel solid core with fan lite or 9 lite (Owner's Choice) with peep hole to fit EXISTING ROUGH OPENING. Include interior and exterior trim, weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Metal thresholds shall be properly supported to prevent movement. Prime and top coat interior and exterior with 2 coats gloss paint. Color choice by owner. Exterior trim shall be covered in alluminum trim broken on a brake with hemmed edges and mitered corners. Trim shall be bent as to overlap the siding with no need for j-channel. Contractor shall measure when bidding to determine if custom size.	2.00	EA	_____	_____
3200	DOOR OVERHEAD GARAGE USING Lead safe practices, Dispose existing door, track and hardware. Install a sectional metal garage door to fit existing opening including hardware and interior and exterior handles with keyed lock, exterior trim and drip cap. No windows. Include minor modifications to rough opening if needed.	1.00	EA	_____	_____
3410	DOOR--PREHUNG METAL FIRE LOCATION: Door from garage into house Install prehung, B label, 90 minute, 20 gauge door with entrance hardware, self closing hinges, complete with underwriter's tag on jamb and door.	1.00	EA	_____	_____
Trade: 15 Roofing					
4579	TEAR-OFF ROOF TO SHEATHING & REROOF LOCATION: NOTE: CONTRACTOR SHALL PROVIDE CONSTRUCTION MANAGER WITH A COPY OF ROOF PERMIT.	1.00	EA	_____	_____

Address: 108 Weld Street

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

DEMO: Remove & dispose of all roofing singles, roofing materials & any items such as satellite dishes, antennas & the like. ***Contact CM immediately if any sheathing must be replaced to provide a sound nailing surface.***

UNDERLAYMENT: Apply a self-adhering waterproof membrane underlayment to 6' from the roof edge as well as at all valleys, roof transitions & vent penetrations according to manufacturer's recommendations. Staple 15 lb felt to cover entire remaining roof surface, lapped 2".

EXHAUST VENTING: Install Air Vent ShingleVent II or approved equal shingle-over ridge vent or louver vents of sufficient length/number to provide adequate venting given roof slope & specified or existing soffit venting. Venting will be at least 1 SF total Net Free Area:300 SF of the attic floor area for slopes <6" in 12" & 1.25 total NFA:300SF for slopes >6' in 12" when total venting is divided equally between the intake & exhaust vents.

FLASHING: Replace ALL plumbing vent boots. Install preformed aluminum drip edge at all eaves & rakes.

SHINGLES: Install ARCHITECTURAL SHINGLE W/ min. 30 YR WARRANTY such as CertainTeed Landmark30 or approved equal. Provide product & warranty information, including date and where the materials were purchase to CM.

4635	GUTTERS & DOWNSPOUTS--5" SEAMLESS ALUMINUM	1.00	EA	_____	_____
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LOCATION: House & Garage

House & Garage gutters & downspouts to match existing configuration.

Dispose of original & replace w/ 5" K type, seamless .027 aluminum gutter, downspout & accessories to service entire dwelling. Attach w/ gutter screws (preferred) straps or spikes at no more than 24" spacing.

The system must move all storm water away from the building and prevent water from entering the structure. Cap all existing storm drains and install plastic splash blocks to move water away from the foundation

Trade: 19 Paint & Wallpaper

5685	PREP & PAINT PORCH	1.00	SF	_____	_____
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Scrape all loose, peeling, cracked, blistered paint from porch, including floor, steps and skirt boards. Feather edges and dull gloss by sanding. Rinse entire area with water. Let dry, caulk all cracks.Prime and apply 2 coat of premixed acrylic latex to match existing color.

Location Total: _____

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

2520 HANDRAIL--REPLACE INTERIOR

1.00 EA _____

LOCATION: Basement stairwell

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

Trade: 16 Conservation

4996 INSULATE RIM JOIST--FOAM

1.00 EA _____

After cleaning the area thoroughly, apply expanding spray foam to the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Install to R-19 at a minimum. Use a spray foam product that meets Underwriters Laboratories, Inc. (UL) classification Certificate R7813 such as Dow FROTH-PAK FS Foam or Handi-Foam Two Component E-84 Class A Foam. Insulate from the subfloor for the first floor to the top of the foundation wall and seal all penetrations and the top of the foundation. Seal all openings within the area of the rim joist created by plumbing, gas lines, electrical boxes or any other penetrations.

Trade: 21 HVAC

6041 FURNACE - 95.5% AFUE - REPLACE

1.00 EA _____

NOTE: Provide CM w/ a detailed heat loss analysis calculated according to Air Conditioning Contractors of America 8th Edition of Manual J guidelines PRIOR TO PURCHASE & INSTALLATION OF FURNACE. A free spreadsheet for calculation of Heat Loss is available at the ACCA website at <http://www.acca.org/speedsheet>. Size appliance accordingly. Provide an appliance selection & heat loss calculation to CM prior to first draw & purchase of equipment. Remove existing furnace & dispose. Install a gas fired forced air furnace w/ minimum AFUE rating of 95.5% on 2" patio block sized per heat loss calculation to maintain 70 deg. F. indoor temp. when outside temp is -10 F. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Provide separate power circuit w/ GFI outlet for condensate pump & cut-off switch if necessary given furnace location. Provide new gas valve. Provide PVC exhaust venting & make-up air pipe to exterior per code. Seal thimble opening to chimney. Provide & install condensate pump drained to slop sink & new 7 day programmable setback thermostat. Rework cold air return as necessary to replace any damaged sheet metal, seal any obsolete openings & ensure easy access, good fit & easy replacement of air filter. Seal all exposed supply & return joints w/ duct mastic as a part of this item.

Trade: 22 Plumbing

7071 HWH - 90+ 40 GAL GAS POWER VENTED

1.00 EA _____

Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing HWH.

Trade: 23 Electric

8110 REWIRE HOUSE TO CODE

1.00 DU _____

Rewire entire House 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; NOTE: City of Rochester code now requires ***Arc fault*** protection on all circuits that serve the rooms covered by this specification. TO INCLUDE all junction boxes, and light switch & outlet boxes. Hard wired smoke detectors; cover plates; counter receptacles; and circuits.

NOTE: Item does not include breaker panel main service or service to any sub-panel(s).

Location Total: _____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9519	INTERIOR DOOR - PREHUNG 6 PANEL SOLID CORE	7.00	EA	_____	_____
After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, jamb and casing. Install a solid core 6 panel prehung door including a brass finish lockset. Retrim both side of opening to match existing trim work. Prime and top coat with premium acrylic latex.					
Trade: 10 Carpentry					
2406	BASEBOARD--COLONIAL 3 1/4"	1.00	DU	_____	_____
LOCATION: Entire 1st & 2nd level Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.					
2841	TRIM--WINDOW SET, INTERIOR--2 1/4" COLONIAL	10.00	EA	_____	_____
Trim window including header, stops, casings, stool and apron in WM-376fj 11/16" x 2-1/4" wide colonial style casing, in finger jointed pine.					
3310	TRIM--DOOR SET FINGER JOINTED	9.00	EA	_____	_____
Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.					
3380	DOOR--SLIDING WARDROBE	3.00	EA	_____	_____
Field measure, order and install a pair of 6 panel, solid core, by-passing, top hung, doors in opening up to 6' wide. Include overhead track, all hardware, and casing on one side.					
3525	INTERIOR GUARD RAIL SYSTEM	3.00	LF	_____	_____
Install an interior wood guardrail system on the 2nd floor hall near the stairs with newel post. Use finished oak wood rail and white balusters & newel post.					
3717	CABINET - WOOD BASE	12.00	LF	_____	_____
Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts. Drawer boxes shall be plywood. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Rehab Specialist will choose style, and color choices of White, Gray or Finished wood from those available in line proposed by contractor.					
3727	CABINET - WOOD WALL	12.00	LF	_____	_____
Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Rehab Specialist will choose style, and color choices of White, Gray or Finished wood from those available in line proposed by contractor.					
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	12.00	LF	_____	_____
Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.					
4020	WIRE SHELVING WITH ROD	5.00	EA	_____	_____
LOCATION: All closets to include linen closet Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.					
Trade: 16 Conservation					
4910	INSULATE WALL--R-19 KRAFT FACED BATT	1.00	DU	_____	_____
LOCATION: All exterior walls 1st & 2nd level					

Location: 4 - Interior 1st & 2nd Level

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 16 Conservation

After air sealing install R-19, kraft paper faced fiberglass roll insulation between studs per manufacturer's specifications, carefully fit around all mechanical and structural components so that there are no gaps, the batt is not compressed, and the cavities are completely filled. Staple flanges to the faces of the studs. Notify Owner when the installation is ready for inspection. The inspection will include spot checks for quality, pulling some of the facing away from the studs. The contractor will reinstall areas accessed for inspection. Insulation must be inspected before the wall finish is installed.

4915 INSULATE CEILING--R-19 BATT

1.00 DU

LOCATION: 1st level ceiling "B" & "D" side (Storage area above) and 2nd level ceiling

Loose lay 6" thick R-19 unfaced fiberglass batts between ceiling joists.

Trade: 17 Drywall & Plaster

5270 DRYWALL--1/2"

1.00 DU

LOCATION: Walls & ceiling entire 1st & 2nd level

Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.

Trade: 19 Paint & Wallpaper

5567 PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC

1.00 DU

LOCATION: Entire 1st & 2nd level interior to include basement stairwell and interior stairwell.

Prime all ceilings, walls and trim work. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. All trim and baseboards Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5916 FLOORING LAMINATE WATER RESISTANCE

1.00 DU

LOCATION: Entire 1st & 2nd level to include interior stairs from 1st level to 2nd level

Install Home Decorators Collection Water Resistant EIR Silverton Oak 8 mm Thick x 7-1/2" wide x 50-2/3 in Length Laminate Flooring Model# HDCWR18, per manufacture's recommendations or comparable value. Install metal edge strips in openings, and shoe molding around perimeter

Trade: 22 Plumbing

6835 KITCHEN SINK--DOUBLE BOWL COMPLETE

1.00 EA

Install a 22 gauge 33"x22"x7" double bowl, stainless steel, self-rimming kitchen sink according to manufacturer's instructions. A metal, single lever, washer less faucet and sprayer w/ 15 year drip-free guarantee & maximum flow of 2.0 gallons per minute. Install 1/4 turn ball type shut-off valves, flexible braided stainless supply lines, PVC trap & waste w/ AAV & escutcheon plates on all supply & drain lines.

NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.

7181 FULL BATH COMPLETE

2.00 EA

Replumb entire bath to provide fixtures as follows:

1) WHITE Sterling Advantage Series 6103 tub & enclosure, a DELTA or MOEN single lever diverter valve, shower head & friction fit shower rod.

NOTE: exterior wall sections behind the tub shower unit must be completely air-sealed prior to installation. To include 1/4 turn shut-off valves.

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

2) 2-piece ceramic or vitreous china commode w/ a maximum flow rate of 1.3 GPF that is WaterSense Certified & has scored 800 or better on the "Maximum Performance" (MaP) Flush Performance test administered through the California Urban Water Conservation Council, such as the American Standard Cadet 3 FloWise model #2849.128 or approved equal. A list of scores for over 1,600 models can be found at <http://www.cuwcc.org/WorkArea/showcontent.aspx?id=16080>.

Include wax seal, 1/4 turn shut-off valve, chrome braided flexible supply pipe & seat w/ lid.

3) 24" vanity w/ solid face frame construction & cultured marble integrated top, bowl & backsplash.

4) Single lever DELTA or MOEN chrome faucet.

5) All PVC DWV w/ Air Admittance Valve, 1/4 turn shut-off valves, 1/4 turn brass bodied stops & chrome escutcheon plates on all supply & waste lines.

4) 24" surface mount "Tri-View" mirrored medicine cabinet.

5) Matching bathroom accessories: 24" towel bar, towel ring & toilet paper holder.

NOTE: access panel for tub plumbing to be in closet area when possible.

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE	15.00	EA	_____	_____
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Replace a ceiling mounted, LED, UL approved, light fixture with shade and lamps. \$65 allowance for fixture.

7761	ENERGY STAR BATH VANITY FIXTURE	2.00	EA	_____	_____
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Install an Energy Star approved, over vanity LED light fixture installed above the sink. \$65 light fixture allowance.

7819	FAN/LIGHT FIXTURE-ENERGY STAR	2.00	EA	_____	_____
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Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory)

http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.

7836	RANGE HOOD EXTERIOR VENTED--ENERGY STAR	1.00	EA	_____	_____
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Install an exterior ducted enameled ENERGY STAR range hood with integral minimum 2 speed fan control and light switched separately capable of a minimum 150 CFM at a maximum of 7 sones such as the Boran QSE130 series. Attach hood to cabinet with screws. Include galvanized metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color.

Location Total: _____

Unit Total for 108 Weld Street, Unit Unit 01: _____

Address Grand Total for 108 Weld Street: _____

Bidder: _____

SPECS BY LOCATION/TRADE

2/20/2024

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 72 Weyl Street **Unit: Unit 01**

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

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

7	GREEN COMMUNITIES INITIATIVE-GEN REQ	1.00	GR		
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This project is designed to meet the 2011 Enterprise Green Communities (EGC) Criteria created by Enterprise Community Partners. The EGC Criteria may be found at <http://www.greencommunitiesonline.org/tools/criteria/> The following requirements and other requirements described in specifications must be strictly adhered to: * All paints and primers must meet the Green Seal G-11 Environmental Standard <http://www.greenseal.org/certification/standards/paints.cfm>
 * Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. - <http://www.aqmd.gov/rules/reg/reg11/r1168.pdf>
 * All caulks and sealants, including floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District <http://www.baaqmd.gov/dst/regulations/rg0851.pdf> and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.
 * All composite wood (particleboard, MDF, etc.) and plywood comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.

10	OWNER ACCEPTS SCOPE OF WORK	1.00	DU		
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The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.

x _____
 Applicant Date

x _____
 Applicant Date

14	CONTRACTOR ACCEPTS SCOPE OF WORK	1.00	DU		
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The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.

x _____
 Contractor Date

17	CHANGE ORDERS	1.00	GR		
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Any changes in the work scope whether additional work , deletion of work or changes in work scope require a fully executed change order .Contractor must contact Contract Services to discuss and if agreed to , a formal change order which will detail the changes will be typed . No work shall take place until owner ,contractor,rehab specialist and manager of Contract services have all signed the change order . After the fact change orders will not be allowed .

24	MANUFACTURER'S SPECS PREVAIL	1.00	GR		
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All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.

28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS-2008 GCI	1.00	GR		
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Install a ventilation system that meets ASHRAE 62.2 for residential structures under 4 stories when undertaking "Substantial Rehabilitation". See <http://www.ashrae.org/technology/page/548> and

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/				
31	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.				
35	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR	_____	_____
	All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.				
36	BUILDING PERMIT REQUIRED	1.00	EA	_____	_____
	The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.				
37	ELECTRICAL PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.				
38	PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				
42	CERTIFICATE OF OCCUPANCY	1.00	EA	_____	_____
	Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.				
45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	_____	_____
	The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.				
46	PRE-CONSTRUCTION WALK-THRU	1.00	DU	_____	_____
	The contractor, rehab specialist and owner will perform a walk-thru of the property together to clarify the work to be performed before construction begins.				
77	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 Construction Specialist.				
78	WORKMANSHIP STANDARDS	1.00	GR	_____	_____
	All work shall be performed by mechanics skilled in their particular trade as well as the tasks assigned to them. All work in trades requiring licensing by local municipality will be performed or supervised as required by persons licensed in that trade. All work will be completed in a neat, orderly, workmanlike manner. Workers shall protect all surfaces as long as required to eliminate damage.				
80	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 Rochester, The County of Monroe, and the State of New York pertaining to building construction, zoning, environmental protection, energy efficiency and worker safety.				
85	CLOSE-IN INSPECTIONS REQUIRED	1.00	GR	_____	_____
	Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings, prior to insulation and prior to drywall.				

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

87 LEAD CLEARANCE REQUIRED

1.00 EA

Contractor is required to obtain both an interior and exterior lead clearance for each unit performed by a third party before payment can be submitted. Interior clearance shall be a whole house clearance which is a minimum of 4 rooms. Exterior is visual only. Any partial payments will typically require one or both.

LEAD CLEARANCES MUST BE DIRECT E-MAILED TO
CONTRACT SERVICES BY THE FIRM PERFORMING THE LEAD CLEARANCE INSPECTION. NO EXCEPTIONS.

90 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 therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

120 FINAL CLEAN

1.00 RM

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. HEPA Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. Attics shall be broom clean on roof replacements.

Trade: 9 Environmental Rehab

9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS

1.00 GR

Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards.

CFR - The Code of Federal Regulations:

De minimus - Safe work practices and clearance are required when more than:

- 20 SF on exterior
- 2 SF per interior room
- 10% of small component

is deteriorated or will be disturbed by renovation.

Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property.

Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320.

See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.

9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES

1.00 GR

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

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

Address: 72 Weyl Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

the Occupational Safety and Health Administration.

Trade: 16 Conservation

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.

Trade: 24 Extermination

8395 INTEGRATED PEST MANAGEMENT

1.00 DU

Do not use any insecticides. Use Integrated Pest Management methods to control pests. Seal all cracks, holes and crevices on interior surfaces and exterior surfaces to prevent access by pests. Use Stuff-it copper mesh by Do it Yourself Pest Control -<http://www.doyourownpestcontrol.com> to plug larger holes prior to finishing with plaster or drywall. Do not use steel wool. Place a thin dusting of 98% boric acid under kitchen cabinets, in wall cavities, cracks and crevices in the Kitchen.

Location Total:

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

465 TREE TRIMMING

1.00 EA

LOCATION: Tree at the rear of house

Cut back entire branch to the crotch such that no part of the tree is within 10' of any part of the structure.

Trade: 7 Masonry

1105 FOUNDATION--PARGET

1.00 EA

LOCATION: All 4 sides

Remove all loose broken and deteriorated material. Parget foundation wall with 3/8" coat of waterproof cement. Match existing finish as closely as possible.

1345 CHIMNEY REMOVAL

1.00 EA

Verify no appliances are connected to chimney either in basement or other areas of house. Permanently seal any openings in basement or any other level that had a connected appliance with concrete to prevent any future connections. Remove the chimney to at least 6" below the roof line. Install a permanent cap on remaining portion of chimney. COVER hole where chimney was removed with 1/2" CDX plywood. Finish using roofing materials to match existing as closely as possible

Trade: 10 Carpentry

2642 VINYL - SIDING- W/ALUMINUM TRIM & VINYL SOFFIT

1.00 DU

LOCATION:

Secure, repair or replace all substrate to provide sound nailing. Label all surfaces to be covered DANGER LEAD PAINT per guidelines. Prior to installing foam board install tyvek stapled 3 feet above bottom edge of house and let hang down to ground or grade, then install foam board entire house, tape all seams of foam board. Prior to starting siding fold tyvek that extended to ground up over the foam board and stapled to wall to create a trap for paint chips or bend aluminum brake metal at bottom edge to create a trap for paint chips, seal area at bottom edge of house, foam board and siding with caulk to seal area. Hang PVC vinyl clapboard siding including all cornice and corners. Owner's choice of stock siding color, exposure and texture with 50 year warranty. No special order color or sidings style. Mark all surfaces to be covered with trim DANGER LEAD PAINT per guidelines. Install tyvek on all surfaces to be covered with alluminum including soffits. Wrap all fascia, rake edge, porch headers & window and door trim with .027 aluminum coil stock. Soffits shall be penetrated every 16 inches for ventilation prior to installation of continuously ventilated vinyl soffit. All trim shall have hemmed edges. Window and door trim shall have mitred corners and be bent so as to act as built in j - channel. Porch ceilings are included and shall be covered with non ventilated vinyl soffit/beadboard panels and must have tyvek installed per above trim guidelines. If gutters are not being replaced, gutters will not be removed and reinstalled & trim metal will be tucked behind gutters to extent possible .

2980 REPLACEMENT WINDOW REMOVAL AND REPLACEMENT ONLY_VINYL

18.00 EA

LOCATION:

"NOTE" City of Rochester is to supply the windows. Contractor to bid labor only on this item. Contractor is responsible to measure and order the windows with the City's Vendor at which time the Contractor shall supply the Notice To Proceed to the vendor with window order.

PRIOR TO WINDOW INSTALLATION CONTRACTOR MUST NOTIFY CONTRACT SERVICES FOR INSPECTION OF WORK SITE.

CONTRACTOR IS RESPONSIBLE FOR COST OF ANY MIS MEASURED WINDOWS

USE lead safe practice, remove existing sashes and parting beads. Old window components must be packaged in poly prior to disposal. Install tyvek or tyvek tape on all side ,top and bottom jambs wrapped to the exterior trim. Label or mark tyvek 'LEAD PAINT '. Install window in opening per manufacturers instructions. Paint or poly all interior window trim one coat. Wrap all exterior window trim with a stock color alluminum broken on a brake with hemmed edges, mitred corners. The aluminum trim shall be bent as to act as the j channel for appearance. If window exterior trim is already wrapped in alluminum, then only the stops need to be wrapped unless notes direct replacement of existing.

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2981 GLASS BLOCK WINDOW-VENTED

5.00

EA

LOCATION: Basement windows

USING lead safe practices, remove existing basement window and wrap in 6 mil poly. Install glass block window with vinyl insert mortared into existing foundation. Caulk top with silicone caulk where glass abuts framing.

3185 DOOR--PREHUNG METAL ENTRANCE

3.00

EA

LOCATION: Front, side entry and door from kitchen to side enclosed porch

USING Lead safe practices, dispose of existing door, frame, sills ect. in 6 mil poly. Install a prehung metal, insulated, 6-panel solid core with fan lite or 9 lite (Owner's Choice) with peep hole to fit EXISTING ROUGH OPENING. Include interior and exterior trim, weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Metal thresholds shall be properly supported to prevent movement. Prime and top coat interior and exterior with 2 coats gloss paint. Color choice by owner. Exterior trim shall be covered in alluminum trim broken on a brake with hemmed edges and mitered corners. Trim shall be bent as to overlap the siding with no need for j-channel. Contractor shall measure when bidding to determine if custom size.

3550 PORCH LATTICE--REPLACE

1.00

AL

LOCATION: Rear porch

USING Lead safe practices, remove & dispose of any existing lattice around porch crawl space. Frame opening with 1"x 4" preservative treated pine with mitred corners. Install 1 inch opening vinyl lattice on frame. Scribe to fit openings and secure to house/porch/piers/foundation

3560 PORCH--REBUILD BELOW ROOF- PRESSURE TREATED

1.00

EA

LOCATION: Front porch

"NOTE" PORCH PERMIT REQUIRED

Provide temporary support to roof structure .Remove deteriorated porch below roof. Construct 12"x 12" masonry piers on solid footers, frame 2 x 8s for framing using pressure treated lumber. Floor joists to be placed 16 inches on center. Install a 36 inch high railing system with 2 x 4 top and bottom with spindles sandwiched between additional 2 x 4 s. Top 2 x 4 shall be chamfered at edges to shed water. Spindles to be placed 3 inches on center. Install 5/4 deck boards on entire floor. 4 x4 posts shall be set directly over piers to support roof structure. Construct a minimum 36 inch wide stairs using 2 x 6 construction with 2 matching guards. Install one graspable handrail made of pine stock handrail with metal brackets with returns placed 34-38 inches above stair nosing. Construct and install lattice panels with frame work made of 1 x 4 pt with white vinyl lattice panels with 1 inch openings. Lattice panels shall be scribed to fit and secured to piers, deck and house. Steps to be placed on concrete pad, if no pad is preexisting or deteriorated a new one shall be poured. Structural lumber and deck shall be preservative treated. If house number was disposed, install new 3 inch high plastic number secure to post and be contrasting.

3605 DOOR--BILCO

1.00

EA

Install a "Bilco" stair covering and door over exterior basement steps per manufacturer's instructions to provide waterproof protection.

Trade: 15 Roofing

4580 TEAR OFF AND REROOF ARCHITECHURAL SHINGLES HOUSE

1.00

DU

LOCATION:

"NOTE" ROOF PERMIT REQUIRED

Remove and dispose of all roofing & defective sheathing. Contractor is responsible for verifying how many layers of roofing exist when bidding , no extras shall be given Cut a 1" wide vent at ridge board. Install new 1/2 inch CDX plywood or OSB board on entire roof. Staple 15 lb felt. Install preformed aluminum, drip & rake edge, and vent pipe boots. Install a architectural shingle with a 30 yr warranty. Replace all defective flashing. Install shingle-over ridge vent. Install ice

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

and water shield per code including all valleys and transition areas where a lower roof abuts against siding. A starter strip shall also be installed prior to the first course being installed. Includes all porches, bay windows and any structures attached to house.

ANY ROOF WITH A 1/12 TO A 3/12 PITCH SHALL HAVE LIBERTY SYSTEM INSTALLED . ANY ROOF WITH LESS THAN 1/12 PITCH OR FLAT SHALL HAVE EPDM INSTALLED . CONTRACTOR MUST DETERMINE THE ABOVE WHEN BIDDING SPECIAL INSTRUCTIONS : Any gaps exposed at dormers or porches created due to many layers of roofing being removed shall be addressed in one of 2 ways. Either fir prior to sheathing to eliminate gap or bend alluminum trim to cover exposed areas. NO EXCEPTIONS .

4635 GUTTERS & DOWNSPOUTS--5" SEAMLESS ALUMINUM 1.00 DU _____

LOCATION: All House & Garage gutters & downspouts to match existing configuration. Dispose of original & replace w/ 5" K type, seamless .027 aluminum gutter, downspout & accessories to service entire dwelling. Attach w/ gutter screws (preferred) straps or spikes at no more than 24" spacing. The system must move all storm water away from the building and prevent water from entering the structure. Cap all existing storm drains and install plastic splash blocks to move water away from the foundation.

Trade: 19 Paint & Wallpaper

5785 PREP & PAINT EXTERIOR MASONRY 1.00 EA _____

LOCATION: Foundation
Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.

Trade: 23 Electric

19-9110 UPDATE EXISTING ELECTRIC - EXTERIOR 1.00 RM _____

Remove any obsolete electrical devices, equipment or mounting hardware from house & to below grade & dispose. Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices located on the exterior of the house & in or on any out-buildings. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). Remove garage door opener & mounting hardware if present. Receptacles mounted on building exteriors will be GFI type, mounted in weatherproof box w/ permanently connected cover. All exposed Romex must be enclosed in conduit. EXISTING PHONE LINE, TV CABLE & SATELLITE DISHES: remove any satellite dishes & mounting hardware & any poorly installed cable & dispose. Remove runs that enter through window or door casings. Properly installed cable, reinstall any that was removed during rehabilitation work w/ proper anchors & fasteners, make any small repairs as necessary, supply & install grommets at all house penetrations as necessary

Location Total: _____

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 2	Owner Participation				
210	REMOVE FURNITURE/DEBRIS	1.00	EA	_____	_____
	Removing and dispose in a legal dump all furniture, junk, trash and debris from the basement prior to construction.				
Trade: 10	Carpentry				
2520	HANDRAIL--REPLACE INTERIOR	1.00	EA	_____	_____
	LOCATION: Basement stairwell Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.				
Trade: 21	HVAC				
6140	FURNACE TUNE-UP: CLEAN & SERVICE UNIT	1.00	EA	_____	_____
	Tune- up, clean and service existing gas furnace				
Trade: 22	Plumbing				
6715	DRAIN, WASTE, VENT--PVC	1.00	LF	_____	_____
	LOCATION: Kitchen and bathroom drain pipes Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members.				
7071	HWH - 90+ 40 GAL GAS POWER VENTED	1.00	EA	_____	_____
	Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing HWH.				
Trade: 23	Electric				
19-9120	UPDATE EXISTING ELECTRIC - BASEMENT	1.00	RM	_____	_____
	NOTE: When electric panel will be maintained, inspect panel immediately after service is restored for damage, corrosion, etc. & to ensure that all breakers are properly matched to the panel & function as designed. Inform CM of any problems or potential problems. Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices throughout the entire basement area. 1) Remove & dispose of any breakers that are not UL classified for this panel. Install only breakers UL classified to operate w/ this panel when replacing or adding new. 2) Remove all non-code compliant or extraneous wiring & devices (zip wire, power strips, doorbell transformers & the like). Maintain any existing receptacles, doing whatever work is necessary to bring to code. 3) When completed, basement area will have a minimum of four (4) overhead lights switched together w/ switch located at 1st floor entry to basement. One light must adequately illuminate the lower portion of the stair & one the laundry area. At least one overhead light will exist in each separate room. All overhead lights will be keyed lamp holders w/ 13W CFL. 4) ALL RECEPTACLES WILL BE GFI type except one designated for the security system. 5) The laundry area will have a dedicated 20A circuit w/ a GFI type duplex outlet centered directly behind the washer & dryer location & one 30A receptacle at the dryer location. 6) Existing TV cable: either remove or repair any poorly installed cable such that remaining cable is neatly & securely attached				
7470	ELECTRIC SERVICE--150 AMP	1.00	EA	_____	_____
	Replace existing electrical service with a residential 150 amp single phase 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration.				
Location Total:				_____	_____

Location: 4 - 1st Level

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 2 Owner Participation					
210	REMOVE FURNITURE/DEBRIS	1.00	EA	_____	_____
Removing and dispose in a legal dump all furniture, junk, trash and debris from the first and second floors prior to construction.					
Trade: 9 Environmental Rehab					
9495	REWORK INTERIOR DOOR	1.00	EA	_____	_____
LOCATION: All first and second level doors (9)					
DOOR SLAB: Trim door as necessary to provide a 1/8 - 1/4" gap at top & on latch side of opening. HINGES: Either: a) replace hinges w/ matching brass plate hinges OR b) clean all paint from hinges OR c) when natural finish is maintained on door, remove hinges & paint in a dark brown enamel. Reinstall hinges so that all screws are tight into jamb or framing behind, rehang door & adjust hinges in mortise as necessary to insure proper operation. HARDWARE: Either a) Restore existing handsets. Clean & oil existing hardware & replace any missing parts & fasteners w/ like kind. OR b) Replace w/ similar type & style (ex. square mortise w/ nickel finished handles) purchased either from salvage parts shop or new.					
Trade: 10 Carpentry					
3717	CABINET - WOOD BASE	1.00	EA	_____	_____
Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts. Drawer boxes shall be plywood. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Rehab Specialist will choose style, and color choices of White, Gray or Finished wood from those available in line proposed by contractor.					
3727	CABINET - WOOD WALL	1.00	EA	_____	_____
Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Rehab Specialist will choose style, and color choices of White, Gray or Finished wood from those available in line proposed by contractor.					
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	1.00	EA	_____	_____
Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Rehab Specialist choice of in-stock color and texture.					
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2"	1.00	EA	_____	_____
LOCATION: Kitchen					
Remove existing suspended ceiling and dispose in legal dump. Install, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.					
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM W/ PAINTED TRIM-LOW VOC	1.00	AL	_____	_____
LOCATION: Entire First level					
Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards					

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings**5916 FLOORING LAMINATE WATER RESISTANCE**

1.00 AL

LOCATION: Entire first floor

Remove existing floor covering that may be present, mark floor 'LEAD PAINT' per regulations

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 Home Decorators Collection Water Resistant EIR Silverton Oak 8 mm Thick x 7-1/2" wide x 50-2/3 in Length Laminate Flooring Model# HDCWR18, per manufacture's recommendations. Install metal edge strips in openings, and shoe molding around perimeter

Trade: 22 Plumbing**7181 FULL BATH COMPLETE**

1.00 EA

NOTE: Maintain existing layout. Following demolition contact CM to review conditions.

Replumb entire bath to provide fixtures as follows:

1) WHITE Sterling Advantage Series 6103 tub & enclosure, a DELTA or MOEN single lever diverter valve, shower head & friction fit shower rod.

NOTE: exterior wall sections behind the tub shower unit must be completely air-sealed prior to installation.

2) 2-piece ceramic or vitreous china commode w/ a maximum flow rate of 1.3 GPF that is WaterSense Certified & has scored 800 or better on the "Maximum Performance" (MaP) Flush Performance test administered through the California Urban Water Conservation Council, such as the American Standard Cadet 3 FloWise model #2849.128 or approved equal. A list of scores for over 1,600 models can be found at <http://www.cuwcc.org/WorkArea/showcontent.aspx?id=16080>.

Include wax seal, 1/4 turn shut-off valve, chrome braided flexible supply pipe & seat w/ lid.

3) 24" vanity w/ solid face frame construction & cultured marble integrated top, bowl & backsplash.

4) Single lever DELTA or MOEN chrome faucet.

5) All PVC DWV w/ Air Admittance Valve, 1/4 turn brass bodied stops & chrome escutcheon plates on all supply & waste lines.

4) 24" surface mount "Tri-View" mirrored medicine cabinet.

5) Matching bathroom accessories: 24" towel bar, towel ring & toilet paper holder.

NOTE: access panel for tub plumbing to be in closet area when possible.

Trade: 23 Electric**19-9130 UPDATE EXISTING ELECTRIC - KITCHEN**

1.00 RM

Supply & install all materials necessary to assure a neat, secure & City of Rochester code compliant installation of all existing electrical wiring & devices throughout the entire kitchen area. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). Maintain any existing receptacles, doing whatever work is necessary to bring to code. NOTE: When removing devices during demolition where existing wiring is not specified for replacement, NOTIFY CM IMMEDIATELY if exposed wiring is of inadequate length, insulation is brittle or deteriorated or exposed wire is otherwise unsuitable. When complete, kitchen will include: 1) One dedicated 15A receptacle at refrigerator location, 2) Two 20A circuits w/ a sufficient number of GFI type receptacles evenly distributed at 2' intervals & flush mounted on wall above all countertop(s). All other kitchen outlets will be tied into these 20A circuits. 3) One switched overhead light on single pole switch leg (fixture spec'd separately). 4) If there is an eat-in area, one 20A receptacle will be available near the most suitable table position. 5) All outlets & switches & covers will be new. NOTE: Any additional circuit(s), device(s) and/or fixture(s) will be called for in a separate specification(s)

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

19-9140 UPDATE EXISTING ELECTRIC - INTERIOR ROOMS 7.00 RM _____

LOCATIONS: Living & dining rooms,, halls/stairs, bedrooms & all closets

NOTE: City of Rochester code now requires ***Arc fault*** protection on all circuits that serve the rooms covered by this specification. NOTE: Where existing wiring is not specified for replacement, NOTIFY CM IMMEDIATELY if exposed wiring is unsuitable, i.e. of inadequate length, insulation is deteriorated etc. Supply & install all materials necessary to assure a neat, secure & City of Rochester Code compliant installation of all existing electrical wiring & devices throughout the living areas of the house. Remove all non-code compliant, surface mounted or extraneous wiring & devices (zip wire, power strips & the like). TV Cable: Coil neatly OR cut & push into wall/floor per instructions from CM. Maintain any existing receptacle boxes, doing whatever work is necessary to bring to code. When complete, each area will meet the following requirements: 1) Dining Room will be on a dedicated 20A circuit. 2) In Bedrooms & Halls will have at least one switched overhead light box (fixtures spec'd separately); 3) Each room (not hallways) will have a minimum of three 15A receptacles evenly distributed in suitable positions OR as many as necessary to meet code spacing requirements. All outlets must be three prong type grounded to code; 4) All outlets, switches & covers will be new. NOTE: Fixtures & any additional circuit(s) &/or device(s) will be called for in a separate specification(s)

19-9150 UPDATE EXISTING ELECTRIC - BATHROOM 1.00 RM _____

Remove all existing electric devices & wiring. Supply & install all materials necessary to update bathroom to 20A service. When complete, bathroom will include: 1) A dedicated 20A circuit w/ one GFCI receptacle located near sink. 2) An Energy Star approved, ceiling mounted Fan/Light fixture rated for a min 26W CFL w/ an exterior ducted vent fan capable of min. 80 CFM operating at max. 0.3 sones & vented w/ damper to exterior such as NuTone QTREN080FLT or approved equal. FAN/LIGHT & SWITCH ALLOWANCE \$175. Switch fan & light TOGETHER using a single switch that is equipped w/ a time delay for the fan such as the *** EFI Fan/Light Time Delay Switch part # 5100.505 *** or approved equal. Set delay for 20 Minutes. Switch may be a special order item or is available through several online vendors. Install metal duct & vent to the exterior ideally through a wall or gable end. All duct seams shall be sealed w/ duct mastic. Insulate the ductwork w/ vinyl or foil faced R6 minimum duct insulation. Repair any damage to the ceiling from installation & air-seal fan/light assembly to the ceiling w/ low VOC caulk. 3) One wall mounted vanity light fixture w/ sockets for 4 twist-in medium base bulbs centered above the sink. Locate switch w/ GFI outlet. Lamp w/ 13W CFL *** G shape *** decorator bulbs. NOTE: Any additional circuit(s), device(s) and/or fixture(s) will be called for in a separate specification(s)

7836 RANGE HOOD EXTERIOR VENTED--ENERGY STAR 1.00 EA _____

Install an exterior ducted enameled ENERGY STAR range hood with integral minimum 2 speed fan control and light switched separately capable of a minimum 150 CFM at a maximum of 7 sones such as the Boran QSE130 series. Attach hood to cabinet with screws. Include galvanized metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color.

Location Total: _____

Location: 5 - 2nd Level & Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

708	REMOVE CARPET	1.00	RM	_____	_____
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LOCATION: Stairwell

Wet carpet face with a mister. Gently roll carpet. Wrap with 4 mil. plastic, remove from site and haul to a legal landfill. Vacuum floor surface.

Trade: 10 Carpentry

2520	HANDRAIL--REPLACE INTERIOR	1.00	EA	_____	_____
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LOCATION: Stairwell

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

Trade: 19 Paint & Wallpaper

5550	PREP & PAINT WOOD FLOOR	1.00	AL	_____	_____
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LOCATION: Stairwell steps & risers and 2nd level living space.

Scrape and rough sand with 36 grit paper and a sanding stick, entire floor deck. Vacuum and tack rag surface. Apply two coats of premixed pigmented polyurethane floor finish, per manufacturer's recommendations.

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	1.00	AL	_____	_____
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LOCATION: Stairwell & entire second level

Using lead safe work practices remove & dispose of all loose materia, wall paper, & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Location Total: _____

Unit Total for 72 Weyl Street, Unit Unit 01: _____

Address Grand Total for 72 Weyl Street: _____

Bidder: _____