

KALAMAZOO NEIGHBORHOOD HOUSING SERVICES
Matt Milcarek: 269-364-2538

INVITATION TO BID
One KNHS owned property

PROPERTY ADDRESS: **224 Burr Oak**

Contractor:

You are invited to submit a bid for the completion of the work specified in the documents enclosed.

These documents include:

Statement of No Bid

Bid Form

Specifications

Dated: 1-16-2015 Pages: all

Other:

Said documents being related to the property known as:

224 Burr Oak

Contractors must submit bids for entire scope of work. Please be conscious that certain line items may be removed due to budgetary constraints, so bid accurately on each line item. Bids without line item prices may be rejected.

All bidders must inspect property prior to bidding. Pre-bid site visit Thursday, January 22nd, at 10am.

Delivery:

Your bid must be submitted on the enclosed 'Bid Form' and shall be delivered to Kalamazoo N.H.S. At 802 South Westnedge, Kalamazoo, Michigan, 49008; by **Monday February 2nd at 10am.**

Bids will be opened: Date: Monday, February 2nd AT **10:00 A.M.**

Bids must include all Specification Items listed above, in addition to a proposed project start and completion date. Bids will not be accepted later than the specified time unless all bidders are notified in writing or electronically of an extension.

One electronic copy of this Invitation, along with one electronic copy of the Bid Form are supplied each bidder. One copy of the Bid Form shall be retained for your files and A second copy shall be executed and returned along with itemized spec sheet in accordance with the time frame herein specified. Should any of the required documents or pages be missing from your packet, immediately notify the Construction Specialist at KNHS and request that they be supplied.

KNHS RESERVES THE RIGHT TO REJECT ANY BID AND MAKE PUBLIC ALL BID AMOUNTS.

KNHS encourages Contractors to consider Women owned, Minority owned and Section 3 Businesses when subcontracting.

KALAMAZOO NEIGHBORHOOD HOUSING SERVICES

STATEMENT OF NO BID

If you **DO NOT** intend to submit a bid for this job, please complete and return this form to KNHS as soon as possible. Your response will assist KNHS in evaluation of the bid solicitation process.

KNHS wishes to keep its Contractor List up-to-date. **If the contractor chooses not to submit a bid for this job, this form must be completed and returned to KNHS if the Contractor wishes to stay on the KNHS Contractor List.**

Reason for not submitting a bid for this job:

- Specifications are unclear (please explain below).
- We are unable to meet specifications.
- Our schedule would not allow us to perform.
- We are unable to meet insurance requirements.
- We do not perform this type of work.
- We would like to be removed from your Contractor List.
- Other (please explain below).

Remarks:

Signed: _____ Name: _____
Print Name

Title: _____ Date:

Firm Name: _____ Phone:

Address:

KALAMAZOO NEIGHBORHOOD HOUSING SERVICES

BID FORM AND PROPOSAL

TO: KNHS

DATE SUBMITTED: _____

802 S. Westnedge

PROPERTY ADDRESS: 224 Burr Oak

Kalamazoo, MI 49008

Kalamazoo, MI 49001

The following proposal is hereby submitted as per your request dated 1-16-2015. This bid covers all work shown and/or specified in the bid documents received for this job.

TOTAL COST: _____ Project Start Date: _____ Completion Date: _____

The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work with in the time stated and in strict accordance with proposed Contract Documents including furnishing of any and all labor and materials, and to do all work required to construct and complete said work in accordance with the Contract Documents for the total sum listed above as TOTAL COST.

If Awarded the Contract, the Bidder agrees to present the following documents to the Owner prior to the issuance of the 'Notice to Proceed'; valid insurance certificates as required in the 'General Conditions', all necessary building permits and a Sworn Statement for the Contractor and Subcontractor to Owner listing all of the Subcontractors and Subcontract amounts.

It is further agreed that if awarded this Contract, we would request _____ payouts with the understanding that 10% of all requested payouts will be retained until the project is completed for the approval of the Owner and all approving agents. Completion of this project will require _____ calendar days. This proposal is valid for a period of sixty (60) days.

(ITEMIZED SPECIFICATION SHEET REQUIRED WITH THIS BID SHEET)

Contractor Name: _____

Contractor Signature: _____

Address:

Phone No.: _____ Tax I.D. or Soc. Sec.#: _____

SPECS BY LOCATION/TRADE

1/16/2015

Bidding Open Date: _____

Case Number: _____

Bidding Close Date: _____

Project Manager: _____

Initial: _____

Phone: _____

Address: 224 Burr Oak 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	Section 3 Project	1.00	AL	_____	_____
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This is a Section 3 Project. The Section 3 preference bid policy, as outlined in the KNHS Section 3 Handbook, shall apply. Section 3 Businesses awarded contracts shall comply with Section 3 reporting requirements as outlined in the KNHS Section 3 Handbook, including but not limited to: Section 3 Resident Certification, Section 3 Business Certification, Project Workforce Need, General Contractor New Hires, and Time Sheets. For more information on KNHS's Section 3 policies, visit www.knhs.org/contractors

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 _____ x _____
 Applicant Date 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

21	OWNERS CHOICE	1.00	AL	_____	_____
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All materials and colors listed as "owner's choice" shall be preapproved by owner in writing before contractor purchase or installation. Owner shall not be responsible for the expenses associated with the purchase, installation, or removal of unapproved materials.

22	DRUG FREE ENVIRONMENT	1.00	AL	_____	_____
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In order to ensure a safe and healthy environment for residents, construction site shall be a smoke free and drug free environment. No smoking of any kind shall be permitted in any building by any person doing work under this contract. No illegal drugs of any kind shall be allowed on site by any person doing work under this contract. Smoking tobacco outside of the property shall be solely at the discretion of the property owner and smokers shall be responsible for cleaning up after themselves.

23	Draw Requests	1.00	AL	_____	_____
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Contractor accepts that draw requests will take a minimum of two weeks to process. Line item draw requests submitted to KNHS by Friday will be verified on site the following week by KNHS staff. Checks will be available two weeks from the Friday in which the request was submitted. KNHS can only pay draws on work done. If a line item will take an extended amount of time to complete, the contractor may submit a draw for the % of the line item that is complete.

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.

31	CONSTRUCTION DEFINITIONS	1.00	GR	_____	_____
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"Install" means to purchase, set up, test and warrant a new component. When materials are noted as "provided by owner", install means to set up, test, and warrant installation of 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. "Paint" means to apply as many coats as necessary to ensure a solid and smooth coverage of the paint color selected, so as not to show any signs of undercoat color or general under coverage of paint. "Caulk" means to apply as much caulk as necessary to ensure specific void is full at the visible surface and no crevices exist and caulk is wiped

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

smooth.

35	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR	_____	_____
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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 quantities shall be honored if not submitted at the time of the initial proposal.

45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	_____	_____
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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.

48	MANDATORY PREBID SITE VISIT	1.00	AL	_____	_____
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In order to qualify for bid submission, contractor must attend prebid site visit noted in bid proposal packet. All contractors, employees, or subcontractors present at prebid site visit must sign liability waiver and sign in sheet.

75	STANDARD SPEC/GENERAL CONDITIONS	1.00	GR	_____	_____
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The contractor by submission of a proposal, agrees to comply with all applicable conditions listed in the Standard Specification, and the General Conditions of the specification. _____

Edition Dated

76	Bidding estimates	1.00	AL	_____	_____
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Contractor understands that square foot and linear foot measurements provided in specs are approximate numbers. Contractors are responsible for verifying or accepting actual measurements during prebid site visit.

90	18 MONTH GENERAL WARRANTY	1.00	DU	_____	_____
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Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within 18 MONTHS 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.

115	PERIODICALLY REMOVE DEBRIS	1.00	DU	_____	_____
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The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each day, and leave the property in broom clean condition at the end of the day before leaving site. In occupied dwellings, debris shall be removed from living quarters daily. For roof projects, a magnet shall be used each day for cleaning the exterior so that no nails remain on site and a tarp and/ or boards shall be used to protect shrubs and vegetation.

120	FINAL CLEAN	1.00	RM	_____	_____
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Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.

Include cleaning out basement.

Trade: 9 Environmental Rehab

9007	CLEANING/ CLEARANCE TESTING:	1.00	SF	_____	_____
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Prior to final acceptance of all rehabilitation work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, windows sills and window troughs. Homeowner to pay for up to 1 clearance tests, after all rehab has been completed. The contractor shall re-clean all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceed the thresholds for the State of Michigan on either test.

Location Total: _____

Location: 2 - Entry Room

Approx. Wall SF: 592

Ceiling/Floor SF: 81

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

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 2 - Entry Room

Approx. Wall SF: 592

Ceiling/Floor SF: 81

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	Remove air conditioner and patch.	1.00	AL	_____	_____
	Remove wall unit air conditioner from wall and dispose of it. Frame in wall, sheathe the exterior and patch the interior with drywall shimmed to run flush with existing wall and mudded and sanded smooth.				
Custom	Stain	1.00	AL	_____	_____
	Stain all wood components (steps, rails, trim, etc.) to match existing with a stain and sealer combo.				

Trade: 19 Paint & Wallpaper

5486	PREP & PAINT SURFACE -- SATIN TWO TONE	600.00	SF	_____	_____
	Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, trim, walls, and ceilings.				
	Do not paint wood in this room.				
	Remove wallpaper on walls (it has been painted over) and patch walls.				

Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS	40.00	SF	_____	_____
	Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ no seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding around perimeter. Owner's choice of stock color.				

Location Total: _____

Location: 3 - Living Room

Approx. Wall SF: 423

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5355	PATCH PLASTER	6.00	SF	_____	_____
	Cut back damaged plaster (multiple areas throughout room). Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Finished product should leave the entire room without cracks or visible patches.				
Custom	retexture ceiling	1.00	AL	_____	_____
	retexture whole ceiling in similar style as existing to have uniform surface. Fill in hole for old steam pipe.				
	Heavy stomp will not be accepted.				

Trade: 19 Paint & Wallpaper

5486	PREP & PAINT SURFACE -- SATIN TWO TONE	500.00	SF	_____	_____
	Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, trim, walls, and ceilings.				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	140.00	SF	_____	_____
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor				

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 3 - Living Room

Approx. Wall SF: 423

Ceiling/Floor SF: 138

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

including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in stockcolor and pattern.

Location Total: _____

Location: 4 - Dining Room

Approx. Wall SF: 432

Ceiling/Floor SF: 143

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

Custom	retexture ceiling	1.00	AL	_____	_____
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retexture whole ceiling in similar style as existing to have uniform surface. Fill in hole for old steam pipe.
heavy stomp will not be accepted.

Trade: 19 Paint & Wallpaper

5486	PREP & PAINT SURFACE -- SATIN TWO TONE	500.00	SF	_____	_____
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Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, trim, walls, and ceilings.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	140.00	SF	_____	_____
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in stockcolor and pattern.

Location Total: _____

Location: 5 - 1st Floor Bedroom

Approx. Wall SF: 396

Ceiling/Floor SF: 117

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

Custom	Trim	1.00	AL	_____	_____
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Remove and replace existing base trim flush with the floor. Caulk all joints and penetrations.

Trade: 17 Drywall & Plaster

Custom	retexture ceiling	1.00	AL	_____	_____
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retexture whole ceiling in similar style as existing to have uniform surface. Fill in hole for old steam pipe.
Heavy stomp will not be accepted.

Trade: 19 Paint & Wallpaper

5486	PREP & PAINT SURFACE -- SATIN TWO TONE	500.00	SF	_____	_____
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Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, closets, trim, walls, and ceilings.

Trade: 20 Floor Coverings

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 5 - 1st Floor Bedroom

Approx. Wall SF: 396

Ceiling/Floor SF: 117

Spec #	Spec	Quantity	Units	Unit Price	Total Price
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in stockcolor and pattern.	120.00	SF	_____	_____
Location Total:					_____

Location: 6 - Breakfast Nook

Approx. Wall SF: 360

Ceiling/Floor SF: 99

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	Door Hardware Replace any missing door hardware and ensure doors open, close, and latch properly.	1.00	AL	_____	_____
Trade: 17	Drywall & Plaster				
9196	LAMINATE WITH 1/4 GYPSUM_DRYWALL Hang, tape, and three coat finish 1/4" gypsum over all wall surfaces using 1 5/8" minimum screws 8" on center and 1/4" adhesive beads 16" on center. Caulk all penetrations and butt seams at door and window casing with paintable siliconized acrylic. 1/2" or 3/8" drywall may be used on walls that do not require butting up against door or window casing. remove and replace existing base trim flush with floor. walls only	360.00	SF	_____	_____
Custom	retexture ceiling retexture whole ceiling in similar style as existing to have uniform surface. Fill in hole for old steam pipe. heavy stomp will not be accepted.	1.00	AL	_____	_____

Trade: 19 Paint & Wallpaper

5486	PREP & PAINT SURFACE -- SATIN TWO TONE Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, closets, trim, walls, and ceilings.	450.00	SF	_____	_____
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Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ no seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding around perimeter. Owner's choice of stock color.	100.00	SF	_____	_____
Location Total:					_____

Location: 7 - Kitchen

Approx. Wall SF: 369

Ceiling/Floor SF: 102

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	Build and hang drywall ceiling Build ceiling framing out of 2x4s to hang new drywall at 8' above the floor. Hang, tape, and 3 coat finish (smooth) 5/8"	100.00	SF	_____	_____

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 7 - Kitchen

Approx. Wall SF: 369

Ceiling/Floor SF: 102

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

drywall on ceiling.

Heat runs are going to run above ceiling, so coordination with HVAC contractor will be necessary.

Trade: 17 Drywall & Plaster

9196 LAMINATE WITH 1/4 GYPSUM_DRYWALL

1.00 SF

On South, East, and North walls, remove paneling and wall cabinets, and hang, tape, and three coat finish 1/4" gypsum over all wall surfaces using 1 5/8" minimum screws 8" on center and 1/4" adhesive beads 16" on center. Caulk all penetrations and butt seams at door and window casing with paintable siliconized acrylic. Pull back counter tops and set drywall behind and resecure counter tops. Reinstall wall cabinets.

remove and replace existing base trim flush with floor. walls only

Trade: 20 Floor Coverings

5930 UNDERLAY & VINYL SHEET GOODS

100.00 SF

Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ no seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding around perimeter. Owner's choice of stock color.

Trade: 22 Plumbing

6810 FAUCET--KITCHEN SNGL CONTROL

1.00 EA

Install new faucet (owner provided) to manufacturer's specifications.

Trade: 23 Electric

7600 RECEPTACLE--GFCI COUNTERTOP 20 AMP

1.00 EA

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate using copper romex, controlled by a 20 amp circuit breaker. Fish wire and repair all tear out.

Install to the right of kitchen sink.

7730 LIGHT FIXTURE

1.00 EA

Install a ceiling light in center of room, including any wiring and box to ensure code legal installation. Fixture provided by owner.

Location Total:

Location: 8 - 1st Floor Bathroom

Approx. Wall SF: 162

Ceiling/Floor SF: 20

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

Custom retexture walls and ceiling

1.00 AL

retexture whole ceiling and all walls in similar style as existing to have uniform surface. Fill in hole for old steam pipe.

Heavy stomp will not be accepted.

Trade: 20 Floor Coverings

5930 UNDERLAY & VINYL SHEET GOODS

20.00 SF

Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings &

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 8 - 1st Floor Bathroom

Approx. Wall SF: 162

Ceiling/Floor SF: 20

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	shoe molding or 4" vinyl base around perimeter.				
Trade: 22	Plumbing				
6900	Euro VANITY--24" COMPLETE	1.00	EA	_____	_____
	Install a 24" euro vanity complete with plywood cabinet (walnut buro le or approved equivalent), cultured marble top, single lever faucet (supplied by owner), supply risers, ball valve shut-off valves and all required waste connectors to complete the installation.				
Custom	replace pipe flange	1.00	EA	_____	_____
	Replace decorative toilet pipe flange with new chrome pipe flange fitted to existing pipe.				
Trade: 23	Electric				
7731	Replace Existing Light Fixture.	1.00	EA	_____	_____
	Install a ceiling mounted, UL approved, 2 bulb light fixture (owner provided) controlled by existing switch.				
				Location Total:	_____

Location: 9 - 2nd Floor Hall

Approx. Wall SF: 352

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
4935	ATTIC R-40 CELLULOSE	1.00	AL	_____	_____
	Blow in cellulose insulation per manufacturer's specifications to create an R-40 rating. Cover any recessed ceiling light fixtures with an approved baffle. Replace all material removed or cut to gain access to match existing materials.				
Trade: 19	Paint & Wallpaper				
5486	PREP & PAINT SURFACE -- SATIN TWO TONE	400.00	SF	_____	_____
	Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, trim, walls, and ceilings.				
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	100.00	SF	_____	_____
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in stockcolor and pattern.				
	remove existing carpet and pad include coset				
Trade: 23	Electric				
7731	Replace Existing Light Fixture.	3.00	EA	_____	_____
	Install a ceiling mounted, UL approved, 2 bulb light fixture (owner provided) controlled by existing switch.				
Custom	electric in closet	1.00	AL	_____	_____
	secure loose wiring and replace light box with code legal box and install new fixture in closet. Fixture provided by owner.				
Trade: 800	Doors/Windows/Glass (CSI)				

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 9 - 2nd Floor Hall

Approx. Wall SF: 352

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 800 Doors/Windows/Glass (CSI)					
Custom	door handle	5.00	EA	_____	_____
install bed/bath entry handles (quickset or aroved equivalent) in antique brass.					
Location Total:					_____

Location: 10 - South Bedroom

Approx. Wall SF: 392

Ceiling/Floor SF: 150

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
9196	LAMINATE WITH 1/4 GYPSUM_DRYWALL	400.00	SF	_____	_____
Hang, tape, and three coat finish 1/4" gypsum over all wall survaces using 1 5/8" minimum screws 8" on center and 1/4" adhesive beads 16" on center. Caulk all penetrations and butt seams at door and window casing with paintable siliconized acrylic.					
1/2" or 3/8" drywall may be used on walls that do not require butting up against door or window casing.					
remove and replace existing base trim flush with floor.					
walls only					
Custom	retexture ceiling	1.00	AL	_____	_____
retexture whole ceiling in similar style as existing to have uniform surface					
heavy stomp will not be accepted					

Trade: 19 Paint & Wallpaper

5486	PREP & PAINT SURFACE -- SATIN TWO TONE	550.00	SF	_____	_____
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, closets, trim, walls, and ceilings.					

Trade: 20 Floor Coverings

5970	CARPET AND PAD	150.00	SF	_____	_____
Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in stockcolor and pattern.					
remove existing carpet and pad					
include coset					
Location Total:					_____

Location: 11 - East Bedroom

Approx. Wall SF: 344

Ceiling/Floor SF: 116

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
Custom	Closet walls	1.00	AL	_____	_____
Build framing around new duct work run through closet. Sheathe with drywall, mud all penetrations, corners, and corner beads, and sand smooth. Finished product should leave closet with a finished look and the duct work fully covered.					
Trade: 17 Drywall & Plaster					
5355	PATCH PLASTER	40.00	SF	_____	_____

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 11 - East Bedroom

Approx. Wall SF: 344

Ceiling/Floor SF: 116

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

Cut back damaged plaster (multiple areas throughout room). Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Finished product should leave the entire room without cracks or visible patches.

Trade: 19 Paint & Wallpaper

5486	PREP & PAINT SURFACE -- SATIN TWO TONE	450.00	SF		
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Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, closets, trim, walls, and ceilings.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	120.00	SF		
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in stockcolor and pattern.

remove existing carpet and pad
include coset

Location Total: _____

Location: 12 - North Bedroom

Approx. Wall SF: 384

Ceiling/Floor SF: 140

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

5486	PREP & PAINT SURFACE -- SATIN TWO TONE	550.00	SF		
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Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, closets, trim, walls, and ceilings.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	150.00	SF		
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in stockcolor and pattern.

remove existing carpet and pad
include coset

Location Total: _____

Location: 13 - 2nd Floor Bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 77

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

Custom	recaulk shower	1.00	AL		
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Remove existing caulk in shower unit and recaulk with premium silicone caulk to match surface.

Address: 224 Burr Oak Street

Unit: Unit 01

Location: 13 - 2nd Floor Bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 77

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

Trade: 19	Paint & Wallpaper				
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5487	PREP & PAINT SURFACE -- SEMI-GLOSS TWO TONE	350.00	SF		
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Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. Replace or uncover hardware, fixtures and accessories. Paint all doors, cabinets, trim, walls, and ceilings.

include door and trim
remove shelves and hardware.

Trade: 20	Floor Coverings				
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5930	UNDERLAY & VINYL SHEET GOODS	77.00	SF		
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Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ no seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding around perimeter. Owner's choice of stock color.

Trade: 22	Plumbing				
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6901	VANITY--replace with double bowl	1.00	EA		
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Shall include installing a new prefinished vanity cabinet, a standard one piece white sink and top unit with back splash, and two faucets. The vanity cabinet shall be attached to the wall structure, set level, and shimmed at the floor neatly with all shimmes concealed. The backsplash shall be set flush with the existing wall and all joints neatly caulked. Installation shall include P traps and drain assembly connected to the existing piping with necessary revisions to ensure free flowing drain and proper venting. Faucets shall include supply lines and ball valve shut off valves. Faucets provided by owner.

Vanity to be Plantation series 60" x 21" in Mocha Blaze Birch or approved equivalent, and the vanity top is to be Imperial Marble 61" x 22" double oval or approved equivalent.

Trade: 23	Electric				
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7731	Replace Existing Light Fixture.	2.00	EA		
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Install a ceiling mounted, UL approved, 2 bulb light fixture (owner provided) controlled by existing switch.

Location Total: _____

Location: 14 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 7	Masonry				
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Custom	Remove Chimney	1.00	AL		
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Remove chimney from above roof to the basement floor and dispose of all bricks and materials at a legal dump.

Chimney removal to be coordinated with 3rd Party HVAC Contractor (Community Homeworks), as the chimney serves the current boiler system that will be utilized until HVAC work begins, and the HVAC ductwork will be run in the current location of the chimney.

Trade: 10	Carpentry				
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Custom	Remove alarm system	1.00	AL		
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Remove existing alarm system, including wiring, sensors, and runs in the dwelling space.

Trade: 23	Electric				
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7811	SMOKE DETECTOR SYSTEM: WHOLE HOUSE	1.00	AL		
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Address: 224 Burr Oak Street

Unit: Unit 01

Location: 14 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Install a UL approved, ceiling mounted hard-wired / battery backup smoke detector whole house system, permanently and interconnected with other smoke detectors in the house. Shall include one per floor and one per bedroom (or potential bedroom) as per City code

Location Total: _____

Location: 15 - 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

Custom	Landscaping.	1.00	AL	_____	_____
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Clear brush from yard. Remove vines and brush from shed. Weed beds in front and side yard and lay a solid cover of red mulch. Legally dispose of all removed brush offsite.

Trade: 10 Carpentry

3295	LOCKSET--CUSTOM	2.00	EA	_____	_____
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Install Kwikset Smartlock or approved equal antique brass entry lockset and deadbolt keyed alike to whole house. (front door, rear door) Deadbolt strike plates shall be installed with long screws that are secured into the rough opening framing.

Custom	Patch siding hole	1.00	AL	_____	_____
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Patch hole in siding where air conditioner was located using cedar siding to match existing. "Tooth in" siding to ensure there is no signs of the patch. Prime and paint to match existing siding.

Trade: 15 Roofing

4615	ROOF AND FLASHING REPAIR	1.00	AL	_____	_____
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Repair flashing at two locations: Where the front porch roof meets the wall, and under the overhang on the West side of the house. On the front porch, run new step flashing under siding and repair any damage to siding and paint siding to match existing. On the west side, remove "trim" board and tar. Remove trim and siding running up wall and install ice and water shield from the roof up the small wall portion. Reinstall trim, siding, and freeze board and paint to match existing. Includes any new siding or trim required to replace existing while flashing under. All new wood to be primed and painted to match existing.

Patch hole in roof where the chimney was located and match shingle color.

Trade: 19 Paint & Wallpaper

Custom	Stain rear deck	1.00	AL	_____	_____
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Clean rear deck (all components, including but not limited to all exposed decking, rails, seats, and joists) with an appropriate deck cleaner. Stain all components with a color to match existing.

Location Total: _____

Unit Total for 224 Burr Oak Street, Unit Unit 01: _____

Address Grand Total for 224 Burr Oak Street: _____

Bidder: _____

224 Burr Oak Materials provided by owner

<i>Material</i>	<i>Quantity</i>
Kitchen Faucet	1
Kitchen light fixture	1
Bathroom faucet	3
Bathroom light fixture	3
Wall sconce Hall	3
closet fixture	1