



INVITATION TO BID

Date: January 15, 2024

Client: SCAP dba. Arbor Housing and Development

Type: Rehabilitation of 1 Property

Dear Contractor:

You are hereby invited to submit a bid for the total completion of the work shown and/or specified in the documents.

These documents include:

- Bid Instructions
- Bid Form
- Specifications
- General Requirements
- Insurance Requirements

Other: All properties named in the bid documents are owned by Steuben County Land Bank Corporation.

Your bid must be submitted on the Arbor Housing and Development "Bid Form", said documents being related to the property known as:

Address: **3010 College Ave
Corning, NY 14830**

All sealed bids shall be delivered to: Arbor Housing and Development
26 Bridge St
Corning, NY 14830
Attn: Doug Madison

No later than **February 6th, 2024 at 4:00PM**. Bids must include **ALL** work. Bids will not be accepted later than the specified time, unless all bidders are notified of an extension.

If you have any questions about this bid package, please call: Doug Madison at 607-377-4690.

THE OWNER RESERVES THE RIGHT TO REJECT ANY BID AND TO MAKE PUBLIC THE BID TOTAL AMOUNTS.



Arbor
HOUSING AND DEVELOPMENT
Building Independence. Creating Housing Options.
BID INSTRUCTIONS

To be considered, proposals must be in accordance with these instructions to bidders.

1. Documents:

1.1 Copies of all documents are on file at the Arbor Housing and Development office **26 Bridge St Corning, NY 14830**, and may be obtained by contacting the Project Coordinator at that office. **Steuben Churchpeople Against Poverty, Inc.** (doing business as Arbor Housing and Development, hereinafter referred to as "Arbor") as Management Agent on behalf of **Steuben County Land Bank Corporation** (hereinafter referred to as "Owner."),

2. Submitting Bids:

2.1 Bids shall be made upon the "Specs By Location /Trade" form and the "Bid Form" provided, properly executed and with all amounts and blanks filled in. DO NOT change or add to the wording of the "Specifications" or the "Bid Form". Each blank where a price is to be filled in on the "Specifications" shall include all costs, overhead and profit and shall be rounded off to the nearest dollar. Do not include sales tax as all properties are tax exempt. The "Bid Form" shall include the total amount of the bid. Unauthorized conditions, limitations, or provisions attached to the proposal shall be cause for rejection of the entire bid.

2.2 Each bid shall be addressed to the **Arbor Housing and Development** and shall be delivered to the **Arbor Housing and Development** office on or before the day and hour set for opening of the bids in the Invitation to Bid. The bid shall be enclosed in a sealed envelope bearing the address of the work and **SCLB**. It is the sole responsibility of the Bidder to see that the bid is received in proper time.

2.3 All bids must be returned in a sealed envelope by **4:00 PM on February 6, 2024**, at the **Arbor Housing and Development** office. Bids received after that time will not be accepted. **Arbor Housing and Development** reserves the right to waive irregularities in bids and in the bidding and to reject any or all proposals.

3. Insurance:

3.1 The Contractor shall **purchase and maintain** such insurance as set forth in the General Requirements.

3.2 Certificates of Insurance acceptable to **Arbor Housing and Development** shall be filed with **Arbor Housing and Development** prior to commencement of the work. These certificates shall contain a provision that coverage afforded under the policies will not be canceled until at least ten days prior written notice has been given to **Arbor Housing and Development**.

3.3 Awarded contractor must name the Steuben County Landbank Corporation as an additional insured.

3.4 Contractor must **meet** all insurance requirements as stated on Appendix A (see attached).

4. Examination of Drawings, Specifications and Site of Work:

Before submitting a bid, each Bidder shall carefully examine and read the Specifications and all other Contract Documents and visit the site of work on the specified walk through date. Each Bidder shall be fully informed prior to bidding as to all existing conditions and limitations under which the work is to be performed and the bidder shall include in the bid a sum to cover the cost of all items necessary to perform the work as set forth in the Contract Documents. No allowances shall be made to any Bidder because of lack of such examination or knowledge. The submission of a bid shall be construed as conclusive evidence that the Bidder has made such examination.



BID FORM

For: **Steuben County Land Bank Corporation**

Location: **3010 College Ave Corning, NY 14830**

Date Bid Submitted: _____

This bid covers all work shown and/or specified in the bid documents received for this job, which are:

1. Project Specifications with Alternates and General Requirements
2. Drawings
3. Bid Instruction

The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with the local conditions affecting the performance and costs of Work at the place where the work is to be completed, hereby proposes and agrees to fully perform the Work within **90 Days**, in strict accordance with the proposed Contract Document, 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.

All labor, materials, services, and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Base Bid as Specified _____ Dollars (\$_____)

Base Bid as Specified with Alternate _____ Dollars (\$_____)

If awarded the Contract, the Bidder agrees to present the following documents to Arbor Housing and Development prior to the issuance of the Notice to Proceed: valid certificates covering Property Damage and Liability insurance including Additional Insured, Worker's Compensation insurance, copy of EPA's Renovation, Repair and Painting Certification, and a Sworn Statement for Contractor to Owner listing all of the subcontractor names and amounts.

By submitting this bid, Contractor confirms he/she has done a walkthrough of both the interior and exterior of the property. Failure to do so could void your bid, and if awarded, would not be eligible for change orders in the scope of work provided.

It is further agreed that if awarded this contract, Contractor will be eligible for monthly progress payments, retainage will be 10% and payment will be within 30 days of inspection of completed work.

This bid is valid for 30 days.

Contractor Signature: _____

Firm name: _____

Address: _____

Phone: _____

5. Proof of Competence of Bidder:

Any Bidder may be required to furnish evidence satisfactory to **Arbor Housing and Development** that shows the contractor and proposed sub-contractors have sufficient means and experience in the type of work called for to assure completion of the contract in a satisfactory manner.

6. Withdrawal of Bids:

Any Bidder may withdraw his/her bid, either personally, or by written notice at any time prior to the scheduled time for opening of bids.

7. Award or Rejection of Bids:

The awarded contract will be to the lowest responsible Bidder based on material cost and time to complete project, Arbor reserves right to reject any and all bids or to waive any informality in the bids or in the bidding.

8. Alternates:

- A. This Section includes administrative and procedural requirements governing alternates.
- B. Definition: An Alternate is an amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the Bidding Requirements that may be added to or deducted from Base Bid amount if the Owner Decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.
- C. Coordination: Coordinate related work and modify or adjust adjacent work as necessary to ensure that work affected by each accepted alternate is complete and fully integrated into the project.

9. Execution of Agreement:

Where Bidder is a corporation, proposals must be signed under the legal names of the corporation followed by the name of the state of incorporation and legal signature of an agent authorized to bind the corporation to a contract.

10. Addenda:

Any addenda issued by the **Arbor Housing and Development** representative during the time of bidding are to be included in the proposal, and in closing a contract they will become a part thereof. Acknowledge receipt of addenda on the proposal form in space provided.

11. Contractor's License Law:

Contractor shall comply with, and require all sub-contractors to comply with state and city contractor's license laws and be duly registered and licensed thereunder.

12. Insulation Contractor Requirements:

All insulation contractors or Sub-contractors will meet Arbor's insulation and air sealing requirements for the specification numbers 2766, 4902, 4909, 4903, and 4908 are as follows. Contract or Sub-contractor must be able to produce certificates for the following:

- BPI Accredited Contractor
- BPI Envelope Specialist

13. Lead RRP Rule Requirements:

This subpart contains regulations developed under sections 402 and 406 of the Toxic Substances Control Act (15 U.S.C. 2682 and 2686) and applies to all renovations performed for compensation in target housing and child-occupied facilities. The purpose of this subpart is to ensure the following:

- (a) All occupants of target housing and child-occupied facilities receive information on lead-based paint hazards before these renovations begin; and
- (b) Individuals performing renovations regulated in accordance with §745.82 are properly trained; renovators and firms performing these renovations are certified; and the work practices in §745.85 are followed during these renovations.

Appendix A

STEUBEN COUNTY LAND BANK CORPORATION STANDARD INSURANCE REQUIREMENTS

INSURANCE AGREEMENT – CONTRACTORS

1. Notwithstanding any terms, conditions or provisions, in any other writing between the parties, the contractor hereby agrees to effectuate the naming of the Steuben County Land Bank Corp. as an additional insured on the contractor's insurance policies and require all sub-contractors to do the same, with the exception of workers' compensation and N.Y. State Disability insurance.
2. The policy naming the Steuben County Land Bank Corp. as an additional insured shall:
 - a. Be an insurance policy from New York licensed insurer. It shall contain no labor law exclusion. The decision to accept specific insurers lies exclusively with the Steuben County Land Bank Corp.
 - b. State that the organization's coverage shall be **primary and non-contributory** coverage for the Steuben County Land Bank Corp., its Board, employees and volunteers.
 - c. Additional insured status shall be provided by standard or other endorsements that extend coverage to the Steuben County Land Bank Corp. for both on-going and completed operations. The decision to accept an endorsement rests solely with the Steuben County Land Bank Corp. . A completed **copy of the endorsements** must be attached to the certificate of insurance.
3.
 - a. The certificate of insurance must describe the specific services provided by the contractor (e.g., roofing, carpentry, plumbing) that are covered by the liability policies.
 - b. At the Steuben County Land Bank Corp. 's request, the contractor shall provide a copy of the declaration page of the liability with a list of endorsements and forms. If so requested, the contractor will provide a copy of the policy endorsements and forms.
 - c. A **fully completed** New York Construction Certificate of Liability Insurance Addendum (**ACORD 855** 2014/05) must be included with the certificates of insurance.
4. The contractor agrees to indemnify the Steuben County Land Bank Corp. for any applicable deductibles and self-insured retentions
5. Required Insurance:
 - a. **Commercial General Liability Insurance**
\$1,000,000 per occurrence/ \$2,000,000 general and products/completed operations aggregates. The general aggregate shall apply on a per-project basis.
 - b. **Automobile Liability**
\$1,000,000 combined single limit for owned, **hired and borrowed and non-owned** motor vehicles.
 - c. **Workers' Compensation, Employers Liability and NYS Disability Insurance**
Statutory Workers' Compensation, Employers' Liability Insurance and NYS Disability Insurance for all employees. Proof of coverage must be on the **approved specific form**, (C105.2, U26.3 and DB-120.1) as required by the New York State Workers' Compensation Board. ACORD certificates are not acceptable.

A self-employed person and certain partners and corporate officers are excluded from the definition of "employee" pursuant to Workers' Compensation Law Section 2 (4). As such, individuals in such capacity are excluded from Workers' Compensation Law coverage requirements. A person seeking an exemption must file a CE-200 form with the state. The form may be completed and submitted online: http://www.wcb.state.ny.us/content/ebiz/wc_db_exemptions/requestExemptionOverview.jsp
6. Contractor acknowledges that failure to obtain such insurance on behalf of the Steuben County Land Bank Corp. constitutes a material breach of contract and subjects it to liability for damages, indemnification and all other legal remedies available to the Steuben County Land Bank Corp. . The contractor is to provide the Steuben County Land

Appendix A

STEUBEN COUNTY LAND BANK CORPORATION STANDARD INSURANCE REQUIREMENTS

Bank Corp. with a certificate of insurance, evidencing the above requirements have been met, prior to the commencement of work or use of facilities.

Evidence of Environmental Pollution Liability (usually provided by the contractor doing remediation, if applicable)

- \$1,000,000 limit to new construction projects or demolition
- naming the GRANTEE and ENTERPRISE COMMUNITY PARTNERS, INC. as an Additional Insured with Primary Non-Contributory language.

Certificate of Insurance (ACORD 25) evidencing Contractor's Commercial General Liability Insurance [applies to any contractor] in amounts not less than \$1,000,000 per occurrence/ per location, \$2,000,000 in the annual aggregate, \$2,000,000 products/completed operations aggregate naming ENTERPRISE COMMUNITY PARTNERS, INC. as an Additional Insured; Grantee's full legal name should also be listed as Additional Insured.

Certificate of Insurance (ACORD 25) General Contractor's Auto Named Insured must be full legal name, evidencing amounts not less than \$1,000,000 naming ENTERPRISE COMMUNITY PARTNERS, INC. as Certificateholder.

REQUIREMENTS FOR ALL INSURANCE:

- Carrier must be rated "A-" or higher in the AM Best Guide with a Financial Size Category of at least VI,
- Named Insured must be Grantee's full legal name,
- Policy must be current, not expired, and include all endorsements
- Certificate must be signed by an authorized representative of the insurance carrier,
- Additional Insured/ Certificate holder/ (as required below) must appear as:
ENTERPRISE COMMUNITY PARTNERS, INC.
70 Corporate Center, 11000 Broken Land Parkway, STE 700, Columbia MD 21044

Appendix A

STEBEN COUNTY LAND BANK CORPORATION STANDARD INSURANCE REQUIREMENTS

HOLD HARMLESS CLAUSE

To the fullest extent permitted by law, the Contractor shall at all times defend, indemnify and hold harmless the Steuben County Land Bank Corporation and its employees from any and all claims, damages or judgments or for the defense or payment thereof, based on any claim, action or cause of action whatsoever, including any action for libel, slander, or personal injury, or any affiliated claims, by reason of any act or failure to properly act on the part of Agent and in particular as may arise from the performance under this contract. Such obligation to the SCLBC shall not be construed to negate, abridge or reduce other rights of indemnity which would otherwise exist. This provision shall supersede any other provision in this Agreement deemed to be in conflict, unless specifically stated otherwise. In the event of an injury by the subcontractor or its employees, they shall cause notice to be served upon the SCLBC within twenty-four (24) hours of any such injury."

PLEASE PRINT OR TYPE:

Company Name: _____

Company Address: _____

Name: _____

Title: _____

Signature: _____

Federal Employer ID #: _____ Date: _____

Telephone No.: _____ FAX No.: _____

Quote Title: _____

PRE - BID CONSTRUCTION MEETINGS

Interested contractors must attend one of the 2 pre-bid construction meetings held at the property to be renovated. The meetings will be:

- January 23rd @ 2:00 PM

- January 25th @ 9:00 AM

If you are unable to make one of these times, please contact Doug @ 607-377-4690.

Address: 3010 College Avenue		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					
1	1.25 BID QUESTIONS DOUG If you have questions or are not able to bid - please call Doug Madison at 607-377-4690 or email at dmadison@arbordevelopment.org	1.00	AL	_____	_____	
2	5 OWNER'S FINISH SELECTIONS The owner shall select finish, colors, styles & types of materials from pre-mixed, in stock options. The contractor & property owner shall submit to the Agency, a copy of the agreed upon colors, styles and types of materials prior to job start.	1.00	DU	_____	_____	
3	14 CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU). x _____ Contractor Date	1.00	DU	n/a	n/a	
4	31 CONSTRUCTION DEFINITIONS "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.	1.00	GR	_____	_____	
5	35 VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address are estimates of the finished product for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to a valid bid submission. Discrepancies in Quantities found by the contractor must be communicated to the Construction Coordinator or Construction 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, unless so stipulated by the Construction Coordinator or Construction Specialist.	1.00	GR	n/a	n/a	
6	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.	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				
7	45 CONTRACTOR BID CONFERENCE AND WALK THROUGH The contractor must inspect the property to be eligible to submit a bid. 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	_____	_____
8	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	n/a	n/a
9	60 JOB BEHAVIOR The following behaviors in any worker shall not be permitted and may result in the owner terminating the contract for cause: - swearing - drinking alcoholic beverages on site - drug use on site - racist remarks - fighting	1.00	GR	_____	_____
10	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 Housing Rehabilitation Specialist.	1.00	GR	n/a	n/a
11	78 WORKMANSHIP STANDARDS All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.	1.00	GR	n/a	n/a
12	85 CLOSE-IN INSPECTIONS REQUIRED The contractor must schedule, and provide adequate notice (minimum 2 work days), for the 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 installation and prior to drywall installation.	1.00	GR	n/a	n/a
13	90 1 YEAR GENERAL WARRANTY For all work required by these specifications, the 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.	1.00	DU	n/a	n/a
14	120 FINAL CLEAN After completion of all rehabilitation, using safe work practices, interim controls, and/or abatement, perform a final cleaning. Remove from site all construction materials, tools, debris and containment materials. Sweep clean all exterior work areas. HEPA vacuum all interior surfaces, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.	1.00	SF	_____	_____

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

15	9008	ENVIRONMENTAL REHAB--RRP REQUIREMENTS			n/a	n/a
Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.						

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

16	552	REGRADE FOUNDATION--RESEED				
Provide and grade a loam topsoil to create a slope of at least a 1 in 8 for positive drainage away from house a minimum of 4' from the foundation. Water the area thoroughly. Just prior to reseed, apply one half pound of nitrogen per 1000 square feet in a complete fertilizer. Gently rake the fertilizer into the soil. Reseed using fine fescue.						
Re grade front yard to create a slope toward road and minimize water pooling.						

Trade: 6 Concrete & Paving

17	935	FOUNDATION DRAIN TILE				
Trench along rear of house a drainage ditch to divert water coming off rear hill around house. Install drain tile and backfill with gravel and a top coat of top soil.						

Once rear porch is demo'd do above work

18	980	DRIVEWAY--CONCRETE				
Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 10' wide driveway. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Regrade and seed disturbed areas.						
Grade so driveway slopes toward road, and when concrete it poured it higher than the yard to help minimize water pooling						

Trade: 10 Carpentry

19	2330	DECKING--CUSTOM				
Prepare post holes a minimum of 42" deep or the required local code depth. Install 4"x4" pressure treated (pt) posts, plumb and concrete in place using one 80# bag minimum per post. Spans between posts not to exceed 8'. Install minimum 2"x6" deck framing 16" on center, lag to the house at 16" o/c with						

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	<p>5/16" x 4" galvanized lags and washers and provide galvanized joist hangers as needed. Lag outer framing joist to posts. Install 5/4"x 6" decking throughout. Install three 5/4" x 6" rails on edge at top of posts (34"-38" above finished deck), 4" up from bottom of posts at finished deck and a mid rail equally spaced between top and bottom rails. Cap posts with 2"x 6" pt plank and attach to 5/4"x 6" upper rail along it's length and at each post with properly coated screws. Install 2"x 8" joists at the longer span above carport. Reconstruct the landing deck at the front entrance of equal current size or larger and reattach the metal framed stairs to the new landing. Construct new steps to be located in the original location along the rear deck run with a 11-1/2" run x 7" +/-, rise. Provide handrail.</p> <p>*Once drainage has been completed, construct a new deck the full width of the house and extending 8' off the back of the house, install stairs on the left side (driveway side). *</p>				
20	<p>2565 POWER WASH SIDING</p> <p>Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to wood grain.</p>				
21	<p>2640 SIDING---VINYL</p> <p>Install a .040" vinyl siding such as Alside Conquest vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.</p> <p>*Install new siding on rear of house (once porch and enclosed porch have been demolished.*</p> <p>**Match existing siding as close as possible.**</p> <p>***Include install vinyl soffit on open soffit areas along back***</p>				
22	<p>2982 WINDOW--VINYL--LOW E DBL HNG DBL GLZ ENERGY STAR - W/TRIM</p> <p>After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of any components containing Lead Based Paint. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Field measure and install a PVC, 1 over 1, double hung, double glazed, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron and stool to match existing. Prep for paint.</p> <p>*Replace all windows, except two octagonal second floor windows with new vinyl replacement windows.*</p>				
Trade: 15	Roofing				
	<p>GUTTER & DOWNSPOUT</p> <p>Once fascia has been repaired/replaced, install new 5" K-style white aluminum gutters. Include downspouts, and all necessary hangers.</p>				

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15 Roofing					
23	4580 REROOF--FIBERGLASS SHINGLES-- WITH TEAROFF Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board OSB, or CDX plywood of matching thickness. Install the shingle manufacturer's approved underlayment over the entire roof with manufacturer approved fasteners, install ice and water shield covering the lower edge of the roof up to 3ft past the outside wall and install ice and water shield in all valleys. Install preformed white aluminum, drip edge, and vent pipe boots. Install self-sealing, laminated fiberglass architectural asphalt shingles with a limited lifetime warranty. Replace all flashing, including valleys, with 0.19" aluminum sheet metal. Install step flashing and counter flashing at all wall junctures. Install flashing and roofing shingles, not relying on sealants for waterproofing. Install shingle-over ridge vent. Stock color choice by owner.				
24	4755 FASCIA 1"X 6" Install a 1"x 6", #2 pine fascia, using bevel cut joints that meet at rafter tails, fasten with galvanized finish nails. Caulk joints with low VOC caulk, and prime with low VOC primer. *Replace existing deteriorated fascia board, then wrap with new white aluminum coil stock*				
25	4760 VINYL VENTED SOFFIT Replace all missing/damaged vinyl soffit with matching (as close as possible)				
Trade: 1601 Demolition, Salvage, Reuse & Disposal					
26	755 DEMO PORCH Demolish entire porch including roof, columns/posts, deck, railing/walls, substructure, lattice and steps and dispose of in code legal dump. Rake yard clean. Patch trim and siding matching as closely as possible in like kind. *Demo rear porch, including shed area. Dispose all material to legal dumping facility*				
Location Total:					

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
27	2520 HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 1/2 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter metal 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. Railing shall have returns at each end, terminating at the wall finish. All edges will be eased to a smooth and rounded condition.				

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21 HVAC					
28	6041 FURNACE 90+ GAS - REPLACE				
	<p>Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool www.acca.org/tech/manualj (calculate the load with manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection. Provide both Manual J and S reports to the Rehabilitation Specialist for review and approval prior to installation. Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. Install a gas fired forced air furnace with minimum AFUE rating of 90%, on 2" patio blocks, connected to existing duct work and gas line. Ensure adequate clearance to facilitate maintenance. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. New furnace to be vented with PVC piping per manufacturer's specifications. Install a setback thermostat with separate weekday and weekend programs, 4 settings per day, a vacation hold feature and a lighted digital display such as the Lux Model Psp511LC. Program the thermostat to the times requested by the occupant, and demonstrate the programming steps and other functions of the thermostat to the owner. Rework cold air return if necessary, to ensure easy access, good fit and easy replacement of air filter. An exterior return air filter box that will accommodate 4-inch plated filters shall be installed to filter all return air to the new furnace. Include an installed MERV 11 rated filter and a spare matching filter. Seal all exposed duct joints and seams with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Complete and file the warranty registration, and provide copies to the owner and housing rehab program.</p> <p>*Install new furnace in new utility room*</p>				
Trade: 22 Plumbing					
29	6610 WATER SUPPLY--INSPECT,REPORT				
	Restore water service to structure. Identify defects and submit to construction manager price of repairs to bring structure into compliance with the current national and local plumbing code.				

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
31	7083 WATER HEATER--TANKLESS Replace existing water heater with a gas fired, closed combustion, tankless water heater with a minimum 7 gallon per minute flow rate. Include pressure and temperature relief valve, discharge tube to within 6" of floor, owner's manual and all venting piping. Provide separate electrical circuit and gas inlet and water inlet and outlet shut-off valves. If the water heater 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 water heater. *Install new on demand water heater to new utility room, include all necessary connections to ensure proper functioning*				
32	7140 SUMP PUMP--REPLACE Install a 1/3 horsepower, submersible sump pump in the existing pit. Test system. Repair electric lines, discharge tube or redig pit to allow pump to operate properly. *Replace existing sump pump, clean out pit and connect to new drain line.*				
Trade: 25 Appliances					
33	8530 DEHUMIDIFIER Install a 110 volt, copper tube, 50 pint dehumidifier in basement or other indicated area. Supply owner with warranty and instructions.				
Location Total:					

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
34	707 DEMO CABINETS Remove kitchen or bathroom cabinets by withdrawing fasteners to minimize wall damage. Remove debris from site and haul to a legal landfill. Vacuum wall and floor surfaces. *Demo cabinet island (where stove top is) and disconnect all electrical. Dispose of cabinets, counter top and stove top - REST OF CABINETS TO REMAIN.* **Remove cabinets where in wall range currently is and dispose (include disconnecting any electrical)**				
Trade: 10 Carpentry					
35	3747 REPLACE COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top. Field measure and install specified new countertop. 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. *Replace existing counter top with Lowes stock white marble looking laminate counter top*				

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 16 Conservation						
36	4908	WALL INSULATION--DENSE PACK CELULOSE				
	<p>After air sealing (Spec # 16-4903) drill 2 1/8" to 2 9/16" access holes for each stud cavity in the areas specified in interior or exterior locations approved by the Owner. Install blown-in, borate treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications and dense-packed into all specified wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot for the entire cavity. Use a 1" to 1 1/4" ID vinyl "wall tube" attached to the standard cellulose blower tubing to place the cellulose deep into the wall cavity. Check each stud cavity for blocking and other obstructions prior to blowing. Carefully seal all drilled holes with wood or foam plugs and patch all holes to match surrounding materials if the surface is exposed. In balloon framed houses insure that blown cellulose is blocked from entering floor cavities such as 2nd floor floors. See - http://www.karg.com/pdf/Presentations/Dense_Pack_Cellulose_Insulation.pdf for additional information.</p> <p>*Insulate all exterior walls, once complete, patch any holes and ready for paint*</p>					
Trade: 17 Drywall & Plaster						
37	5210	DRYWALL--PATCH--LARGE				
	<p>Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and screw patch to framing. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.</p> <p>*Remove wall paper on wall over counter and patch as needed to ready for paint*</p> <p>**Patch hole in ceiling and ready for paint**</p>					
Trade: 20 Floor Coverings						
38	2356	FLOOR--VINYL T&G				
	<p>Prep floor to install interlocking vinyl flooring. Use floor leveler to fill in gaps and dips. Install proper flooring underlayment according to manufacturer's specs. Finish with shoe molding or baseboard to match.</p>					
Trade: 23 Electric						
40	7757	LED CEILING LIGHT FIXTURE				
	<p>Replace existing ceiling fixture with 9" Flush mount LED unit, and ADD a second matching light in line with existing light over kitchen area. Include all necessary electrical for both light fixtures.</p>					
Trade: 22 Plumbing						
39	6835	SINK--DOUBLE BOWL COMPLETE				
	<p>Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink, including a single lever, washerless, metal bodied faucet with a pullout handle, a 15 year drip-free guarantee and maximum flow rate of 2 gallons per minute. Include 1/4 turn shut off valves if not present, supply lines, & escutcheon plates on all supply & drain lines.</p> <p>*Replace existing sink, including faucet and all necessary plumbing*</p>					

Address: 3010 College Avenue

Unit: Unit 01

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

40 7757 LED REPLACEMENT LAMP
 Install a 9 watt LED medium screw base lamp in the specified light fixture properly disposing of any existing lamp.
 Replace existing lights in cannister lights in soffit

Trade: 25 Appliances

41 8450 MICROWAVE--VENT
 Install over range microwave/vent over new range in new location, include any necessary modifications to existing cabinets and additional electrical (if needed) Construction manager to select microwave based on \$300 allowance

41 8485 REFRIGERATOR--CUSTOM
 Purchase and install new refrigerator per sketch.
 Construction coordinator to select refrigerator based on \$1,000 allowance

31 8440 REPLACE ELECTRIC STOVE--30"
 Recycle existing stove. Install a white or black, 30" wide electric stove including oven and electrical connections. Dispose of existing stove. Install a 30" wide, self cleaning, electric stove with oven. Connect to existing electrical receptacle, confirm all functions work per specifications.
 Relocate stove electric to wall where fridge was.
 Construction coordinator to select stove based on a \$750 allowance

Location Total: _____

Location: 5 - Living Room - Right First Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

42 2455 PARTITION--2"x4" NON BEARING
 Frame a wall using 2"x4" studs 24" on center with single top and bottom plates.
 Construct new wall from corner of new utility closet wall to exterior (right) wall
 Wall shall have a new door opening
 Finish with drywall on both sides and ready for paint
 ****In new room, include a price on the line below for installing a sliding glass door leading to the new deck****
 SLIDING GLASS DOOR: \$ _____

Location Total: _____

Location: 6 - Living Room 2 - Center First Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

43 4160 CLOSET--CONVERSION
 Convert existing closet in to new utility room
 Open up wall on side closest to hill for more space to install new furnace and on demand hot water
 Repair any missing/damaged drywall
 ****Install vinyl plank flooring****

Location Total: _____

Location: 7 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
44	2457 PARTITION--2"x6" NON BEARING Install a wood frame wall using 2"x6" studs 24" on center with single top and bottom plates, fastening with two 16d nails through the plates into the end grain of each stud, or three 8d toe nails. *Construct a wall on open side of stairs from floor to ceiling to enclose* **Close in stair side with drywall and finish** ***Install shelving on room side and leave open for added storage space***				
Location Total:					

Location: 8 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
45	3825 MEDICINE CABINET--SURFACE MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.				
Trade: 22	Plumbing				
46	6900 VANITY--28" COMPLETE Install a 28" plywood vanity; including top with backsplash, wash bowl and a single lever controlled, metal bodied faucet with a 15 year drip-free warranty and a maximum flow rate of 1.5 GPM. Include 1/4 turn shut off valves and a trap if not existing. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. *Replace existing*				
47	6958 REPLACE TUB/SHOWER--5' FIBERGLASS--COMPLETE--ADAPTABLE Replace existing tub/shower unit with a 5', 4 piece, fiberglass tub and shower unit 60" x 30" x 72" including age in place factory installed backers for later grab bar installation, such as the Sterling Ensemble Medley, complete with lever operated pop up drain and overflow, PVC waste, shower rod, and single lever shower diverter such as the Delta Monitor 13 series tub/shower faucet with a shower head with a maximum 2.0 GPM flow rate. (note: exterior wall sections behind the tub shower unit and any plumbing penetration must be completely air-sealed prior to installation). Permanufacturer's installation instructions set basin area in 1" to 2" bed of mortar. *Replace existing*				
Trade: 10	Carpentry				
29	3835 ACCESSORY SET--4 PIECE Install a steel bathroom accessory set consisting of two 24" towel bars, one towel ring, and a toilet paper holder, with a finish that matches existing hardware, screwed securely to studs or fastened with hollow wall fasteners capable of handling a minimum sheer load of 240 pounds.				

Location: 8 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 22 Plumbing						
48	7012	COMMODE--REPLACE--1.28 GPF				
	Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode, with a minimum rim height of 16 1/2 inches, tested through the latest edition of the "Maximum Performance" (MaP) testing project that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush), such as the American Standard Cadet 3 270AA.101.020. See the following link for the MaP Test Results: www.map-testing.com . Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal. The toilet seat must support sitting on the lid or the seat without shifting or deflection. Use the rough-in dimension necessary to minimize the clearance between the tank and the wall.					
	Replace existing					
Trade: 23 Electric						
49	7761	REPLACE 2 LAMP BATH VANITY FIXTURE--ENERGY STAR				
	Replace existing vanity light with an Energy Star Certified, LED, 2 lamp vanity light fixture with lamps each rated at a minimum of 840 Lumens (60 watt equivalent). A standard light fixture using medium base (E26) lamps, with a properly rated ENERGY STAR Certified LED light bulb is acceptable. Owner's choice of light fixture finish, white, nickel, chrome, black or ivory.					
	Replace existing					
50	7819	BATHROOM FAN/LIGHT FIXTURE--ENERGY STAR				
	Install an ENERGY STAR and Home Ventilation Institute (HVI) Certified, ceiling mounted, bathroom Fan/Light fixture, rated at a min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. Switch fan & light using a single switch with a time delay for the fan such as the AirCycler Smart Exhaust Bathroom Fan Light Timer Switch # SE1-W (color to coordinate with existing) https://www.aircyclers.com , or equip the fan with a switch controlled by a humidistat sensor. Install galvanized metal duct or aluminum duct of 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.					
	Replace existing					
	BATHROOM - GFCI					
	Replace existing outlet with GFCI protected outlet.					

Location Total: _____

Location: 11 - Hall - Second Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
52	4165 CLOSET--CUSTOM Remove door frame and wall facing bedrooms to create new laundry area. Block off access to attic and insulate. Repair drywall and ready for paint. Relocate existing laundry plumbing and electrical, including dryer vent.				
Location Total:					

Location: 12 - General Interior

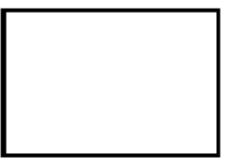
Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
53	109 PRECONSTRUCTION CLEANING Remove all debris from property which will interfere with the construction process. *Including all exterior debris, basement debris, and attic debris*				
Trade: 10	Carpentry				
54	3350 DOOR--PANELED INT, SOLID CORE Install a solid pine, 6-panel door on existing jamb. Include privacy lockset and 2 butt hinges. *Replace all interior doors (and new bedroom door) with above specified* **Closet doors to remain**				
Trade: 19	Paint & Wallpaper				
55	5490 PREP & PAINT SURFACE--GLOSS Remove/cover hardware, fixtures, 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. Prime all new materials and spot prime existing with acrylic latex primer. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories. *Prep and paint all interior walls (light gray), and ceilings white*				
Trade: 23	Electric				
56	7811 SMOKE DETECTOR--HARD WIRED--INTERCONNECTED Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box with battery back-up and interconnected with all other smoke detectors in the unit. *Install per local code requirements*				
57	8155 EXTERIOR LIGHT--REPLACE Remove fixture and install a UL listed, one bulb, incandescent exterior light fixture. *Replace front and rear light, and add new lights on either side of new sliding glass door in back* **Construction manager to select lights based on \$50 allowance (per light)**				

**New 3rd
Bedroom**

**Living
Room**



**Utility
Room**

STAIR STORAGE PARTITION

