



Unit Types	QTY	SQ FT
1 Bed / 1 Bath	8	612
2 Bed / 1 Bath	13	750
3 Bed / 1 Bath	7	904
Total Units	28	
Bedrooms	55	
Bathrooms	28	

Area Of Work	Description	Quantity	Clarifications
Division 2			
Demolition	Demo & Abatement - Standard Units	25	Standard demo & abatement for standard units - removal of cabinets, countertops, fixtures, wood base, drywall for MEP changes, and tiled shower surrounds. Abatement required for moving bathroom GFCI only
Demolition	Demo and Abatement - ADA Units	3	Demo / abatement for ADA units, per plan
Demolition	Demo and Abatement - Community Room	1	Demo / abatement for community room conversion, per plan
Demolition	Air Clearances	12	Assumes clearances for 25 standard units (8 visits), and separate clearances for each ADA unit and Community Room (4 visits)
Demolition	Dumpsters and Hauloff Fees	1	Debris removal and haul off fees
Roads and Walks	Allowance - Asphalt Seal, Stripe, ADA Signage	1	Includes asphalt seal coat, striping, and signage. Reposition existing wheel stops as needed. Repairs for exterior repipe trench and along new ADA path of travel
Site Improvements	Allowance - ADA Unit Conversions	3	Includes 1x1 ADA, 2x1 ADA, and 3x1 Conversion ADA
Site Improvements	3 BR Std Conversion (2x1 + Leasing)	1	Infill of leasing office exterior entrance, sliding glass door installed, PTAC removed. Does not include any closet scope. Assumes interior door will remain in existing location
Site Improvements	Allowance - Community Center Conversion	1	Allowance for community room conversion, per plans
Site Improvements	Allowance - Laundry Room Improvements	1	Allowance per site plan notes: new cabinets, PLAM countertops, sink, VCT flooring, paint, entry door, and exhaust fan. May also need to consider relocation of water lines and dryer vents
Site Improvements	Allowance - Site Signage	1	Allowance to replace all existing site signage. Does not include monument sign
Site Improvements	Unit ID Signage	28	Installation of new Unit ID signs with raised type and braille
Lawns and Planting	Allowance - Playground Upgrades	1	Allowance for new playground. Current bid includes removal of existing wood chips, New engineered wood fiber 12" compacted depth, new curbing, and new equipment. KAH to provide VE options which fit within allowance
Lawns and Planting	Allowance - Community Patio Upgrades	1	Allowance for upgrades to community patio area - plan TBD. New concrete slab covered below
Lawns and Planting	Allowance - Landscape Improvements	1	Allowance for tree trimming or landscape put back as needed
Division 3			
Concrete	ADA Path of Travel	1	Path of travel replacement per plan. Path of Travel includes: remove existing concrete, Re-compact existing sub-base, set forms for new path of travel. Dowel existing concrete with #4 rebar at 24" oc. New Concrete with broom finish. ADA Ramps at 2 locations with domes, and new curbing.
Concrete	ADA Parking Improvements	4	Four ADA parking spaces poured in concrete to increase longevity, includes asphalt transitions.
Concrete	Allowance - General Concrete Repairs	500	Minor concrete repairs such as trip hazards, cracks, etc. Allowance of 500 SF
Concrete	New Concrete at Community Patio Area	1	Remove existing concrete at community patio area, re-compact existing sub-base, new concrete with broom finish.
Concrete	New Patios at UFAS Units	3	Remove existing concrete patio, re-compact existing sub-base, new concrete with broom finish.
Division 4			
Masonry	N/A		
Division 5			
Metals	Install New Stairs, Railings, Handrails, Stringers, and Treads	6	Full new stair system including balcony railings - based on like for like conditions, but will need to be reassessed once details are provided. Assumes existing stair footing is adequate (will also need to be confirmed). Subcontractor can install one staircase per day, assuming no unforeseen conditions such as dry rot are present
Metals	Powder Coating at Stairs	6	Powder coating all new stair metals in lieu of shop primed and painted
Metals	Install New Cane Rails at Stairs	6	New cane rails under all stairs - assumes new metal will be powder coated
Division 6			
Cabinets	Units - Install New Kitchen Cabinets	28	Installation of new kitchen cabinets at standard & ADA units. Assumes Birch Slab door in standard overlay. Includes pulls
Cabinets	Units - Install New Vanity Cabinets	28	Installation of new vanity cabinets at standard & ADA units. 36" vanity at standard units, roll under at ADA units. Assumes Birch Slab door in standard overlay. Includes pulls
Countertops	Units - Install New PLAM Kitchen Countertops	28	Installation of PLAM countertops at kitchens. Standard color, tempo edge, coved 4" splash
Countertops	Units - Install New Solid Surface Vanity Tops	28	Installation of solid surface countertops with integral sink at bathroom vanities
Division 7			
Insulation	Allowance - Firestop & Caulking	28	Caulking around all HVAC registers, firestop caulking at all new framing
Roofing	Install New TPO Roof System	1	Full tear off of existing roofs, installation of new COOL Roof 60 mil TPO. Includes foam taper strips & densdeck, and 4" roof drains. Includes Carlisle 20 year labor and materials warranty. Excludes any deck replacement.
Roofing	New Coping at Roof Wells	1	24ga wall top coping flashing.
Siding	Allowance - Siding Repairs at ADA Path of Travel	1	Siding repairs will be needed at ADA unit entries, due to concrete elevation being raised. Assumes 150 LF of siding, needs to be confirmed
Division 8			
Doors	Allowance - Units - Install New Interior Doors	20	Allowance for 25% replacement of all interior doors. Installation of new hollow core flat panel door, includes new door, jamb, and casing
Doors	Units - Install New Interior Door Hardware	83	Tell LC 2600 Cortland Lever Privacy function with Pamex 3" door stops
Windows	Units - Install New Patio Doors	25	Installation of new patio doors at all standard units. Energy Star, retrofit, Cascade white
Windows	UFAS Units - Install New Patio Doors	3	Installation of new patio doors at all ADA units. ADA compliant swing door, energy star, retrofit, Cascade white



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Division 9			
Drywall	Units - General Drywall Repairs	28	Drywall repairs at kitchen & bathrooms - includes repairs for new kitchen outlets, bathroom GFCI, exhaust fan, and dishwasher circuit at 3x1's. Also includes new green board behind shower surrounds
Resilient Flooring	Units - Install New Vinyl Plank	28	Assumes Mohawk 12 mil vinyl plank, laid over existing. Throughout unit except bedrooms
Resilient Flooring	Units - Install New Vinyl Cove Base	28	Assumes 4" vinyl cove base at all vinyl areas
Carpet Flooring	Units - Install New Carpet at Bedrooms	28	Assumes Shaw Neyland 2 carpet with 8 oz pad at standard units, glue down at ADA's. Includes cost for moving furniture and appliances within occupied units
Carpet Flooring	Units - Install New Wood Base at Bedrooms	28	Assumes 3" standard wood base
Painting and Decorating	Units - Paint Kitchen, Bathroom, Baseboard	28	Painting of all kitchens, bathrooms in standard units. Full paint in (3) ADA units
Painting and Decorating	Allowance - Exterior Paint Touchup at Conversion Areas, Exterior Doors	1	Painting of new exterior doors, and touch up at conversion areas
Painting and Decorating	Units - Clean Up & Supplies	28	Daily cleans of units and common areas
Division 10			
Specialties	Units - Install New Toilet Paper Holder	28	Pamex Corona Collection Surface Mount toilet paper holder, chrome finish
Specialties	Units - Install New Robe Hook	28	Pamex Corona Collection Surface Mount Double Robe Hook, chrome finish
Specialties	Units - Install New Towel Bar	28	Pamex Corona Collection Surface Mount 24" towel bar, chrome finish
Specialties	Units - Install New Mirror	28	24" x 36" Polished Mirror with Clips and Channel
Specialties	Units - Install New Curved Shower Rod	28	Pamex Curved Shower Rod, chrome finish
Specialties	Units - Install New Semi Recessed Medicine Cabinet	28	Zacca Semi Recessed Medicine Cabinet
Division 11			
Appliances	Units - Install New Refrigerator	13	13 units, per matrix. GE Energy Star 16.6 Cu Ft top freezer Refrigerator GTE17GTNRWW, all appliances priced for black or white
Appliances	Units - Install New Electric Range	8	GE 30" Free Standing electric range JBS360DMWW
Appliances	ADA Units - Install New Electric Range	3	GE 30" ADA Compliant Range JBS460DMWW
Appliances	Units - Install New Recirculating Range Hood	25	GE 30" convertible range hood JVX3300DJWW
Appliances	ADA Units - Install New Ducted Range Hood & Controls	3	30" ducted range hood with ADA compliant wall controls JVX3300DJWW
Appliances	Units - Install New Dishwasher (3BR Units Only)	7	New dishwashers installed in (7) three bedroom units. GE Energy Star built in Dishwasher GSD3300KWW
Appliances	Units - Install New Grease Shield	29	Stainless steel grease shield
Appliances	Installation, Delivery, Haul-Off, Appliance Spread and Storage	29	Demo, install, haul away, storage
Division 12			
Window Coverings	N/A		
Division 13			
Special Construction	N/A		
Division 14			
Elevators	N/A		
Division 15			
Plumbing and Hot Water	Units - Install New Kitchen Sink, Faucets, Supplies and Angle Stops	28	Dayton Kitchen sink with CFG or Pioneer faucet, and Brasscraft or equal angle stops
Plumbing and Hot Water	Units - Install New Bathroom Faucets, Supplies and Angle Stops	28	CFG or Pioneer faucets
Plumbing and Hot Water	Units - Install New Low-Flow Toilets, Supplies and Angle Stops	28	Low flow Mansfield water closets
Plumbing and Hot Water	Units - Install New Shower Valve, Trim Kit, & Shower Head	28	Installation of new tub/shower valve, trim, and 1.5 gpm shower head. Assumes CFG or Pioneer fixtures
Plumbing and Hot Water	Install New Direct Hot & Cold Water Main From Existing to Other Buildings	1	Replacement of underground hot & cold water mains from meter to buildings. Includes building shut off valves, one at each building.
Plumbing and Hot Water	Installation of New Water Heaters	2	Replacement of (2) existing water heaters. Includes expansion tank, recirc pump, and pipe insulation. Assumes 95% efficiency, 120 gallon, 500K BTU. Includes alterations required for venting with new caps
Plumbing and Hot Water	Install New Seismic Valves	29	Installation of new seismic valves at units and community building. Required due to property being located within Zone 3
Plumbing and Hot Water	Units - Install New Solid Surface Shower Surrounds	28	New solid surface surround - 1/4" material, solid white, V-groove application. Installed over new green board
Plumbing and Hot Water	Units - Tub Refinish	25	Refinish of tubs in standard units. Assuming this would be done on a separate sequence, after all units are complete
Heat and Ventilation	Units - Duct Sealing	28	Seal existing duct work - within reach
Heat and Ventilation	Units - Rooftop A/C Units with New Programmable Thermostat and New Registers	30	Installation of new gas fired rooftop package units. Assumes one per existing unit (there will be 2 at community center). Includes new rooftop curb, thermostat, and interior registers. Goodman GPG1624060M41 16 SEER / 12EER / 81AFUE



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Division 16			
<i>Electrical</i>	Units - Install New LED Kitchen Light	28	Assumes 12" round saturn fixture
<i>Electrical</i>	Units - Install New LED Hallway Light	28	Assumes 10" round saturn fixture
<i>Electrical</i>	Units - Install New LED Vanity Light	28	Assumes 24" wall mount vanity light
<i>Electrical</i>	Units - Install New LED Dining Room Ceiling Fan	28	Assumes standard size, white ceiling fan
<i>Electrical</i>	Units - Install New Exhaust Fan with Humidistat Switch	28	Installation of new exhaust fan with humidistat swich. Does not include any new venting - it appears existing fans are vented through the roof, but is not confirmed. Cost for running new venting is in alternates
<i>Electrical</i>	Units - Install New Kitchen GFCI's	56	Assumes two new GFI's per kitchen Includes running new circuit for GFCI from panel to bathroom sink, and replacing
<i>Electrical</i>	Units - Install New Bathroom GFCI's (New Circuit + Existing)	56	GFCI in existing location. Existing GFCI is not next to sink, so needs to be relocated
<i>Electrical</i>	Units - Install New Arc Fault Breakers at Unit Panels	28	Upgrade to arc fault breakers at existing panels, due to code requirement
<i>Electrical</i>	Units - Install New Kitchen Countertop Outlets	56	Two new countertop outlets required per code
<i>Electrical</i>	Units - Install New Range Hood Outlet	28	Installation of new range hood outlet
<i>Electrical</i>	Units - Install New Dishwasher Circuit	7	New dedicated circuits for dishwashers & garbage disposals in 3 bedroom units
<i>Electrical</i>	Units - Visual/Hearing Impaired System	2	Assumes 5% of units - installation of horns & strobes
<i>Electrical</i>	Electrical Connections for New Boilers	2	Electrical connection of new boilers, no modifications
<i>Electrical</i>	Install New Whip & Disconnect at Rooftop A/C Units	30	Installation of new whip & disconnect at rooftop A/C units