

Gila County Housing Services

5515 S. Apache Ave.
P.O. Box 1254
Globe Az. 85502
(928)425 - 7631



SCOPE OF WORK

Case Number: **6510**

Property Information:

BID DATE: 2-18-15

CONTRACTOR INFORMATION:

Name: Noble Building llc

Address: 236 W. Thompson rd
Payson Az 85541

Jurisdiction Town of Payson
Census: 4.5

Owner:

Voice: (928) 478-0059

email: noblebuildingllc@yahoo.com

BID TOTAL \$: 75,602.00



Contractor Signature

**** In addition to "Job Total Cost", all bids must include line item amounts in order to be accepted as an official bid. Bids without line item amounts will not be considered by Gila County Housing Services. ****

LINE ITEMS - COMPLETE WRITE-UP

General Requirments

1 \$ _____

Permits and Fees

Contractor to provide all permits and fees required to complete the job to local codes and regulations, including IRC, OSHA, and Gila County Codes.

2 \$ _____

Performance

All work is to comply with Current IRC, or Gila County Building code, Performance Manual guidelines and or local building, electrical and plumbing codes with inspections and permits when applicable.

All work to be done in a professional manner.

All work to include any items or components required for a complete and functional system. Incidental items not mentioned in the specifications or listed in RESPEC that can reasonably and legitimately be inferred to belong to the work described or be necessary, in good practice to provide a complete system shall be furnished and installed as though called out in every detail.

3 \$ _____

ALL LEAD WORK

INTERIM CONTROLS, AND ABATEMENT CONTROLS, REMOVAL OR REPLACEMENT OF LEAD BASED PAINTED SURFACES OR COMPONENTS MUST BE DONE BY TRAINED, LICENSED CONTRACTORS AND WORKERS, AND MUST BE DONE IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GUIDELINES, 24 CFR Part 36, et. a.

Roof Repairs

4 \$ 1,000.00

Patch/Seal Roof/Shingles

Repair any holes or damaged shingles. Also patch/repair roof seam on east side of roof. Include sealing/patching around water heater legs/stand. Repair any damage to roof due to fascia replacement.

Fascia

5 \$ 1,000.00

Replace/Repair Fascia

Remove and dispose of all damaged fascia and replace with new material to match existing. Prime all sides before installation. Caulk all seams and nail with galvanized nails. Finish to match existing.

6 \$ 4,500.00

Install New Gutters and Downspouts

Install new white aluminum seamless spouting (on east and west sides of home) and calculated number of outlets and downspouts to accommodate maximum water volumes.

Also install concrete splash blocks or tie into existing storm lines at each downspout exit to minimize erosion.

Windows

7 \$ 7,500.00

Install New Vinyl Replacement Windows

Remove and dispose of all exterior windows. Install new vinyl, double pane double hung window in place

of all existing windows except for windows immediately adjacent to front door and south side of porch (x4, see photo exhibit A & B). Make any repairs needed to insure the integrity of rough opening. Include all hardware and trim (exterior wood to be wrapped). Include drip cap and aluminum screen. All interior and exterior wall repair to be included. Caulk as necessary. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.40 solar heat gain 0.55 as of August 2002.

Exterior Walls

8 \$ 3,000.00

Remove E Side Porch Exterior Door

Remove east side exterior porch door and related casing and trim. Frame (16" OC to code) and enclose adjacent window openings (see photo exhibit A) with exterior siding/interior drywall, including all substrates, insulation, and trim to match existing.

9 \$ 3,000.00

Install Header, Casing, & Door (S side)

Install new 36" exterior prehung residential thermal pane metal door (including all new hardware) on south side of existing porch, to replace window opening. Frame and enclose with exterior siding/interior drywall, including all substrates, insulation, and trim to match existing.

10 \$ 2,500.00

Remove/Replace Siding

Remove any damaged siding and replace with new horizontal beveled siding. Include sheathing paper if damaged. Install as per manufacturer's recommendation.

11 \$ 1,000.00

Lead Paint Film Stabilization (Exterior)

Clean surface of north side of exterior and south side of interior/exterior porch areas (refer to lead report). Prime all clean surfaces with lead blocking (EPA approved) primer, and allow to dry. Apply two coats of lead blocking (EPA approved) paint as specified in HUD Lead Guidelines.

~~12~~ *per Label* \$ N/A

~~**Build Post & Beam Awning Over Front Door**~~

~~Build awning over front door landing to edge of existing porch (over entire new concrete slab) to match existing porch. Include roofing.~~

Foundation

13 \$ 7,500.00

Repair/Level Slab

Pour concrete releveler into existing porch interior: leveling concrete to height of existing home floors. Pour releveler on exterior porch floor to stop water infiltration (increase grade to flow out from exterior wall to yard -1/4" per foot). Fill any unlevel areas (NW corner).

Alos, pour 3' landing from south side porch addition seam to existing patio floor slab to create fluid wrap around concrete slab walk-way.

Electrical

14 \$ 3,000.00

Upgrade Electric to 200 Amp Service

Disconnect existing service. Install new 200 amp 3 wire service and panel, complete with a main breaker, and breaker style circuits, with all circuits labeled and balanced. Square D, Cutler-Hammer, Westinghouse or approved equal. Upgrade to meet NEC 2014 codes.

15 \$ 1,000.00

General Repair

~~Move any wall lighting to ceiling (include new fixtures).~~ Repair electrical north side wall of master bedroom (large bedroom- include light switches, receptacles and lighting (include fixtures)).

Mechanical

16

\$ 10,429.00**Install Heat Pump 4 Ton System**

Install new Electric air handler furnace and Heat pump, per manufactures instructions, include 14 Seer 8.5hspf heat pump, Air handler, Heat strips, Cased coil, ductwork, thermostat, registers, dedicated electrical brakers installed to code. Outdoor unit elevation: PMI by area snowfall, or local code.

- 1) confirm size of the new furnace/heat pump to the home per ACCA Manual J, Residential Load Calculations, submit your load calculation form with your bid showing the sizing of the furnace for the design heat load. Do not over size the unit.
- 2) electrical supply must be a dedicated circuit.
- 3) unit must have a minimum 30 inch front clearance, when installed.
- 4) check the temp. rise and match to the unit (PMI)

All furnace work must meet or exceed NFPA #54, as well as any other local codes
Install the ductwork for best possible efficiency. Use a reduced pluntum system if possible.
size all ducts for best proformance (PMI)

- 1) all joints in return air and supply ducts must be sealed
- 2) install a fillter chamber with a cover
- 3) filter to be of common, readily available size

Note: All attic installations of combined heating/cooling or condensing furnace equipment, requires the addition of a properly drained overflow pan.

Attic

17

\$ 1,800.00**Blown Fiberglass, Open Attic - R38**

Blow in fiberglass insulation (may need to remove plywood encasement to reach some areas). Test the air barrier and thermal barrier contact through infrared testing.

Coverage should be as level as possible, and to the depth of material that corresponds with the R- value. According to each individual manufacturer's recommendations for initially installed thickness and settled density. usually found in the coverage table on the material packaging. Material shall meet and conform to ASTM C764-84.

18

\$ 750.00**Access Panel**

Remove ladder access & panel from attic. Install new access panel with actual R38 insulation (include gasket for opening to achieve air tight seal to attic).

Interior Walls

19

\$ 3,500.00**Open Family Room to Porch**

Remove sliding glass doors. Support house structure on jacks. Remove framing to south of sliding glass door up to south wall of family room to create mudroom. Remove existing beam over sliding glass door. and replace with new beam of specified type with posts to framing code size. For the new beam Provide construction grade SPF or YP framing members sized as specified to meet governing code or IBC for the given span. Crowns shall be set up. Toe nail to sill plates.

20

\$ 1,500.00**Install Door Opening in Place of Kitchen Window**

Remove window from kitchen to porch. remove wall and framing below window. Build stud wall from floor to window cross beam with construction grade 2"x 4" material, 16" OC using 2"x 4" top and bottom plates. Standard 3 stud corners shall be used and all openings shall be headed with framing material on edge size to meet load and span.

21

\$ 924.00**Install Door Trim on Interior Doors**

Install 3-1/2" clear pine in areas where door trim is missing or damaged, to match existing. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint finish.

22

\$ 350.00**Remove Window in Back Bathroom** 2'x2'

Remove window from bathroom to back bedroom. Frame in area 16"OC to code.

23

\$ 1,000.00**Install/Repair/Replace Drywall**

Provide and install matching gypsum board to any unfinished or damaged drywalled areas. Finish with three coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint.

Doors

24

\$ 1,700.00**Remove/Replace Exterior Door (N side)** 32"

Remove north side exterior door. Install new 36" exterior prehung residential thermal pane metal door (including all new hardware) on south side. Remove north side exterior door. Adjust casing/door jam if needed to remove air infiltration.

Plumbing

25

\$ 800.00**Replace Vanity w/Sink in Living Rm Bath**

Remove old vanity w/sink and replace with new to code. Install new vanity w/sink and countertop to code complete. (allowance of up to \$240.00 for vanity and top, Customer is to have a choice in style and color). Include trap, faucets, shut off valve, pop-up drain, and new copper water lines, caulk, etc. Faucet must be of water conserving type with max. flow rate of 2.2 GPM at 80 psi.

26

\$ 2,000.00**Install Kitchen Sink & Countertops**

Install countertops & new stainless steel double bowl sink with faucet assembly, trap, shut off valve, basket, copper water lines, and caulk seal at countertop.

Performance

27

\$ 1,200.00**Reduce Infiltration by 1800 CFM**

Patch all holes in sheet rock, walls, floors, ceilings or any visible holes in the house using caulking, drywall compound, and spray foam (if aesthetically appropriate). Replace any damaged weatherstripping around doors and windows. Caulk around all windows, interior trim, and exterior trim.

28

\$ 1,500.00

Replace Stove *+ hood*

Replace the old stove with a new electric model.

29

\$ 900.00

Replace Refrigerator *28x64*

Replace refrigerator with new energy star 18 cu ft refrigerator. White or cream color only.

30

\$ 1,000.00

Install 2 Exhaust Fans

Install a Panasonic ventilating constant flow ASHRAE exhaust fan in each of the bathrooms. Sized correctly to c.f.m. requirements.

Painting

31

\$ 5,625.00

Paint Exterior of House Complete

Scrape all peeling and loose paint free from surface and apply one coat of breathable oil-based primer to all bare wood. Allow to dry, and apply finish coat of exterior 100% acrylic paint. Include all trim in complete house painting (one color for trim, one color for body).

32

\$ 5,625.00

Paint/Stain Interior of House

Paint interior using Lead Safe Practices. Scrape all loose paint, fix damaged areas, then prime and paint all drywall surface interior areas of the house (one color) with 100% acrylic paint. Home owner to decide color. Stain and seal new posts and beam to match interior wood panels.

Job Total Cost: \$ 75,602.00