

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:

Application Number: V- 18 - 35
Tax map Section: 113 Block: 10 Lot: 12.0 Zoning District: RA-11. Address of subject property: 302-04 Gere Avenue2. Year property was purchased by current owner: 2018

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Greater Syracuse Property Development CorporationMailing Address: 431 East Fayette Street, Suite 375, Syracuse NYZip: 13202 Daytime phone number: 422-2301 home phone number: _____E-mail (alternate contact for additional information request): tluckett@syracuselandbank.ob. Contract purchaser(s) ☐, Lessee ☐, or Co-applicant ☐ (if applicable)***note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s): _____

Mailing Address: _____

Zip: _____ Home phone number: _____ Day Phone: _____

E-mail (alternate contact for additional information request): _____

c. Representative: Attorney ☐, Architect ☐, Contractor ☐, Other ☒ Syracuse Land Bank
(Only if involved in this application)Name(s): Terri LuckettMailing Address: 431 East Fayette Street, Syracuse NYZip: 13202 Telephone number: 315-422-2301 x184. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): vacant 3-unit dwellingProposed use and occupancy of property: 2-unit dwellingCurrent number of onsite (off-street) parking spaces: 2Proposed number of onsite (off-street) parking spaces: 2

Days and hours of operation (for any business uses): no business use proposed

Explain in detail what (if any) new additions or construction is proposed on the site: substantial
rehabilitation - both interior and exterior improvements.

Reason for request:

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

Please see attached standards of proof

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application **will make consideration of this application null and void**.


Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative)

10/1/18
Date

Katelyn Wright, Executive Director

Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

SYRACUSE BOARD OF ZONING APPEALS
CITY HALL COMMONS, ROOM 101
201 EAST WASHINGTON STREET
SYRACUSE, NY 13202
(315) 448-8640

Board of Zoning Appeals application Procedures

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

Please sign that you have read and understand the above information and return this page with the application.

Signed: Kate Wylk Date: 10/1/18

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

DENIAL OF PERMIT

REFERENCE ADDRESS 302-04 Gore Ave
WARD NO. _____
OWNER Greater Syracuse Property Dev. Co
OWNER'S ADDRESS 431 E Fayette St, suite 375
Syracuse NY 13202
TELEPHONE 315-422-2301

APPLICATION FOR PERMIT TO:

erect () convert ☒ maintain () operate ()

Configured as 3 - Convert to two Family

DENIED UNDER ARTICLE (s) _____

_____ of the zoning ordinance for the following reasons: _____

☐ PLANS ATTACHED, APPROVED BY _____
ON _____

☐ SURVEY ATTACHED

☐ ZONING REVIEWED BY _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

BOOK (S) NO. _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE _____ SIGNATURE Gail Swistak

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 302-04 Gere Avenue Use Variance			
Project Location (describe, and attach a location map): At the intersection of Gere Avenue and Westend			
Brief Description of Proposed Action: We seek a use variance to allow 302-04 Gere Ave to operate as a _____-family dwelling.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation (Syracuse Land Bank)		Telephone: (315)422-2301 x 18 E-Mail: tluckett@syracuselandbank.org	
Address: 431 East Fayette Street, Suite 375			
City/PO: Syracuse	State: New York	Zip Code: 13202	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse building permit		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ .09 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .09 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5.	Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: City of Syracuse Building Codes _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10.	Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12.	a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14.	Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15.	Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16.	Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17.	Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Katelyn Wright, Executive Director</u>		Date: <u>10/1/18</u>
Signature: <u><i>Katelyn Wright</i></u>		



October 1, 2018

Office of Zoning Administration
City Hall Commons, Room 211
201 E. Washington Street
Syracuse, NY 13202

Re: Letter of Explanation for a Use Variance – 302-04 Gere Ave

Dear Sir/Madam,

302-04 Gere Ave is located within a Residential Class A-1 zoning district which only permits single family homes. According to Assessment records, this building was constructed in 1920 as a two-family dwelling and was converted to a three family some time in the 1980's. It has been vacant since 2012 and has lost its non-conforming use status. It was subsequently seized by the City of Syracuse for tax default and turned over to the Syracuse Land Bank in July of 2018.

As you will see in the attached application, we have examined the scenarios that would not require a variance. Because of the considerable costs to rehabilitate the building as well as the size of the structure we have determined that unless granted a variance neither the Land Bank or any potential purchaser will be unable to realize a reasonable return on the property.

The granting of this variance will facilitate the purchase and renovation of the property which will help to revitalize this Far Westside neighborhood by returning a formerly vacant and dilapidated property to productive use. It will also provide two units of rental housing which is very much needed in the City of Syracuse.

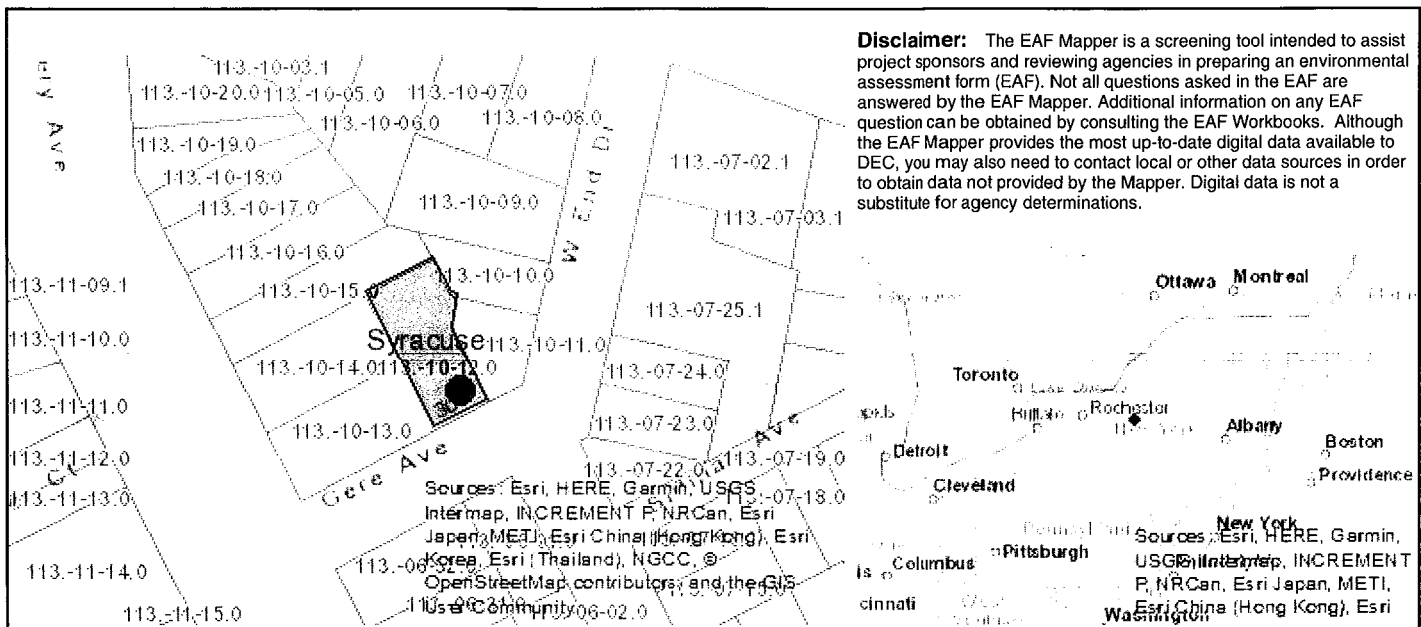
To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Survey
- Site Plan (same as survey)
- Floor Plans (Existing)
- Floor Plans (Proposed 2-unit)
- Mandatory Renovation Specs
- Standards of Proof for Area Variance
- Photographs
- Check in the amount of \$25.00
- Denial of Permit (anticipated)

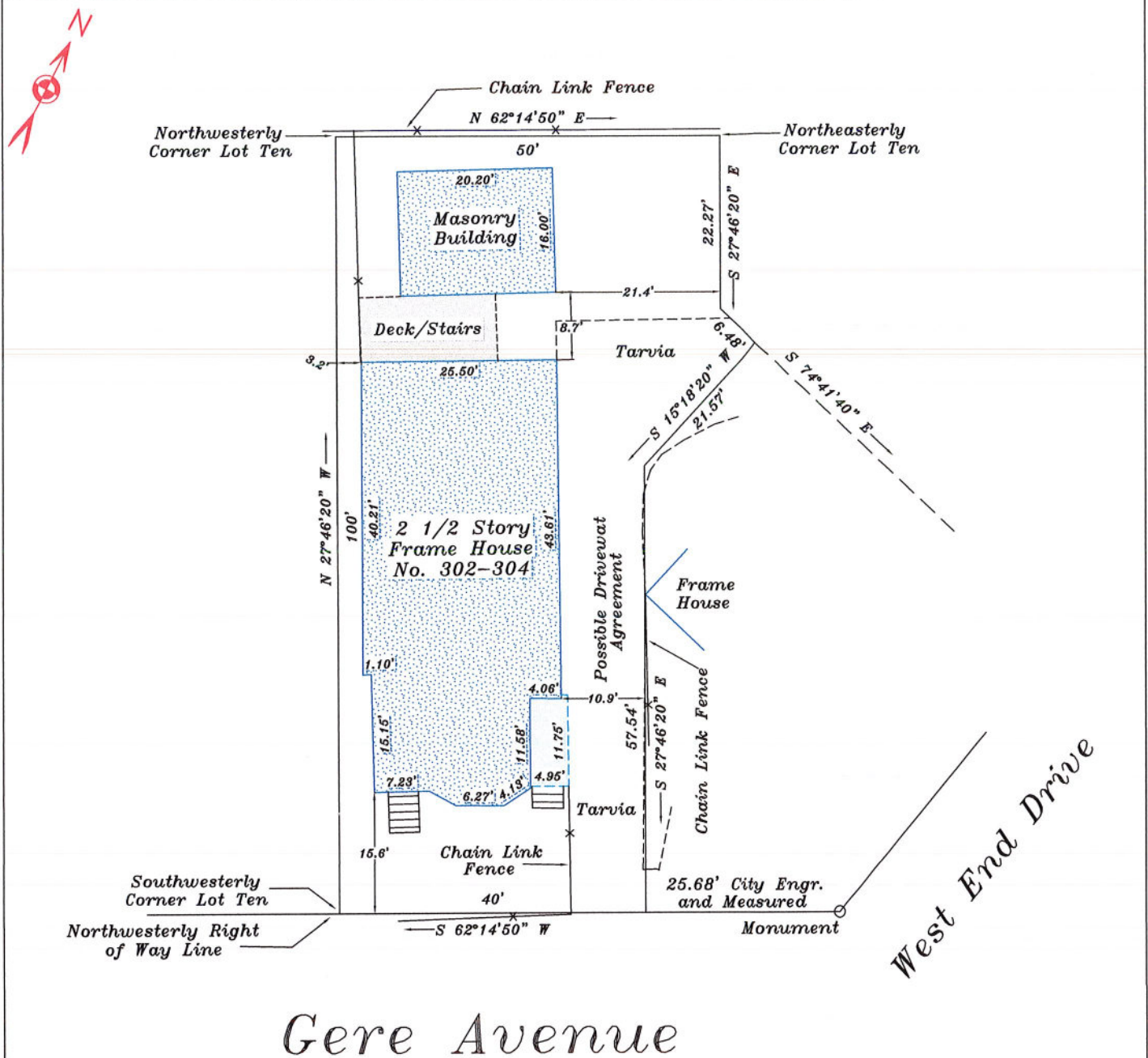
Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,


Katelyn Wright
Executive Director



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



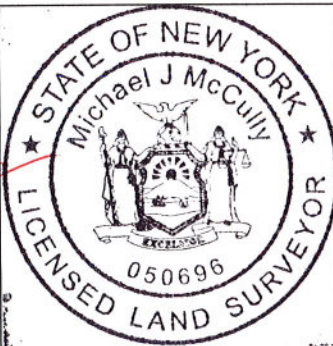
Michael J. McCully
Land Surveying PLLC

5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 440-5096

I hereby certify that this map was made from
an actual survey and same is correct.

M.J. McCully

NYSLLS 50696



Location Survey on Part of Lots
Nine and Ten, Block Five of the
R.N. Gere Tract - Former Village
of Geddes.

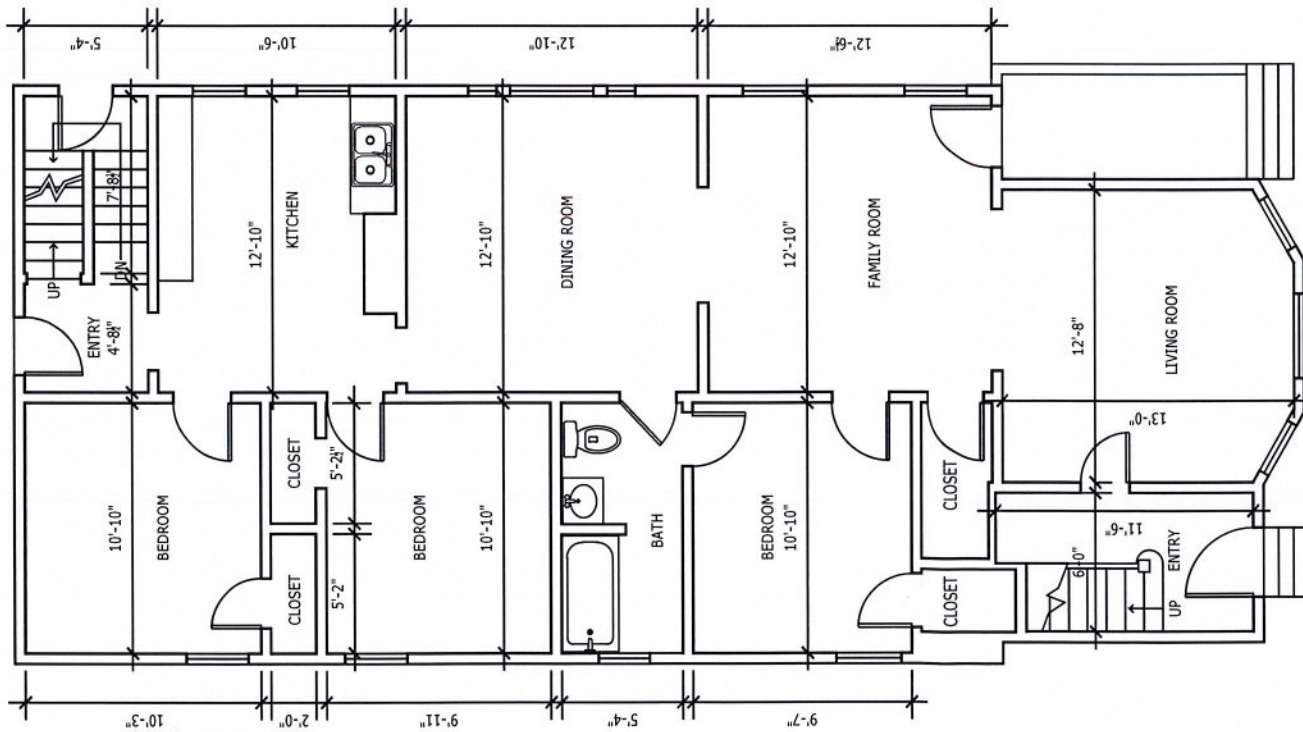
Known as No. 302-304 Gere Avenue,
City of Syracuse, County of
Onondaga, State of New York.

Drawn by: MJM

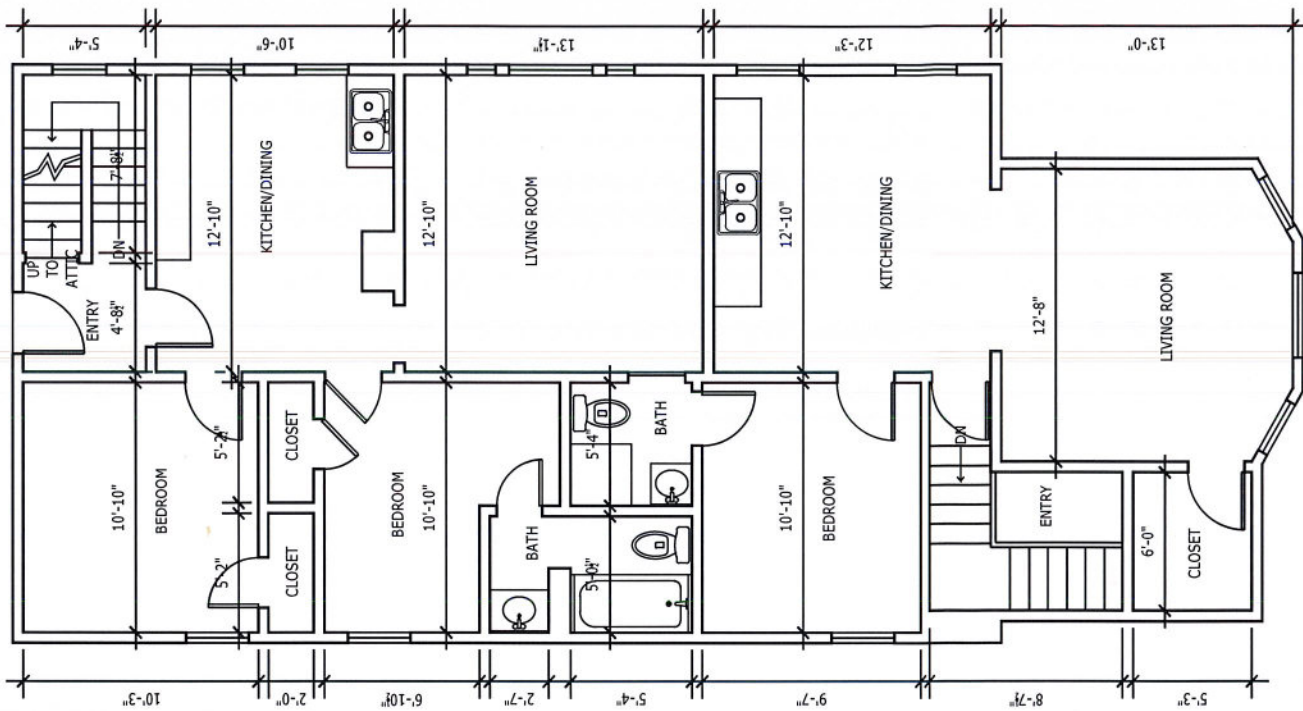
Scale: 1" = 20'

Date(s): 09-08-18

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2018, Michael J. McCully Land Surveying, all rights reserved.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Existing

architect	Hilary LM Donohue	architect email	hilarylmdonohue@gmail.com	drawing	Existing Floor Plans - 3 Unit	scale	1/8" = 1'-0"	sheet	EX - 1	date	10.01.18
architect phone	978-761-0571	architect address	408 Otisco Street Syracuse, NY 13204	client	Greater Syracuse Land Bank	property			302-304 Gere Ave		

SPECS BY LOCATION/TRADE with Costs

9/8/2018

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

Case Number: _____
Project Manager: _____
Phone: _____

Address: 304 Gere 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				
10	OWNER ACCEPTS SCOPE OF WORK 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	1.00	DU	\$0.00	\$0.00

Location Total:

\$0.00

Address: 304 Gere Avenue

Unit: Unit 01

Location: 2 - Exterior		Approx. Wall SF: 3,040		Ceiling/Floor SF: 1,300	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2565	POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to wood grain.	3,040.00	SF	\$0.45	\$1,368.00
2982	WINDOW--VINYL--LOW E DBL HNG DBL GLZ ENERGY STAR - W/TRIM 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.	3.00	EA	\$295.00	\$885.00
3184	DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR Install a Jeld Wen ENERGY STAR certified 36" insulated prehung steel door, model 692 with 2 lites, clear low e glass, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors.	2.00	EA	\$510.00	\$1,020.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain.	1.00	EA	\$200.00	\$200.00

Trade: 15 Roofing

4567	ROOF--REPAIR SHINGLES Carefully remove any damaged shingles without damaging any surrounding roof components. Replace missing or damaged shingles with matching shingles. When installing under existing shingles higher on the roof fasten the new shingles by gently prying up existing shingles. Add roofing felt under the repaired area as necessary to maintain a continuous layer maintaining a waterfall installation. The finished repair will be water tight.	10.00	SF	\$55.00	\$550.00
------	--	-------	----	---------	----------

Location Total: \$4,023.00

Address: 304 Gere Avenue**Unit: Unit 01****Location: 3 - Left Porch**

Approx. Wall SF: 160

Ceiling/Floor SF: 24

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES	1.00	SQ	\$550.00	\$550.00

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 or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent.

Location Total: \$550.00

Address: 304 Gere Avenue

Unit: Unit 01

Location: 4 - Right Porch

Approx. Wall SF: 192

Ceiling/Floor SF: 32

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
9710	EXTERIOR--REPLACE PORCH Shore up porch roof and dispose of porch. Construct 12" x 12" cement block piers on a 12" x 18" x 12" footing below frost line. Tool strike mortar joints and allow to set before positioning floor joists. Hang 2" x 8" joists 16" o.c. with a double band joist using joist hangers with a pitch of 1/8" in 1 foot. Use galvanized nails and hardware. Face nail 5/4" x 6" .40 CCA pressure-treated #1 grade yellow pine decking with bull nosing butted tight using galvanized deck screws or #8 galvanized spiral point nails. Decking to overhand outside edges 1 inch. Install P.T.P. 4" x 4" posts encased four sides with finish lumber glued and screwed to post. Plumb and flush with soffit. Construct a 32" high railing system comprised of a 2" x 4" with top beveled center to edges and bottom rail is to be 2" x 3" with the top edges chambered. Spindles are to be 1-1/8" x 2" x 24" +/- spaced 3" o.c. nailed to a 1" x 2" wood strip for anchorage to the top and bottom rails. Build a 4" frame to enclose porch and staircase with pressure-treated lattice material panels. Scribe, fit and securely anchor lattice behind fascia with cleats. Construct a set of P.T.P. steps with 2" x 12" outside stringers routed 3/8" for 2-2" x 6" treads. Step to be placed on 4" concrete slab of 3000 P.S.I. airetrained concrete.	1.00	EA	\$2,500.00	\$2,500.00

Location Total: \$2,500.00

Address: 304 Gere Avenue	Unit: Unit 01
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Location: 5 - Front Living Room	Approx. Wall SF: 418	Ceiling/Floor SF: 170
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3362	DOOR--PREHUNG PASSAGE--SOLID JAMB	1.00	EA	\$160.00	\$160.00
	Install a 1-3/8" prehung, hollow core door with a solid jamb including casing both sides, 2 butt hinges and a privacy lockset.				

Trade: 19	Paint & Wallpaper				
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5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	587.00	SF	\$0.65	\$381.55
	<p>Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).</p>				

Trade: 20	Floor Coverings				
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5906	**RESILIENT FLOORING**	170.00	SF	\$3.50	\$595.00
	Vinyl resilient flooring				

Location Total: \$1,136.55

Address: 304 Gere Avenue

Unit: Unit 01

Location: 6 - Living Room

Approx. Wall SF: 391

Ceiling/Floor SF: 149

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	538.00	SF	\$0.65	\$349.70
Trade: 23 Electric					
7752	ENERGY STAR INTERIOR CEILING FIXTURE Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.	1.00	EA	\$65.00	\$65.00

Location Total: \$414.70

Location: 7 - Dining Room

Approx. Wall SF: 390

Ceiling/Floor SF: 149

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5275	DRYWALL--FIRE RESISTANT Hang, tape and 3 coat finish 5/8" type X fire resistant drywall. Apply a 3/8" bead of adhesive to each framing member and screw or double nail, 8" o.c. Run boards with long dimension horizontal. Sand ready for paint.	149.00	SF	\$1.50	\$223.50
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	538.00	SF	\$0.65	\$349.70
Trade: 20 Floor Coverings					
5906	**RESILIENT FLOORING** Vinyl resilient flooring	149.00	SF	\$3.50	\$521.50
Trade: 23 Electric					
7752	ENERGY STAR INTERIOR CEILING FIXTURE Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.	1.00	EA	\$65.00	\$65.00

Location Total: \$1,159.70

Address: 304 Gere Avenue	Unit: Unit 01
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Location: 8 - Bathroom	Approx. Wall SF: 264	Ceiling/Floor SF: 61
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
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Trade: 19	Paint & Wallpaper				
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5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	324.00	SF	\$0.65	\$210.60
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Trade: 20	Floor Coverings				
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5930	UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	60.00	SF	\$3.50	\$210.00
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Trade: 22	Plumbing				
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6901	VANITY--30" COMPLETE Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escution plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA	\$600.00	\$600.00
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Location: 8 - Bathroom

Approx. Wall SF: 264

Ceiling/Floor SF: 61

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6958	BATHTUB/SOWER--5' FIBERGLASS--COMPLETE--ADAPTABLE Install a 5', 4 piece, Sterling Advantage™, fiberglass tub and shower unit 60" x 30" x 72" Product #: 61030126 (right hand drain) or 61030116 (left hand drain) Including age in place factory installed backers for later grab bar installation http://www.sterlingplumbing.com/home.strl - complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Monitor Model 1343 tub/shower faucet - http://www.deltafaucet.com/ - & 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). Per installation instructions set basin area in 1" to 2" of mortar cement.	1.00	EA	\$1,500.00	\$1,500.00
7012	COMMODO--REPLACE--1.28 GPF Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode 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 FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results: http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058 Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.	1.00	EA	\$375.00	\$375.00
Trade: 23	Electric				
7761	ENERGY STAR 2 BULB BATH VANITY FIXTURE Install an Energy Star approved, over vanity light fixture using GU24 base lamps such as Efficient Lighting's Model # EL-205G-223 installed above the sink.	1.00	EA	\$85.00	\$85.00
7819	FAN/LIGHT FIXTURE-ENERGY STAR Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory) http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	\$225.00	\$225.00
8110	REWIRE TO CODE--PER ROOM Rewire unit to current National Electric Code including but not	1.00	RM	\$230.00	\$230.00

Address: 304 Gere Avenue**Unit: Unit 01**

Location: 8 - Bathroom

Approx. Wall SF: 264

Ceiling/Floor SF: 61

Spec #**Spec****Quantity****Units****Unit Price****Total Price**

Trade: 23**Electric**

limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.

Location Total:**\$3,505.60**

Location: 9 - Kitchen

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3716	CABINET - WOOD BASE-PLYWOOD Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts with 1/2" plywood carcasses & floors. Drawer boxes shall be plywood, joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$156.00	\$1,872.00
3726	CABINET - WOOD WALL-PLYWOOD Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors with 1/2" plywood carcasses & floors. Carcasses will be joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$120.00	\$1,440.00
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.	12.00	LF	\$35.00	\$420.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats	500.00	SF	\$0.65	\$325.00

Address: 304 Gere Avenue

Unit: Unit 01

Location: 9 - Kitchen

Approx. Wall SF: 368

Ceiling/Floor SF: 132

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

50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf
All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5930	UNDERLAYMENT AND VINYL SHEET GOODS	131.00	SF	\$3.50	\$458.50
	Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.				

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	\$265.00	\$265.00
	Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.				

Trade: 23 Electric

7751	ENERGY STAR KITCHEN CEILING FIXTURE	1.00	EA	\$195.00	\$195.00
	Install an ENERGY STAR approved, 4 - 4' tube, instant start fluorescent ceiling light fixture, with an acrylic diffuser such as the American Fluorescent - Item #: 184346 - Model: PLW432RC.				
8110	REWIRE TO CODE--PER ROOM	1.00	RM	\$230.00	\$230.00
	Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.				

Location Total: \$5,205.50

Address: 304 Gere Avenue	Unit: Unit 01
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Location: 10 - Bedroom 1	Approx. Wall SF: 330	Ceiling/Floor SF: 106
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	435.00	SF	\$1.65	\$717.75
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	435.00	SF	\$0.65	\$282.75
Trade: 20	Floor Coverings				
5906	**RESILIENT FLOORING** Vinyl resilient flooring	105.00	SF	\$3.50	\$367.50
Trade: 23	Electric				
7690	INSTALL LIGHT SWITCH Install a single pole, ivory switch and ivory cover plate using NM cable to control fixture no more than 48" above floor height. Fish wire and repair all tear out.	1.00	EA	\$87.00	\$87.00
7752	ENERGY STAR INTERIOR CEILING FIXTURE Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.	1.00	EA	\$65.00	\$65.00
8110	REWIRE TO CODE--PER ROOM Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired	1.00	RM	\$230.00	\$230.00

Address: 304 Gere Avenue

Unit: Unit 01

Location: 10 - Bedroom 1

Approx. Wall SF: 330

Ceiling/Floor SF: 106

Spec #

Spec

Quantity

Units

Unit Price

Total Price

Trade: 23

Electric

smoke detectors; cover plates; counter receptacles; and
circuits. Fish all wire and repair all tearout. Does not include
service entrance.

Location Total:

\$1,750.00

Address: 304 Gere Avenue	Unit: Unit 01
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Location: 11 - Bedroom 2	Approx. Wall SF: 339	Ceiling/Floor SF: 112
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	452.00	SF	\$1.65	\$745.80
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	452.00	SF	\$0.65	\$293.80
Trade: 20	Floor Coverings				
5906	**RESILIENT FLOORING** Vinyl resilient flooring	112.00	SF	\$3.50	\$392.00
Trade: 23	Electric				
7690	INSTALL LIGHT SWITCH Install a single pole, ivory switch and ivory cover plate using NM cable to control fixture no more than 48" above floor height. Fish wire and repair all tear out.	1.00	EA	\$87.00	\$87.00
7752	ENERGY STAR INTERIOR CEILING FIXTURE Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.	1.00	EA	\$65.00	\$65.00
8110	REWIRE TO CODE--PER ROOM Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired	1.00	RM	\$230.00	\$230.00

Address: 304 Gere Avenue**Unit: Unit 01**

Location: 11 - Bedroom 2

Approx. Wall SF: 339

Ceiling/Floor SF: 112

Spec #**Spec****Quantity****Units****Unit Price****Total Price**

Trade: 23**Electric**

smoke detectors; cover plates; counter receptacles; and
circuits. Fish all wire and repair all tearout. Does not include
service entrance.

Location Total:**\$1,813.60**

Address: 304 Gere Avenue

Unit: Unit 01

Location: 12 - Back Hall And Stairs

Approx. Wall SF: 595

Ceiling/Floor SF: 72

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

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	670.00	SF	\$0.65	\$435.50
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Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 23 Electric

7715	FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP	1.00	EA	\$185.00	\$185.00
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Install an Energy Star approved, flush mount ceiling light fixture using a single GU24 base lamp such as the Portfolio GL2301-NKES-I, or the Efficient Lighting model EL-815-123-W. Install a pair of ivory 3-way switches with ivory cover plates mounted at the strike side of the doors, or at top and bottom of stairwell no more than 48" above the floor. Fish wire and repair all tear out.

7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
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Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.

Location Total: \$685.50

Address: 304 Gere Avenue

Unit: Unit 02

Location: 1 - Entry And Stairs

Approx. Wall SF: 675

Ceiling/Floor SF: 91

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3362	DOOR--PREHUNG PASSAGE--SOLID JAMB Install a 1-3/8" prehung, hollow core door with a solid jamb including casing both sides, 2 butt hinges and a privacy lockset.	1.00	EA	\$160.00	\$160.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	765.00	SF	\$0.65	\$497.25
Trade: 20 Floor Coverings					
5906	**RESILIENT FLOORING** Vinyl resilient flooring	90.00	SF	\$3.50	\$315.00
Trade: 23 Electric					
7715	FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP Install an Energy Star approved, flush mount ceiling light fixture using a single GU24 base lamp such as the Portfolio GL2301-NKES-I, or the Efficient Lighting model EL-815-123-W. Install a pair of ivory 3-way switches with ivory cover plates mounted at the strike side of the doors, or at top and bottom of stairwell no more than 48" above the floor. Fish wire and repair all tear out.	1.00	EA	\$185.00	\$185.00

Location Total: \$1,157.25

Address: 304 Gere Avenue

Unit: Unit 02

Location: 2 - Front Living Room

Approx. Wall SF: 424

Ceiling/Floor SF: 175

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

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	600.00	SF	\$0.65	\$390.00
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Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5906	**RESILIENT FLOORING**	175.00	SF	\$3.50	\$612.50
	Vinyl resilient flooring				

Trade: 23 Electric

7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
	Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.				

Location Total: \$1,067.50

Address: 304 Gere Avenue	Unit: Unit 02
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Location: 3 - Living Room	Approx. Wall SF: 395	Ceiling/Floor SF: 152
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	Demo Kitchen	1.00	EA	\$2,000.00	\$2,000.00

Remove kitchen cabinets and sink. Remove plumbing. Cut and finish doorway in wall.

Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	547.00	SF	\$0.65	\$355.55

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

Trade: 20	Floor Coverings				
5906	**RESILIENT FLOORING**	152.00	SF	\$3.50	\$532.00
	Vinyl resilient flooring				

Trade: 23	Electric				
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
	Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.				
8110	REWIRE TO CODE--PER ROOM	1.00	RM	\$230.00	\$230.00
	Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.				

Location Total: \$3,182.55

Address: 304 Gere Avenue

Unit: Unit 02

Location: 4 - Bedroom 1

Approx. Wall SF: 320

Ceiling/Floor SF: 100

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

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	420.00	SF	\$0.65	\$273.00
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Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5906	**RESILIENT FLOORING**	100.00	SF	\$3.50	\$350.00
	Vinyl resilient flooring				

Trade: 23 Electric

7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
	Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.				

Location Total:	\$688.00
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Address: 304 Gere Avenue	Unit: Unit 02
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Location: 5 - Bathroom	Approx. Wall SF: 128	Ceiling/Floor SF: 16
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
Trade: 17 Drywall & Plaster					
5280	DRYWALL--PAPER-LESS WATER RESISTANT Hang, tape and 3 coat finish 1/2" paperless (fiberglass mat finish) drywall. Apply a 3/8" bead of Low VOC drywall adhesive to framing member and attach with screws 8" on center. Fiberglass joint tape shall be used to finish the joints and a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand ready for paint.	144.00	SF	\$1.90	\$273.60
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	144.00	SF	\$0.65	\$93.60
Trade: 20 Floor Coverings					
5930	UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	16.00	SF	\$3.50	\$56.00
Trade: 22 Plumbing					
6901	VANITY--30" COMPLETE	1.00	EA	\$600.00	\$600.00

Location: 5 - Bathroom

Approx. Wall SF: 128

Ceiling/Floor SF: 16

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escution plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.				
7012	COMMODE--REPLACE--1.28 GPF	1.00	EA	\$375.00	\$375.00
	Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode 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 FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results: http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058 Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.				
Trade: 23	Electric				
7761	ENERGY STAR 2 BULB BATH VANITY FIXTURE	1.00	EA	\$85.00	\$85.00
	Install an Energy Star approved, over vanity light fixture using GU24 base lamps such as Efficient Lighting's Model # EL-205G-223 installed above the sink.				
7819	FAN/LIGHT FIXTURE-ENERGY STAR	1.00	EA	\$225.00	\$225.00
	Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory) http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.				
8110	REWIRE TO CODE--PER ROOM	1.00	RM	\$230.00	\$230.00
	Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.				

Address: 304 Gere Avenue

Unit: Unit 02

Location: 5 - Bathroom

Approx. Wall SF: 128

Ceiling/Floor SF: 16

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

Location Total: \$2,008.20

Location: 6 - Dining Room

Approx. Wall SF: 390

Ceiling/Floor SF: 149

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

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	538.00	SF	\$0.65	\$349.70
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Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

538

Trade: 20 Floor Coverings

5906	**RESILIENT FLOORING**	149.00	SF	\$3.50	\$521.50
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Vinyl resilient flooring

Trade: 23 Electric

7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
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Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.

Location Total: \$936.20

Location: 7 - Kitchen

Approx. Wall SF: 374

Ceiling/Floor SF: 137

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3716	CABINET - WOOD BASE-PLYWOOD Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts with 1/2" plywood carcasses & floors. Drawer boxes shall be plywood, joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$156.00	\$1,872.00
3726	CABINET - WOOD WALL-PLYWOOD Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors with 1/2" plywood carcasses & floors. Carcasses will be joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$120.00	\$1,440.00
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.	12.00	LF	\$35.00	\$420.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats	510.00	SF	\$0.65	\$331.50
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Address: 304 Gere Avenue

Unit: Unit 02

Location: 7 - Kitchen

Approx. Wall SF: 374

Ceiling/Floor SF: 137

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

50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf
All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5930	UNDERLAYMENT AND VINYL SHEET GOODS	136.00	SF	\$3.50	\$476.00
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Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	\$265.00	\$265.00
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Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.

Trade: 23 Electric

7751	ENERGY STAR KITCHEN CEILING FIXTURE	1.00	EA	\$195.00	\$195.00
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Install an ENERGY STAR approved, 4 - 4' tube, instant start fluorescent ceiling light fixture, with an acrylic diffuser such as the American Fluorescent - Item #: 184346 - Model: PLW432RC.

8110	REWIRE TO CODE--PER ROOM	1.00	RM	\$230.00	\$230.00
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Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.

Location Total: \$5,229.50

Address: 304 Gere Avenue

Unit: Unit 02

Location: 8 - Bedroom 2

Approx. Wall SF: 339

Ceiling/Floor SF: 112

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

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	450.00	SF	\$0.65	\$292.50
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Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5906	**RESILIENT FLOORING**	112.00	SF	\$3.50	\$392.00
	Vinyl resilient flooring				

Location Total: \$684.50

Address: 304 Gere Avenue	Unit: Unit 02
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Location: 9 - Bedroom 3	Approx. Wall SF: 330	Ceiling/Floor SF: 106
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	435.00	SF	\$0.65	\$282.75
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Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20	Floor Coverings				
5906	**RESILIENT FLOORING** Vinyl resilient flooring	106.00	SF	\$3.50	\$371.00

Trade: 23	Electric				
7753	ENERGY STAR INTERIOR WALL FIXTURE Install an Energy Star approved light fixture using a GU24 base lamp wall fixture such as the Progress Lighting Model # P2896-15EBWB.	1.00	EA	\$75.00	\$75.00

Location Total: \$728.75

Address: 304 Gere Avenue

Unit: Unit 02

Location: 10 - Bathroom

Approx. Wall SF: 219

Ceiling/Floor SF: 43

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00

Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	260.00	SF	\$0.65	\$169.00

Trade: 20 Floor Coverings					
5930	UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	43.00	SF	\$3.50	\$150.50

Trade: 22 Plumbing					
6901	VANITY--30" COMPLETE Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escutcheon plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA	\$600.00	\$600.00

Address: 304 Gere Avenue	Unit: Unit 02
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Location: 10 - Bathroom	Approx. Wall SF: 219	Ceiling/Floor SF: 43
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				

6958	BATHTUB/SOWER--5' FIBERGLASS--COMPLETE--ADAPTABLE Install a 5', 4 piece, Sterling Advantage™, fiberglass tub and shower unit 60" x 30" x 72" Product #: 61030126 (right hand drain) or 61030116 (left hand drain) Including age in place factory installed backers for later grab bar installation http://www.sterlingplumbing.com/home.strl - complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Monitor Model 1343 tub/shower faucet - http://www.deltafaucet.com/ - & 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). Per installation instructions set basin area in 1" to 2" of mortar cement.	1.00	EA	\$1,500.00	\$1,500.00
7012	COMMODE--REPLACE--1.28 GPF Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode 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 FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results: http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058 Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.	1.00	EA	\$375.00	\$375.00

Trade: 23	Electric
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7761	ENERGY STAR 2 BULB BATH VANITY FIXTURE Install an Energy Star approved, over vanity light fixture using GU24 base lamps such as Efficient Lighting's Model # EL-205G-223 installed above the sink.	1.00	EA	\$85.00	\$85.00
7819	FAN/LIGHT FIXTURE-ENERGY STAR Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory) http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	\$225.00	\$225.00

Location Total: \$3,174.50

Address: 304 Gere Avenue**Unit: Unit 02****Location: 11 - Basement**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21 HVAC					
6020	FURNACE--REPAIR Repair furnace as specified in addenda.	2.00	AL	\$350.00	\$700.00
Trade: 22 Plumbing					
6633	SUPPLY--PEX Install PEX (cross-linked polyethylene) tubing to supply domestic water to the specified plumbing fixtures. Maintain manufacturer's required clearance from heating appliance vents, recessed lights or other heat sources. Installation will protect PEX tubing from direct sunlight. Protect PEX tubing with sleeves where abrasion may occur and use nail plates where PEX tubing penetrates wall stud or joists and has the potential for being struck with a screw or nail. Allow for manufacturer's required slack to compensate for expansion and contraction. Provide shutoff valves at each fixture. Pressure test the system prior to charging with water.	400.00	LF	\$4.00	\$1,600.00
7070	WATER HEATER--40 GALLON GAS Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.	2.00	EA	\$675.00	\$1,350.00
Trade: 23 Electric					
7465	ELECTRIC SERVICE--100 AMP Replace existing electrical service with a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 12 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.	3.00	EA	\$1,500.00	\$4,500.00
Location Total:					\$8,150.00

Unit Total for 304 Gere Avenue, Unit Unit 02: \$27,006.95

Address Grand Total for 304 Gere Avenue: \$49,751.10

Bidder: _____

Standards of Proof for Use Variance

302-304 Gere Avenue

Reasonable Return

City of Syracuse Assessment records indicate that the 302-04 Gere Avenue was constructed as a 2-family dwelling in 1920 and was converted to a three-family sometime in the 1980's. The property has been vacant since 2012 and was turned over to the Land Bank for redevelopment in July 2018.

The Land Bank's strategy for the property is to list it with the requirement that it be converted back to a 2-family dwelling and to sell it to a private buyer who will bring the property back up to code and to habitable standards. Our Property Manager estimates the rehab cost to be \$49,751.10 + 10% contingency or \$54,726.21. The breakdown is detailed in the attached document, 'Specs by Location/Trade with Costs.'

Financing the renovation plus acquisition costs at 5% over 15 years, the investment of \$64,626.21 (includes acquisition costs) yields a reasonable return with a capitalization rate (or "cap rate") of 11.45% (see attached pro forma - Two-Family).

If the variance is not granted, the Greater Syracuse Land Bank would have two options for returning the property to a use that would be permitted in a Residential-A1 zone:

1 - Reconfiguration as a Single-Family Dwelling

In this scenario one large dwelling unit containing approximately 2,608 square feet would be redeveloped. Renovation costs would be incrementally higher due to costs relating to architectural design fees, reconfiguration of walls, electric, heating, plumbing and gas lines.

Annual expenses would drop to \$3,986.20 and rental income would drop to \$900 monthly / \$10,800.00 annual. The capitalization rate would drop to 5.2%. (See attached pro forma Single-Family.)

With a capitalization rate of only 5.2% the Land Bank believes that no buyer will be able to justify the conversion to a single-unit dwelling.

2 - Demolition and Sale of the Vacant Lot

The only other option permitted in this zoning district is demolition of the existing structure and sale of the vacant lot for either new construction or to the adjacent neighbors for additional yard space and/or parking. The estimated cost for demolition, based on a cost of \$9.00 per square foot is \$23,472, plus costs associated with asbestos monitoring and water termination fees. If the Land Bank were forced to demolish the property these costs could never be recovered through the sale of the vacant lot. Further, since private investors are not attracted to new residential construction in the city of Syracuse we believe that the land would remain vacant for the foreseeable future.

Other permitted uses in the zone include single-family cluster developments, churches, parish houses, schools, convents, or family day care. Neither the building nor the lot is suitable for these uses.

For these reasons, we believe that without the variance the Land Bank will be unable sell the property or to realize a reasonable return. Approval of this request will allow the Land Bank to sell the property to a buyer who will return it to a productive use. This will be desirable for the City of Syracuse's tax base, the neighborhood and for future potential owners.

Unique Circumstances

This building and the property it sits on presents an unusual circumstance that differs from other properties on the street. The existing building is 2,608 square feet, more than twice the size of the typical single-family home on Gere Ave. If converted to a single-family it would be outsized compared to the neighboring homes.

StNum	StName	FRONTFEET	DEPTH	SFLA	LandUse	No Beds	NoBaths	YearBuilt
135	GERE AVE	40.0	92.4	914	Single Family	2	1	1940
127	GERE AVE	33.3	92.4	1,159	Single Family	3	1	1940
123	GERE AVE	33.3	92.4	954	Single Family	2	1	1860
113-17	GERE AVE	67.0	92.4	1,450	Single Family	3	1	1890
219	GERE AVE	35.0	42.0	1,065	Single Family	2	1	1920
120	GERE AVE	40.0	95.2	1,300	Single Family	4	1	1910
210	GERE AVE	38.5	81.0	1,227	Single Family	3	1	1910
116	GERE AVE	40.0	95.2	1,300	Single Family	3	2	1910
112	GERE AVE	40.0	95.2	1,300	Single Family	3	1	1910
214	GERE AVE & SIDMAN AVE	36.5	81.0	1,227	Single Family	3	1	1910
220	GERE AVE & SIDMAN AVE & W	49.7	67.8	871	Single Family	3	1	1925
AVERAGE				1,161				
129	GERE AVE	43.2	92.4	2,092	Two Family	4	2	1920
121	GERE AVE	33.0	92.4	1,768	Two Family	4	2	1940
209	GERE AVE	132.0	66.0	2,184	Two Family	4	2	1940
211	GERE AVE	33.0	52.0	1,120	Two Family	4	2	1940
215	GERE AVE	35.0	42.0	1,400	Two Family	4	2	1940
128	GERE AVE	40.0	95.2	1,426	Two Family	4	2	1910
126	GERE AVE	40.0	95.2	1,432	Two Family	3	2	1910
303	GERE AVE	37.0	80.0	1,963	Two Family	4	2	1900
AVERAGE				1,673.13				
302-04	GERE AVE	40.0	100.0	2,608	Three Family	6	2	1920

Essential Character of the Locality

The approval of this variance as a two-unit dwelling will not change the essential character of the neighborhood. Loomis Avenue, while zoned RA-1, is made up of a mix of single-family dwellings and several other two-family dwellings. Allowing the variance and the subsequent

sale of the property will improve the neighborhood by facilitating the redevelopment of this blighted and abandoned property.



Not Self Created

This property was abandoned by an irresponsible property owner and fell into tax-delinquency. It was subsequently seized by the City of Syracuse in July 2018 and turned over to the Land Bank for redevelopment. Since the property was vacated by the prior owner and remained vacant allowing the nonconformity to expire, it could be said that the hardship is the result of the inaction of a prior irresponsible owner in the chain of title. It was not however the result of an action taken by either the Land Bank, by the City of Syracuse or by any future purchaser of the property.



Operating Pro Forma for Income-Producing Properties (Template)

Income

Residential Units (by type):	<u>1</u>	Monthly Rent: \$	<u>800.00</u>	3 bed / 1 bath
	<u>1</u>		<u>800.00</u>	3 bed / 1 bath
	<u>0</u>		<u>-</u>	
Commercial Units (by type):	<u>0</u>	Monthly Rent: \$	<u>-</u>	

**Insert averages if enough lines aren't included for types of units.*

Monthly Income: \$ 1,600.00
Annual Income: \$ 19,200.00

Vacancy Allowance

Residential Rate (assumed):	<u>5%</u>
Commercial Rate (assumed):	<u>10%</u>
Effective Gross Income:	<u>\$ 16,320.00</u>
(annual)	

Safe vacancy assumptions are 5% for residential and 8-10% for commercial, depending on neighborhood.

Expenses (enter annual costs)

Property taxes & fees:	<u>\$ 960.00</u>
Insurance:	<u>\$ 384.00</u>
Management Fees (5%):	<u>\$ 960.00</u>
Maintenance:	<u>\$ 576.00</u>
Replacement Reserve (3%):	<u>\$ 576.00</u>
Utilities:	<u>\$ 576.00</u>
Supplies/Equipment:	<u>\$ 675.00</u>
Pest Control:	<u>\$ 76.80</u>
Legal:	<u>\$ 500.00</u>
Accounting:	<u>\$ 500.00</u>

See <http://www.ongov.net/rpts/propertyTaxInfo.html> for recent tax years and <http://www.syracuse.ny.us/Assessment.aspx> for available exemptions.

Replacement reserves: Capital set-aside for high-cost replacements: roofs, parking lot resurfacing, exterior painting, appliances, etc.

Total Annual Expenses: \$ 5,783.80

Annual Net Operating Income (NOI): \$ 10,536.20

Monthly NOI: \$ 878.02

Offer: \$	<u>9,900.00</u>
Anticipated Rehab Costs: \$	<u>54,726.21</u>

Financing Information	
Term (Years):	<u>15</u>
Annual Interest Rate:	<u>5%</u>
Amt. Borrowed: \$	<u>64,626.21</u>
Total Interest Paid: \$	<u>27,364.58</u>

Capitalization
Rate: 11.45%

Years until
return on
investment: 9

Insert "0" in the "Amt. Borrowed" field if not financing the project.

Capitalization Rate = (Annual NOI)/(Purchase Price+Rehab Cost+Cost of Financing)



Operating Pro Forma for Income-Producing Properties (Template)

Income

Residential Units (by type):	<u>1</u>	Monthly Rent: \$	<u>900.00</u>	6 bed / 2 bath
	<u>0</u>	\$	<u>-</u>	
	<u>0</u>	\$	<u>-</u>	
Commercial Units (by type):	<u>0</u>	Monthly Rent: \$	<u>-</u>	
	<u>0</u>			

**Insert averages if enough lines aren't included for types of units.*

Monthly Income: \$ 900.00
Annual Income: \$ 10,800.00

Vacancy Allowance

Residential Rate (assumed):	<u>5%</u>
Commercial Rate (assumed):	<u>10%</u>
Effective Gross Income:	\$ <u>9,180.00</u>
(annual)	

Safe vacancy assumptions are 5% for residential and 8-10% for commercial, depending on neighborhood.

Expenses (enter annual costs)

Property taxes & fees:	\$ <u>540.00</u>
Insurance:	\$ <u>216.00</u>
Management Fees (5%):	\$ <u>540.00</u>
Maintenance:	\$ <u>324.00</u>
Replacement Reserve (3%):	\$ <u>324.00</u>
Utilities:	\$ <u>324.00</u>
Supplies/Equipment:	\$ <u>675.00</u>
Pest Control:	\$ <u>43.20</u>
Legal:	\$ <u>500.00</u>
Accounting:	\$ <u>500.00</u>

See <http://www.ongov.net/rpts/propertyTaxInfo.html> for recent tax years and

<http://www.syracuse.ny.us/Assessment.aspx> for available exemptions.

Replacement reserves: Capital set-aside for high-cost replacements: roofs, parking lot resurfacing, exterior painting, appliances, etc.

Total Annual Expenses: \$ 3,986.20

Annual Net Operating Income (NOI): \$ 5,193.80

Monthly NOI: \$ 432.82

Offer: \$	<u>9,900.00</u>
Anticipated Rehab Costs: \$	<u>60,226.21</u>

Financing Information	
Term (Years):	<u>15</u>
Annual Interest Rate:	<u>5%</u>
Amt. Borrowed: \$	<u>70,126.21</u>
Total Interest Paid: \$	<u>29,693.44</u>

Capitalization Rate: 5.20%

Years until return on investment: 19

Insert "0" in the "Amt. Borrowed" field if not financing the project.

Capitalization Rate = (Annual NOI)/(Purchase Price+Rehab Cost+Cost of Financing)

302-04 Gere Ave - Photographs



302-04 Gere Ave – Front Elevation



302-04 Gere Ave – Southern Elevation and Driveway

302-04 Gere Ave - Photographs



Looking Right (West) toward Avery Ave



Looking Right (East) toward Westend Drive