

# 2026 Construction Specifications

Greater Fox Cities Area Habitat for Humanity builds simple, safe, durable homes for local families—grounded in quality, craftsmanship, and long-term affordability. These Construction Specifications outline the required standards and scope for contractors and suppliers supporting our new construction projects and include standardized bid prompts to collect comparable quotes across trades and projects.

Our Onboarding & Bid Packet and 2026 House Plans are available for download and reference at [www.foxcireshabitat.org/construction-resources/](http://www.foxcireshabitat.org/construction-resources/)

Contact Howie Furest, [howief@foxcireshabitat.org](mailto:howief@foxcireshabitat.org) or at 920-574-4183 for any technical questions.

We can also be reached at [constructionbids@foxcireshabitat.org](mailto:constructionbids@foxcireshabitat.org).

Quotes must reflect current pricing and reasonably anticipated rates at the time of submission; Habitat reserves the right to request updated pricing if market conditions change.

## Ceiling Insulation/Spray Foam Insulation

### **Bid Expectations:**

- Accessible Ceiling R-55 Loose fill Fiberglass
- Proper Vents, wall insulation and box sills by Habitat.
- Material and Labor bid to insulate the attic. Total \$

### **Also, please provide the following:**

- Price for spray foam insulation of box sills per plan or by linear foot.

## Concrete Flatwork

### **Specifications:**

- All concrete flatworks shall be completed per approved plans and applicable code.
- Habitat may provide concrete and stone materials for projects.

### **Bid Expectations:**

- Flatwork concrete materials only, per yard cost \$
- Additional ¾" base material, if needed, per ton cost \$

### **All concrete materials and labor for the enclosed plan for the following:**

- Basements / sq. ft. \$
- Porches, sidewalks, driveways / sq. ft. \$
- Attached garages with 3/8" rebar at 2' OC / sq. ft. \$
- City approaches and city sidewalks / sq. ft. \$
- 12" x 12" grade beam floors, 4" thick, 3/8" rebar at 2' OC / sq. ft. \$

## Concrete Walls

### **Specifications:**

- Includes footings, foundation walls, reinforcing steel, post pads, damp proofing, tile and pit systems, and egress components.
- Habitat may provide concrete and stone materials for projects.

### **Bid Expectations:**

- All materials and labor \$

# 2026 Construction Specifications

- Project price with Habitat paying for concrete \$

**Also provide anticipated cost breakdown:**

- Footings and walls per yard \$
- ½" steel rebar per job \$
- Post pads each \$
- Damp proofing and tile per foot \$
- Conveyor each use \$
- Egress windows each \$
- Steel egress well with ladder and cover \$
- Tile and pit \$
- Concrete per yard \$
- Stone per ton \$

## Electrical Components

**Bid Expectations:**

- Electrical components are Gift-In-Kind and are not quoted.

## Engineering and Surveying

**Bid Expectations:**

- Erosion control plan \$
- Staking of house for excavation \$
- Lot survey, if required \$

## Excavation

**Bid Expectations:**

- Tracking pad \$
- Erosion control per foot \$
- Sanitary sewer laterals per foot \$
- Water laterals per foot \$
- Stone for laterals per ton \$
- Storm sewer laterals per foot \$
- Basement / garage excavation per yard \$
- Backfill / grading per hour \$
- 6" x 18' x 25' driveway cut
- Stone for driveway / garage per ton \$
- Trucking per load \$
- Topsoil per load \$
- Sewer connection in wall if lift pump is needed \$
- Disposal of debris per truckload \$

**Also, please provide a total price using the sample house plan \$**

## Flooring

### Bid Expectations:

#### Materials

- Luxury Vinyl Plank – Paramount Rigid CORE Cornerstone Finish HPSR Urethane with Ceramic Bead, Wear-layer 12 mil, Pad 1 mm EVA foam, Warranty 15 year. Per sq. ft. \$
- Vinyl – Mannington LVS, Urethane wear layer, 10-year warranty. Per sq. ft. \$
- Carpet – Plush Carpet, Shaw, Cabana Bay 10-year stain/soil/pet warranty, 10-year texture retention warranty. Per sq. ft. \$
- Pad – 7/16" 8 lb. pad, per sq. ft. \$
- ¼" underlayment, per piece \$

#### Installation

- Luxury Vinyl Plank – Floated Per sq. ft. \$ Glue Down Per sq. ft. \$
- Plush Carpet – On wood. Per sq. ft. \$ On Concrete. Per sq. ft. \$
- Vinyl Per sq. ft. \$ Underlayment Per sq. ft. \$
- Steps – Per step \$ both vinyl and carpet
- Floor Prep per house, if needed \$

## HVAC

### Bid Expectations:

- Contractor to install a variable speed furnace of at least 94% AFUE with ECM and 2 stages of heating, properly sized, per heat calcs.
- Programmable Thermostat
- Furnace air intake
- Furnace gas piping. Gas stub for water heater.
- All supply and return ductwork
- Boot for supply air to be wall mounted 5" above the floor to allow for base trim installation.
- Contractor to air balance each room upon completion of each project.
- Contractor to file for all local permits required for installation.
- Habitat Project Manager will complete required heat calculations required for Habitat project.
- Contractor to provide hard piping of dryer vent. Contractor to both pipe and insulate (6") bath fan to gable vent provided and installed by others.
- Contractor to deliver grills upon rough in, Habitat will install during trim out.
- Contractor to caulk all penetrations per code.
- Contractor to provide heat distribution plan where required for permitting.

**Please provide a total price using the sample house plan \$**

**Also, provide pricing for below options**

- Gas piping for gas range \$
- Central Air Conditioning \$

## Landscape

### Bid Expectations:

- For Landscaping our typical lots are 60' X 120'.
- 7200 square foot lot minus (driveway, sidewalk and typical house footprint = 1520 sq. ft.)
- Lot area to be seeded: 5,680 sq. ft.
- Include costs for finishing grading, seeding, fertilizer and hay.
- Please figure one load of topsoil at the time of installation. We can also have our excavator spread topsoil upon the final grade.
- Do not figure any trees, bushes, other vegetation or planting areas. These are left for the homeowner once they occupy the house.
- Habitat will see that the lawns are watered as necessary after installation.
- Habitat will have the ground clear of debris. If any trees need to be removed this will be done by others prior to lawn installation.

### Material and Labor to install a 5,680 square foot yard. Price:

We understand that the cost for lawn installation may vary due to conditions such as typography and lot size.

**Please provide a typical per square foot cost for the installation of seed, fertilizer, hay and grading. Price: \$**

## Overhead Doors

### Bid Expectations:

- 16x7 uninsulated white steel overhead door with torsion suspension. \$
- 16x7 insulated white steel overhead door with torsion suspension. \$
- 1/3 horsepower door opener with two controls and keypad. \$
- ½ horsepower door opener with two controls and keypad. \$

**Include all labor for installation.**

### Please also include costs for:

- 9x7 uninsulated white steel overhead door with torsion suspension. \$
- 9x7 insulated white steel overhead door with torsion suspension. \$

## Plaster

Habitat uses a plaster return around all windows and slide by and bi-fold doors, to minimize the cost of trim work. Provide a skip trowel plaster finish. Bid to include finish materials, corner bead and labor.

Habitat will provide all labor and material for sheetrock installation.

The Contractor will supply joint compound/plaster.

The house will be clean, with water and power supplied prior to the finished plaster installation date.

Ceiling insulation will be blown, and heat will be available if necessary.

Contractors will supply their own lighting.

# 2026 Construction Specifications

The garage will be firewalled/ceiling only.

It is normal for Habitat to have a dumpster outside the home, but if not, contractors may pile their garbage outside the home and Habitat will dispose of it.

Finish plaster work will typically be ready between May and November of each year at roughly two-week intervals for each project.

**Please provide bid costs for one coat finish plastering for the following sized houses:**

- One Coat Plaster 2-bedroom home 960 sq. ft. Cost: \$
- One Coat Plaster 3-bedroom home 1140 sq. ft. Cost: \$
- One Coat Plaster 4-bedroom home 1340 sq. ft. Cost: \$
- One Coat Plaster 5-bedroom home 1480 sq. ft. Cost: \$

**Option for painting walls, Habitat to supply paint. Cost: \$**

**Option to install sheetrock, Habitat to provide material. Cost: \$**

## Plumbing

Note: Habitat to supply power vented water heater, tub/shower faucet, sink faucets and toilet.

**Bid Expectations:**

- All labor, materials, and applicable permits
- All pipe and fittings
- Fiberglass tub and shower
- Laundry hook-up
- One submersible 1/4 Horsepower sump pump w/battery backup and audible alarm
- One stainless steel kitchen sink including cutting of sink holes
- One sub-slab ventilation system including radon fan, (electrical hookup by others)
- Two ASSE 1016 frost proof sill cocks to be hooked up at rough in In basement
- Basement bathroom rough-in
- 1 year warranty on all supplied materials and labor
- Adherence to Habitat's safety policy and all OSHA regulations

**Base Bid: \$**

**Bid the following as Extras:**

- Basement bath finish including a 36" fiberglass shower, Cost: \$
- 1/3 horse garbage disposal and installation, Cost: \$
- Dishwasher hookup w/air gap, Cost: \$
- Cost if Basement needs to be pumped out to do underground, Cost: \$
- If needing a Sanitary Sump (AKA Ejector pit) is needed, Cost: \$
- Alarm for Sanitary Sump, Cost: \$

## Roofing

### Bid Expectations:

- Include GAF Timberline or Owens Corning Duration or similar shingles.
- Provide Ice and Water Shield on eaves and valleys.
- Provide shingle underlayment between the roof boards and shingles.
- Provide continuous Ridgetop roof venting.
- Provide white aluminum gable edging and gutter apron.
- Provide all nails and sealants.
- Habitat will provide a dumpster. Contractor to clean and dispose of all debris.

**Material Costs for the Sample Plan. Price: \$**

**Labor Cost for the Sample Plan. Price: \$**

**Please provide Material cost per square of Timberline or Duration shingles including all roof accessories. Price per Square: \$**

**Labor Cost per square for new roofs 5/12 to 6/12 roof pitches: Price per Square: \$**

## Supplier/Materials

- **Lumber:** We use 2x6 wall construction 24" OC and ½' OSB wall sheathing w/house wrap.
- **Floor System:** TJI joists 19.2 OC with ¾" OSB T&G subflooring, LVL basement beams and steel posts.
- **Roof Truss System:** per plan
- **Windows:** White vinyl double hung units, full screen, insulated glass double pane, U- value of .022 or better, Energy Star Northern Zone. Manufacturer, Alliance Wingate, Hawthorne or similar manufacturer.
- **Exterior Doors:** 1-¾" insulated primed steel doors with adjustable thresholds and primed brickmolds. 6-9/16" jambs, compression weatherstripping, bored for lockset and deadbolt. Door glazing and sizing per print.
- **Architectural Shingles:** GAF or similar manufacturer in standard stock shingle colors. Include coil nail bid, drip edging, Ice and water, synthetic felt, pre-bent step flashing metal, Galv Valley Roll 20" x 50'.
- **Siding/ Soffit:** Vinyl double 4, in-stock colors, 42 mil minimum, Mainstreet or similar manufacturer, including all trims and J Blocks. White aluminum soffit 16", center vent with F-channels and fascia, nails. Include white vinyl porch posts.
- **Insulation:** Fiberglass R-19 wall insulation, 6 mil poly, proper vents. Ceiling insulation by others.
- **Plasterboard:** 5/8" Plaster base for fire code & ceilings, ½" plaster base for walls.
- **Interior Doors/Trim & Locksets:** Oak embossed prehung doors sized per print with lockset bore. Bedroom bypass closet doors using drywall returns in place of jambs. 2-1/4 oak or oak embossed trim and jambs. 3 or 3 ¼" oak or oak embossed base trim. Interior and exterior locksets, Schlage or equivalent.
- **Cabinets:** Medium brown Oak or similar tone per plan layout. Hinges can be exposed or concealed. Triple Cove Laminate countertops.

**Please include a bid for moisture mitigation sheathing such as LP Weather logic or Zip system or similar**