

Texas Department of Housing and Community Affairs



Work Write-Up & Cost Estimate (upload to the Reservation System)

Administrator:	Rolling Plains Management Corp.	Activity #:	1002731003
Head of HH Name:			
Street Address:	203 S. Ave B	County:	Foard
City, State:	Crowell	Zip:	79227

General Specifications

1. Each specification must be bid separately. Lump sum bids are NOT ACCEPTED.
2. All products and materials shall be new and arrive in unopened packaging.
3. Contractor shall move construction debris from the property to a dumpster or legal landfill at least per week, and leave the property in "broom clean" condition. In occupied properties, construction debris shall be removed from living quarters daily.
4. Installation of all products and materials shall be according to the manufacturer's instructions.
5. "Install" means to purchase, deliver, set up, test and warrant a new component.
6. "Replace" means to remove and dispose of material, purchase new material, deliver, install, test and warrant.
7. "Repair" means to return a building component to like-new condition through replacement of parts, adjustment and recoating of parts.
8. "Reinstall" means to remove, clean, store and install a component.
9. Items required by local code, construction standard or other requirement must be completed for final payment.
10. Contractor shall remedy any defect due to faulty material or workmanship and pay for all resulting damage to other work which appears within one year from an accepted final inspection. Contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.
11. New materials shall be matched with existing materials to be consistent with surrounding surfaces.
12. All Change Orders must be approved by TDHCA PRIOR to performing changed work. Any additional costs due to product or material upgrades is solely at the contractor's expense unless pre-authorized by the Administrator and TDHCA.
13. Payment requests shall be based on satisfactory completion of contracted work.
14. Contractor is responsible for verifying accurate field dimensions, sizes, quantities, square feet, linear feet, etc. before ordering materials, products, or supplies. Quantities, square feet, linear feet, etc. listed in the bid package are for the convenience of the contractor. TDHCA and the Administrator neither make nor imply any guarantee for the accuracy of these numbers.
15. All electrical work must meet the National Electrical Code adopted by the city or by the state for counties, and must be completed by a state-licensed electrician.
16. All plumbing work must meet the International Plumbing Code adopted by the city or by the state for counties, and be completed by a state-licensed plumber.
17. If digging is required, the contractor is responsible for locating utilities underground.
18. Contractor is responsible for complying with all applicable permitting requirements.
19. Contractor is responsible for ensuring that work does not encroach on property lines, setbacks, or easements.
20. Contractor is responsible for complying with EPA and/or HUD lead-based paint rules.

MISCELLANEOUS	Spec Description	Units	Cost Estimate	Total
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Debris Removal	.Remove existing tub/shower, toilet, vanity, sink .Remove foam tile on hallway ceiling(30' sq remove west wall of bathroom. Remove .damaged sheetrock from restroom ceili.	1		
BUILDING EXTERIOR & ATTIC	Spec Description	Units	Cost Estimate	Total
Roof Covering	Install new 25 yr shingle roof	1		
Roof Structure	Remove and dispose of up to 2 layers and wooden shake. Install new decking felt and drip edge.for approx. 11 sq also install new harditrim on north and south faces. Cover with metal fascia to match windows. (Approx 80')	1		
MAIN LIVING ROOM	Spec Description	Units	Cost Estimate	Total
Doors	Replace pocket door to 36" 6 pocket door with hardware and trim to match existing	1		
HALLWAYS	Spec Description	Units	Cost Estimate	Total
Ceiling	Install new sheetrock ceiling texture and paint. Approx 30'sq	1		
BEDROOM 2	Spec Description	Units	Cost Estimate	Total
Ceiling	Patch foam tiles as needed from ceiling that is being removed for bathroom	1		
Walls	Relocate paneling to accomadate new wall location.	1		
Doors	install new 2868 lh interior 6 panel door	1		
MASTER BATHROOM	Spec Description	Units	Cost Estimate	Total
Ceiling	Install approx 75'sq sheetrock. Texture and paint	1		
Walls	Build new wall (approx 14'x8') west of current location. Inside of west bedroom.sheetrock texture paint inside. Sheetrock and paneling outside. Wall behind 3 shower surround wall to Dura rock or hardi backer board minimum. 42" thickness.	1		
Flooring	Install vinyl locking plank flooring (approx 75'sq) with trim	1		
Doors	Install new 36" pocket door frame with 6 panel door, hardware and trim to match exsisting hall.	1		
Toilet	Install new comfort height elongated bowl with manufactures's approved seat, WaterSense labled toilet with new 1/4 turn shut-off and wax ring. Also new flexible supply line from cut-off to bowl.	1		
Tub/Shower	install new 5' wide low threshold alcove walk in shower unit with 3 grab bars (with appropriate wall blocking) and shower seat rated for 205# minimum with shower curtain.	1		

Vanity/Sink/Faucet	Install wheelchair assessible roll under vanity with sinks and WaterSense single handle faucet (color to match fixture).	1		
Mirror/Medicine Cab.	Install new recessed mirrored medicine cabinet Min 29" wide.	1		
GFCI protection	Install new gfci by sink on dedicate 20amp 120 volt circuit.	1		
Linen Closet	Install new free-standing linen cabinet. Min 15" wide 84" tall 18" deep. White painted solid wood frame and 1/2 finished plywood sides. 2 compartment with 2 adjustable shelves in each compartment.	1		
Grab Bars	Install 2 grab bars around toilet. One on bedside toilet and one behind. Both to be centered @ 34" a.f.f wall blocking required.	1		
Lighting	Install Energy Star certified, 4 light vanity light with LED bulbd (color to match fixtures).	1		
UTILITY ROOM	Spec Description	Units	Cost Estimate	Total
Washer	Install new washer supply box with cold and hot water cut-offs and drain attached to existing drain system. Dedicated 20 amp 120 volt circuit to be installed in newly constructed wall.	1		
Dryer/Dryer Vent	Install new dryer plug in new wall and dryer vent through exterior wall.	1		
ELECTRICAL SYSTEM	Spec Description	Units	Cost Estimate	Total
Main Panel/Load Center	Replace exsiting Main Breaker Panel located on west wall of spare bedroom with new 150 AMP load center. 12 circuit capacity with AFCI rated breaker to 2017 NEC.	1		
PLUMBING SYSTEM	Spec Description	Units	Cost Estimate	Total
Water Service Lines	New plumbing lines to attach to exsiting supply plumbing.	1		
Drains, Waste & Vents	Shower, sink, toilet and washer lines to be tied into exsiting sewer lines andinto exsiting sewer vents.	1		
GRAND				
TOTAL:				

Signature of Preparer

Date

Signature of Administrator Representative

Date

Signature of Head of HH

Date