

Texas Department of Housing and Community Affairs



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

Administrator:	Rolling Plains Management Corporation	Activity #:	1002731002
Head of HH Name:			
Street Address:	710 W. 2nd Street	County:	Hardeman
City, State:	Quanah, Texas	Zip:	79252

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 old floor in rest room. Remove restroom east wall. Remove restroom ceiling. Remove toilet tub and vanity. Remove fallen in room north of laundry roo	1		
BUILDING EXTERIOR & ATTIC	Spec Description	Units	Cost Estimate	Total
Exterior Doors	replace front door to 3068 metal clad wood door. 6 panel rh with matching handle and deadbolt. Trim to match. Install new 3068 metal clad wood door 6 panel rh with matching handle and deadbolt. Trim to match	1		
Decks/Porches/Ramps	build l shaped ramp outside new back door. Approx 16" drop.at midway down ramp install 5'x5' landing and turn west to complete ramp. Add supports to end of front porch ramp handrails. Cannot have a catch point.	1		
MASTER BEDROOM	Spec Description	Units	Cost Estimate	Total
Walls	cover 2 north doors with sheetrock and paneling to match. Paint customer specified color. Approx. 11'x 8'	1		
Doors	install new 3068 RH 6-panel interior doorpainted customer color. Install lever style nickle finish privacy hardware	1		
MASTER BATHROOM	Spec Description	Units	Cost Estimate	Total
Ceiling	frame new sheetrock ceiling approx 130' sq. texture and paint	1		
Walls	build wall for end of shower. 32' wide 8' tall. Also for edge of cabinet beside toilet. 32" wide 8' tall	1		
Flooring	install new 3/4 plywood floor with new support(350) Install new locking vinyl plank flooring with trim(650) approx 130'sq	1		
Doors	install new 3068 RH 6-panel interior door painted customer color. Lever style nickel privacy door hardware	1		
Toilet	install water sense qualified comfort height elongated bowl toilet with new 1/4 turn water cut-off and flexible toilet supply line on east wall in south corner	1		
Tub/Shower	install new 5' wide low threshold alcove walk in shower with 3 grab bars (blocking required) with heavy duty seat(350#+) water sense handheld showerhead with glide bar faucet must have levered handles	1		
Vanity/Sink/Faucet	install new wall mount rectangle sink with partial pedestal with single hole for faucet and white in color. Blocking required. Faucet is to be single lever water sense rated.	1		

Mirror/Medicine Cab.	install new recessed mirrored medicine cabinet min 29"wide	1		
GFCI protection	add new GFCI dedicated 20 amp circuit	1		
Exhaust Fan	add exhaust fan/ heater combo energy star rated. Panasonic model will need to be ordered.	1		
Linen Closet	install new free standing linen closet. Min 15" wide 84" tall 18" deep. Is to be white painted maple (or equivalent) wooden frame with 1/2 finished plywood sides. 2 compartments with doors and 2 adjustable shelves in each	1		
Grab Bars	add 3- 36" minimum grab bars to be centered @	1		
Lighting	add new vanity light. Add new shower can light. With approved shower trim and bulb(or led equivaalent)	1		
KITCHEN	Spec Description	Units	Cost Estimate	Total
Flooring	install 3/4 plywood over existing floor. Install new locking vinyl plank flooring and trim. Approx 230'sq	1		
PLUMBING SYSTEM	Spec Description	Units	Cost Estimate	Total
Water Service Lines	connect shower sink and toilet lines to existing plumbing supply lines	1		
Drains, Waste & Vents	connect shower and toilet drain lines into existing sewer lines and vent lines	1		
GRAND TOTAL:				

Name of person who prepared this document

Signature of Preparer

Date

Signature of Administrator Representative

Date

Signature of Head of HH

Date