

FONTENOT
 2826 BALL STREET
 GALVESTON, TX
 77550

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
ATTIC								
1	INSULATION (R-30)/Attic/Loose-Fill Insulation. Loose-Fill insulation (r-30_ blown into attics shall be cellulose and shall meet the Federal Specification HH-I-515D	Remove any existing insulation prior to installing new insulation.	14F	Average	704	SF		
2	ATTIC ACCESS - Provide pull down Attic Access stair that meets the city's size and weight capacity requirements.	Provide new header framing as required for new floor opening.	8.Y	Average	1	EA		
NORTHEAST AREA BOTH FLOORS (enclosed porch)								
3	Demolition - demolish bathroom (old porch) walls and floor structure. Shore roof structure.	Location: 2nd floor	17.A	Average	1	EA		
4	Reframe floor and walls of bathroom area on both floors. Provide new pier foundation. Provide 1-1/2" Plywood floor. Exterior wall to have 5/8" cdx plywd, building wrap, and beveled wd siding to match existing.	Location: 2nd floor	6.C	Average	136	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
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BATHROOM 2ND FLOOR

5	Plumbing Fixtures - provide new Pedestal Sink, Toilet and 4'-6" x 2'-6" bathtub. American Standard or Elkay for bath and Toilet. Pedestal Sink to be American Standard Boulevard Ped Lab combo 8 DTR 0631.800.020 with Delta B2596LF-ss Two Handle Center set Bathroom Faucet in Stainless.	Location: 2nd floor	11.A	Average	1	EA		
6	Paper Holder/ Install new toilet paper holder with metal roller. Paper holder shall be model #HH-877 as manufactured by Nutone.	Location: 2nd floor	10.E.2.D	Average	1	EA		
7	Towel Bar - Install new surface mounted 3/4" x 24' square stainless steel tube. Towel bar shall be Model #896 as manufactured by Nutone.	Location: 2nd floor	10.E.2.E	Average	1	EA		
8	Towel Bar - Install new surface mounted 3/4" x 24' square stainless steel tube. Towel bar shall be Model #896 as manufactured by Nutone.	Location: 2nd floor	10.E.2.E	Average	1	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
9	Vinyl Floor Tile/ Vinyl asphalt tile shall meet min FHA reg. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum. Adhesive shall be waterproof type as recommended by mfg. VCT to cove 'designated sf' that is identified per this line item.	Location: 2nd floor	9.L	Average	24	EA		
10	Medicine Cabinet/Steel. Install new medicine cabinet/steel frame w/mirror- 16" x 22'	Location: 2nd floor	10.E.2.B	Average	1	EA		
11	Drywall/ Ceiling and Walls. Install new 1/2" moisture resistant gypsum board. Texture and prepare surfaces for paint.	Location: 1st floor	9.D	Average	355	SF		
12	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 2nd floor	9.N	Average	355	SF		
13	Shower Curtain Rod/Install New. Install new Speakman curved style screw mounted curtain rod (S-35601-BN) or written approved equal.	Location: 2nd floor	10.E	Average	1	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
14	Shower Facet & Diverter/Install New bath/shower faucet with diverter. Use Delta model N1348. Work shall include installation of pre-fav access panel or removal and replacement of wall materials on opposite wall to faucet.	Location: 2nd floor	11.A	Average	1	EA		
15	Wood Framing: Frame new wall 2 x 4 wood studs 16" o.c. with door opening. Wall to ceiling 9'-6" high.	Location: 2nd floor	6.C.3	Average	5	LF		
16	Interior /Door & Lockset/new. Install 6-panel interior door and passage lockset to be 1-3/8" prefinished hollow core lauan or birch, with solid wood stiles and rails for a min 2" reduction in height w/out impairing the strength if the door.	Location: 2nd floor	8.A.	Average	1	EA		

BATHROOM 1ST FLOOR

17	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 1st floor	9.N	Average	245.5	EA		
18	Drywall/ Ceiling and Walls. Install new 1/2" moisture resistant gypsum board. Texture and prepare surfaces for paint.	Location: 1st floor	9.D	Average	245.5	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
19	Paper Holder/ Install new toilet paper holder with metal roller. Paper holder shall be model #HH-877 as manufactured by Nutone.	Location: 1st floor	10.E.2.D	Average	1	EA		
20	Towel Bar - Install new surface mounted 3/4" x 24' square stainless steel tube. Towel bar shall be Model #896 as manufactured by Nutone.	Location: 1st floor	10.E.2.E	Average	1	EA		
21	Vinyl Floor Tile/ Vinyl asphalt tile shall meet min FHA reg. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum. Adhesive shall be waterproof type as recommended by mfg. VCT to cove 'designated sf' that is identified per this line item.	Location: 1st floor	9.L	Average	27	SF		
22	Medicine Cabinet/Steel. Install new medicine cabinet/steel frame w/mirror- 16" x 22'	Location: 1st floor	10.E.2.B	Average	1	EA		
23	Plumbing Fixtures - provide new Pedestal Sink, and Toilet. American Standard or Elkay for Toilet. Pedestal Sink to be American Standard Boulevard Ped Lab combo 8 DTR 0631.800.020 with Delta B2596LF-ss Two Handle Center set Barroom Faucet in Stainless.	Location: 1st floor	11.A	Average	1	EA		
24	New Wall. Provide new wall between laundry and half bath. 9'-6" high	Location: 1st floor	2.A	Average	5	LF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
25	Interior /Door & Lockset/new. Install 6-panel interior door and passage lockset to be 1-3/8" prefinished hollow core lauan or birch, with solid wood stiles and rails for a min 2" reduction in height w/out impairing the strength of the door.	Location: 1st floor	8.A.	Average	1	EA		

LAUNDRY 1ST FLOOR

26	Remove existing Wall for new door. Remove existing board sheathing/beveled siding. Dispose of construction debris.	Location: 1st floor	2.A	Average	12	LF		
27	Interior /Door & Lockset/new. Install by-fold door. Solid core prepainted.	Location: 1st floor	8.A.	Average	1	EA		
28	Plumbing Fixtures - provide new washer hot and cold water hookup and drain.	Location: 1st floor	11.A	Average	1	EA		
29	Drywall/ Ceiling and Walls. Install new 1/2" moisture resistant gypsum board. Texture and prepare surfaces for paint.	Location: 1st floor	9.D	Average	260	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
30	Vinyl Floor Tile/ Vinyl asphalt tile shall meet min FHA reg. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum. Adhesive shall be waterproof type as recommended by mfg. VCT to cove 'designated sf' that is identified per this line item.	Location: 1st floor	8.D	Average	38	SF		
31	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 1st floor	9.N.	Average	260	SF		

BEDROOM - NORTH 2ND FLOOR

32	Remove existing Closet. Remove existing closet drywall, wood framing and door. Dispose of construction debris.	Location: 2nd floor	2.A	Average	12	LF		
33	Remove existing connecting Door. Remove existing door and door frame - SALVAGE DOOR & TRIM.	Location: 2nd floor	2.A	Average	1	EA		
34	Wood Framing: Frame in existing opening with 2 x 4 wood studs 16" o.c.. Apply 1 x 6 wood board sheathing to each side of studs. Shim boards as necessary to achieve a flush board finish.	Location: 2nd floor	6.C.3	Average	3	LF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
35	Interior Wall/Partition/2 x 4 x 9'-6"/ Install. Install 2 x 4 x 9'-6" interior wall 16" o.c. (framing with door opening and blocking for Closet pole)	Location: 2nd floor	6.HH.1	Average	7.5	LF		
36	Interior /Door & Lockset/new. Install 6-panel interior door and passage lockset to be 1-3/8" prefinished hollow core lauan or birch, with solid wood stiles and rails for a min 2" reduction in height w/out impairing the strength if the door.	Location: 2nd floor	8.A.	Average	1	EA		
37	Drywall/Install new 1/2" drywall on all walls & ceiling/finish completely. Work shall include taping, bed and texture.	Location: 2nd floor	9.D.	Average	748	SF		
38	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY- MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 2nd floor	9.N.	Average	748	SF		
39	Closet Shelf Wood. Install new closet shelf/ 1 x 12	Location: 2nd floor	6.Z.	Average	4	LF		
40	Clothes Rod/Install. Install new closet clothes rod.	Location: 2nd floor	6.Z.	Average	4.5	LF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
41	Carpet & Pad/Nylon/25 oz/Install new carpet (25 oz. face weight/nylon with 5 year wear and stain warranty) and pad (7/16" x 6lb.). Use Beaulieu 'Prairie' 25 oz. Face weight or written approved equal. Provide alum threshold strip at doorway.	Location: 2nd floor	9.M.	Average	19	SY		
42	Repair/Interior Door: Includes repairs to door, components, trim, hinges, and lockset	Location: 2nd floor	8.D	Average	1	EA		
BEDROOM - MIDDLE 2ND FLOOR								
43	Remove existing connecting Door. Remove existing door and door frame - SALVAGE DOOR & TRIM.	Location: 2nd floor	2.A	Average	1	EA		
44	Wood Framing: Frame in existing opening with 2 x 4 wood studs 16" o.c.. Apply 1 x 6 wood board sheathing to each side of studs. Shim boards as necessary to achieve a flush board finish.	Location: 2nd floor	6.C.3	Average	3	LF		
45	Interior Wall/Partition/2 x 4 x 9'-6"/ Install. Install 2 x 4 x 9'-6" interior wall 16" o.c. (framing with door opening and blocking for Closet pole)	Location: 2nd floor	6.HH.1	Average	7.5	LF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
46	Interior /Door & Lockset/new. Install 6-panel interior door and passage lockset to be 1-3/8" prefinished hollow core lauan or birch, with solid wood stiles and rails for a min 2" reduction in height w/out impairing the strength if the door.	Location: 2nd floor	8.A.	Average	1	EA		
47	Drywall/Install new 1/2" drywall on all walls & ceiling/finish completely. Work shall include taping, bed and texture.	Location: 2nd floor	9.D.	Average	748	SF		
48	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 2nd floor	9.N.	Average	748	SF		
49	Closet Shelf Wood. Install new closet shelf/ 1 x 12	Location: 2nd floor	6.Z.	Average	4	LF		
50	Carpet & Pad/Nylon/25 oz/Install new carpet (25 oz. face weight/nylon with 5 year wear and stain warranty) and pad (7/16" x 6lb.). Use Beaulieu 'Prairie' 25 oz. Face weight or written approved equal. Provide alum threshold strip at doorway.	Location: 2nd floor	9.M.	Average	19	SY		
51	Repair/Interior Door: Includes repairs to door, components, trim, hinges, lockset, and transom.	Location: 2nd floor	8.D	Average	1	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
BEDROOM - SOUTH 2ND FLOOR								
52	Interior Wall/Partition/2 x 4 x 9'-6"/ Install. Install 2 x 4 x 9'-6" interior wall 16" o.c. (framing with door opening and blocking for Closet pole)	Location: 2nd floor	6.HH.1	Average	7.5	LF		
53	Interior /Door & Lockset/new. Install 6-panel interior door and passage lockset to be 1-3/8" prefinished hollow core lauan or birch, with solid wood stiles and rails for a min 2" reduction in height w/out impairing the strength if the door.	Location: 2nd floor	8.A.	Average	1	EA		
54	Drywall/Install new 1/2" drywall on all walls & ceiling/finish completely. Work shall include taping, bed and texture.	Location: 2nd floor	9.D.	Average	748	SF		
55	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 2nd floor	9.N.	Average	748	SF		
56	Closet Shelf Wood. Install new closet shelf/ 1 x 12	Location: 2nd floor	6.Z.	Average	4	LF		
57	Clothes Rod/Install. Install new closet clothes rod.	Location: 2nd floor	6.Z.	Average	4.5	LF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
58	Carpet & Pad/Nylon/25 oz/Install new carpet (25 oz. face weight/nylon with 5 year wear and stain warranty) and pad (7/16" x 6lb.). Use Beaulieu 'Prairie' 25 oz. Face weight or written approved equal. Provide alum threshold strip at doorway.	Location: 2nd floor	9.M.	Average	19	SY		
59	Repair/Interior Door: Includes repairs to door, components, trim, hinges, lockset, and transom.	Location: 2nd floor	8.D	Average	1	EA		
HALLWAY - 2ND FLOOR								
60	Refinish existing wood floor. Sand and urethane with two coats of water based urethane.	Location: 2nd floor	9.S	Average	127	SF		
60A	ALTERNATE: Vinyl Floor Tile/ Vinyl asphalt tile shall meet min FHA reg. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum.	Location: 2nd floor	8.D	Average	127	SF		
61	New wood guardrail. Install new wood 36" H guardrail with top rail and vertical turned balusters	Location: 2nd floor	6.W	Average	12	LF		
62	Gyp. Bd./install new 1/2" gypsum board on all walls & ceiling/Finish completely. Work shall included taping, bed, and texture.	Location: 2nd floor	9.D.	Average	878	SF		
63	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR	Location: 2nd floor	9.N.	Average	878	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
HALLWAY - 1ST FLOOR								
64	Refinish existing wood floor. Sand and urethane with two coats of water based urethane.	Location: 1st floor	9.S	Average	82	SF		
64A	ALTERNATE: Vinyl Floor Tile/ Vinyl asphalt tile shall meet min FHA reg. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum.	Location: 1st floor	8.D	Average	82	SF		
65	New wood guardrail. Install new wood 36" H guardrail with top rail and vertical turned balusters	Location: 1st floor	6.W	Average	12	LF		
66	New wood handrail. Install new wood 36" H handrail along east wall.	Location: 1st floor	6.W	Average	12	LF		
67	Refinish existing Stair Treads. Sand and urethane with two coats of water based urethane.	Location: 1st floor	8.D	Average	82	SF		
68	Gyp. Bd./install new 1/2" gypsum board on all walls & ceiling/Finish completely. Work shall included taping, bed, and texture.	Location: 1st floor	9.D.	Average	711	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
69	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 2nd floor	9.N.	Average	711	SF		
CLOSET UNDER STAIR - 1ST FLOOR								
70	Refinish existing wood floor. Sand and urethane with two coats of water based urethane.	Location: 1st floor	9.S	Average	15	SF		
70A	ALTERNATE: Vinyl Floor Tile/ Vinyl asphalt tile shall meet min FHA reg. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum.	Location: 1st floor	8.D	Average	15	SF		
71	Gyp. Bd./install new 1/2" gypsum board on all walls & ceiling/Finish completely. Work shall included taping, bed, and texture.	Location: 1st floor	9.D.	Average	142	SF		
72	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 2nd floor	9.N.	Average	142	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
73	Repair/Interior Door: Includes repairs to door, components, trim, hinges, and lockset	Location: 2nd floor	8.D	Average	1	EA		
LIVING ROOM/DINING ROOM - 1ST FLOOR								
74	Refinish existing wood floor. Make repairs to wood floor and replace any missing floor boards. Sand and urethane with two coats of water based urethane.	Location: 1st floor	8.D	Average	317	SF		
74A	ALTERNATE: Vinyl Floor Tile/ Vinyl asphalt tile shall meet min FHA reg. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum.	Location: 1st floor	8.D	Average	317	SF		
75	Wood Framing: Frame in existing wood posts at each end of center wall header with 2 x 4 wood studs. Apply 1 x 6 wood board sheathing to each side of studs. Shim boards as necessary to achieve a flush board finish.	Location: 1st floor	6.C.3	Average	2	LF		
76	Repair existing interior board sheathing. Replace missing sheathing.	Location: 1st floor	8.D	Average	20	SF		
77	Drywall/Install new 1/2" drywall on all walls & ceiling/finish completely. Work shall include taping, bed and texture.	Location: 1st floor	9.D.	Average	1058	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
78	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 1st floor	9.N.	Average	1058	SF		
79	Repair/Interior Door: Includes repairs to door frame and transom, both sides living room side and hall side.	Location: 1st floor	8.D	Average	2	EA		

KITCHEN - 1ST FLOOR

80	Base Cabinets/New/Birch Install new base cabinets with 'flush type' 3/4" lumber: shelves bottom and top shall be 3/4" plywd with nosing: dividers to be 3/4" solid stock, back Douglas fir AC ply. Includes paint (gloss Enamel)	Location: 1st floor - counter height 36"	6.O.2	Average	12	LF		
81	Countertop/New/Laminate Formica. Install new plywood core countertop with 4" backsplash.	Location: 1st floor	6.O.4	Average	12	LF		
82	Upper Cabinets/New/Birch Install new base cabinets with 'flush type' 3/4" lumber: shelves bottom and top shall be 3/4" plywd with nosing: dividers to be 3/4" solid stock, back Douglas fir AC ply. Includes paint (gloss Enamel)	Location: 1st floor Wall hung 36" high	6.O.2	Average	12	LF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
83	Underlayment/Install new Com-Ply Sturdy-I-floor (11/32") plywood underlayment with sanded face. Underlayment to Cover 'Designated Square Footage' identified in this line item. Includes threshold transitions to adjacent floor surfaces. Includes repairs to sub floor if needed.	Location: 1st floor	8.D	Average	171	SF		
84	Vinyl Floor Tile/Vinyl asphalt tile shall meet min. FHA req. and be 12" x 12" x 1/8" sq. tile as mfg. by Armstrong and Congoleum. Adhesive shall be waterproof type as recommended by mfg. VCT to cover 'designated sf' that is identified per this line item.	Location: 1st floor	8.D	Average	171	SF		
85	Base Trim. Replace base trim with wood 1 x 4. This includes trim at the base cabinet kick space.	Location: 1st floor	8.D	Average	46	LF		
86	Drywall/Install new 1/2" drywall on all walls & ceiling/finish completely. Work shall include taping, bed and texture. - Use Moisture Resistant Gypsum board within 3 feet of sink.	Location: 1st floor	9.D.	Average	665	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
87	Paint entire room. 1 coat prime and 2 coat paint minimum. Walls/ceiling (prime) KELLY-MOOR 971 ACRY-PLEX Int, (paint) KELLY-MOOR 1650 ACRY-PLEX SEMI-GLOSS ENAMEL & (Trim) KELLY-MOOR 1685 DURA-POXY HIGH GLOSS ENAMEL.	Location: 1st floor	9.N.	Average	665	SF		
88	New Exterior Door: Add new exterior door opening and door with interior and exterior trim..	Location: 1st floor	8.D	Average	1	EA		
89	Sink & Faucet/Kitchen. Install new kitchen sink & Facet (Use Delta single-handle model 100-WF or written approved equal). Work shall include new drain lines and trap.	Location: 1st floor	11.A	Average	1	EA		
90	Range (gas). Install new Magic Chef, economy range w/ standard oven, 30" range w/ four burners and white enamel finish.	Location: 1st floor	10.F	Average	1	EA		
91	Range hood. Install new General Electric under cabinet vent-a-hood, 30" range hood with charcoal odor filter washable grease filter and white enamel finish. Must vent to exterior.	Location: 1st floor	10.D & 3.D	Average	1	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
92	Refrigerator. Install new Magic Chef refrigerator 18 cubic foot capacity with white enamel finish. Refrigerator will include an ice maker with connections.	Location: 1st floor Contractor is responsible for ice make connection.	10.F	Average	1	EA		
93	Repair/Interior Door: Includes repairs to door frame and transom, both sides living room side and hall side.	Location: 1st floor	8.D	Average	2	EA		
94	Fire Extinguisher. Install new fire extinguisher of a type appropriate to the room. Mount on a wall bracket.	Location: 1st floor	10.G	Average	1	EA		

PLUMBING

95	Drain Line/Entire Structure/PVC/Replace. Replace all drain lines (with PVC) in and under the structure to connection with all appliances and fixtures. NOTE: SF=INT. FLOOR AREA	Entire Structure	11.A	Average	1546	SF		
96	Drain Line/Supply Line/Replace. Replace all drain lines (with PVC) and water supply from the alley connection and alley water meter respectively.	Entire Structure	11.A	Average	1	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
97	Gas Lines/ Replace/Entire Structure. Replace all gas lines in and under the structure to connection with all appliances and fixtures. Work shall include shutoffs and supply lines to all fixtures and appliances.	Entire Structure	11.A	Average	50	LF		
98	Water Line (PVC-CPVC)/Replace/Entire Structure. Replace all water supply lines (with PVC) in and under the structure. Include shutoffs and supply line connections to all fixtures and appliances. NOTE: SF=INT. FLOOR AREA.	Entire Structure	11.A	Average	1546	SF		
99	Water Heater/Gas/50 Gallon/Install. Install new 50 gal. gas water heater. Work shall include TPR, all combustion air and gas and electrical hook-ups for code legal installation.		11.A	Average	1	EA		

ELECTRICAL

100	Main Service/200 Amp/Replace. Install new 200 Amp main service. Verify Panel Board Installation. Work shall include installation of weatherhead. Contractor responsible for consulting w/ CenterPoint for placement.	Entire Structure	13.D.1	Average	1	EA		
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AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
101	Rewire Electrical System	Verify newly installed wiring & electrical boxes. Install new outlets, switches, fixtures & devices. Bath heat/vent/light combo, hardwired smoke detectors, GFCI's to code. Install ceiling fan(s) in bedroom(s) and common areas. Install lights in hallways, porches, stoop, and laundry. Install GFCI outlet and 2 lights under the house.	Entire Structure	13.D.22	Average	1	EA	

HVAC

102	Central Air (13 SEER) & Heat/1600 to 2000sf/Install central air (13 SEER) and heat (gas-80% AFUE)/Complete system including ductwork/building sizes between 1,600 and 2,000sf.	Entire Structure	12	Average	1546	SF		
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103	Furr Downs and HVAC Platform: Includes furr downs, HVAC platform in attic, and condenser wooden skids. If funds are not used this	Entire Structure	12	Average	1546	SF		
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ENTIRE STRUCTURE

104	Termites-Wood Destroying Insects/Treat Structure. Treat structure for wood destroying insects. Use state licensed applicator. Must provide 1-year warranty	Entire Structure	2.Q	Average	1546	EA		
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AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
EXTERIOR								
105	Door/Exterior Entry/Repair/ Repair exterior door. Includes repairs to door, components, trim, hinges, and lockset.	Location: Front door	8.D	Average	1	EA		
106	Ext. Surfaces. 1 coat prime and 2 coats paint minimum. Paint entire ext/siding, trim, soffit, porch ceiling, and fascia. Ext. paint shall be KELLY-MOOR 1245 ACRYLIC LOW SHEEN (SEMI-GLOSS). Include minor repairs to all surfaces.	Entire Structure	9.N.4	Average	3800	SF		
107	Install Hurricane Window and Door Templates. Install new plywood (min. 1/2") templates. Templates must be properly labeled to identify locations. Templates & attachments must meet ASTM-E 1996 and ASTM-E 1886	Entire Structure	8.I	Average	19	EA		
108	Insulation/Open Exterior Wall/R-13. Install new R-13 insulation to all exteriors walls. Use R-13/kraft faced batts	Entire Structure	14	Average	2800	SF		
109	Insulation/Floor/R-19. Install new R-19 insulation to underside of first floor. Use R-19/kraft faced batts	Entire Structure	14	Average	750	SF		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
110	Lockset/Exterior/Entry/Install. Install new exterior door entry lockset. Use Kwikset 'Copa' or approved equal	Location: Front Door, Rear Door and Ext Closet Door	8.P	Average	3	EA		
111	Threshold Weather-stripping/ Front Door. Apply bronze 'V' weather-stripping at front door. Also apply aluminum threshold at front door.	Location: Front Door	8.P	Average	1	EA		
112	Mail Slot/New. Install new Schlage Brass Mail Slot (model # SC620B3).	Location: Front door	10.C	Average	1	EA		
113	Exterior House Numbers. Install Alum House numbers on porch fascia above front entry stairs.	Location: Front door	10.C	Average	1	EA		
114	Siding/Demo Remove existing Asbestos siding. Employ proper removal and disposal methods.	Entire structure	8.D.	Average	2430	SF		
115	Siding/Wood Beveled/8"/Replace damaged siding/Wood Beveled ('A' cedar 1/2" x 8"	Includes repairs to framing member as needed	5.H	Average	980	EA		
116	Handrails/P.T.Pine. Install new handrail at front stair on the East side of the stair. Provide wood structure and newel post. Provide 1-1/2" wood handrail with required extensions.	Location: Front Stair	6.R	Average	4	ST		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
117	Steps/Remove/Replace. Remove concrete steps at front of house. Replace with new stairs to correct elevation. Stairs to be 11" treads with 7" risers. Vertical rise 8.5'. Stairs to have concrete step foundation, newel posts, 36' h PT wood guardrails with vertical pickets, top and bottom rails, and top cap, 36" h handrail on one side of stair.	Location: Front steps	8.D.	Average	1	EA		
118	Window/Repair Prepare existing wood windows. Work includes reglazing, replacing missing components such as frame, sill, sash, trim, hardware, screen and repair to interior and exterior surfaces. All Replacement glass must be tempered. Replace sash cords and missing weights. Add Sash pulls. Weather-strip windows with bronze 'V' weather-stripping.	Location: Front door	8.G, 8.K, 8.L, 8.M, & 8.N.	Average	16	EA		
119	Window/Wood/Replace. Replace missing window in upstairs hall on east wall. Window to match existing wood window dimensions. Remove existing alum window and lowered header. Glass Must be Tempered.	Location: second floor hall, 2nd floor bathroom, half bath, and laundry	8.G	Average	1	EA		
120	Window Screen/Replace. Install new wood framed window screens. Frames to be P.T. wood. Screens to be fiberglass.	Entire Structure	8.U	Average	17	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
121	Porch/Repair/Replace. Replace missing components on both levels of the Front Porch. Work Includes: replacing missing corner column to match existing, missing guardrail to match the historically appropriate guardrail, missing column top corner bracket trim.	Location: Front porch. Contractor is responsible for ensuring that new porch components keep with the Historic character of the house. Replace all deteriorated or missing porch components.	6.KK & 6.K	Average	1	EA		
122	Exterior Wood Stoop/New. Install a new P.T. wood stoop at rear exterior door. Include 4' deep by 4' wide landing and stair. Vertical rise 8.5'. Include handrails on each side and newel posts (4). Include 1-1/2" diameter wood handrail on west side of stair with the required extensions.	Location: Rear Door	6.R	Average	1	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
FOUNDATION								
123	Foundation Leveling and Repair. Raise house approximately 6.1 feet to elevation 14'-0". Move house 11 feet to the north. Install new 12" wide concrete grade beam at perimeter. Build perimeter 2 x 6 @ 16" o.c. wood stud wall with 5/8" cdx plywood sheathing, 1/8" hardie sheet siding, and 1 x 2 PT wood battens @ 16" o.c.. Provide on 3' x 6'-8" access door with hasp lock. Install 2 flood vents -American Floodvents - model FV-2. Install new 2' x 2' x 2' foundation at interior support locations. Install 8 x 8 PT wood posts and 2' x 2' x 2' concrete foundation under the four front porch columns. Use 6 x 6 PT wood posts at interior support locations. Contractor is responsible for the repair and replacement of all rotten/deteriorated structural members. Contractor to provide engineering design and WPI-8 certification.	Contractor assumes all costs associated with foundation works.	3.U	Average	1	EA		
124	Trees/Shrubs/Removal. Remove Grape vine on east face of house and wisteria on front southwest corner of house.	Exterior	8F	Average	1	EA		

AREA	DESCRIPTION	COMMENTS:	SPEC	DIFFICULTY	QTY	UNIT	UNIT COST	COST ESTIMATE
125	Repair/Replace Rear chain link fence. Replace chain link fence along the entire property line but not at the western side of the house (36 lf). Install a 3 foot wide man gate and two 6' wide vehicle gates along alley side. Install a 3 foot wide man gate at the front property line.	Exterior	2M	Average	247	LF		
126	Concrete Parking Pad. Install new 14' w x 20' deep parking pad on the northeast corner of the property	Exterior	3L	Average	280	SF		
127	Concrete Sidewalk. Install new 6 foot wide concrete walk to connect new front stair to the existing city sidewalk.	Exterior	3L	Average	35	SF		
TOTAL								