

**Amy Young Barrier Removal Program
Work Write-up Specifications Form**

Applicant/Homeowner:	Nina Zachary	CA:	City of Taylor
Property Address:	804 Booth	Contract #	1001593
		Date of Initial Inspection:	8/1/13
		Date of Work Write-Up:	8/5/13

General Specifications and Requirements for all Amy Young Construction Contracts:

1. All products and materials shall be new in unopened containers and/or packaging.
2. The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.
3. Installation of all products and materials shall be according to the manufacturer's instructions.
4. "Install" means to purchase, deliver, set up, test and warrant a new component.
5. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant.
6. "Repair" means to return a building component to like new condition through replacement of parts, adjustment and recoating of parts.
7. "Reinstall" means to remove, clean, store and install a component.
8. Items identified as required for locally adopted housing standards (Housing Quality Standards, code or other applicable standard as detailed in Program Guidelines) must be performed/installed prior to final payment.
9. A detailed list of work items identified by location (i.e. North, South, East, or West sides) or room shall be included.
10. Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, 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 so that patching work is consistent with surrounding surfaces.
12. All Change Orders must be approved by TDHCA prior to expense being incurred or work performed.
13. Any additional cost due to product or material upgrades is solely the contractor's expense unless authorized by the Contract Administrator and approved by TDHCA.
14. The contractor shall not enter into separate side agreements with the homeowner (or anyone else) to do additional work outside of the Work Write-up or in exchange for work on the Work Write-up.
15. Payment requests shall be based on satisfactory completion of individual or groups of spec items, verified by the Contract Administrator.
16. The contractor is responsible for, and shall verify all field dimensions, sizes, quantities, square footages, lineal footages, etc. before ordering materials, products or supplies. Quantities, square footages, linear footages, etc. listed on the Work Write-up are for the convenience of the contractor. THDCA and the Contract Administrator neither make nor imply any guarantee for the accuracy of these numbers.

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17. All electrical work must meet the National Electrical Code adopted by the city or by the state for counties and be completed by a state licensed electrician.
18. 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.
19. On-site portable toilets and dumpsters (or other means of debris removal) shall be provided by the contractor.
20. If digging is required for building a ramp, the contractor is responsible for utilities located prior to breaking ground.
21. It is the Contractor's responsibility to comply with all applicable permitting requirements.
22. Contractor is responsible for ensuring that new work does not violate or encroach on property lines, setbacks or easements.

BASE BID ITEMS

Inspection Item	Description and <u>exact</u> location of Item Type and action required and/or needed (expand fields if necessary)	Square feet, linear feet, or # of items	Estimated cost per sf, lf, or per item (including labor)	Total Hard Costs	Accessible or Health and Safety Cost
Site Work					
Dumpster	The contractor shall clean construction debris from the dwelling and move to a dumpster or legal landfill at least once each week and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.	1		\$	Access
Site Toilet	Provide on-site portable toilet	1		\$	Access
Building Permits	Contractor is responsible for obtaining all required permits. Only budget permits for base bid items here. (Permits for alternate items to be included with corresponding alternate bid line items).	?		\$	Access
Doors					
Widen Interior Door					
Doorknob Replacement					
Ramps					

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Install accessible walkway	Remove and properly dispose of existing, dilapidated concrete walkways that are parallel and perpendicular to the front of the home and reconstruct them in the previous locations. Construct a 5' wide x 3' deep landing at the edge of the driveway. Construct the first section of the new concrete sidewalk, approximately 20' long, from the landing to the front entrance walkway that is parallel with the front of the house at the location of the previous walkway. The second section of the new walkway shall extend approximately 30' from the street to the front steps of the home. Construct a 5' wide x 3' deep landing even with the curb. Construct concrete steps, approximately 3. New sidewalk shall be a minimum of 4" thick concrete walkway approximately 3' 4" wide with expansion joints every 4'; sidewalk to be 1/2" above grade. Utilize 6" x 6" #6 guage wire mesh over 2" compactable gravel. Broom finish.	160 SF		\$	Access
Accessible Faucets					
Faucet Replacement					
Shower Wand	In bathroom, install a new, Water Sense qualified handshower spray unit with a hose at least 60" - 68" long (length depends on shower seat placement, hose must reach seat if installed at opposite end of shower). Installation a new single-handled lever faucet body at 38" - 48" and connection to water supply lines, drain and proper venting.	1		\$	Access
Toilet					
Accessible Toilet	Remove existing commode in bathroom. Install a WaterSense qualified, ADA Compliant, elongated commode with a height of 17-19" from the finished floor, such as AquaSource White High-Efficiency 2-Piece Toilet Model # AT1203-00 or approved equivalent. Include a manufacturer's approved plastic or pressed wood white seat, shut-off valve, and wax seal. Seal commode to floor using low VOC caulk.	1		\$	Access
Sink					
Accessible Sink					
Walk-in Shower					

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Walk-in Shower	Remove and properly dispose of existing tub/shower and tile surround to height of new shower. Install per manufacturers instructions/guidelines a new Sterling Accord, 60" x 36" x 75" shower or approved equal with age-in-place backers or provide blocking behind shower surround for grab bars (described and priced in the subsequent specs); and modular 4-piece design for ease of installation. Fur out wall to accommodate 36" shower; tile to match existing as close as possible. Temporarily mark areas of blocking for potential reuse of existing grab bars.	1	\$	Access
Grab Bars				
Grab Bars	In the new shower, install a stainless-steel grab bar that is a minimum of 33" long on back shower wall at 34" above the shower floor. (Actual size of grab bar may depend upon model of shower surround actually installed and any limitations on blocking). Grab bar shall extend 1-1/2" from shower wall and shall be secured to reinforced wall capable of supporting a static load of 300 pounds.	1	\$	Access
Countertop and Cabinet Adjustments				
Other Interior or Exterior Handrails				
Install handrail at stairs at curb	Guardrails shall include two 4' x 4' guard posts and top, middle and bottom rails and handrails fixed parallel with the slope of the steps at the front curb. Embed the new guard posts into concrete no less than 18" into the ground to the left of the stairs at the street curb entrance to walkway. Top rail shall be set at 34" - 38" from grade. Wood or metal handrails shall be attached to guard posts/top rails at a 1 1/2" minimum distance from guard rail with corrosion-resistant handrail hardware and have a 1 1/4" - 2" gripping surface and shall be set at 34" - 38" from grade. (Wood handrails will require additional brackets; secure to guard rail every 3'). Handrails may be 2x6 material routed and sanded to provide adequate gripping surface. All wood should be pressure treated wood. Guardrail and handrail (if wood) to be painted with a premium transparent weatherproofing wood finish, such as BEHR Premium Wood Finish, or approved equivalent.	7 LF	\$	Access
Buzzing, Flashing or Other Assistive Devices				
Flooring: (Describe)				
Other: (Describe)				

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Rear Entrance Stairs and Handrails	Remove dilapidated wood steps at rear entrance. Construct approximately 3 wooden steps with closed risers at back porch at location of previous steps to provide a no-step entry to home. Construct 36" wide new wood steps with handrails on both sides and with (3) 2" x 12" strigers spaced 18" on center. All 3 stair stringers to attach to band joist with sloped joist hangers with a minimum download capacity of 625 lbs. Steps to have closed risers and shall be at a max riser height of 7 3/4" (riser height shall not deviate by more than 3/8"); tread width at 10" minimum; and nosing at a maximum of 1 1/4". Number of steps to be determined at job site (approximately 3 steps). End runners shall be secured to 4" x 4" wooden posts with (2) 1/2" through-bolts and washers at each post. The first two guard posts shall be anchored in concrete at least 18" below grade and centered along the first tread. The second two 4" x 4" guard posts shall be secured to the end runners with (2) 1/2" through bolts and washers at each post, anchored in concrete at least 18" below grade and centered along the top tread. Middle stringer shall be secured to the newly constructed 2" x 6" decking. Decking on steps to be 2" x 6" laid flat crown up and screwed with 2 1/2" decking screws into the runners. Guardrails shall include top and bottom rails, handrails and vertical balusters. Top rail shall be set at 36" measured from nosing of step. Wood or metal handrails shall be attached to guard posts at a 1 1/2" minimum distance from guard rail with corrosion-resistant handrail hardware and have a 1 1/4" - 2" gripping surface and shall be set at 36". Handrails may be 2x6 material routed and sanded to provide adequate gripping surface. All wood should be pressure treated wood. Steps and handrail (if wood) to be painted with a premium transparent weatherproofing wood finish, such as BEHR Premium Wood Finish, or approved equivalent.	9 SF		\$	Access
Underpinning	Install hardiboard underpinning around the entire home (not including garage or front porch) to protect leveling job. Hardiboard underpinning rated for ground contact should be installed from the bottom of the home and extend at least 6" below grade. Install crawlspace access door on the back of the home.	120 LF		\$	Access
Foundation Repair/leveling	Level pier and beam home, approximately 1,500 SF. Install additional pressure treated 4x6 beams and joists as necessary. Install additional solid concrete block piers and pads, as necessary. Reconstruct all piers out of plumb by more than 1/3 of their thickness. Utilize pressure treated wood shims, as necessary. Cut holes in floor as necessary to gain access; repair subfloor if cut. Excavate elsewhere for access as needed; fill-in access holes.	1		\$	Access

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Drywall Replacement	Replace drywall that cannot be repaired or patched; both existing and post leveling. Utilize at least 1/2" sag-resistant or 5/8" gypsum board on ceilings. Tape and float only.	250 SF		\$	safety
Drywall Repair	Patch numerous drywall cracks in walls and ceilings; both existing cracks and any that are created post leveling. Utilize at least two coats of compound and mesh repair tape where necessary; feather out wide to reduce noticeability; sand/sponge to blend in as well as possible.	500 SF		\$	safety
Base Bid Total			Base Bid Total	\$	

**ALTERNATE BID ITEMS
(If permit is required for an alternate bid item; include cost in corresponding alternate bid item)**

Bid Alt # 1					
Voice Activated Phone	Procure a voice activated phone dialer, such as Vocally Infinity, by Maxi-Aids, or approved equal.	1		\$	Access
Bid Alt # 2					
Vinyl flooring	Remove and properly dispose of all damaged ceramic tile flooring in bathroom. Ensure a sound, flat, clean and dry subfloor base for new flooring that is at least 5/8" thick. Temporarily remove sink pedestal, toilet, threshold, etc.; create space for new flooring by sawing off the bottoms of door jambs and vertical moldings, as necessary. Fill any low spots in the old floor with up to 5/8" of floor filler according to manufacturers instructions, trowel over low spots. Replace flooring with floating vinyl flooring rated for high moisture areas, such as TrafficMaster Allure 12" x 36" Corisica Dark Resilient Vinyl Model # 42210 or approved equal; example for quality only, homeowner to choose color. Install new PVC baseboards . Install new door threshold to protect vinyl and transition any difference in floor height.	75 SF		\$	Access
Bid Alt # 3					
Rain Gutters	Install 4" white vinyl rain gutters with leaf guards and downspouts around entire home (not including garage) to ensure positive drainage at least 5' from home and protect foundation post leveling.	135 LF		\$	Access
Alternate Bid Total			Alternate Bid Total	\$	

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WORK WRITE-UP SPECIFICATIONS FORM SUMMARY

Total Base Bid:	\$ _____
Alternate Bid Total:	\$ _____
Total Bid for this Unit:	\$ _____

I (we), being legally entitled, herewith submit these bids, and if awarded this work, fully agree to enter into Contract with the OWNER and to complete all work in accordance with the terms, conditions and requirements of the Contract Documents.

Seal if bid by Corp.

RESPECTFULLY SUBMITTED,

Legal (printed or typed) name of Bidder

Signature and Title

Date