

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

Applicant/Homeowner:	La Verne Welch	CA:	City of Taylor
Property Address:	218 Cratis Lane, Taylor, TX 76574	Contract #	1001593
		Date of Initial Inspection:	7/31/12
		Date of Work Write-Up:	8/6/12

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
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					
Widen Exterior Door	Remove and dispose of exterior east side entrance door and widen door opening. Remove studs to widen door. Install double stud and toenail using 3-8d nails to each the top and bottom plates and extend header to newly installed studs. Install a new, energy star qualified, 36" x 80" Prehung left-hand outswing steel entry door with double pane windows at top of door to include 2-1/4 trim and hardware. Homeowner to select color and trim. Door shall be hung plumb and level.	1		\$	Access

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Doorknob Replacement	Install at exterior east side door one single lever handle doorknob, and privacy lockset equal to Kwikset or approved equal. Lock-set shall have a 10-yr mechanical and 5-yr finish warranty.	1		\$	Access
Ramps					
Install landings and ramps	East side entrance ramp and landing: Construct a ramp starting from the midpoint of the existing concrete walkway between the detached garage and the east side entrance to the home. At entrance to ramp, widen the exiting walkway to create a 4" thick, 5' wide x 3' long concrete landing with 6" x 6" #6 guage wire mesh over 2" sand fill. Finish shall be broom finish. Construct the first section of the ramp, a 15' long x 3' 4" wide wood ramp with a slope not to exceed 1:12 to end at a 5' x 5' level wooden landing. From landing, construct the second section of the ramp at a 45 degree angle from the first section of the ramp so that the second section of the ramp is perpendicular to the side of the home. Construct the second section of the ramp, a 15' long x 3' 4" wide wood ramp with a slope not to exceed 1:12 to end at a 5' x 5' level wooden landing and entry way to provide a no step entry into the home. New ramp to have three 2" x 6" main structural runners. End runners supported and anchored to 4" x 4" wooden posts on a maximum of 6' centers and anchored to the concrete drive. All posts shall be anchored properly with metal anchors to concrete. Middle runner anchored into the newly constructed 2" x 6" decking. Decking to be 2" x 6" laid flat crown up and screwed with 2 1/2" decking screws into the main runners. All wood on porch and ramp shall be pressure treated wood. Landing, ramp and porch to be painted with a premium transparent weatherproofing wood finish, such as BEHR Premium Wood Finish, or approved equivalent.	150 SF		\$	Access
Install ramp handrails	Top handrails at east side ramp to have an elevated 2" hand grip with routed finger notching to provide a nominal diameter or width of the gripping surface to be 1 1/4" to 1 1/2" and sanded to remove splinters and shall be set at 36". Bottom rails must be positioned with no more than 4" of open space below. Verical balusters shall be spaced no more than 4" apart. Rear ramp shall have railing on either side of ramp and extend from the porch to within 1 '6" of the end of the ramp. At front home entry steps install metal handrails anchored to the concrete sidewalk and stairs on either side of stairs; 12' total. Utilize metal handrails such as white, aluminum round ADA-compliant, EZ Handrail Model # EZA100-6W, or approved equivalent, complete with endcaps and adjustable handrail angles to allow ends of handrail to become parallel with walkway and front porch slab floor, respectively. Cut to fit.	84 LF		\$	Access

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Accessible Faucets					
Faucet Replacement					
Shower Wand	In master bathroom, Install shower spray unit with a hose at least 60" long attached to a 24" slide bar that doubles as a grab bar, such as Alsons 24" wall grab bar and Shower System in Stainless Steel Model # 62001UFBX or approved equivalent. Grab bar shall be 1-1/2" in diameter, have a space between the wall and grab bar of 1-1/2", be made of 18 gauge stainless steel, be capable of supporting 250 lbs, not rotate in their fittings, and be free of any sharp or abrasive elements. Installation to include connection to relocated water supply lines, drain and proper venting which are described in the "Other Bathroom Modification" Specification.	1		\$	Access
Toilet					
Accessible Toilet	Remove existing commode in master bathroom and install a new toilet at 3'-5" directly behind current location to new location along closet wall. Installation to include connection to relocated water supply lines, drain and proper venting which are described and shall be budgeted in the "Other Bathroom Modification" Specification. Install a WaterSense qualified, ADA Compliant, elongated commode with a minimum height of 17" 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, metal shut-off valve, and wax seal. Seal commode to floor using low VOC caulk. Installation to include metal water supply lines, drain and proper venting.	1		\$	Access
Sink					
Accessible Sink					
Walk-in Shower					
Transfer Shower	Remove existing tub and shower. Relocate shower at southwest corner of expanded bathroom, opening to the east. Intall and seal per manufacturers instructions a new, white, 48" wide x 35-1/4" deep x 73-1/4" high Sterling Advantage Series 6203 shower, or approved equal, with 10-yr warranty, built in supports for grab bars and two molded-in corner seats and 4 piece design for ease of installation. Installation to include reconnection to relocated water supply lines, drain and proper venting; as described and shall be budgeted in "Other Bathroom Modification" specification. Install per manufacturers instructions a new 48" wide Sterling Vista Pivot, or approved equal, pivoting shower door with outward swing and left-side mount.	1		\$	Access

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Grab Bars					
Grab Bars	In master bathroom, install 36" x 1-1/2 Stainless-steel grab bar centered on back shower wall at 34" above the shower floor. 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
Grab Bars	In master bathroom, install 24" x 1-1/2 Stainless-steel grab bar centered on back bath wall at 34" above the tub floor. Grab bar shall extend 1-1/2" from wall and shall be secured to reinforced wall capable of supporting a static load of 300 pounds.	1		\$	Access
Grab Bars	In master bathroom, install 24" x 1-1/2 Stainless-steel grab bar centered on partial wall at 34" above the floor to the left of the new toilet location. Grab bar shall extend 1-1/2" from 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					
Buzzing, Flashing or Other Assistive Devices					
Flooring: (Describe)					
Bathroom Floor	Replace any removed or damaged subfloor in prep to ensure a sound, flat clean and dry base for new flooring in renovated master bathroom. Remove and properly dispose of all old flooring. Temporarily remove the base shoe or baseboard molding, door thresholds, and carpet strips; 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. Lay down a smooth plywood underlayment (grade of plywood specifically recommended for use under vinyl floors) as necessary to provide level and smooth surface; staple underlayment to subfloor. Fill any low spots in the old floor with floor filler according to manufacturers instructions, trowel over low spots. Replace flooring with Vinyl sheet flooring. Homeowner to select color and pattern.	117 SF		\$	Access
Other: (Describe)					
Porch Overhang	Reconstruct porch overhang, utilizing existng materials to the greatest extent possible. Alter the pitch of the overhang as necessary to provide at least 7' clearance from floor of new landing for new wheelchair ramp to bottom of overhang.	1		\$	Access

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Windows	Repair windows in second bedroom by securing with window points and caulking glass panes.	2		\$	safety
Bathroom size modification	Remove two existing master bathroom walls behind toilet and tub that separate master bath from sewing room. Enlargement of bathroom will encompass total existing area previously occupied by sewing room and bath. Remove and dispose of existing tub and toilet. Relocate shower as described in shower specification; cut hole for connection to relocated sewer line. Relocate toilet as described in toilet specification; cut hole for connection to relocated sewer line. Construct a partial wall perpendicular to the wall shared with the master bedroom closet and 18" to the right of the centerline of the toilet. Partial wall shall be 38" high and 30" long; wall must be reinforced to support grab bar for toilet; top short wall with wood trim. Install toilet paper holder 8" in front of the edge of the toilet bowl, centered at 26" above the floor. Construct a second partial wall perpendicular to the wall shared with the second bedroom and 18" to the left of the centerline of the sink so that the wall aligns with the partial wall next to the toilet. Partial wall shall be extend to the ceiling and be 38" long to fully support new shower installation; wall must be reinforced to support grab bar for shower. Relocate piping and reconnect toilet and shower to water supply lines, drain and proper venting.	1		\$	Access
Foundation Repair/leveling	Level section of home under kitchen; replace any rotten timbers. Shim and repair piers as necessary. Disconnect and reconnect plumbing as necessary.	1		\$	Access
Attic Support	Replace broken webbing truss	1		\$	safety
Electrical	Route wires and install a GFCI-protected receptacle near sink in master bath.	1		\$	safety
Total Base Bid			Total Base Bid:	\$	

ALTERNATE BID ITEMS

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

Bid Alt # 1					
Doorbell Signaler	Install a wireless doorbell signaler/transmitter, such as a DB 100 Wireless Doorbell Signaler/Transmitter, or approved equal.	1		\$	Access
Bid Alt # 2					
Insulation	Install blow-in borax treated (no ammonium sulfate permitted) cellulose insulation per manufacturer's specifications to R-30 in attic. Maintain ventilation routes from soffit and other vents with baffles. Replace all material removed or cut to gain access to match existing materials.	900 SF		\$	safety

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Bid Alt # 3					
Exterior Paint	Paint all exterior trim around <u>windows</u> . Using lead safe work practices remove and dispose of all loose material and dust prior to installation of new materials. Using lead safe work practices, prepare existing siding and trim surfaces specified for stabilization prior to paint application by securing, replacing, or repairing all loose, broken, rotted, or deteriorated materials to provide a sound surface for paint application. Prepare trim surfaces by removing all loose paint using lead safe work practices and according to paint manufacturers' recommendations. Use 25-year or better paintable caulk matched for color to fill all cracks, voids, holes, etc. prior to painting. Apply a compatible exterior primer to all bare areas. Use premium grade exterior acrylic paint to apply two coats on all exterior surfaces.	200 SF		\$	safety
Alternate Bid Total			Alternate Bid Total	\$	

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