

Work Write-Up and Cost Estimate/By Area

Denton Affordable Housing Corp.

401 Casie Ct. Denton, TX 7-6207

(940) 484-7048

PROJECT TYPE: Rehabilitation

Area	Work Description / Comments	Gen.Spec	Difficulty:	Qty Unit	Unit Cost	Cost Estimate
<u>ATTIC</u>						
		<i>Div.#</i> 8.Y.	Average	1 Ea	\$485.63	\$485.63
1	Attic Stair/Pull Down/8' height. Install new or replace existing pull down attic stair/8' ceiling. replace pull down stairs					
		<i>Div.#</i> 14	Average	990 SF	\$0.80	\$792.00
2	Insulation/Add/Attic/R-30. Add R-30 insulation in attic. Entire attic over air conditioned & heated spaces. Add R-30 to existing R-19. Bury HVAC ducts.					
		<i>Div.#</i> 6.I.	Average	60 LF	\$3.17	\$190.42
3	Roof/Brace. Brace roof. See comments. replace purlins. Brace to code					
ATTIC SUB TOTAL:					\$1,468.05	
<u>BATHROOM #1</u>						
		<i>Div.#</i> 10.E.2.	Average	1 Ea	\$139.13	\$139.13
4	Bathroom combo/hand towel bar/paper holder/towel bar/install new. HD Frankling Brass or written approved equal					
		<i>Div.#</i> 13	Average	1 Ea	\$139.10	\$139.10
5	Light Fixture/Bathroom/2 Light/Replace. Replace existing light fixture with new 2 Light/Globe, wall mounted light fixture with switch, cover plate and circuit wiring.					
		<i>Div.#</i> 13.D.16	Average	1 Ea	\$245.66	\$245.66
6	Light Fixture/Vent-Light/Install new bathroom light (100 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code.					

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<u>BATHROOM #1</u>							
		<i>Div.#</i> 10.E.	Average	7.5	SF	\$15.95	\$119.60
7	Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing. hall bath. 30"x36"						
		<i>Div.#</i> 11.A	Average	2.5	LF	\$161.19	\$402.98
8	Vanity Base Cab, Faucet, Top. Replace existing w/new lavatory/vanity (pre-finished oak), cultured marble top (1" overlap) faucet (Moen one handle # P84521) or written approved equal. Include new supply lines/p-trap/cutoffs						
						<u>BATHROOM #1 SUB TOTAL:</u>	<u>\$1,046.46</u>
<u>BATHROOM #2</u>							
		<i>Div.#</i> 10.E.2.	Average	1	Ea	\$139.13	\$139.13
9	Bathroom combo/hand towel bar/paper holder/towel bar/install new. HD Frankling Brass or written approved equal						
		<i>Div.#</i> 13	Average	1	Ea	\$139.10	\$139.10
10	Light Fixture/Bathroom/2 Light/Replace. Replace existing light fixture with new 2 Light/Globe, wall mounted light fixture with switch, cover plate and circuit wiring.						
		<i>Div.#</i> 13.D.16	Average	1	Ea	\$245.66	\$245.66
11	Light Fixture/Vent-Light/Install new bathroom light (100 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code.						
		<i>Div.#</i> 10.E.	Average	7.5	SF	\$15.95	\$119.60
12	Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing. hall bath. 30" x 36						
		<i>Div.#</i> 11.A	Average	2.5	LF	\$161.19	\$402.98
13	Vanity Base Cab, Faucet, Top. Replace existing w/new lavatory/vanity (pre-finished oak), cultured marble top (1" overlap) faucet (Moen one handle # P84521) or written approved equal. Include new supply lines/p-trap/cutoffs						
						<u>BATHROOM #2 SUB TOTAL:</u>	<u>\$1,046.46</u>

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<u>DINING ROOM #1</u>						
		<i>Div.#</i> 8.D.1.	Average	1 Ea	\$169.31	\$169.31
14	Sliding Glass Door/Adjust and Repair. Make needed repairs and if needed replace hardware, roller, locks and screen. clean and adjust rollers as necessary					
						<u>DINING ROOM #1 SUB TOTAL: \$169.31</u>
<u>ELECTRICAL</u>						
		<i>Div.#</i> 13.D.	Average	1 Ea	\$148.81	\$148.81
15	Outlet/110v Single Receptacle & Circuit/20 Amp/Grounded/Install new. Install new 110v single receptacle outlet and cover plate. In water heater closet to serve Auto Floodstop device.					
						<u>ELECTRICAL SUB TOTAL: \$148.81</u>
<u>EXTERIOR</u>						
		<i>Div.#</i> 5.H.8.	Average	900 SF	\$0.39	\$354.33
16	Brick/Power wash. Power wash existing brick using detergent and fungicide. Washing shall remove all debris, dirt, mold, fungi and mildew without damage or water intrusion.					
		<i>Div.#</i> 8.A.	Average	1 Ea	\$536.99	\$536.99
17	Door/Exterior/6-Panel Steel/Pre-Hung/Replace. Replace exterior entrance door with new pre-hung-steel six panel door. Work shall include paint-both sides, lockset, deadbolt, security bolt & peephole.. Vinyl brick mold. Front door. Include peephole set to height as directed by DAHC Project Manager					
		<i>Div.#</i> 9.N.4	Average	250 SF	\$2.36	\$589.85
18	Exterior Surfaces/Paint entire exterior/siding, trim, soffit and fascia/Two Coats. Include minor repairs to all surfaces. NOTE:SF=FLOOR AREA/BID TO PAINT ALL EXTERIOR SURFACES. BEHR Premium Plus or comparable - Verify color with DAHC project manager					
						<u>EXTERIOR SUB TOTAL: \$1,481.17</u>
<u>HVAC</u>						

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<u>HVAC</u>						
		<i>Div.#</i> 12	Average	1 Ea	\$6,858.75	\$6,858.75
19	HVAC Equipment/Central/Heat Pump/2 Ton. Replace existing HVAC equipment. A/C=16 SEER; HEAT=HEAT PUMP). INSIDE AND OUTSIDE EQUIPMENT/INCLUDING AIR HANDLER, COPPER LINES, CONDENSOR COILS, EVAP. COILS. AND COMPRESSOR. <i>Perform Manual J calculation to confirm unit size</i>					
					<u>HVAC SUB TOTAL:</u>	<u>\$6,858.75</u>
<u>INTERIOR</u>						
		<i>Div.#</i> 6.N	Average	270 LF	\$4.31	\$1,162.86
20	Base Trim/Pine Colonial 2-1/4" Fingerjoint/Replace. Replace base trim, colonial, fingerjoint,2-1/4" pine. <i>includes painting. Verify color with DAHC project manager.</i>					
		<i>Div.#</i> 8.A	Average	990 SF	\$4.50	\$4,455.00
21	Vinyl Plank Flooring/Replace existing floor covering with vinyl plank flooring. <i>Overlay existing VCT floor. Install Home Depot Traffic Master "Allure Cherry" Vinyl Plank Transition in Living Room, Kitchen, Hall, Bath 1 & 2 and transitions at bedrooms</i>					
		<i>Div.#</i> 9.N.3	Average	3000 SF	\$0.06	\$167.48
22	Walls & Ceiling/Drywall/Paint/Two coats. Paint walls & ceiling in entire area. Work shall include minor repairs to surfaces. SF=ACTUAL SURFACE AREA OF WALLS & CEILING. <i>BEHR Premium Plus or comparable. Verify color with DAHC project manager</i>					
					<u>INTERIOR SUB TOTAL:</u>	<u>\$5,785.34</u>
<u>KITCHEN</u>						
		<i>Div.#</i> 6.O.2	Average	8 LF	\$155.54	\$1,244.30
23	Base Cabinets/Replace/Oak. Replace base cabinets with new cabinets, pre-finished oak. <i>Consult DAHC Project Manager for exact layout.</i>					

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<u>KITCHEN</u>						
		<i>Div.#</i> 6.O.4	Average	10 LF	\$23.19	\$231.88
24	Countertop/Laminate/Replace. Remove existing countertop and replace with new laminate countertop and backsplash.					
		<i>Div.#</i> 10.F.	Average	1 Ea	\$573.40	\$573.40
25	Dishwasher/Replace existing. Replace existing dishawasher with a new Energy Star certified dishwasher.					
		<i>Div.#</i> 11.A	Average	1 Ea	\$495.66	\$495.66
26	Sink & Faucet/Kitchen. Install new stainless steel kitchen sink (33" x 22" x 7") & Faucet (Use Delta single-handle model100-WF or written approved equal). Work shall include new drain lines, trap and shutoffs (2). Remove disposal.					
		<i>Div.#</i> 10.D.3.D	Average	1 Ea	\$346.86	\$346.86
27	Vent-A-Hood/30"/Ext.Vented/Replace. Replace existing vent-a-hood with new kitchen vent-a-hood (ext.vent)/30". Vent through the roof. vent through the roof					
		<i>Div.#</i> 6.O.2	Average	16 LF	\$115.13	\$1,842.10
28	Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s). Use Lowe's Kitchen Classics or written approved equal Consult DHAC Project Manager for exact layout.					
<u>KITCHEN SUB TOTAL:</u>						<u>\$4,734.19</u>
<u>LAUNDRY ROOM</u>						
		<i>Div.#</i> 6.O.2	Average	5 LF	\$115.13	\$575.66
29	Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s). Use Lowe's Kitchen Classics or written approved equal					
<u>LAUNDRY ROOM SUB TOTAL:</u>						<u>\$575.66</u>
GRAND TOTAL:						\$23,314.20