

RESOLUTION NO. 93-137

A RESOLUTION OF THE COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE THE REDEVELOPMENT AGENCY OF THE CITY OF POMONA, AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN, ON BEHALF OF THE SAID AGENCY, AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF POMONA AND GRANGER DEVELOPMENT CORPORATION, DATED June 28, 1993.

BE IT RESOLVED by the Council of the City of Pomona, sitting as the Redevelopment Agency of the City of Pomona, California, as follows:

SECTION 1. The Redevelopment Agency Board finds that Granger Development Corporation was the only bid received and that it was defective. Therefore, the AGENCY hereby rejects all bids and finds that no contracts were duly submitted for this bid. Pursuant to public contracts code, Sec. 20166, the Agency determines that a contract to Granger Development Corporation may be awarded since no qualified bids have been received by the Agency.

SECTION 2. The Executive Director of the Redevelopment Agency of the City of Pomona, California, is hereby authorized to sign, on behalf of said AGENCY, an AGREEMENT between the REDEVELOPMENT AGENCY OF THE CITY OF POMONA AND GRANGER DEVELOPMENT CORPORATION, dated June 28, 1993 in substantially the form attached hereto, marked EXHIBIT A and by reference made a part hereof.

SECTION 3. The Secretary is directed to attest the execution of this Agreement.

SECTION 4. The Secretary shall certify to the passage and adoption of this Resolution, and it shall thereupon take effect and be in force.

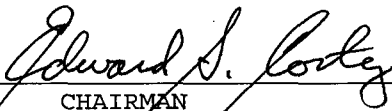
APPROVED, PASSED, AND ADOPTED this 28th day of June, 1993.

ATTEST:

THE REDEVELOPMENT AGENCY OF
THE CITY OF POMONA:



SECRETARY

By 

CHAIRMAN

APPROVED AS TO FORM:



AGENCY COUNSEL

AGREEMENT FOR EMPLOYMENT OF CONTRACTOR

THIS AGREEMENT by and between the REDEVELOPMENT AGENCY OF THE CITY OF POMONA, hereinafter referred to as "AGENCY", and GRANGER DEVELOPMENT CORP. 709 Monroe Way, Placentia, CA 92670, hereinafter referred to as "CONTRACTOR", entered into this 28th day of June, 19 93.

WITNESSETH:

1. AGENCY retains and employs CONTRACTOR to act as such for AGENCY to perform such consulting services as may be requested of it by the AGENCY.
2. The scope of such services is set forth in the attached proposal, which is made EXHIBIT A to this Agreement.
3. CITY agrees to pay CONTRACTOR for the above-stated services, as follows: See attached EXHIBIT A.
4. CONTRACTOR hereby agrees to protect, defend, indemnify and hold AGENCY and its employees, agents, officers and servants free and harmless from any and all losses, claims, liens, demands and causes of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, legal fees, and all other expenses incurred by the AGENCY arising in favor of any party, including claims, liens, debts, personal injuries, including employees of the AGENCY, death or damages to property (including property of the AGENCY) and without limitation by enumeration, all other claims or demands of every character occurring or in any ways incident to, in connection with or arising directly or indirectly out of this Agreement. CONTRACTOR agrees to investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at the sole expense of the CONTRACTOR. CONTRACTOR also agrees to bear all other costs and expenses related thereto, even if the claim or claims alleged are groundless, false or fraudulent. This provision is not intended to create any cause of action in favor of any third party against CONTRACTOR or the AGENCY or to enlarge in any way the CONTRACTOR'S liability but is intended solely to provide for indemnification of the AGENCY from liability for damages or injuries to third persons or property arising from CONTRACTOR'S performance hereunder.
5. CONTRACTOR agrees that fees for services shall not exceed the authorized amount herein unless specific advance approval has been given by the AGENCY in writing. CONTRACTOR agrees that any fees billed over and above the authorized amount will not be honored without said advance approval in writing.

6. CONTRACTOR accepts the employment and agrees to render such services as CONTRACTOR on the terms and conditions hereinstated. The parties agree that either may terminate this Agreement or employment at any time by written notice to the other of such termination. In the event of termination, AGENCY will pay CONTRACTOR compensation as provided in this Agreement up to the receipt of Notice of Termination.

IN WITNESS WHEREOF this Agreement is signed by the parties hereto on the date first above written.

ATTEST:

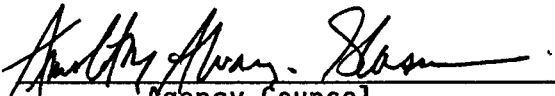
THE REDEVELOPMENT AGENCY
OF THE CITY OF POMONA

Secretary

By _____
Interim Executive Director

APPROVED AS TO FORM:

(CONTRACTOR):



Agency Counsel

By _____

CONTRACT AND DOCUMENT SPECIFICATIONS

FOR

PROJECT: HERITAGE COURT PROJECT

POMONA REDEVELOPMENT AGENCY

505 SOUTH GAREY AVENUE

P.O. BOX 660

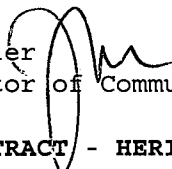
POMONA, CALIFORNIA 91769-0660

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THE CITY OF
POMONA
MEMORANDUM

June 28, 1993

TO: Lloyd J. Wood, Interim City Administrator

FROM: James J. Miller 
Acting Director of Community Development

SUBJECT: AWARD OF CONTRACT - HERITAGE COURT

BACKGROUND INFORMATION

On November 2, 1992, the City Council sitting as the Agency Board authorized the use of \$809,990 in Redevelopment Agency low/mod (Set Aside) housing funds to purchase and rehabilitate four move-on older single family dwellings on Heritage Court. At the time Council directed staff to purchase the property, it was stated that the costs were estimates and that staff would return with the final package. Staff prepared bid documents and advertised a Notice of Sealed Bids on April 11 and 17 in the Daily Bulletin supplemented with notification to general contractors on the City's bid list for the CDBG-funded owner occupied rehabilitation program.

DISCUSSION

The Agency Board is asked to make a finding to reject all bids submitted for Heritage Court due to the absence of any qualified bids being received at the bid opening, and that the Agency therefore award a contract outside the parameters of the Public Contract Code to Granger Development Corporation in the amount of \$401,307,025. Bids were opened on April 26, 1993 at which time only one bid was received, Granger Development Corporation. The Agency should consider this bid technically unresponsive because it was not accompanied by a bid guarantee bond as required in the bid documents in accordance with the Public Contract Code. However, since that time, Granger Development Corporation has secured up to \$75,000 in bid bond monies.

The cost estimates established as of November 2, 1992 were predicated upon "typical" costs. For example, it was estimated that it would cost fifty dollars per square foot to rehabilitate one house (2448 sf. at \$50.00 psf. = \$122,000). Since that time (November 2) staff has had an opportunity to do a complete inspection and write full specifications.

Agency Board is requested to consider approval of demolition of the Eckman House (Lot #3) for the following reasons:

1. Cost: The degree of damage, unevenness of floor joists, sidewall reconstruction, roof framing and interior work add to the high cost of rehabilitation. The cost of rehabilitation of this house could exceed new construction costs.
2. Reduce Lot Coverage: Reduced lot coverage would improve marketability.
3. Site Location: Both Eckman (Lot #3) and Clark House (Lot #4) are located close to the west property, while within City Regulations, a desirable lot size is not provided.
4. Off-Street Parking: Requirement for off-street parking would further impact the desirability of a marketable product. Use of a portion of Lot #3 for off-street parking would enhance the marketability.
5. Historical Significance: The Eckman House (Lot #3) is not of potential National Register quality and is a vernacular piece not of extraordinary architectural importance according to the City's Historical Resources Consultant, Diann Marsh.

Staff recommends the Agency Board authorize the project budget be increased to \$950,000, an increase of approximately \$140,000 above the previous budget. The increase reflects refined estimates to rehabilitate the Holt House, the Weigle House and the Clark House (a combined increase of about \$84,000), \$30,000 for demolition of the Eckman House, revised site work costs and soft costs, such as moving the Clark House.

As of June 1, 1993, a total of \$390,213 was disbursed on Heritage Court, \$347,990 for property acquisition. Currently, two (2) houses are on foundations awaiting to be rehabilitated. The other two structures are raised on beams with cribbing underneath. Completed on-site improvements include an entry road, curbs and raised planters.

When completed, the final product will be three (3) completely remodeled dwellings, with on-site improvements, sound attenuation wall adjacent to the San Bernardino Freeway, perimeter block wall, off-street parking and landscaping. Based upon a previous appraisal, after-rehabilitation prices should range between \$190,000 and \$225,000. Disposition of these units will be through an open marketing approach. The Agency will advertise the properties and accept reasonable offers from real estate brokers representing buyers. No broker commissions will be incurred by the Agency using this approach.

Affordable inclusionary housing requirements have been addressed by the allocation of 20% Redevelopment Set-Aside funds for the 38-unit Towne Avenue project (19 units have 15-year affordability requirements for families at 50% and 60% of area median family income). Therefore, the City/Agency has the additional option to sell the Heritage Court units at market rate. However, a sale price of approximately \$200,000 would still qualify as acceptable for a moderate income household pursuant to HUD guidelines and Redevelopment. Selling all units at market rate will maximize the Agency's return and will ensure that purchasers will have adequate discretionary income to maintain their properties.

FISCAL IMPACT

No general funds affected.

RECOMMENDATIONS

Move that the Council sitting as the Agency Board take the following actions:

- approve the attached resolution that finds all bids as unqualified, determines that Public Contract Code may not be followed and awards a contract to the sole bidder, Granger Development Corporation, for an amount of \$401,307 for the rehabilitation of Agency owned property;
- authorize staff by minute order to solicit bids from contractors to demolish the Eckman House (Lot #3); and
- approve an allocation of \$540,000 for the Fiscal 1993-94 Redevelopment Agency budget for Heritage Court, which represents an increase of \$140,000 above the previous budget to pay for all site work, including a sound wall and landscaping.

ATTACHMENTS

Resolution
Contract
Staff Memorandum dated November 2, 1992
Notice Inviting Sealed Bids
Instructions to Bidders
Specifications
Schedule of Completion

THE CITY OF POMONA

MEMORANDUM

DATE: November 2, 1992

TO: Lloyd J. Wood, Interim City Administrator

FROM: M. Margo Wheeler, Community Development Director 

SUBJECT: ACQUISITION OF HERITAGE COURT

BACKGROUND INFORMATION

On August 31, City Council sitting as the Agency Board authorized the Executive Director to negotiate acquisition of the Heritage Court site for an amount not to exceed the appraised value. Upon completion of negotiations, the site would be purchased subject to Agency Board approval.

DISCUSSION

Staff have met with representatives of Imperial Thrift, owner of Heritage Court, to negotiate purchase of the site. Based upon these discussions, the owner tendered an offer to sale the property for \$347,990.00, an amount less than the before-rehab appraisal of \$430,000.00 provided by the Agency appraiser, Boznanski and Company.

Should the Agency Board wish to proceed with the project, Set-Aside funds should be appropriated for acquisition and rehabilitation of the subject properties. Estimated costs for rehabilitation include the following:

- Parcel 1 (2,418 sf @ \$18-\$20 psf)	\$ 45,000
- Parcel 2 (2,823 sf @ \$18-\$20 psf)	50,000
- Parcel 3 (2,448 sf @ \$50 psf)	122,000
- Parcel 4 (2,200 sf @ \$50 psf)	110,000
- Move-on and storage fees	15,000
- On-site improvements (e.g., landscaping, sound wall, perimeter wall)	70,000
- Soft Costs (e.g., CUP, marking and settlement costs)	50,000
	<u>\$ 462,000</u>

The total estimated cost to purchase and improve the site is estimated at \$809,990. The appraisal indicated the after-rehab value for parcels 1, 2 and 3 to be \$653,500. Though not appraised, based upon comparable sales in the area, the market price for the Clark residence would be an estimated \$190,000 (an amount affordable to a moderate income family in accordance with Set-Aside requirements), making the total after rehabilitation value of the 4 parcel

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site approximately \$843,500. The Agency Board could either authorize simultaneously rehabilitating all units or phase the project by completing all work, except rehabilitating the units being sited on parcels 3 and 4. Sales proceeds from disposition of parcels 1 and 2 would fund completion of units 3 and 4.

FISCAL IMPACT

Though no impact to General Fund, project will reduce Housing Fund until it is replenished from sales proceeds.

RECOMMENDATION

Move that the Council sitting as the Agency Board authorize use of Set-Aside funds for the following actions:

- purchase Heritage Court for an amount of \$347,990;
- advance funds to the Community Development Department for the purpose of rehabilitating 4 dwellings and relocating the Clark residence for an amount not to exceed \$462,000; and
- return monies to the Housing Fund upon project completion.

Rehabilitation Specification Analysis Report
CITY OF POMONA REDEVELOPMENT AGENCY
Com. Dev., Housing & Grants Division
505 S. Garey Avenue
Pomona CA 91766
909/ 620-2368

Control No.: 26-63

Property Address : 270 Heritage Court - WEIGLE HOUSE
City & Zip Code : Pomona CA
Lot size : Frontage: 72 Depth: 81

Total Contractor BID For Work Requested \$ 111,590

Submitted by: JIM GRANGER

Building Description : Main Structure Rehabilitation
Construction Type : V
Structure Size : Length: 57 Width: 33 Height: 31

Single family Hm: Wk:

Building Description : Unattached Garage Rehabilitation
Construction Type : V
Structure Size : Length: 21 Width: 21 Height: 12

Garage unit Hm: Wk:

Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

Main Structure Rehabilitation

Exterior

Single Family

General Room

Code Qty. Unit Estimate

General

1 0101001 NOTICE TO BIDDERS

- (1) All work shall comply with all applicable codes and standards, including, but not limited to, UBC, UMC, UPC, NEC, etc.
(2) Bidders shall submit both quantity and cost for each and every line item listed herein. Incomplete submission will not be entertained.
(3) Any work that is related to the Work Specifications but is not otherwise listed herein shall be included in the bid.
(4) Only unforeseeable items (at the time of bidding) may be entertained under (contractor initiated) change order process. Over bidding in quantities is a basis for (owner initiated) change order. Under bidding in quantities is not a basis.
(5) Project north is set at the side that fronts and parallels the freeway.
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Roof

Code Qty. Unit Estimate

Roof Covering

2 0701001 INSTALL NEW FLASHING AND ROOF OVER EXISTING MATERIALS

SF \$ 4,870

Install new flashing and new roofing over existing materials.

Rehabilitation Specification Analysis Report
Work Specifications

Control No.: 26-63

	Code	Qty.	Unit	Estimate

Roof Elements				

3	1002001		REPAIR & REPAINT FASCIA, SOFFIT & RAFTER TAIL	
			LF	\$ <u>8,200</u>
Repair fascia, soffit and rafter tail if needed. Re-paint to match existing. Install dormer vents and freeze block vents. Prep, prime, caulk, and putty for new three color paint scheme.				

Total for Roof				\$ <u>13,070</u>

Sidewalls

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Code Qty. Unit Estimate
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Exterior Side Walls
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7 0110002    REPAIR WINDOWS
                                NO          $ 4,375
    Repair existing windows throughout building, including single
    glazed windows, weatherstripping and screen.  Paint and finish all
    windows to match existing.

8 1101004    INSTALL EXTERIOR GROUND
                                NO          $ 70
    Install ground rod and ground system to rod per Code.

9 1104008    INSTALL EXTERIOR LIGHT FIXTURE
                                NO          $ 200
    Install new exterior light fixture at location(s) as needed.

11 1306005   REPAIR/REPLACE HOSE BID
                                NO          $ 100
    Repair existing hose bib as needed.
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Total for Sidewalls                                $ 4,745
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Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

Porch

Code Qty. Unit Estimate

Floor

13 1001008 REPAIR/REFINISH SECOND FLOOR PORCH DECK
SF \$ 2,200

Strip flooring and add scuppers. Dex-o-tex coating finish.

13 1001008 REPAIR/REFINISH FIRST FLOOR PORCH DECK AND STEP
SF \$ 3,750

Remove existing steps and replace with poured concrete steps.
Build cripple wall, close in stair end, and install siding to
match.

Code Qty. Unit Estimate

General

0107021 REPAIR PORCH RAILING
LF \$ 800

Remove all defective materials and replace with new to match
existing.

15 1002005 PAINT ALL PORCH COMPLETE
SF \$ 675

Clean and scrape all surfaces. Prime scraped areas and allow to
dry. Apply two coats latex house paint. Include soffit, post,
trim, railing, etc.

14 0107021 INSTALL EXTERIOR LIGHT FIXTURES AT ALL PORCHES
NO \$ 200

Install new exterior light fixtures at locations as needed.

Total for Porch \$ 7,625

Rehabilitation Specification Analysis Report
Work Specifications

Control No.: 26-63

Site

Code Qty. Unit Estimate

Foundation

16 0110018 INSTALL CURB AND SCREEN AT CRAWL HOLES

NO \$ 620

Provide and install removable screen and concrete curb slope to drain at existing crawl holes.

17 0402001 INSTALL STONE VENEER

SF \$ 4,675

Install Granite Creek stone veneer at foundation wall above grade, around front porch, and stucco remaining walls.

18 0604005 INSTALL FOUNDATION VENTS

NO \$ 540

Remove block and install foundation vents. Vent must be firmly attached and rodent proof.

Code Qty. Unit Estimate

Deck

DEMO AND REBUILD DECK

NO \$ 3,270

Demo existing deck and hand rail. Rebuild per plans.

Total for Site \$ 9,105

Total for Single Family \$

Total for Exterior \$ 34,545

Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

Interior

Single Family

Kitchen

Code Qty. Unit Estimate

Interior Walls

22 0101018 REMOVE STUD WALL

SF \$ 1,950

Remove two adjacent stud walls to enlarge kitchen. Add beam if
bearing wall.

Code Qty. Unit Estimate

General

20 0103001 ADD NEW WALL AND BASE CABINETS

LF \$ 8,230

Add new wall and base cabinets including tile counter top and
splash to match existing per plans.

24 0103003 REPAIR AND REPAINT CABINETS

LF \$ 3,200

Re-build base cabinets using existing cabinet fronts and doors to
24" deep. provide new drawers as needed. RE-paint to match
existing. Remove existing counter top and replace with new tile
counter and splash. Repair if needed an re-paint existing wall
cabinets.

25 1103003 ADD GFCI OUTLETS

NO \$ 600

Add new GFCI outlets as needed (e.g. for refrigerator).

21 1304012 REPLACE KITCHEN SINK

NO \$ 1,700

Remove old sink and replace to code complete. Includes trap,
American Standard faucets, basket, caulk, etc. Replace with new
double bowl cast iron Kohler sink with disposal.

22 1305013 INSTALL RANGE/OVEN

NO \$ 2,500

ontrol No.: 26-63

Provide and install new Whirlpool dishwasher.

Total for Kitchen	\$ 18,680
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                                Code Qty. Unit  Estimate

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General

Install new 40 gal. energy efficient water heater to code.

Repair dryer vent, gas lines, and washer hookup as needed to meet Code.

Total for Utility Room	\$ 550
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Code Qty. Unit Estimate

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Interior Walls

Repair existing fireplace and install new hearth. Repair adjacent drywall as needed.

Total for Living Room	\$ 2,500
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Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

General Room All Rooms

Code Qty. Unit Estimate

Ceiling

25 1104001 REPAIR/REPLACE/INSTALL LIGHT FIXTURES

NO \$ 3,500

Repair all existing light fixtures as needed. Replace if needed.
Install new fixture if applicable.

Code Qty. Unit Estimate

Floor

26 0301002 INSTALL VINYL TILE

SF \$ 1,600

Scrape and clean surface free of all debris to smooth uniform
surface, set new Tarket 12" x 12" architectural tile as per
manufacturer's recommendation. Include chrome threshold strips at
all exposed flooring edges. Location: bathroom , kitchen, utility
room, and other areas as needed.

27 0301008 INSTALL CARPET

SF \$ 2,900

Remove and properly dispose of existing flooring as needed at all
rooms unless otherwise noted. Prepare surface and install new
Masland carpet with backing and cushioning as per manufacturer's
recommendations. Include chrome threshold strips.

28 0301010 REPLACE HARDWOOD FLOORING

SF \$ 6,525

Remove existing flooring and replace with new 3/8" oak ply flooring
to match existing.

Code Qty. Unit Estimate

General

Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

29 0103006 REPAIR, REPAINT, OR REFINISH CABINETS

LF \$ 500

Repair all existing wall and base cabinets as needed. Repaint or refinish to match existing.

30 0109003 REPAIR AND REPAINT/REFINISH ALL DOORS

NO \$ 3,800

Repair all exterior and interior doors as needed including any re-glazing and replace all missing hardware where necessary. Re-paint or refinish to match existing. Provide and install two missing doors.

31 REPAIR TRIM

SF \$ 2,250

Repair interior trim. Install picture moulding over doors and windows upstairs. Install picture moulding at door height throughout first floor.

32 1001018 PAINT ALL ROOMS COMPLETE

SF \$ 5,200

Prepare for painting, walls, ceiling, windows, doors, and all trim. Paint entire room one coat quality latex; flat on walls and ceiling; enamel or refinish (when applicable) on trim. Enamel on walls and ceiling at kitchen and bathrooms, and on walls/ceiling/floor at second floor sun room.

33 1102007 REPAIR/REPLACE OUTLET

NO \$ 2,600

Repair all outlets or replace as needed. Leave outlet in safe operable condition to Code requirement. Include GFCI outlet at bath room, kitchen, utility room, garage, and outdoor per Code requirements. Also include 220 volt outlet as appropriate (e.g. dryer), and weatherproof type at outdoor.

35 1201001 INSTALL CENTRAL FORCED AIR COOLING CONDENSER

NO \$ 6,000

Install new central forced air units at first and second floors. Repair as needed to reuse all existing ceiling and floor duct work and registers.

37 1301003 REPAIR WATER/DRAIN/SEWER/GAS LINES

LF \$ 1,835

Repair existing water/drain/sewer lines, vent stack, etc. to Code, and replace if needed.

Total for General Rooms	All Rooms	\$ <u>36,710</u>
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Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

1st Floor Bath

Code Qty. Unit Estimate

General

45 1304007 INSTALL VANITY W/ SINK

NO \$ 1,575

Install new vanity w/ sink to code complete. Includes trap, faucets, basket, caulk, etc.

46 1304017 INSTALL NEW TUB

NO \$ 1,700

Install new cast iron tub. Build wing wall and tile 5' up wall.

47 1304023 INSTALL WATER CLOSET AND OTHER ACCESSORIES

NO \$ 385

Install new Norris water closet to Code. Also provide medicine cabinet with mirror, towel bars, paper holder, etc.

Total for 1st Floor Bath

\$ 3,660

Stairway to 2nd Floor

Code Qty. Unit Estimate

Ceiling

41 1104009 INSTALL SMOKE DETECTOR

NO \$ 25

Install smoke detector.

Code Qty. Unit Estimate

General

42 0104003 REPAIR STAIRS

NO \$ 1,435

Rehabilitation Specification Analysis Report
Work Specifications

Control No.: 26-63

Replace treads and risers as required. Install railing to Code and repaint.

Total for Stairway to 2nd Floor \$ 1,460

2nd Floor Hallway

Code Qty. Unit Estimate

Ceiling

39 1104009 INSTALL SMOKE DETECTOR

NO \$ 25

Install smoke detector.

Code Qty. Unit Estimate

Floor

40 0101010 INSTALL BUILT UP FLOOR

NO \$ 165

Build up floor 3" to 4" or as needed at doorway to porch for an area of adequate size, and provide threshold and weatherstripping to prevent drainage from porch.

Total for 2nd Floor Hallway \$ 190

2nd Floor Bath

Code Qty. Unit Estimate

General

44 1304007 INSTALL VANITY W/ SINK

NO \$ 1,750

Install new vanity w/ sink to code complete. Includes trap, faucets, basket, caulk, etc.

46 1304017 INSTALL NEW TUB

NO \$ 1,700

Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

Install new cast iron tub. Build wing wall and tile 5' up wall.

47 1304023 INSTALL WATER CLOSET AND OTHER ACCESSORIES

NO \$ 385

Install new Norris water closet to Code. Also provide towel bars, paper holder, and Repair and re-paint medicine cabinet.

Total for 2nd Floor Bath \$ 3,835

2nd Floor Bedroom

Code Qty. Unit Estimate

Ceiling

45 1104009 INSTALL SMOKE DETECTOR

NO \$ 25

Install smoke detector.

Code Qty. Unit Estimate

General

47 0108004 INSTALL CLOSET SHELF AND ROD

LF \$ 275

Install shelf and rod including painting at all closets in bedrooms.

48 0109022 INSTALL ATTIC ACCESS DOOR

NO \$ 50

Install attic access door at existing access opening in bedroom closet.

Total for 2nd Floor Bedroom \$ 350

Total for Single Family \$

Total for Interior \$ 67,935

Total for Main Structure Rehabilitation \$ 102,480

Control No.: 26-63

Code	Qty.	Unit	Estimate
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General

Total for General	\$ <u>3,080</u>
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Rehabilitation Specification Analysis Report
Work Specifications

ontrol No.: 26-63

Roof

Code Qty. Unit Estimate

Roof Covering

2 0701001 INSTALL NEW FLASHING AND ROOF OVER EXISTING MATERIALS
SF \$ 560

Install new flashing and new roofing over existing materials.

Code Qty. Unit Estimate

Roof Elements

52 1002001 REPAIR & REPAINT FASCIA, SOFFIT & RAFTER TAIL
LF \$ 1,300

Repair fascia, soffit and rafter tail if needed. Re-paint to match house colors.

Total for Roof \$ 1,860

Sidewalls

Code Qty. Unit Estimate

Exterior Side Walls

53 0105003 REPAIR AND REPAINT WOOD SIDING
SF \$ 2,350

Re-nail all siding and install siding paper. Prime immediately upon installation. Re-paint including all trims to match house colors.

54 0109003 REPAIR AND REPAINT EXTERIOR DOOR AND GARAGE DOOR
NO \$ 800

Repair as needed including hardware, and repaint to match existing. Install garage door opener.

Rehabilitation Specification Analysis Report Work Specifications

Control No.: 26-63

55 1104008 INSTALL EXTERIOR LIGHT FIXTURE

NO \$ 135

Install new exterior light fixture.

Total for Sidewalls \$ 3,285

Total for Garage unit \$

Total for Exterior \$ 8,225

Interior

Garage unit

General Room

Code Qty. Unit Estimate

Ceiling

56 1104001 INSTALL INTERIOR LIGHT FIXTURE

NO \$ 35

Install new interior light fixture.

Code Qty. Unit Estimate

Interior Walls

57 0901001 INSTALL NEW DRYWALL

SF \$ 800

Provide and install 1/2 in. gypsum board. Finish three coat process. Tape all joints and use outside corner bead on all corners.

58 1103003 INSTALL GFCI OUTLET

NO \$ 50

Install GFCI (receptacle type) to Code.

Total for General Room \$ 885

Total for Garage unit \$

Total for Interior \$ 885

Total for Unattached Garage Rehabilitation \$ 9,110
