



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center  
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OFFICE OF PUBLIC HOUSING

**JUL 09 2010**

Mr. Robert Kulik  
Executive Director  
Woonsocket Housing Authority  
679 Social Street  
Woonsocket, RI 02895-2026

Dear Mr. Kulik:

This is to acknowledge the Woonsocket Housing Authority's (WHA) application for the demolition of 5 dwelling buildings containing 36 dwelling units at Morin Heights (RI003000001) and 4 non-dwelling buildings and 28 dwelling buildings containing 144 dwelling units at Veterans Memorial (RI1003000002). The Special Applications Center (SAC) received this application on November 20, 2009, via the Public and Indian Housing Information Center (PIC), as applications DDA0003804 and DDA0003794. The Department's Offices of Public Housing and Fair Housing and Equal Opportunity are conducting simultaneous reviews of these applications.

On April 20-21, 2010, Arona Wiley, Naitik Patel and Alex Nasser of the Special Applications Center (SAC) made an on-site visit to verify the physical condition of the Morin Heights and Veterans Memorial projects. The SAC team inspected the exteriors of buildings as well as the interiors of some occupied and vacant units. Morin Heights is a 67 year old project and Veterans Memorial is a 57 year old project. The SAC team reviewed the physical needs assessment report dated April 24, 2009, revised on January 20, 2010. The last inspection performed by the Department's Real Estate Assessment Center (REAC) was on January 29, 2009. The final score for Morin Heights was 70 out of 100 and 73 out of 100 for Veterans Memorial. Based on the SAC team site visit and the REAC inspection, the SAC team determined that the buildings appear to be physically sound, but the units appeared to be undersized and in need of certain repairs and modernization.

The Department has generated Estimated Rehabilitation Cost spreadsheets. The work items in these spreadsheets are based on the Physical Needs Assessment reports and observation made during the site visit. The SAC has determined that some estimates for cost of rehabilitation are not permissible expenditures. Based on its analysis, the SAC estimated the rehabilitation cost for Morin Heights to be \$3,991,416, which is 44.70 percent of Total Development Cost (TDC) and the rehabilitation cost for Veterans Memorial to be \$8,062,547, which is 23.84 percent of TDC. The Department generally does not consider rehabilitation costs below 57.14 percent of TDC for non-elevator buildings as meeting the cost-test of the two-part demolition justification under 24 CFR § 970.15. Accordingly, at this time, it does not appear that the Public Housing Property is eligible for demolition. The WHA is invited to provide the SAC with information contrary to the enclosed spreadsheets or other supplemental information which it believes evidences that one or both of these projects meets the cost-test requirement for demolition. The

TDC tables for these projects are as follows:

TDC per PIH 2008- 47, Type of Structure: Row/walk-up Area: Providence Morin Heights			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
1-BR	4	\$172,777.00	\$691,108.00
2-BR	8	\$204,988.00	\$1,639,904.00
3-BR	9	\$244,365.00	\$2,199,285.00
4-BR	12	\$287,816.00	\$3,453,792.00
5-BR	3	\$315,177.00	\$945,531.00
TOTAL			\$8,929,620.00

TDC per PIH 2008- 47, Type of Structure: Row/walk-up Area: Providence Veterans Memorial			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
1-BR	4	\$172,777.00	\$691,108.00
2-BR	67	\$204,988.00	\$13,734,196.00
3-BR	65	\$244,365.00	\$15,883,723.00
4-BR	10	\$287,816.00	\$2,878,160.00
5-BR	2	\$315,177.00	\$630,354.00
TOTAL			\$33,817,543.00

### Resident Consultation

24 CFR § 970.9(a) requires that an application for demolition be developed in consultation with the tenants of the proposed project. Please provide:

- How consultation with the residents of the Morin Heights residents was achieved.
- Documentation that translation service was provided for the Hispanic residents at Morin Heights, including (1) minutes and/or recordings (in Spanish and/or English) of meetings between HA representatives and tenants regarding the proposed demolition; and (2) details of the participation of interpreters.
- Notices, agendas and sign-in sheets of meetings that have taken place at Morin Heights.

### Citizens Groups

The Department has received comments about these demolition applications from several citizen groups and other organizations, including NeighborWorks Blackstone River Valley, the Saint James Baptist Church, Family Resources Community Action, and Rhode Island Legal Services. The Department is reviewing and considering all of the comments provided by these entities in making its determination to approve or disapprove the WHA's demolition applications. WHA certified that it is in compliance with all applicable requirements for Section 18 of the U.S. Housing Act of 1937 Act and 24 CFR Part 970. Pursuant to 24 CFR § 970.29, the Department will disapprove an application for demolition if it determines that any certification

made by the WHA in its applications is clearly inconsistent with any information and data available to the Department.

### Availability of Low In-Housing

Please provide the status of your public housing waiting list.

### DDA0003003 Approval

On May 29, 2009, the Department approved the disposition of 26 dwelling buildings containing 51 Scattered Sites units; the WHA was authorized to dispose of the site at the Fair Market Value (FMV) of \$11,896,872. The WHA realized net proceeds from this disposition and proposed to use the proceeds from the sale to rehabilitate/upgrade units in its public housing inventory as identified below. The Department approved this use of proceeds in its May 29, 2009 approval.

<b>Development Number</b>	<b>Development Name</b>	<b>Description of Work</b>	<b>Estimated Cost</b>
<b>RI003000007</b> Amp 001	Morin Heights	1. Lead Removal	\$6,480,000
		2. Fire Code	\$1,620,000
		3. Kitchen & Bathrooms	<u>\$4,050,000</u>
		Subtotal:	12,150,000
<b>RI003000007</b> Amp 002	Veteran's Memorial	1. Lead Removal	\$12,000,000
		2. Fire Codes	\$3,000,000
		3. Kitchen & Bathrooms	<u>\$7,500,000</u>
		Subtotal:	\$22,500,000
Total		Unfunded:	\$34,650,000

On July 14, 2009, the Department approved an amendment to (1) modify of the FMV of the Public Housing Property from \$11,896,872 to \$5,948.46 to reflect the correct FMV of the Public Housing Property at the time of the WHA submitted its disposition application in January 2008 (based on a Comparative Market Analysis (CMA)); and (2) to request an adjustment in the FMV of the Public Housing Property from \$5,948.46 to \$4,461,32 due to a downturn in the local real estate market. On June 3, 2010, as modified on June 30, 2010, the Department received a request for a further amendment to this disposition to reflect a modified FMV of \$2,295,000 due to the depressed market conditions. The Department is reviewing that request separately and a decision will be forthcoming.

With respect to the use of proceeds as identified above, please confirm that the WHA still plans to use the proceeds (in the final amount approved by the Department) for these purposes, and if so, provide a specific details on how the proceeds will be used, including the units and buildings where the proceeds will be used and a statement of work for the repair and modernization work.

### CFFP (Capital Fund Financing Projects)

The HA received approval for the execution of Capital Fund Financing bonds on January 20, 2004, that entailed the issuance of bonds totaling \$9,665,000. Section 18 of the U.S. Housing Act of 1937 requires the housing authority to prepay modernization debt associated with the project, unless a waiver of this requirement is obtained. HUD is not issuing such a waiver pursuant to this letter. The PHA is therefore required to prepay any Capital Fund Financing Program (CFFP) proceeds used for the modernization of project numbers RI3000002, and RI3000001. Furthermore, pursuant to Section 30 HUD limits debt service associated with CFFP financings to 33% of the projected receipt of Capital Funds.

Please be aware that the demolition of the 184 units will affect your operating subsidy eligibility significantly.

### Fair Housing and Equal Opportunity (FHEO)

- In making the decision to demolish 184 units of family public housing, did the HA take into account (a) the information provided in the 2009 Woonsocket PHA Plan which stated high levels of need for affordable housing and reported a public housing waiting list with 807 applicants, with approximately 69% waiting for family units; and (b) the 327 applicants on the current waiting list for family public housing? Please provide a detailed explanation.
- Was the HA's decision to demolish and dispose of family public housing influenced by the City's policy of reducing the overall level of housing affordability in Woonsocket from 16.5% to 12.5%? Please provide a detailed explanation. (Note: The policy of reducing housing affordability is stated as POLICY H-4.2 on page H-22 of the City's DRAFT Comprehensive Plan Five-year Update dated April 12, 2010, posted on the City's web site.)
- What are the HA's reasons for deciding to demolish or dispose of so much of its family housing but none of its elderly/disabled housing? Please provide a detailed explanation for this decision. (Note: Occupants of the HA's family public housing, including Morin Heights, Veteran's Memorial, and scattered sites, are approximately 62% minority and 38% non-Hispanic white; and occupants of the HA's elderly/disabled units are approximately 8% minority and 92% non-Hispanic white. Applicants on the HA's current family waiting list are approximately 51% Hispanic, 12% African American, and 1% Asian; while applicants on the elderly/disabled waiting list are 11% Hispanic, 8% African American, and 1% Asian.)
- Why did the HA reverse its June 2008 position stating that limited resources should be directed to maintaining the multifamily units at Morin Heights and Veteran's Memorial, and instead propose in October 2009 to demolish 184 of these same multifamily units? Please provide a detailed explanation. [See the June 2, 2008 memo from HA Deputy Director Duncan C. Speel to the HUD Special Applications Center, providing justification for sale of 51 scattered site units and stating that the HA's "limited dollars are better invested into the contiguous properties, Morin Heights (282 units) and Veteran's Memorial (296 units) multi family apartments. . . . [i]t is more cost effective . . . and more direct to our mission . . . to

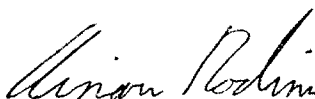
meet codes and keep the doors open with every dollar we can get for our contiguous multi family units.”]

- What alternatives the HA has considered to avoid such substantial demolition of family housing?
- Does the HA have any minutes and/or recordings of Resident Advisory Board meetings, detailing any motions and/or votes that took place in regard to the proposed demolition? If yes, please submit these minutes and/or recordings.

If you have any questions regarding the FHEO requests, please contact Program Compliance Branch Chief Merryl Gibbs by email at *Merryl.Gibbs@hud.gov* or by telephone at 617-994-8305.

If you have questions concerning your applications or this request, please feel free to contact Ms. Arona Wiley, Public Housing Revitalization Specialist of the SAC, at 312-913-8021. As always my staff and I are available to assist you in anyway possible. As you continue to work with the Department in its review of these applications, I urge you to maintain an open dialogue with the Boston HUB Office, the Department’s Boston Office of FHEO, your residents, citizen groups, and local officials.

Sincerely,



Ainars Rodins, P.E.  
Director

cc: Steven Fischbach, Esq.  
Rhode Island Legal Services

Joe Garlick, Executive Director  
Ms. Glenda Byhouwer, President  
NeighborWorks Blackstone River Valley

Reverend Dr. Sammy C. Vaughn, Pastor  
Saint James Baptist Church

Ms. Nancy L. Benoit, Chair, Board of Directors  
Family Resources Community Action

1BR	2BR	3BR	4BR	5BR	Total
4	8	9	12	3	36
11%	22%	25%	35%	8%	100%
1.0	1.0	2.0	2.0	3.0	8.0
616	945	1,135	1,353	1,353	40,854
2,454	7,860	10,275	16,236	4,059	1,135
4	8	9	12	3	36
1	1	1	1	1	5
3	7	8	11	2	31
172,777	204,888	244,956	287,816	315,177	8,529,520
691,108	1,539,934	2,199,295	3,453,792	945,531	

Qty of units (existing)  
Unit mix (existing)  
Qty of bedrooms per unit (existing)  
Unit SF (existing)  
Aggregate Unit SF (existing)  
Average SF/unit (existing)  
Qty of units (proposed)  
Accessible units (proposed)  
Standard Units (proposed)  
2009 TIOC/unit  
2009 TIOC total

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
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means	New Electrical Feeds to Each Building	demolition	LF	1.59	3,600.00							5,724.00
		excavation	LF	1.65	3,600.00							6,560.00
		2'-2" PVC Service Conduits	LF	7.60	3,600.00							27,960.00
		New Electrical Panels	Each	400.00	3,600.00							1,440,000.00
											1,478,744	

Added electrical loads (HVAC, Washer/Dryer) requires additional service. New service to be run underground, for 2 reasons: it minimizes the potential for damage during storm events, and also eliminates the ability of drug dealers to "mark" locations by hanging shoes from overhead lines.  
100 LF per building  
100 LF per building  
100 LF per building

means	Regrading at Buildings/Walkways/Drives	excavation	BCY	3.56	7.11	26.31	101	202	228	304	76	911
		grading	SY	4.00	21.30	85.20	341	682	767	1,022	258	3,067
		scd	MSSF	350.00	0.50	175.00	700	1,400	1,575	2,100	525	6,300

See below for information regarding new parking areas. This grading work is associated with the establishment of new parking areas, in order to transition from the parking lot to the unit entrances and the accessible routes in a manner that meets the UFAS accessibility requirements.  
Each unit: 32' x 6' " Deep area of work (32' total unit frontage)  
32' x 6' area per unit  
32' x 6' area per unit

means	Repair Sidewalks / Add New Sidewalks	demolition	SY	7.15	12.00	85.80	343	686	772	1,030	257	3,082
		repair sidewalk	SF	3.96	50.00	198.00	792	1,584	1,792	2,376	594	7,128
		new sidewalk	SF	3.96	50.00	229.68	919	1,837	2,067	2,756	689	8,269
		grading/soil	EA	20.00	1.00	20.00	80	160	180	240	60	720
											19,205	

This is paving work associated with grading work described above, along with general sidewalk repair.  
Average 68 SF/unit  
Average 50 SF/unit  
59 SF if new sidewalk  
32' x 6' area per unit

means	Reurface Drives and Parking Areas	SF	1.25	4,000.00	5,000.00						5,000
		SF	1.25	4,000.00	5,000.00						
											10,000

Pathways, drives and existing parking lots require resurfacing.  
4,000 SF of roadway and driveway existing  
4,000 SF of parking spaces existing

Site Improvements

means	Repair Erosion Issues	Trass	ea	20	1	10	40	80	90	120	30	380
		drifts/groundcover	ea	32	1	16	64	128	144	182	46	575
												21,632

Scope includes a 12' wide area of handscraping on each face of the unit. Landscaping intended to provide erosion control and shade planting adjacent to units and patios to reduce solar gain inside units and reduce heat island.  
Repair equipment and ground surfaces at 3 existing play areas. Scope includes replacement of one section of deck, 2 posts, crown slide, one ladder, one 4' section of guardrail, and one activity panel per play area. Provide new mulch.

means	Repair Existing Play Areas	Deck, square, poly, 48" x 48"	ea	2,025	3	6,075						6,075	
		Post, Alum 2-3/8 square	LF	78	6	468						468	
		Slide, Straight Poly	ea	2,100	3	6,300						6,300	
		Ladder, Vertical	ea	880	3	2,640						2,640	
		Guardrail Post 36"	LF	150	12	1,800						1,800	
		Activity Panel	ea	990	3	2,970						2,970	
		Mulch	MSSF	450	30	1,350						1,350	
		Trass	ea	34	30	1,020						1,020	
													21,632

21,632

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
	New Site Furnishings (benches, bike racks, mail cart) @ Trash Recyclables	ea	385.00	2.00	790.00						790	790	Basic scope assumption is that each building (6 units) would receive 4 benches, 2 trash receptacles, one dog walk station and one bike rack
	Structural Deficiencies											790	
	Inspector/Repair of Structures, hand rails												

	BD Based												
	Structural Engineer Inspection/Design	HR	36.00	80.00	2,880.00						2,880		
	Repair/Replace Damaged Hand Rails	LF	31.00	10.00	310.00						11,150		
	Repair concrete/spalling exposed rebar	SF	12.50	5.00	62.50						2,250		
	Repair/Replace/Repaint damaged brick	SF	12.50	20.00	250.00						9,000		
											25,290	25,290	

**Building Exterior**

**Repair Exterior Sillings/Eaves**

	Plaster repair at soffits	SY	29.50	3.0	88.50						177	708	
	Paint work at eaves	lf	1.40	92	128.80						258	1,030	
													797
													1,159
													1,546
													298
													309
													7,388

**Residential Units**

	New Wood Floor												
	Wood floor Oak - 1BR	SF	5.58	57.57	321.22						1,284.89		
	Wood floor Oak - 2BR	SF	5.58	70.89	395.56						3,164.48		
	Wood floor Oak - 3BR	SF	5.58	89.22	497.86						4,480.74		
	Wood floor Oak - 4BR	SF	5.58	110.37	615.85						7,390.15		
	Wood floor Oak - 5BR	SF	5.58	110.37	615.85						1,847.54		
	demo existing wood Flooring - 1BR	SF	0.72	462.00	332.64						1,350.96		
	demo existing wood Flooring - 2BR	SF	0.72	728.75	531.90						4,255.20		
	demo existing wood Flooring - 3BR	SF	0.72	851.25	612.90						5,516.10		
	demo existing wood Flooring - 4BR	SF	0.72	1,014.75	730.62						8,767.44		
	demo existing wood Flooring - 5BR	SF	0.72	1,014.75	730.62						2,191.86		
											40,229	40,229	

**Replace Exterior Doors**

	demo exist entry doors screen doors, framed	EA	79.50	2	159.00						638	1,272	
	new exterior entry doors	EA	355.00	2	710.00						2,840	5,560	
	new screen doors	EA	405.00	2	810.00						1,620	6,480	
	hardware	EA	69.50	2	139.00						556	1,112	
	demo exist entry doors, frames	EA	278.80	2	557.60						2,230	4,461	
	new re-tuning steel entry doors	EA	79.50	0.25	19.88						80	20,074	
	demo exist entry doors	EA	355.00	0.25	88.75						355	355	
	demo exist entry doors	EA	69.50	0.25	17.38						70	70	
	hardware @ breezeway doors	EA	275.00	0.25	68.75						275	275	
											84,581	84,581	

**Replace Interior Doors**

	Replace Interior Doors - 1BR	EA	179.00	3.50	626.50						2,506		
	Replace Interior Doors - 2BR	EA	179.00	4.50	805.50						6,444		
	Replace Interior Doors - 3BR	EA	179.00	5.50	984.50						8,961		
	Replace Interior Doors - 4BR	EA	179.00	7.00	1,253.00						15,036		
	Replace Interior Doors - 5BR	EA	179.00	8.00	1,432.00						4,295		
	Replace Door Hardware - 1BR	EA	142.00	3.50	497.00						1,988		
	Replace Door Hardware - 2BR	EA	142.00	4.50	639.00						5,112		
	Replace Door Hardware - 3BR	EA	142.00	5.50	781.00						7,029		
	Replace Door Hardware - 4BR	EA	142.00	7.00	994.00						11,928		
	Replace Door Hardware - 5BR	EA	142.00	8.00	1,136.00						3,408		
	Replace Interior Doors - Paint/Laundry	EA	179.00	0.50	89.50						358		
	demo Interior Doors - 1BR	EA	40.00	4	160.00						180	240	
	demo Interior Doors - 2BR	EA	18	5	90						251		
	demo Interior Doors - 3BR	EA	20	6	120						644		
	demo Interior Doors - 4BR	EA	18	7	126						985		
	demo Interior Doors - 5BR	EA	18	8	144						1,504		
											430	71,499	

**New Thermal Glazed Alum Windows**

	New windows - 1BR	EA	450.00	1.75	787.50						3,150		
	New windows - 2BR	EA	450.00	2.25	1,012.50						8,100		
	New windows - 3BR	EA	450.00	2.75	1,237.50						11,138		
	New windows - 4BR	EA	450.00	3.50	1,575.00						18,300		
													3,150
													8,100
													11,138
													18,300
													16,500

80 hrs @ \$125/hour. Major structural failures were not observed, but a detailed inspection by an engineer is required. There are instances of balcony railings, damaged brick mortar joints, and corrosion at steel T&D.

New scope design to accompany Finish upgrades. Repair damaged soffits and replace plaster as required by installation of new plumbing and elec work described below.

New carpet and pad in all areas except kitchen, baths, mech rooms, laundry.

Aluminum windows with 3/4" insulating glass.

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	multifam	grand total	comments
means	New window - 5BR	EA	450.00	4.00	1,800.00					5,400	5,400		4.0 windows/unit
means	New mini-blinds - 1BR	EA	71.71	2.50	1,792.75	502					502		1.75 windows/unit
means	New mini-blinds - 2BR	EA	71.71	2.75	1,972.03		1,291				1,291		2.25 windows/unit
means	New mini-blinds - 3BR	EA	71.71	3.50	2,511.95			1,775			1,775		2.75 windows/unit
means	New mini-blinds - 4BR	EA	71.71	4.00	2,868.40				3,012		3,012		3.5 windows/unit
means	New mini-blinds - 5BR	EA	71.71	4.00	2,868.40					861	861		4.0 windows/unit
means	Demo windows - 1BR	EA	23	2	39	158					158		1.75 windows/unit
means	Demo windows - 2BR	EA	23	2	39		405				405		2.25 windows/unit
means	Demo windows - 3BR	EA	23	3	69			557			557		2.5 windows/unit
means	Demo windows - 4BR	EA	23	4	92				945		945		3 windows/unit
means	Demo windows - 5BR	EA	23	4	92				945		945		3 windows/unit
				4	79				945		945		4.0 windows/unit
				4	270						270		
					56,482						56,482		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	multifam	grand total	comments
means	New Shut, Tracks and Rollings	EA	90.50	12.00	1,086.00					3,258	3,258		Existing stairs are very narrow (4'-3") and steep (8" rises). Upgrade
means	Trim wood trims	LF	14.00	39.00	546.00	4,344.00	4,968	9,774	13,032	1,638	38,096		Finishes will improve perceptions of this item.
					58,752	2,184.00	4,968	4,914	6,552	1,638	19,656		
					58,752						58,752		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	multifam	grand total	comments
means	New baseboard/window trim	LF	4.33	223.89	969.43	3,878					3,878		New baseboard and trim package proposed
means	New baseboard - 2BR	LF	4.33	358.00	1,550.14		12,401				12,401		3-1/2" solid pine base
means	New baseboard - 3BR	LF	4.33	412.52	1,766.20			16,078			16,078		
means	New baseboard - 4BR	LF	4.33	491.75	2,129.28				25,551		25,551		
means	New baseboard - 5BR	LF	4.33	491.75	2,129.28					6,388	6,388		
means	New interior door trim - 1BR	Door	84.76	3.50	296.66	1,187					1,187		16.3 LF/Door @ \$5.20/LF = \$84.76
means	New interior door trim - 2BR	Door	84.76	3.50	296.66		3,051				3,051		
means	New interior door trim - 3BR	Door	84.76	5.50	466.18		4,196				4,196		
means	New interior door trim - 4BR	Door	84.76	7.00	593.32			7,120			7,120		
means	New interior door trim - 5BR	Door	84.76	8.00	678.08				2,034		2,034		
means	New interior window trim - 1BR	Win	57.20	1.75	100.10	400					400		11 LF/Win @ \$5.20/LF = \$57.20
means	New interior window trim - 2BR	Win	57.20	2.25	128.70		1,030				1,030		
means	New interior window trim - 3BR	Win	57.20	2.75	157.30			1,416			1,416		
means	New interior window trim - 4BR	Win	57.20	3.50	200.20				2,402		2,402		
means	New interior window trim - 5BR	Win	57.20	4.00	228.80					688	688		
					87,816						87,816		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	multifam	grand total	comments
means	Paint Walls - 1BR	SF	0.80	1,791.09	1,432.87	5,731					5,731		Paint all interior spaces
means	Paint Walls - 2BR	SF	0.80	2,864.00	2,291.20		18,330				18,330		
means	Paint Walls - 3BR	SF	0.80	3,300.14	2,640.11			23,751			23,751		
means	Paint Walls - 4BR	SF	0.80	3,934.00	3,147.20				37,756		37,756		
means	Paint Walls - 5BR	SF	0.80	3,934.00	3,147.20					9,442	9,442		
means	Paint Trim - 1BR	LF	0.80	404.00	323.20	1,288					1,288		
means	Paint Trim - 2BR	LF	0.80	642.00	513.60		4,108				4,108		
means	Paint Trim - 3BR	LF	0.80	767.00	613.60			5,522			5,522		
means	Paint Trim - 4BR	LF	0.80	929.00	743.20				8,918		8,918		
means	Paint Trim - 5BR	LF	0.80	929.00	743.20					2,438	2,438		
means	Paint Ceiling - 1BR	SF	0.80	1,016.00	812.80	1,971					1,971		
means	Paint Ceiling - 2BR	SF	0.80	1,650.00	1,320.00		8,904				8,904		
means	Paint Ceiling - 3BR	SF	0.80	1,850.00	1,480.00			8,172			8,172		
means	Paint Ceiling - 4BR	SF	0.80	1,850.00	1,480.00				12,989		12,989		
means	Paint Ceiling - 5BR	SF	0.80	1,353.00	1,082.40					3,247	3,247		
					149,994						149,994		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	multifam	grand total	comments
means	Basins cabinet/wall cabinets	EA	435.00	2.00	870.00	3,480.00	6,960.00	7,830.00	10,440.00	2,810.00	31,520.00		Same kitchen design used for all units
means	post-formed counter	LF	26.00	16	416.00	1,664	3,328	3,744	4,992	1,348	12,076		
means	sink	EA	560.00	1	560.00	2,240	4,480	5,040	6,720	1,880	20,160		
means	refrigerator	EA	750.00	1	750.00	3,000	6,000	6,750	9,000	2,550	27,300		
means	range	EA	450.00	1	450.00	1,800	3,600	4,050	5,400	1,550	16,800		
means	range hood	EA	242.00	1	242.00	968	1,936	2,178	2,904	728	8,712		
means	VOT floor	SF	2.36	80	188.80	755	1,510	1,699	2,266	566	6,797		
means	Demo existing base cabinets	LF	9	8	72	286	573	644	859	215	2,578		
means	Demo existing wall cabinets	LF	9	8	72	286	573	644	859	215	2,578		
					130,320						130,320		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	multifam	grand total	comments
means	SF vanity cabinets	ea	400.00	1	400.00	1,600	3,200	3,600	9,600	2,400	20,400		Same bathroom design used for all units. Note that 4BR and 5BR
means	post-formed counter	LF	26.00	1	26.00	1,040	2,080	2,320	6,080	1,520	13,040		units have 1.5 baths. For these, the work associated with the tub is
means	vanity sink	ea	425.00	1	425.00	1,700	3,400	3,720	10,200	2,550	21,670		only counted once but other items counted twice.
means	vanity fittings	ea	325.00	1	325.00	1,300	2,600	2,920	7,820	1,950	16,570		
means	W/C toilet	ea	385.00	1	385.00	1,540	3,080	3,460	9,240	2,310	17,630		
means	tub/shower/tilliga	ea	1,150.00	1	1,150.00	4,600	9,200	10,350	13,600	3,450	47,800		
means	Vinyl tile floor	SF	305.00	1	305.00	1,220	2,440	2,745	7,296	1,824	10,880		
means	threshold	ea	84.00	1	84.00	336	672	756	2,016	504	4,284		
					130,320						130,320		



source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	Grand total	comments
means	ceramic wall tile (1/4" surround and wainscot)	sf	6.96	132	917.40						917.40		
means	tile backer board	sf	3.63	132	479.16	3,670	7,339	8,257	16,513	4,128	39,507		
means	mechanical choker	ea	71.90	1	71.90	286	572	644	868	2,156	20,843		
means	50sq steel and towel bar at tub	ea	177.00	1	177.00	468	936	1,059	2,898	702	5,957		
means	Combo existing bath tub	ea	20.50	1	20.50	82	164	185	252	628	1,046		
means	Combo existing bath tub vanity	ea	18	1	18	42	84	27	259	64	558		
means	Combo existing toilet	ea	68	1	68	210	540	690	1,650	465	4,734		
means	Combo existing sink	ea	68	1	68	270	540	690	1,650	465	4,734		
											224,100		

Added Thermal Insulation in attics and walls

means	R-30 blown insulation at attics - 1BR	SF	1.12	308	344.96	1,380	4,413	5,720	9,092	2,273	1,380		
means	R-30 blown insulation at attics - 2BR	SF	1.12	493	551.60	4,917	8,625	11,262	17,850	4,413	34,967		
means	R-30 blown insulation at attics - 3BR	SF	1.12	568	636.60	5,720	9,092	11,733	18,321	4,545	39,411		
means	R-30 blown insulation at attics - 4BR	SF	1.12	677	757.68	6,773	13,546	17,728	28,124	7,032	59,103		
means	R-30 blown insulation at attics - 5BR	SF	1.12	822	920.64	8,220	16,440	21,252	33,192	8,220	69,304		
means	Prepare plaster (9" susp ave) to receive insul.	Unit	100.00	1	100.00	400	800	900	1,200	300	3,600		
means	3/4" rigid insul in exterior walls - 1BR	SF	0.96	832	798.24	3,193	6,386	8,275	13,116	3,193	10,138		
means	3/4" rigid insul in exterior walls - 2BR	SF	0.96	1,320	1,267.20	5,280	10,560	13,740	20,833	5,280	52,693		
means	3/4" rigid insul in exterior walls - 3BR	SF	0.96	1,518	1,457.28	6,072	12,144	15,824	24,236	6,072	34,348		
means	3/4" rigid insul in exterior walls - 4BR	SF	0.96	1,806	1,728.00	7,224	14,448	18,932	28,398	7,224	48,824		
means	3/4" rigid insul in exterior walls - 5BR	SF	0.96	2,194	2,105.40	8,776	17,552	23,404	35,106	8,776	54,614		
											78,966		

Accessibility Modifications to 5% of units (6 total units)

Yieldability Modifications

means	Widened entrance to receive accessible door	EA	625.00	1	625.00	1,875	4,375	5,000	6,875	1,250	19,375		
											19,375		

Accessible entrance provided at each unit. This applies to 616 units.

Mechanical

means	New HVAC system - 1BR	td	3.67	-	-	-	-	-	-	-	-	-	
means	New HVAC system - 2BR	td	3.67	-	-	-	-	-	-	-	-	-	
means	New HVAC system - 3BR	td	3.67	-	-	-	-	-	-	-	-	-	
means	New HVAC system - 4BR	td	3.67	-	-	-	-	-	-	-	-	-	
means	New HVAC system - 5BR	td	3.67	-	-	-	-	-	-	-	-	-	
means	Misc. Steel Assoc. w/ Roofing Condensers	EA	300.00	1	300.00	1,200	2,400	2,700	3,600	900	10,800		
means	Add exhaust fans at existing bath - 1BR	EA	125.00	1	125.00	500	1,000	1,125	1,500	375	4,500		
means	Add exhaust fans at existing bath - 2BR	EA	125.00	1	125.00	500	1,000	1,125	1,500	375	4,500		
means	Add exhaust fans at existing bath - 3BR	EA	125.00	1	125.00	500	1,000	1,125	1,500	375	4,500		
means	Add exhaust fans at existing bath - 4BR	EA	125.00	1	125.00	500	1,000	1,125	1,500	375	4,500		
means	Add exhaust fans at existing bath - 5BR	EA	125.00	2	250.00	500	1,000	1,125	1,500	375	4,500		
means	New gas meters	Unit	545.00	2	1,090.00	-	-	-	-	-	1,090.00		
											21,675		

All damaged piping to be replaced, and new piping to be provided as required for new kitchen and bath configurations. Several leaks observed in units, particularly at kitchens below 2nd floor bathrooms.

Removal-read submeter.

Plumbing

means	Repair/Replace deteriorated plumbing lines	LF	5.00	50	250	1,000	2,000	2,250	3,000	750	9,000		
means	Replace gas piping from meter to ft of use	EA	3.65	20	73.00	1,972	3,744	3,557	4,716	1,179	14,146		
means	New water supply to kitchen	EA	1,200.00	1	1,200.00	5,072	10,144	11,200	15,000	3,128	46,000		
means	New SPT Eiring at new fixtures	LF	18.50	100	1,850.00	4,000	8,000	7,800	8,775	11,700	2,828		
means	Shut-off and drain off valve at each unit	EA	250.00	1	250.00	1,000	2,000	2,250	3,000	750	9,000		
											148,248		

Addition of HVAC equipment, Washers, Dryers and Dishwashers requires new service and distribution at each unit.

Electrical

means	Provide New House Meter	EA	275.00	36	9,900	6,440	12,880	14,490	19,320	4,830	57,880		
means	Provide New House Panel	EA	1,800.00	36	64,800	7,392	14,784	16,470	21,960	5,490	84,800		
means	New circuits, switches and outlets - 1BR	sf	3.00	616	1,848	7,392	14,784	16,470	21,960	5,490	84,800		
means	New circuits, switches and outlets - 2BR	sf	3.00	965	2,895	23,640	47,280	52,008	69,600	17,400	236,328		
means	New circuits, switches and outlets - 3BR	sf	3.00	1,155	3,465	30,645	61,290	67,218	89,640	22,410	303,804		
means	New circuits, switches and outlets - 4BR	sf	3.00	1,353	4,059	48,708	97,416	107,160	142,880	35,720	486,792		
means	New circuits, switches and outlets - 5BR	sf	3.00	1,353	4,059	48,708	97,416	107,160	142,880	35,720	486,792		
means	Handwired smoke detectors - 1BR	EA	90.00	3	270.00	600	1,200	1,350	1,800	450	5,400		
means	Handwired smoke detectors - 2BR	EA	90.00	5	450.00	1,800	3,600	4,050	5,400	1,350	16,650		
means	Handwired smoke detectors - 3BR	EA	90.00	9	810.00	2,700	5,400	6,075	8,100	2,025	24,300		
means	Handwired smoke detectors - 4BR	EA	90.00	9	810.00	2,700	5,400	6,075	8,100	2,025	24,300		
means	Handwired smoke detectors - 5BR	EA	90.00	6	540.00	1,800	3,600	4,050	5,400	1,350	16,650		
means	Panel and electrical wiring/ducts	Ci/F	8.95	200	1,610	6,440	12,880	14,490	19,320	4,830	57,880		
											265,922		

located in mt. living, BR's, Hall  
located in mt. living, BR's, Hall  
located in mt. living, BR's, Hall  
located in mt. living, BR's, Hall

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
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Bid Based	Asbestos Abatement	EA	2,500.00	36.00	90,000.00						90,000.00	90,000	Asbestos abatement for all residential and non-residential buildings. Cost based on 2008 actual demolition cost for 148 units.
<b>SUBTOTAL</b>												<b>90,000</b>	

General Conditions													
Bid Based	ME Fees (8%)	LS	248,189.25	1	248,189.25						248,189	3,875,161	
Bid Based	Contingency (2.5%)	LS	77,559.14	1	77,559.14						77,559	3,952,720	
Bid Based	Education	LS	185,000	1	185,000						185,000	3,267,720	
Bid Based	Insurance/Bond	LS	200,000.00	1	200,000.00						200,000	8,489,820	
Bid Based	Construction Management Fee (2%)	LS	62,047.31	1	62,047.31						62,047	44,796	
<b>TOTAL</b>											<b>772,796</b>		
<b>Allowance for U-FAS renovations at Learning Center</b>											<b>60,000</b>		

AAA Administration 3%

Renovate Existing Common Buildings													
U-FAS modifications - Common Buildings													
	LS	60,000	1	60,000							60,000	60,000	

Estimated NO Design Deficiencies - Site

Conversion factors based on 2BR unit SF													
2BR SF													
	1BR	616	63%										
	2BR	965	100%										
	3BR	1135	115%										
	4BR	1353	137%										
	5BR	1353	137%										

1BR	2BR	3BR	4BR	5BR	Total
4	8	9	12	3	36
11%	22%	25%	33%	8%	100%
1.0	1.0	2.0	2.0	3.0	
616	1,353	1,353	1,353	1,353	40,854
2,464	7,880	10,215	16,286	4,059	1,135
4	8	9	12	3	36
1	1	1	1	1	5
3	7	8	11	2	31
112,772	204,988	244,345	287,816	315,177	8,829,620
691,108	1,559,934	2,199,285	3,453,792	945,531	

Qty of units (existing)  
 Unit mix (existing)  
 Qty of bathrooms per unit (existing)  
 Unit SF (existing)  
 Aggregate Unit SF (existing)  
 Average SF/unit (existing)  
 Qty of units (renovated)  
 Accessible units (renovated)  
 Standard Units (renovated)  
 2009 TDCA unit  
 2009 TTC total

Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
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Site Infrastructure

Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
New Electrical Feeds to Each Building	LF	1.69	3,680.00	\$3,724.00						3,724.00	5,724.00
demolition	LF	1.65	3,680.00	\$6,060.00						6,060.00	6,560.00
excavation	LF	7.50	3,680.00	\$27,960.00						27,960.00	27,960.00
2" PVC Service Conduits	Each	400.00	3,680.00	1,440,000.00						1,440,000.00	1,440,000.00
New Electrical Panels	Each	3,500.00	1,440,000.00	5,040,000.00						5,040,000.00	1,478,744.00

1,478,744

Added electrical loads (HVAC, Washer/Dryer) requires additional service. New service to be run underground, for 2 reasons: it minimizes the potential for damage during storm events, and also eliminates the ability of drug dealers to "mark" locations by hanging shoes from overhead lines.  
 100 LF per building  
 100 LF per building  
 100 LF per building

Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
Regrading at Buildings/Walkways/drives	BCY	3.56	7.11	25.31	101	202	228	304	76	911	911.00
excavation	SY	4.00	21.30	85.20	341	682	797	1,022	256	3,067	3,067.00
grading	MSF	350.00	0.50	175.00	700	1,400	1,575	2,100	525	6,300	6,300.00

10,278

See below for information regarding new parking areas. This grading work is associated with the establishment of new parking areas, in order to transition from the parking lot to the unit entrances and the accessible route in a manner that meets the UFAS accessibility requirements.  
 Each unit: 32' x 6' T deep areas of work (32' total unit footprint)  
 32' x 6' area per unit  
 32' x 6' area per unit

Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
Repair Skewwicks / Add New Skewwicks	SY	7.15	12.00	85.80	543	686	772	1,030	257	3,688	3,688.00
demolition	SY	3.96	50.00	198.00	72	1,584	1,745	2,316	631	3,138	3,138.00
repair skewwicks	SY	3.96	50.00	198.00	97	1,857	2,125	2,816	889	6,168	6,168.00
new skewwicks	EA	20.00	1.00	20.00	80	160	180	240	60	720	720.00
grading/soil	EA	20.00	1.00	20.00	80	160	180	240	60	720	720.00

19,205

This is paving work associated with grading work described above.  
 Along with general sidewalk repair.  
 Average 105 SF/unit  
 Average 50 SF/unit  
 50 SF per sidewalk  
 50 SF per sidewalk

Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
Resurface Drives and Parking Areas	SF	1.25	4,000.00	5,000.00						5,000.00	5,000.00
Resurface Streets and Drives	SF	1.25	4,000.00	5,000.00						5,000.00	5,000.00
Resurface Parking Spaces	SF	1.25	4,000.00	5,000.00						5,000.00	10,000.00

10,000

Residways, drives and existing parking lots require resurfacing.  
 4,000 SF of roadway and driveway existing  
 4,000 SF of parking spaces existing

Site Improvements

Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
Repair Erosion Issues	ea	20	1	16	40	80	90	120	30	360	360.00
Tree/groundcover	ea	32	1	16	64	128	144	182	48	576	576.00

736

Scope includes a 12' wide area of landscaping on each face of the unit. Landscaping intended to provide erosion control and shade planting adjacent to units and patios to reduce solar gain inside units and reduce heat island.  
 Repair equipment and guard surfaces at 8 existing play areas. Scope includes replacement of one section of deck, 2 patios, one new slide, one ladder, one 4' section of guardrail, and one activity panel per play area.  
 Provide new mulch.

Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total
Repair Existing Play Areas	ea	2,025	3	6,075						6,075.00	6,075.00
Deck, square, poly, 48" x 48"	LF	78	6	468						468.00	468.00
Post, Alum 2.38 square	ea	2,100	3	6,300						6,300.00	6,300.00
Slide, Straight, Poly	ea	860	3	2,580						2,580.00	2,580.00
Ladder, Vertical	LF	150	12	1,800						1,800.00	1,800.00
Guardrail, Pipe 36"	ea	990	3	2,970						2,970.00	2,970.00
Activity Panel	MSF	450	1	374						374.00	374.00
mulch	LF	34	30	1,005						1,005.00	1,005.00
fence	LF	34	30	1,005						1,005.00	21,632.00

21,632

21,632

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	New Site Finishings (benches, bike racks, mail center) (1BR) receptacles	ea	395.00	2.00	790.00						790	790	Basic scope assumption is that each building (6 units) would receive 4 benches, 2 trash receptacles, one dog walk station and one bike rack.

Structural Deficiencies

Inspection/Repair of Structures, hand rails

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
BD Based	Structural Engineer Inspection/Design	HR	36.00	80.00	2,880.00						2,880	2,880	80 hrs @ \$125/hour. Major structural failures were not observed but a detailed inspection by an engineer is required. There are instances of concrete spalling, damaged brick mortar joints, and corrosion at steel balcony railings.
means	Repair/Replace Damaged Hand Rails	LF	31.00	10.00	310.00	1,240	2,480	2,790	3,720	930	11,160	11,160	
means	Repair concrete spalling exposed rebar	SF	12.50	5.00	62.50	250	500	563	750	188	2,250	2,250	
means	Repair/Replace/Repoint damaged trim	SF	12.50	20.00	250.00	1,000	2,000	2,250	3,000	750	9,000	9,000	

Building Exterior

Repair Exterior Soffits/Eaves

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	Plaster repair at soffit	SY	29.50	3.0	88.50	177	708	797	1,092	266	3,009	3,009	Repair damaged soffit and replace plaster as required by installation of new handrails and steel work described below.
means	Paint work at eaves	LF	1.40	92	128.80	256	1,030	1,159	1,546	386	4,379	4,379	

Residential Units

New Wood Floor

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	Wood floor Oak - 1BR	SF	5.96	97.97	582.22	1,284.69	3,164.48	4,480.74	7,390.15	1,847.54	12,847.54	12,847.54	New leave design to accompany Finish upgrades.
means	Wood floor Oak - 2BR	SF	5.96	70.89	422.56	845.12	1,690.24	2,535.36	3,380.48	845.12	12,847.54	12,847.54	Repair damaged soffit and replace plaster as required by installation of new handrails and steel work described below.
means	Wood floor Oak - 3BR	SF	5.96	89.22	529.86	1,059.72	2,119.44	3,179.16	4,238.88	1,059.72	12,847.54	12,847.54	Paint at eaves and soffits.
means	Wood floor Oak - 4BR	SF	5.96	110.97	663.85	1,327.70	2,655.40	3,983.10	5,310.80	1,327.70	12,847.54	12,847.54	
means	Wood floor Oak - 5BR	SF	5.96	110.97	663.85	1,327.70	2,655.40	3,983.10	5,310.80	1,327.70	12,847.54	12,847.54	
means	demo existing wood flooring - 1BR	SF	0.72	792.96	571.23	1,330.56	4,235.20	5,516.10	8,767.44	2,191.86	40,229	40,229	New carpet and pad in all areas except kitchen, baths, mesh rooms, laundry.
means	demo existing wood flooring - 2BR	SF	0.72	792.96	571.23	1,330.56	4,235.20	5,516.10	8,767.44	2,191.86	40,229	40,229	
means	demo existing wood flooring - 3BR	SF	0.72	861.28	619.20	1,528.80	3,057.60	4,380.80	5,841.60	1,528.80	21,918.60	21,918.60	
means	demo existing wood flooring - 4BR	SF	0.72	1,014.75	730.62	1,791.62	3,583.24	4,977.66	6,636.88	1,791.62	21,918.60	21,918.60	
means	demo existing wood flooring - 5BR	SF	0.72	1,014.75	730.62	1,791.62	3,583.24	4,977.66	6,636.88	1,791.62	21,918.60	21,918.60	

Replace Exterior Doors

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	demo exist entry doors, screen doors, frame	EA	79.50	2	159.00	636	1,272	1,431	1,908	477	5,724	5,724	occurs at flat buildings only. 1 breezeway per 4 units
means	new prehung steel entry doors	EA	365.00	2	730.00	2,840	5,680	6,390	8,520	2,130	25,560	25,560	occurs at flat buildings only. 1 breezeway per 4 units
means	new prehung steel entry doors	EA	405.00	2	810.00	1,650	3,300	3,780	5,040	1,260	15,030	15,030	occurs at flat buildings only. 1 breezeway per 4 units
means	hardware	EA	69.50	2	139.00	556	1,112	1,251	1,668	417	5,004	5,004	occurs at flat buildings only. 1 breezeway per 4 units
means	demo exist entry doors, frames	EA	278.80	0.25	69.70	2,290	4,580	5,018	6,691	1,673	20,074	20,074	occurs at flat buildings only. 1 breezeway per 4 units
means	new prehung steel entry doors	EA	365.00	0.25	91.25	355	710	795	1,053	263	3,355	3,355	occurs at flat buildings only. 1 breezeway per 4 units
means	hardware @ breezeway doors	EA	89.50	0.25	22.38	70	140	157	209	52	652	652	
means	hardware @ breezeway doors	EA	275.00	0.25	68.75	275	550	612	816	203	2,456	2,456	

Replace Interior Doors

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	Replace interior doors - 1BR	EA	179.00	3.50	626.50	2,536	5,072	5,724	7,632	1,908	23,472	23,472	Masonry pre-hung doors.
means	Replace interior doors - 2BR	EA	179.00	4.50	805.50	3,190	6,380	7,164	9,552	2,388	29,674	29,674	
means	Replace interior doors - 3BR	EA	179.00	5.50	984.50	3,961	7,922	8,913	11,884	2,971	37,673	37,673	
means	Replace interior doors - 4BR	EA	179.00	7.00	1,253.00	5,012	10,024	11,286	15,048	3,762	46,132	46,132	
means	Replace interior doors - 5BR	EA	179.00	8.00	1,432.00	5,728	11,456	12,852	17,136	4,284	52,452	52,452	
means	Replace Door Hardware - 1BR	EA	142.00	3.50	497.00	1,988	3,976	4,488	5,916	1,482	18,850	18,850	
means	Replace Door Hardware - 2BR	EA	142.00	4.50	639.00	2,595	5,190	5,868	7,824	1,962	24,439	24,439	
means	Replace Door Hardware - 3BR	EA	142.00	5.50	781.00	3,124	6,248	7,029	9,372	2,343	29,016	29,016	
means	Replace Door Hardware - 4BR	EA	142.00	7.00	994.00	3,961	7,922	8,913	11,884	2,971	37,673	37,673	
means	Replace Door Hardware - 5BR	EA	142.00	8.00	1,136.00	4,528	9,056	10,224	13,632	3,408	42,472	42,472	
means	Replace interior doors - Pantry/Laundry	EA	179.00	0.50	89.50	358	716	804	1,072	266	3,408	3,408	
means	Replace interior doors - 1BR	EA	40.00	0.50	20.00	80	160	180	240	60	720	720	
means	demo interior doors - 1BR	EA	18	4	72	251	502	568	751	189	2,361	2,361	
means	demo interior doors - 2BR	EA	18	5	90	364	728	820	1,088	272	3,472	3,472	
means	demo interior doors - 3BR	EA	20	7	140	568	1,136	1,274	1,704	421	5,083	5,083	
means	demo interior doors - 4BR	EA	20	9	180	728	1,456	1,638	2,184	546	6,952	6,952	
means	demo interior doors - 5BR	EA	18	8	144	576	1,152	1,308	1,744	427	5,197	5,197	

New Thermal Glazed Aluminum Windows

source	Item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	New windows - 1BR	EA	450.00	1.75	787.50	3,150	6,300	7,163	9,551	2,388	29,542	29,542	Aluminum windows with 3/4" insulating glass.
means	New windows - 2BR	EA	450.00	2.25	1,012.50	4,050	8,100	9,225	12,300	3,075	38,750	38,750	
means	New windows - 3BR	EA	450.00	2.75	1,237.50	5,025	10,050	11,483	15,311	3,828	47,697	47,697	
means	New windows - 4BR	EA	450.00	3.50	1,575.00	6,300	12,600	14,400	19,164	4,791	59,255	59,255	

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	New window - 5BR	EA	450.00	4.00	1,800.00					5,400	5,400		4.0 window/unit
means	New window - 4BR	EA	450.00	1.75	1,237.50					5,400	5,400		1.75 window/unit
means	New window - 3BR	EA	450.00	1.25	562.50					5,400	5,400		2.25 window/unit
means	New window - 2BR	EA	450.00	0.75	337.50					5,400	5,400		2.75 window/unit
means	New window - 1BR	EA	450.00	0.50	225.00					5,400	5,400		3.5 window/unit
means	Demo window - 5BR	EA	71.71	4.00	286.84					861	861		4.0 window/unit
means	Demo window - 4BR	EA	71.71	1.75	127.50					456	456		1.75 window/unit
means	Demo window - 3BR	EA	71.71	1.25	89.63					456	456		2.25 window/unit
means	Demo window - 2BR	EA	71.71	0.75	53.78					456	456		2.75 window/unit
means	Demo window - 1BR	EA	71.71	0.50	35.86					456	456		3.5 window/unit
means	Demo window - 4BR	EA	23	3	69					527	527		2.0 window/unit
means	Demo window - 3BR	EA	23	2	46					527	527		2.5 window/unit
means	Demo window - 2BR	EA	23	1	23					545	545		3.0 window/unit
means	Demo window - 1BR	EA	23	0.5	11.5					545	545		4.0 window/unit
means										270	270		
										56,462	56,462		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	New Stair Treads and Balusters	EA	90.50	12.00	1,086.00					3,258	3,258		
means	New wood treads	LF	14.00	39.00	546.00					13,656	13,656		
										39,096	39,096		
						4,344.00	8,688	9,774	13,032	3,258	39,096		
						2,184.00	4,368	4,914	6,552	1,638	13,656		
										58,752	58,752		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	New baseboard - 1BR	LF	4.33	233.89	969.43					3,878	3,878		
means	New baseboard - 2BR	LF	4.33	566.00	1,888.18					12,401	12,401		
means	New baseboard - 3BR	LF	4.33	412.52	1,786.20					16,076	16,076		
means	New baseboard - 4BR	LF	4.33	491.75	2,129.28					26,551	26,551		
means	New baseboard - 5BR	LF	4.33	491.75	2,129.28					6,988	6,988		
means	New interior door trim - 1BR	Door	84.76	3.50	296.66					1,187	1,187		
means	New interior door trim - 2BR	Door	84.76	3.50	296.66					3,051	3,051		
means	New interior door trim - 3BR	Door	84.76	5.50	466.18					4,196	4,196		
means	New interior door trim - 4BR	Door	84.76	7.00	593.32					7,150	7,150		
means	New interior door trim - 5BR	Door	84.76	8.00	678.08					2,034	2,034		
means	New interior window trim - 1BR	Win	57.20	1.75	100.10					400	400		
means	New interior window trim - 2BR	Win	57.20	2.25	128.70					1,030	1,030		
means	New interior window trim - 3BR	Win	57.20	2.75	157.90					1,416	1,416		
means	New interior window trim - 4BR	Win	57.20	3.50	200.20					2,402	2,402		
means	New interior window trim - 5BR	Win	57.20	4.00	228.80					698	698		
										87,816	87,816		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	Paint Walls - 1BR	SF	0.80	1,791.09	1,432.87					5,731	5,731		
means	Paint Walls - 2BR	SF	0.80	2,644.00	2,115.20					18,330	18,330		
means	Paint Walls - 3BR	SF	0.80	3,934.14	3,147.31					23,761	23,761		
means	Paint Walls - 4BR	SF	0.80	3,934.00	3,147.20					37,766	37,766		
means	Paint Walls - 5BR	SF	0.80	404.00	323.20					9,442	9,442		
means	Paint Trim - 1BR	LF	0.80	642.00	513.60					1,238	1,238		
means	Paint Trim - 2BR	LF	0.80	929.00	743.20					4,109	4,109		
means	Paint Trim - 3BR	LF	0.80	1,016.00	812.80					5,522	5,522		
means	Paint Trim - 4BR	LF	0.80	1,016.00	812.80					8,918	8,918		
means	Paint Trim - 5BR	LF	0.80	985.00	788.00					2,438	2,438		
means	Paint Ceiling - 1BR	SF	0.80	985.00	788.00					1,971	1,971		
means	Paint Ceiling - 2BR	SF	0.80	1,353.00	1,082.40					6,304	6,304		
means	Paint Ceiling - 3BR	SF	0.80	1,353.00	1,082.40					8,172	8,172		
means	Paint Ceiling - 4BR	SF	0.80	1,353.00	1,082.40					12,989	12,989		
means	Paint Ceiling - 5BR	SF	0.80	1,353.00	1,082.40					3,247	3,247		
										149,994	149,994		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	base cabinet/wall cabs	EA	435.00	2.00	870.00					3,480.00	3,480.00		
means	post-form counter	LF	26.00	16	416.00					6,960.00	6,960.00		
means	sink	EA	560.00	1	560.00					1,654	1,654		
means	range/oven	EA	750.00	1	750.00					2,240	2,240		
means	range hood	EA	450.00	1	450.00					4,400	4,400		
means	VCT floor	SF	242.00	80	19,360.00					3,000	3,000		
means	Demo existing base cabinets	LF	2.96	80	236.80					1,938	1,938		
means	Demo existing wall cabinets	LF	9	8	72					1,510	1,510		
										286	286		
										573	573		
										644	644		
										859	859		
										215	215		
										130,300	130,300		

source	item	unit	unit cost	qty	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
means	Renovate Existing Baths	EA	400.00	1	400.00					1,800	1,800		
means	SPF wall studs	EA	42.00	3	168.00					312	312		
means	post-form counter	LF	45.00	3	135.00					624	624		
means	vanity sink	EA	325.00	1	325.00					3,000	3,000		
means	vanity fittings	EA	325.00	1	325.00					1,700	1,700		
means	W/C/Chalk	EA	385.00	1	385.00					2,600	2,600		
means	1/2" shower	EA	1,150.00	1	1,150.00					1,540	1,540		
means	1/2" shower fittings	EA	305.00	1	305.00					3,200	3,200		
means	Vinyl tile floor	SF	2.00	36	72.00					1,220	1,220		
means	threshold	EA	84.00	1	84.00					288	288		
										672	672		
										756	756		
										2,016	2,016		
										504	504		
										20,400	20,400		

Same kitchen design used for all units. Note that 4BR and 5BR units have 1.5 baths. For these, the work associated with the tub is only counted once but other items counted twice.

Item	Source	Unit	Unit Cost	Qty	Cost	1BR	2BR	3BR	4BR	5BR	Subtotal	Grand Total	Comments
ceramic wall tile (tub surround and wainscot)	MEANS	sf	6.96	132	917.40						917.40		
tile backer board	MEANS	sf	3.63	132	479.16						479.16		
grower curtain rod	MEANS	ea	71.50	1	71.50						71.50		
medicine cabinet	MEANS	ea	117.00	1	117.00						117.00		
Shower chair and towel bar at tub	MEANS	ea	20.50	1	20.50						20.50		
Demol existing wall tub	MEANS	ea	109	1	109						109		
Demol existing wall lavatory	MEANS	ea	54	1	54						54		
Demol existing toilet	MEANS	ea	59	1	59						59		
												224,100	

**Added Thermal Insulation in attics and walls**

R-30 blown insulation at attics - 1BR	MEANS	SF	1.12	308	344.96						344.96		
R-30 blown insulation at attics - 2BR	MEANS	SF	1.12	493	551.96						551.96		
R-30 blown insulation at attics - 3BR	MEANS	SF	1.12	569	635.96						635.96		
R-30 blown insulation at attics - 4BR	MEANS	SF	1.12	677	757.96						757.96		
R-30 blown insulation at attics - 5BR	MEANS	SF	1.12	677	757.96						757.96		
Rigid plaster dip susp gys to receive insul	MEANS	unit	100.00	1	100.00						100.00		
3/4" rigid insul in exterior walls - 1BR	MEANS	SF	0.96	832	798.94						798.94		
3/4" rigid insul in exterior walls - 2BR	MEANS	SF	0.96	1,280	1,228.80						1,228.80		
3/4" rigid insul in exterior walls - 3BR	MEANS	SF	0.96	1,318	1,265.28						1,265.28		
3/4" rigid insul in exterior walls - 4BR	MEANS	SF	0.96	1,208	1,159.68						1,159.68		
3/4" rigid insul in exterior walls - 5BR	MEANS	SF	0.96	1,208	1,159.68						1,159.68		
												78,986	

**Accessibility Modifications to 5% of units (6 total units)**

Widen entrance to receive accessible door	MEANS	EA	625.00	1	625.00						625.00		
												19,975	

**Mechanical**

New HVAC system - 1BR	MEANS	EA	3,67	-	-						-		
New HVAC system - 2BR	MEANS	EA	3,67	-	-						-		
New HVAC system - 4BR	MEANS	EA	3,67	-	-						-		
New HVAC system - 5BR	MEANS	EA	3,67	-	-						-		
Misc Steel assoc w/ Rupture Condensers	MEANS	EA	300.00	1	300.00						300.00		
Aid drive exhaust ductwork - 1 BR	MEANS	EA	125.00	1	125.00						125.00		
Aid exhaust fans at existing baths - 1BR	MEANS	EA	125.00	1	125.00						125.00		
Aid exhaust fans at existing baths - 2BR	MEANS	EA	125.00	1	125.00						125.00		
Aid exhaust fans at existing baths - 3BR	MEANS	EA	125.00	1	125.00						125.00		
Aid exhaust fans at existing baths - 4BR	MEANS	EA	125.00	2	250.00						250.00		
Aid exhaust fans at existing baths - 5BR	MEANS	EA	125.00	2	250.00						250.00		
New gas meters	MEANS	unit	545.00	-	-						-		
												21,675	

**Plumbing**

Rupture/Replaces deteriorated plumbing line	MEANS	LF	5.00	50	250						250		
Rupture gas piping from meter to B.O. use	MEANS	LF	1,240.00	20	24,800						24,800		
Comed gas to water heaters	MEANS	EA	10.00	100	1,000						1,000		
New San. Piping at new fixtures	MEANS	LF	19.50	50	975						975		
Submeter and shut off valve at each unit	MEANS	EA	250.00	1	250						250		
												148,248	

**Electrical**

Provide New house meter	MEANS	EA	275.00	36	9,900						9,900		
Provide new house panel	MEANS	EA	1,800.00	36	64,800						64,800		
New circuits, switches and outlets - 1BR	MEANS	sf	3.00	616	1,848						1,848		
New circuits, switches and outlets - 2BR	MEANS	sf	3.00	985	2,955						2,955		
New circuits, switches and outlets - 3BR	MEANS	sf	3.00	1,135	3,405						3,405		
New circuits, switches and outlets - 4BR	MEANS	sf	3.00	1,353	4,059						4,059		
New circuits, switches and outlets - 5BR	MEANS	sf	3.00	1,553	4,659						4,659		
Handwired smoke detectors - 1BR	MEANS	EA	50.00	3	150						150		
Handwired smoke detectors - 2BR	MEANS	EA	50.00	8	400						400		
Handwired smoke detectors - 3BR	MEANS	EA	50.00	9	450						450		
Handwired smoke detectors - 4BR	MEANS	EA	50.00	7	350						350		
Handwired smoke detectors - 5BR	MEANS	EA	50.00	2	100						100		
Hardwired electrical fittings/enclosures	MEANS	CLF	8.05	200	1,610						1,610		
												285,922	

Buildings lock insulation in entire envelope. Blown insulation is proposed for attic space. Rigid insulation is proposed to be added to the inside of exterior walls (behind GWB).

Accessible entrance provided at each unit. This applies to 616 units.

Existing units include floor heaters, gas-fired with no ductwork distribution. A new forced air system with exterior condensers is proposed.

All damaged piping to be replaced, and new piping to be provided as required for new kitchen and bath configurations.

Addition of HVAC equipment, Washers, Dryers and Dishwashers requires new service and distribution at each unit.

located in Mt. Irving BR's Hall  
located in Mt. Irving BR's Hall  
located in Mt. Irving BR's Hall  
located in Mt. Irving BR's Hall

source	Item	unit	unit cost	QTY	cost	1BR	2BR	3BR	4BR	5BR	subtotal	grand total	comments
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Bid Based	Adoptive Allowance													
Bid Based	Overall Project Adoptive Allowance	EA	2,500.00	36.00	90,000.00									Adoptive statement for all residential and non-residential buildings. Cost based on 2008 actual demolition cost for 148 units.

SUBTOTAL 3,102,366

General Conditions																																																																																		
Bid Based	AT&E Floor (8%)	US	248,189.25	1	248,189.25																																																																													
Bid Based	Contingency (2.5%)	US	77,559.14	1	77,559.14																																																																													
Bid Based	Rebar/iron	US	200,000.00	1	185,000.00																																																																													
Bid Based	Structural Steel	US	200,000.00	1	200,000.00																																																																													
Bid Based	Construction Management Fee (2%)	US	82,047.51	1	82,047.51																																																																													
ATA Administration 3%																																																																																		
<table border="0" style="width:100%;"> <tr> <td>TOTAL</td> <td>772,796</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>New Total</td> <td>3,875,161</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2009 TDC</td> <td>3,881,418</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>% of TDC</td> <td>8,829,629</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>44.70%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>													TOTAL	772,796													New Total	3,875,161													2009 TDC	3,881,418													% of TDC	8,829,629														44.70%												
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UFAS modifications - Common Buildings																																																																																		
	US	60,000	1	60,000																																																																														
Allowance for UFAS renovations at Learning Center																																																																																		

Estimated NO Design Deficiencies - Site

Conversion factors based on 2BR unit SF

2BR SF	985	616	63%
1BR	985	616	63%
2BR	985	985	100%
3BR	985	1135	115%
4BR	985	1353	137%
5BR	985	1553	157%