

**SHIP REHABILITATION AGREEMENT  
BETWEEN  
NASSAU COUNTY AND THE HOMEOWNER**

The Homeowner certifies that he/she has received, read, and understands the rehabilitation contract price, the scope of work, the rehabilitation and construction process, and the services to be offered and performed on the subject property. The Homeowner acknowledges and approves of the Contractor selected by Nassau County and agrees to the amount of the contract and the scope of work to be performed.

Contractor: E. B. Morris General Contractors, Inc.  
7011 Business Park Blvd., North  
Jacksonville, FL 32256  
Phone: 904-237-9252

- Attachment "A": Bid for Kincade
- Attachment "B": Breakdown for Kincade bid
- Attachment "C": Breakdown for all qualifying bids

Furthermore, the Homeowner agrees to the following:

**ACCESS:** The Homeowner will grant access to his/her property during normal business hours to all parties involved in the rehabilitation process. In the event that the Homeowner continues to occupy the property during construction, a time of operation will be established between the Homeowner and the Contractor.

**PERSONAL PROPERTY:** The Homeowner agrees to remove personal property within the construction area as to not interfere with the progress of work. The Contractor shall have easy access in and around the area of the home for operation of equipment necessary for the rehabilitation process.

**PETS:** The Homeowner will secure all pets at a location as to not interfere with the construction process and allow the Contractor to fulfill the requirements of the contract.

**COOPERATION:** The Homeowner will cooperate fully with Nassau County, Building Department, and the Contractor during the performance of the contract.

**UTILITIES:** The Homeowner will agree to fully furnish the use of electricity and water to the Contractor, at no cost to the Contractor or Nassau County, during the rehabilitation process.

**TIME & PERFORMANCE:** The Contractor shall start the work within fifteen (15) days of closing, and will finish all work within sixty (60) days thereof. The Homeowner shall provide written authorization to the Contractor for the commencement of work. If the Contractor fails to start or finish the work within the time allowed, the Contractor would have defaulted on the contract and the Homeowner will have the right to terminate the contract. A notice to terminate the contract shall be in writing and addressed to the Contractor and Nassau County. Such notice shall be sent by certified mail within five business days of termination. If the Contractor performs sub-standard work as

determined by the building inspector or the Nassau County SHIP Coordinator, He or She shall have (10) days to correct the work. If the work is not corrected within the time allowed, the Homeowner shall have the right to terminate the contract and he/she may hire the Contractor who had the next lowest bid in order to complete the unfinished work. All new contracts and Contractors must be approved by the Nassau County SHIP Administration Department. Any additional costs or fees to complete the work will become the responsibility of the Owner, as well as recovering such costs or fees from the original Contractor.

**CHANGE ORDERS:** The Homeowner and the Contractor expressly agree that no changes in material or description of work shall take place without Nassau County being notified in writing. Such said changes shall be in the form of a Change Order and agreed upon by the Homeowner and the Contractor. All changes must be approved by Nassau County SHIP Administration Department before work commences.

**LIEN ON PROPERTY:** The Homeowner acknowledges and understands that a lien will be placed upon their property. The lien amount will equal the total cost of rehabilitation plus the cost of documentary stamps, recording fees, surveys, title searches and any other fees or closing costs related to the rehabilitation process. The lien holder will be Nassau County, Board of County Commissioners.

**RESOLUTION OF DISPUTES:** All unsettled claims or disputes between the Homeowners and the Contractor arising of or related to the scope of work shall be submitted to arbitration under the laws governed by the State of Florida. Notice of the demand for arbitration shall be filed in writing with the other party to this agreement, and shall be made within a reasonable time after a dispute has arisen. The award rendered by the Arbitrator shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. The prevailing party shall be entitled to recover all costs, including reasonable attorney's fees.

**HOLD HARMLESS:** The Homeowner agrees to indemnify and hold harmless Nassau County and its affiliates from any and all liability resulting from injury, death, sickness, disease, property damage, theft, or any loss and expense by execution of work under this contract. The Homeowner agrees to pay reasonable attorney's fees if Nassau County is required to defend or prosecute any claim or action arising out of this contract not caused by act or omission on the part of Nassau County SHIP Rehabilitation Program. It is understood that the Contractor is acting in the capacity of an independent Contractor with respect to the Homeowner.

**COLOR COORDINATION:** All colors chosen by the Homeowner and the Contractor shall be of a neutral color such as: white, off white, and beige. This applies to all materials including, but not limited to; roofs, windows, interior and exterior paint, cabinets, flooring, plumbing fixtures, doors, trim and appliances. Any deviations in color from the list above must have SHIP approval.

**ACKNOWLEDGEMENT:** I, the Homeowner, have received, read and understand the Homeowner's Agreement and shall enforce and agree to the policies within during the rehabilitation process.

Address of property to be improved: 26287 Sheard Stokes Road  
Hilliard, FL 32046

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Witness

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Print Name

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Witness

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Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Print Name


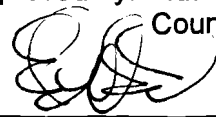
\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
SHIP Administrator

	Approved by: Edward L. Sealover County Coordinator 
	Date: 8/1/09

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Witness

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Print Name

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Witness

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Print Name

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Witness  
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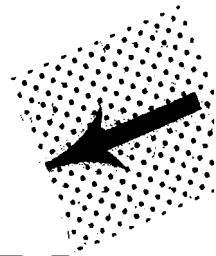
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Witness  
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Print Name


Francis R Kincaid  
Homeowner  
Francis R Kincaid  
Print Name

\_\_\_\_\_  
Homeowner  
\_\_\_\_\_  
Print Name

[Signature]  
Contractor  
ERIC MORRIS  
Print Name

[Signature]  
SHIP Administrator



	Approved by: Edward L. Sealover County Coordinator <u>[Signature]</u>
	Date: <u>5/4/09</u>

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Witness  
\_\_\_\_\_  
Print Name

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Witness  
\_\_\_\_\_  
Print Name

" A "

**HOUSING REHABILITATION PROGRAM  
WORK/WRITE-UP/BID FORM**

Name: Francis Kincade

Address: 26287 Sheard Stokes Road, Hilliard, FL 32046

SHIP File #: 092FK-023

The specifications listed below relate to the rehabilitation and/or construction work identified for the project site included above. Provide a detailed cost estimate for all material and labor per line item for each activity for this project. Home is located in the unincorporated area outside of Hilliard. Nassau County Building Codes and Nassau County Standard Materials and Specifications lists are to be used

Item	Function	Description of Work	Location	Price
01	Roof	Replace vent boots after correcting plumbing vent pipes to run vertical thru metal roof. Metal roof is approximately one year old.	All	\$ 239.00
02	Exterior	Remove all existing siding. Repair framing as needed. Allow 15 studs and 150 lf of 2x4 headers and footers. Replace insulation with fiberglass batt insulation. Install vapor barrier and 4x8 Hardie Board sheet siding. Replace trim with Hardie trim. Paint new materials. Cover exposed eaves with vinyl soffit. Cover front entrance. Replace exterior doors, locks, jams, and threshold. Install ramp with rails at front door. Replace windows with single hung, insulated, aluminum or vinyl clad, one over one vertical lift per Standard Materials and Specifications list.	All	\$ 19,209.00
03	Structure	Level and strengthen sub-structure. Add concrete piers to replace stumps and damaged piers under home. Home has reclaimed structural materials in sub-structure. Extensive past insect damage to joists, sills and sub-floor observed but no visible live insect infestation noted. Estimate and allow for replacement of joists, sills, and sub-floor as needed.	All	\$ 1601.00
04	Plumbing	Upgrade tub, toilet, vanity, sink and medicine cabinet. Owner requests the stall shower remain or be replaced with a similar unit. Plumbing vent lines need to be run vertical thru metal roof. Install new waste line to connect to new septic	All	\$ 3533.00

Item	Function	Description of Work	Location	Price
		system. Install hot and cold supply pipe to accept upgraded kitchen and bath. All fixtures and cabinets will comply with the Standard Materials and Specifications list. Nassau County will replace the septic tank-do not include in with bid.		
05	Electrical	Upgrade panel to 200 AMPS. Conduct circuit check. Replace interior receptacles, switches, plates, fans and lighting fixtures. Install exhaust fan in bathroom. Upgrade exterior lighting fixtures and wire, well pump and out-building electric service.	All	\$ 4744.00
06	Heat/Air	Homeowner does not desire central heat/air or heat/air in master bedroom due to health issues. Service existing Living Room space heater and upgrade Dining Room space heater. Install window heat pumps in Living Room and Dining Room.	All	\$ 449.00
07	Kitchen	Replace kitchen cabinets, counters, sink, plumbing fixtures, electric range and external discharge range hood. All cabinets and plumbing fixtures must comply with the Standard Materials and Specification list.	Kitchen	\$ 5051.00
08	Interior	Repair, prepare and paint all interior ceilings, walls, doors and trim. Replace all carpet and pad. Replace all vinyl in kitchen, bath, laundry and hall. Paint, carpet, and vinyl will comply with the Standard Materials and Specifications list. Replace smoke and Carbon Monoxide alarm/detectors.	ALL	\$ 4811.00
09	Profit and Overhead			\$ 4968.00

Some items may be scaled back or eliminated if the estimate approaches the maximum award allowed by Nassau County.

TOTAL BID: \$ 44605.00 NO BID \_\_\_\_\_ (initial if no bid is submitted)

Contractor Company Name: E.B. Morris General Contractors, Inc.

Signature:  Date: 4.20.09

Printed Name: Eric Morris

Address: 7011 Business Park Blvd Ste 101 Jacksonville, FL 32256

Phone Number: 904-998-9281 Fax Number: 904-998-9584

Email Address: ebm@ebmorris.cc

**SHIP REHABILITATION PROGRAM  
 CONTRACT FOR REHABILITATION WORK  
 CHANGE ORDER # 1**

HOMEOWNER: Francis Kincade FILE #: 092FK-023

CONTRACTOR: E.B. Morris General Contractors


JOB ADDRESS: 26287 Sheared Stokes Road, Hilliard, FL 32046

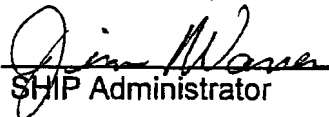
The Contract for Rehabilitation Work entered into on 5/4/2009, by and between the above Owner and Contractor and approved by the local Government Agency, is hereby amended to include the following changes, additions and/or deletions to the work:

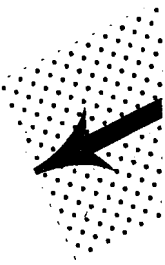
ITEM	DESCRIPTION OF WORK TO BE CHANGED	AMOUNT
1.	Conduit and Wire to Septic Pump & Alarm	\$660.00
2.	Sewer Line to Tank (approx. 80')	\$765.00
3.	Re-Run Kitchen Drain Line (not connected)	\$308.00
4.	Re-run water main (replace hose)	\$95.00
5.	Replace kitchen copper w/ cpvc (not grounded)	\$ 155.00
<b>TOTAL CHANGE ORDER AMOUNT</b>		

This Change Order hereby becomes an integral part of the Contract. The Contract amount is hereby amended by \$ 1,983.00 for a new total of \$ 46,588.00.

The work completion deadline is 7-21-09. The deadline is:  
 not extended  
 extended to 7-24-09.

 6-30-09  
 Contractor Signature Date

Homeowner Signature Date  
 7/1/09  
 Rehabilitation Specialist Date SHIP Administrator Date





**SHIP REHABILITATION PROGRAM  
CONTRACT FOR REHABILITATION WORK  
CHANGE ORDER # 2**

HOMEOWNER: Francis Kincade FILE #: 092FK-023

CONTRACTOR: E.B. Morris General Contractors, Inc.

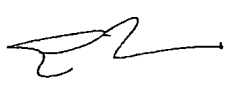
JOB ADDRESS: 26287 Sheared Stokes Rd., Hilliard, FL 32046



The Contract for Rehabilitation Work entered into on 5/4/2009, by and between the above Owner and Contractor and approved by the local Government Agency, is hereby amended to include the following changes, additions and/or deletions to the work:

ITEM	DESCRIPTION OF WORK TO BE CHANGED	AMOUNT
1.	Supply & Install 18 cf Refrig (No Ice)	728.48
2.	S&I Full Size Washing Machine	514.27
3.	S&I + Relocate 30 Gall Hot Water Heater to Code	1,235.00
4.	S&I New Gas Heater	826.61
5.	S&I New Screen Doors (2)	475.15
6.	S&I Lattice at Foundation perimeter	2,012.08
	<b>TOTAL CHANGE ORDER AMOUNT</b>	<b>\$5,791.58</b>

This Change Order hereby becomes an integral part of the Contract. The Contract amount is hereby amended by \$ 5,791.58 for a new total of \$ 52,379.58.

The work completion deadline is 7-24-09. The deadline is:  
 not extended  
 extended to 8-7-09.

  
Digitally signed by Eric Morris  
 DN: cn=Eric Morris, o=E.B. Morris  
 General Contractors, Inc, ou,  
 email=ebm@ebmorris.cc, c=US  
 Date: 2009.07.22 07:20:23 -04'00'      7-22-09

Contractor Signature	Date	Homeowner Signature	Date
	<u>7/22/09</u>		<u>7/22/09</u>
Rehabilitation Specialist	Date	SHIP Administrator	Date

"B"

Location	Phase	Item	Description	Labor Amount	Material Amount	Sub Amount	Other Amount	Grand Total	
01 Roof	7720.000		Roof Accessories						
		---	Vent Boot	50	40	-	-	109	
			Roof Accessories	50	40			109	
	15300.000		Plumbing Roughin						
		*250	Plumbing: vents 2" PVC	70	38	-	-	130	
			Plumbing Roughin	70	38			130	
		<b>01 Roof</b>		<b>120</b>	<b>78</b>			<b>239</b>	
02 Exterior	1720.200		Professional Fees						
		36	Fees: Engineering	500	-	-	-	592	
			Professional Fees	500				592	
	2050.600		Demo: Wood Framing						
		72	Remove Framed Deck	15	-	-	-	20	
		500	Remove Framing: 2x4	150	-	-	-	192	
			Demo: Wood Framing	166				212	
	2050.650		Demo: Siding & Trim						
		10	Remove Wood Siding	668	-	-	-	830	
			Demo: Siding & Trim	668				830	
	2050.720		Demo: Thermal & Moisture Protection						
		20	Remove Batt Insulation	58	-	-	-	72	
			Demo: Thermal & Moisture Protection	58				72	
	2050.800		Demo: Doors & Window						
		40	Remove Door & Frame	75	-	-	-	89	
		70	Remove Windows	220	-	-	-	261	
			Demo: Doors & Window	295				349	
	3311.200		Conc: slab on grade						
		120	Conc. 3000 psi Pump mix	-	100	-	-	125	
			Conc: slab on grade		100			125	
	5720.000		Ornamental Railing						
		25	Handrail: Steel	-	-	2,080	-	2,463	
			Ornamental Railing			2,080		2,463	
	6100.060		LABOR: Mud Sills						
		---	Allowance for Framing Repairs	400	-	-	-	474	
			LABOR: Mud Sills	400				474	
	6100.200		LABOR: Frame Walls						
50		Frame Door / Window Opening	75	-	-	-	88		
		LABOR: Frame Walls	75				89		
6100.210		LABOR: Frame Roof							
	100	install Rafter: <= 10' 2x 6 RL < 4/12	150	-	-	-	178		
		LABOR: Frame Roof	150				178		
6100.500		LABOR: Sheathing Wall							
	214	Install Housewrap > 10'	369	-	-	-	437		
		LABOR: Sheathing Wall	369				437		
6100.600		LABOR: Sheathing Roof							
	100	Install Roof sheathing <= 10' 1/2" <4/12	30	-	-	-	36		
		LABOR: Sheathing Roof	30				36		
6100.620		LABOR: Fascia & Soffit							
	148	Install Soffit - Vinyl <= 10'	98	-	-	-	114		
	224	Install Fascia 1x 8 > 10'	173	-	-	-	205		
	248	Install Soffit - Vinyl > 10'	360	-	-	-	428		
		LABOR: Fascia & Soffit	629				745		
6100.630		LABOR: Siding & Trim							
	190	Install Siding - Cement Board <= 10'	1,055	-	-	-	1,261		
	348	Install Window Trim - Hard	480	-	-	-	568		
		LABOR: Siding & Trim	1,545				1,829		
6100.660		LABOR: Decks & Decking							
	---	Handicap Ramp Installation	1,200	-	-	-	1,421		

Location	Phase	Item	Description	Labor Amount	Material Amount	Sub Amount	Other Amount	Grand Total
			LABOR: Decks & Decking	1,200				1,421
6100.760			Lumber: #2 Pressure Treat					
		38	PT 1x6x8 #2		88			110
		58	PT 1x8x12 #2		24			30
		104	PT 2x2 RL #2	-	138	-	-	172
		116	PT 2x4x14 #2	-	524	-	-	654
		130	PT 2x6x8 #2	-	25	-	-	31
		138	PT 2x6x14 #2	-	0	-	-	0
		*204	PT 4x4x8 #2	-	83	-	-	104
			Lumber: #2 Pressure Treat		882			1,101
6100.860			Lumber: #2 Southern Pine					
		64	Pine 2x4x8 #2		32			40
		96	Pine 2x4x10 #2		40			50
			Lumber: #2 Southern Pine		72			89
6100.940			Framing Connectors					
		215	Simpson Hurricane Tie: H1	-	3	-	-	4
		397	Simpson Post Base: adjustable AB44	-	84	-	-	105
			Framing Connectors		87			109
6100.960			Siding & Trim Materials					
		200	Hard: 1x4x10	-	301	-	-	376
		1610	Hard: 4x8x7/16" sheets	-	902	-	-	1,126
		5410	Vinyl Soffit/Ceiling	-	51	-	-	64
			Siding & Trim Materials		1,254			1,566
7001.200			LABOR: Vapor Barrier					
		120	Install Window Flashing Tape	120	-	-	-	142
			LABOR: Vapor Barrier	120				142
7200.200			Insulation: Thermal Batt					
		122	Insul: Un-Faced 4"x16" R 13	284	541	-	-	1,012
			Insulation: Thermal Batt	284	541			1,012
7260.000			Vapor Barrier					
		122	Typar Building Wrap	-	177	-	-	221
		154	Tape: Typar Wrap 2"	-	31	-	-	38
		156	Tape: Typar Flash Tape 4"	-	88	-	-	108
			Vapor Barrier		295			368
7610.000			Roofing: Metal					
		105	Corugated Panels 24 ga (installed)	150	64	-	-	258
			Roofing: Metal	150	64			258
8100.080			LABOR: Door Installation					
		145	Install PH Exterior Doors	100	-	-	-	118
			LABOR: Door Installation	100				118
8100.120			LABOR: Finish Hardware					
		135	Install Entry Lockset	50	-	-	-	59
			LABOR: Finish Hardware	50				59
8210.030			DoorExt: 1 3/4 SC Prehung					
		7119	Door: 1 3/4" Exterior Steel	-	288	-	-	360
			DoorExt: 1 3/4 SC Prehung		288			360
8399.000			Finish Hardware					
		298	Dead Bolt: Kwikset	-	30	-	-	37
		442	Entry Handle Set: Kwikset	-	80	-	-	75
			Finish Hardware		90			112
8400.050			Bids: Windows & Glass					
		10	Quote: Metal Windows (matl)	-	-	-	-	0
8400.100			LABOR: Installation					
		104	Install Windows (vinyl)	-	-	2,274	-	2,693
			LABOR: Installation			2,274		2,693
9900.200			Paint: Exterior					
		925	Paint Door (2 coat brushed)	80	22	-	-	122
		1555	Paint Siding <= 10' (spray 2 coat)	238	301	-	-	655
		1645	Paint Siding > 10' (spray 2 coat)	80	61	-	-	147
		2305	Paint Window Trim <= 10'	324	49	-	-	446
			Paint: Exterior	700	433			1,370
			02 Exterior	7,489	4,105	4,354		19,209

Location	Phase	Item	Description	Labor Amount	Material Amount	Sub Amount	Other Amount	Grand Total
<b>03 Structure</b>								
	3000.300	200	LABOR: Rebar & Mesh Install Rebar: Pad Footing < #7 LABOR: Rebar & Mesh	95 96	-	-	-	114 114
	3110.080	124	LABOR: Form Slab/Ftg Form Pler (SF) LABOR: Form Slab/Ftg	500 500	-	-	-	592 592
	3210.000	75	Rebar: foundation Rebar: #5 Rebar: foundation	-	43 43	-	-	53 53
	3310.200	120	Conc: foundations Conc. 3000 psi Pump mix Conc: foundations	-	200 200	-	-	250 250
	6100.080	30	LABOR: Frame Floors Install Joist 2x 8 RL LABOR: Frame Floors	400 400	-	-	-	474 474
	6100.400	105	LABOR: Sheathing Floor Install Floor sheathing 3/4" LABOR: Sheathing Floor	100 100	-	-	-	118 118
<b>03 Structure</b>				<b>1,096</b>	<b>242</b>			<b>1,601</b>
<b>04 Plumbing</b>								
	6100.200	50	LABOR: Frame Walls Frame Door / Window Opening LABOR: Frame Walls	75 75	-	-	-	89 89
	6100.800	94	Lumber: #2 Spruce Spruce 2x 4x 8 #2 Lumber: #2 Spruce	-	0 0	-	-	0 0
	6200.080	140	LABOR: Interior Trim Install Door Casing/Door LABOR: Interior Trim	25 25	-	-	-	30 30
	6210.200	3054	DoorInt: 1 3/8 HC Prehung Door: 1 3/8" Fr 2-10x 8-0 HC flush PH DoorInt: 1 3/8 HC Prehung	-	65 65	-	-	81 81
	9250.080	148	LABOR: Drywall Hang and Finish Drywall Walls LABOR: Drywall	180 160	-	-	-	189 189
	9250.100	20	Drywall Materials GWB 1/2" Regular Drywall Materials	-	6 6	-	-	8 8
	9250.300	50	Drywall Accessories Joint Compound 5 Gal Drywall Accessories	-	1 1	-	-	1 1
	10000.100	123	LABOR: Specialties Install Medicine Cabinets LABOR: Specialties	10 10	-	-	-	12 12
	10185.000	50	Tub/Shower Enclosures Shower Enclosure: Chrome Tub/Shower Enclosures	100 100	350 350	0	-	533 533
	10800.100	78	Bath Accessories Med cabinets 24x18 basic w/ mirror Bath Accessories	-	30 30	-	-	37 37
	15105.150	448	CPVC Pipe Pipe: CPVC sch 40 1/2" CPVC Pipe	314 314	191 191	-	-	611 611
	15300.000	195 340	Plumbing RoughIn Plumbing: Rough in tub Plumbing: sewer line lateral (4" PVC)	300 225	80 50	-	-	455 329

Location	Phase	Item	Description	Labor Amount	Material Amount	Sub Amount	Other Amount	Grand Total
			Plumbing Roughin	525	130			784
15400.000			Plumbing TrimOut					
		231	Instal Faucet Lav, Sngl Handle	65	-	-	-	77
		258	Instal Lav, Immed	75	-	-	-	89
		501	Instal Toilet	75	-	-	-	89
		505	Instal Tub: Fiberglass	225	-	-	-	286
			Plumbing TrimOut	440				521
15410.200			Plumbing Fixtures					
		800	Lav. steel white 19"	-	28	-	-	35
		1107	Toilet: 2 piece (white)	-	78	-	-	97
		1309	Tub: Fiberglass (L)	-	281	-	-	351
		2005	Faucet, Lav: PFL1011M, Single Handle	-	36	-	-	46
			Plumbing Fixtures		423			528
15410.500			Plumbing Fixtures HUD					
		120	Shower Valve: Moen, Single Handle P/Balance - M62370	-	58	-	-	74
		121	Shower Trim: Moen, Single Handle P/Balance - MTL163	-	28	-	-	35
			Plumbing Fixtures HUD		87			109
<b>04 Plumbing</b>				<b>1,649</b>	<b>1,284</b>			<b>3,533</b>
<b>05 Electrical</b>								
16100.100			Circuits (romex)					
		385	Circuit: 220 well pump	-	-	-	-	0
16140.100			Devices (romex)					
		180	Receptacle	0	22	-	-	27
		190	Receptacle (GFCI)	0	75	-	-	94
		200	Switch: Sngl	0	7	-	-	9
		210	Switch: 3 way	0	13	-	-	16
			Devices (romex)		117			146
16440.200			Panel/Switchgr/CntlCntr					
		104	Panelboard: 200 Amp 3 wire	-	-	-	-	0
16500.000			Fixtures: Installation					
		100	Instal Fan: Ceiling Exhaust	-	-	-	-	0
		104	Instal Ceiling Light	-	-	-	-	0
		127	Instal Fan: Ceiling (basic)	-	-	-	-	0
		350	Instal Wall Sconce	-	-	-	-	0
		380	Instal Wall Light	-	-	3,700	-	4,381
			Fixtures: Installation			3,700		4,381
16610.000			Fixtures: Interior					
		105	Ceiling Light (level 1)	-	40	-	-	50
		115	Fan: Paddle (level 1)	-	80	-	-	100
		135	Fan: Bath Exhaust/Light Combo	-	13	-	-	16
		500	Wall Mount, 3 Light	-	19	-	-	13
			Fixtures: Interior		143			179
16620.000			Fixtures: Exterior					
		140	Flood Lite: Wall Mount Downlight	-	20	-	-	25
		300	Wall Light (level 1)	-	10	-	-	12
			Fixtures: Exterior		30			37
<b>05 Electrical</b>					<b>290</b>	<b>3,700</b>		<b>4,744</b>
<b>06 Heat/Air</b>								
15500.100			Bids: HVAC					
		8	Allowance: Space Heater, Propane (Hook Up)	95	-	-	-	113
			Bids: HVAC	95				113
15710.000			Heat Exchangers					
			Space Heater, Propane	-	299	-	-	336
			Heat Exchangers		269			336
<b>06 Heat/Air</b>				<b>95</b>	<b>269</b>			<b>449</b>
<b>07 Kitchen</b>								
2050.620			Demo: Molding & Misc Item					
		100	Remove Cabinets	84	-	-	-	108
			Demo: Molding & Misc Item	84				108
6200.080			LABOR: Interior Trim					

Location	Phase	Item	Description	Labor Amount	Material Amount	Sub Amount	Other Amount	Grand Total
	6200.080		LABOR: Interior Trim					
		10	Install Cabinetry	-	-	3,500	-	4,144
		20	Install Countertops	-	-	-	-	0
			LABOR: Interior Trim			3,500		4,144
	11450.000		Appliances					
		18	Install Range	45	-	-	-	53
		20	Install Rangehood	38	-	-	-	44
			Appliances	83				98
	11450.100		GE Appliances					
		410	Range, Frigidaire, FF316BS, 30" Electric	-	282	-	-	352
		430	Range Hood, Broan A9413001-WH	-	37	-	-	46
			GE Appliances		319			398
	15400.000		Plumbing TrimOut					
		213	Install Faucet, Sink, Sngl handle	75	-	-	-	89
		320	Install Sink, 2 bowl rim	78	-	-	-	89
			Plumbing TrimOut	150				178
	15410.100		Plumbing Fixtures, Kitchen					
		100	Sink Stainless, Double Bowl, Under Mount, 33x22	-	68	-	-	65
			Plumbing Fixtures, Kitchen		68			65
	15410.200		Plumbing Fixtures					
		3010	Faucet, Kitchen: PFL2001M, Single Handle	-	32	-	-	40
			Plumbing Fixtures		32			40
			<b>07 Kitchen</b>	<b>317</b>	<b>419</b>	<b>3,500</b>		<b>5,051</b>
08 Interior	6100.980		Framing Misc					
		14	Pocket Door Frame: 2'-6 x 6-8"	-	38	-	-	47
			Framing Misc		38			47
	8100.080		LABOR: Door Installation					
		137	Install Pocket Doors	50	-	-	-	68
			LABOR: Door Installation	50				59
	8210.300		Doors: Pocket HC Slabs					
		3006	Door: 1 3/8" Fir 2'-6x6-8 HC flush Slab	-	30	-	-	37
			Doors: Pocket HC Slabs		30			37
	9250.050		Bids: Drywall					
		20	Allowance: Skim & Finish	250	-	-	-	296
			Bids: Drywall	250				296
	9800.050		Bids: Floor Finish					
		20	Bid LS: Carpet & VCT	-	-	1,150	-	1,332
			Install Carpet & VCT	518	-	-	-	611
			Bids: Floor Finish	516		1,150		1,973
	9900.100		Paint: Interior					
		230	Paint Ceiling <= 10' (1 coat sprayed & 1 coat rolled)	-	-	424	-	502
		595	Paint Door (1 coat sprayed & 1 coat brushed)	-	-	195	-	231
		830	Paint Walls <= 10' (1 coat sprayed & 1 coat rolled)	-	-	1,136	-	1,345
			Paint: Interior			1,755		2,078
	16510.000		Fixtures: Interior					
		350	Smoke Detector	-	-	270	-	320
			Fixtures: Interior			270		320
			<b>08 Interior</b>	<b>816</b>	<b>68</b>	<b>3,175</b>		<b>4,811</b>

Estimate Totals

Description	<u>Amount</u>	<u>Totals</u>	Hours	Rate	Cost Basis	Cost per Unit	<u>Percent of Total</u>	
	39,635	39,635					88.86	88.86%
Overhead	2,650			8.000 %	T		5.94%	
Fees: GC	2,318			7.000 %	T		5.20%	
<b>Total</b>		<b>44,603</b>						





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Amended Bid Tabulation as of 4/22/09

	Anderson & Raulerson Construction, Inc.	E.B. Morris General Contractors, Inc.	George E. Thompson Building Contractor, Inc.	Larder & Sons Construction	McNeal & White Contractors, Inc.	MFC- Mark Fazzary Contracting, Inc.	North River Restoration, Inc.	Randy Powell Construction, Inc.	The Questcom Group, Inc.
<b>Richo</b>	\$49,500.00	\$46,292.00	\$55,990.00	\$48,693.70	\$55,431.00	\$49,291.00	\$46,716.00	\$63,305.00	\$49,906.00
<b>Kincade</b>	\$53,300.00	\$44,605.00	\$56,039.50	\$56,535.60	\$53,669.00	\$56,589.50	\$45,300.00	\$55,230.00	\$52,040.00
<b>Davis</b>	\$50,100.00	\$34,481.00	\$55,380.00	\$53,714.50	\$57,913.00	\$54,862.00	NO BID	\$56,419.00	\$42,157.00
Base	\$33,800.00	\$25,203.00	\$37,180.00	\$33,467.50	\$49,813.00	\$34,452.00		\$42,944.00	\$30,378.00
Alternate 1	\$5,000.00	\$1,942.00	\$4,800.00	\$4,675.00	\$3,200.00	\$4,710.00		\$3,200.00	\$3,167.00
Alternate 2	\$4,500.00	\$1,292.00	\$4,200.00	\$6,875.00	\$1,600.00	\$6,900.00		\$2,100.00	\$2,388.00
Alternate 3	\$3,300.00	\$2,988.00	\$5,800.00	\$4,065.00	\$2,800.00	\$4,110.00		\$4,675.00	\$3,169.00
Alternate 4	\$3,500.00	\$3,056.00	\$3,400.00	\$4,632.00	\$500.00	\$4,690.00		\$3,500.00	\$3,055.00
<b>Williams</b>	\$57,500.00	\$47,531.00	\$55,420.00	\$52,137.40	\$42,536.00	\$54,714.00	NO BID	\$52,929.00	NO BID
Mandatory	\$24,600.00	\$24,739.00	\$24,970.00	\$20,453.40	\$24,306.00	\$22,374.00		\$21,114.00	
Alternate 1	\$4,000.00	\$3,801.00	\$4,800.00	\$2,626.00	\$3,600.00	\$2,750.00		\$6,000.00	
Alternate 2	\$2,500.00	\$1,368.00	\$3,900.00	\$1,457.00	\$2,350.00	\$1,550.00		\$1,850.00	
Alternate 3	\$5,500.00	\$4,473.00	\$3,500.00	\$6,407.00	\$3,000.00	\$6,600.00		\$3,350.00	
Alternate 4	\$1,500.00	\$999.00	\$4,950.00	\$2,398.00	\$350.00	\$2,425.00		\$1,685.00	
Alternate 5	\$3,000.00	\$1,348.00	\$1,000.00	\$2,367.00	\$500.00	\$2,390.00		\$2,000.00	
Alternate 6	\$8,000.00	\$4,824.00	\$6,300.00	\$9,033.00	\$4,900.00	\$9,100.00		\$7,030.00	
Alternate 7	\$4,500.00	\$4,406.00	\$4,500.00	\$5,174.00	\$2,850.00	\$5,225.00		\$7,000.00	
Alternate 8	\$3,900.00	\$1,573.00	\$1,500.00	\$2,222.00	\$680.00	\$2,300.00		\$2,900.00	