



North & East Lubbock
Community Development Corporation
P.O. Box 3893 Lubbock, TX. 79452
Phone: (806) 747-1505 Fax: (806) 747-5934
mc_nelcdc@outlook.com
Tax ID: 71-0961103

NELCDC New Construction Request for Proposal (RFP) Bid Application



BID PROCESS OPENS

12:00PM on Tuesday, May 2, 2017

BID PROCESS CLOSES

12:00PM on Tuesday, May 16, 2017

APPLICATION SUBMITTAL PROCESS

- Packets are available online at www.nelcdc.org
- Deadline requirements are strictly enforced
- Bid Packets must be sealed and delivered to the North & East Lubbock CDC office: 1708 Crickets Ave. Lubbock, TX 79401 (the Lubbock Housing Authority – downtown Lubbock)
- Upon closing, all received bid information will be provided to the NELCDC Housing Construction Committee for review and selection.
- The Committee will review and recommend a contractor be awarded the project.
- The NELCDC Board of Directors will pass a Board Resolution to Award the bid.
- All applicants will be notified in writing of the outcome of the competitive bidding process.

Disclosures:

- Construction will be funded by grant funds allocated to the NELCDC via the City of Lubbock Community Development Department from federal grant funds from the HOME Investment Partnership Program.
- The NELCDC Housing Construction Committee will review all bids and select the bid that offers the best value
- NELCDC, as the property owner of the King's Dominion Subdivision, reserves the right to reject any or all bids. All qualified bidders will receive consideration for AWARD of contract without regard to race, color, religion, sex, familial status, disability, or national origin.
- The NELCDC reserves the right to reject any or all bids, reject any particular item on a bid, to waive immaterial formalities, and to accept the bid that offers the best value to the NELCDC and its intended clientele, who are first-time homebuyers. Unless otherwise specified herein, the NELCDC may award the bid either item-by-item or on an all-inclusive basis for any items shown on the bid form.
- All bids are evaluated for compliance with specifications before the bid process is considered. Failure to comply with the listed General Conditions may result in disqualification of the bid.
- All information provided in a bid shall become property of the NELCDC. However, NELCDC will not use any information submitted, such as plans, without express written consent from the contractor.

SUBMIT TO: NELCDC 1708 Crickets Ave. Lubbock, TX 79401		North & East Lubbock CDC RFP Bid Proposal Application Coversheet	
CONTACT PERSON: Monique Coleman, Executive Director or her designee		CONTRACTOR NAME:	
TEL: 806.747.1505 FAX: 806.747.5934 mc_nelcdc@outlook.com		ESTIMATED COMPLETION DATE:	PROPOSED COST:
Applicant/Business Name:		Enclose the following with the bid construction packet: 1. <input type="checkbox"/> Insurance Certificate 2. <input type="checkbox"/> Copy of License 3. <input type="checkbox"/> Site Plan/Floor Plan for new housing construction 4. <input type="checkbox"/> W-9 (if applicable) Are you a registered contractor with the City? <input type="checkbox"/> YES <input type="checkbox"/> NO PERMITTING REQUIREMENT: copies of all permits must be provided to the NELCDC.	
Mailing Address:			
City – State – Zip:			
Telephone:			
Fax:			
E-Mail:			
Federal Tax ID:			
Please provide the names of all subcontractors: Plumbing: _____ HVAC: _____ Electrical: _____ Concrete: _____ Roofing: _____ Carpet/Ceramic/Tile: _____ General “Other” Materials: _____ Suppliers: _____		<div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> MANAGEMENT & SELECTION COMMITTEE USE ONLY: DATE RECEIVED: DATE REVIEWED: OUTCOME: AWARDED NOT AWARDED </div>	

NOTICE FOR NEW CONSTRUCTION:

- All materials shall be in good usable condition and shall be graded standard unless otherwise specified and shall meet the conditions of the general specifications.
- All materials shall be installed in a workmanlike manner and according to the manufacturer’s specifications.
- Building, mechanical, plumbing and electrical work shall be installed to the City of Lubbock’s building, mechanical, plumbing and electrical codes.
- NELCDC deed restrictions shall be adhered to; and specific construction requests, such as 100% masonry, may be requested as a part of the new construction bid RFP. Note, where the plans submitted and the specifications differ, the bid specifications will supersede the plans.

**REQUEST FOR PROPOSAL (BID) FOR ONE (1) NEW SINGLE FAMILY HOUSING UNIT
KING'S DOMINION PHASE II, LUBBOCK, TEXAS**

HOUSING UNIT #1 SPECIFICATIONS

- Proposed New Construction; 3 bedrooms, 2 bath, 2 car garage
- Approximately 1,300-1,400 sq. ft. of living area
- Standard “wood framing for exterior walls. (16” centers or 24” centers)
- Front facing north (see 1822 E. Harvard for example)
- Ensure all setback requirements are met for the construction on the lot
- Must adhere to King’s Dominion deed restrictions *bids requested for 100% masonry

Legal Description and Legal Address:

- 1820 E. Harvard St. Lubbock, TX 79403
- Lot size: 60ft. x 110 ft.
- Kings Dominion Lot 48

Please proceed for general requirements. Contractors must verify all measurements. The NELCDC will have a written and signed form for all selections made. It is highly recommended the builder also have a written and signed confirmation page for all selections made by the homeowner or NELCDC. *Note: NELCDC will be the homeowner unless there is a purchase agreement in place by a prospective homeowner.

CERTIFICATION: The attached bid has been reviewed and found to be complete and cost reasonable. The proposed method of construction and the materials specified are sufficient to bring the property into compliance with all applicable federal, state, and local standards by making the property decent, safe, and sanitary through the correction of all deficiencies related to the basic health & safety needs.

Date Out to PUBLIC BID:

May 2, 2017

NELCDC Inspection Coordinator:

Built-Rite Inspections, Rey Arias
(806) 771-1556 (806) 789-4319

buildriteinspectionstx@gmail.com

T.R.E.C. License #5401

Inspector’s Certification of BID: _____

Signature

Date

RETURN BIDS TO:
NORTH & EAST LUBBOCK COMMUNITY DEVELOPMENT CORP. (Tax I.D. # 71-0961103)
1708 - Crickets, Ave., Lubbock, TX 79401

MAILING:
P.O. BOX 3893, LUBBOCK, TX 79452
CONTACT INFORMATION: Monique COLEMAN (806) 747- 1505
EMAIL: mc_nelcdc@outlook.com

NEW CONSTRUCTION (Single Family Residential Structure)

FOR: North and East Lubbock Community Development Corporation ("NELCDC")
Owner

LEGAL DESCRIPTION: KINGS DOMINION; LOT 48

ADDRESS: BID #: NELCDC.: 2017 - 01
1820 - E. HARVARD
LUBBOCK, TX

CONTACT INFORMATION
Inspector: R. Arias (806) 789-4319 or 771-1556

DATE AND TIME DUE		
<u>MAY 16,</u>	2017	<u>12:00 PM</u>
DATE		TIME

The undersigned hereinafter referred to as the "Contractor" hereby declares and acknowledges that the only person or parties interested in this PROPOSAL / BID as principals are those named herein and that there has been no collusion or conspiracy directly or indirectly with any other contractor, firm or person to submit a collusive or sham proposal / bid in connection with this job or any attempt by collusion or communication directly or indirectly with another contractor, firm or person to fix the price or prices in this or any other proposal / bid for this job.

The Contractor acknowledges that he has received and carefully examined the attached SPECIFICATION (Work write-up)

The proposal / bid with the proposal breakdown is to be in the hands of the letting official PRIOR to the time and date above stated. The Proposal / Bid must be sealed and all blank spaces in this proposal / bid are required to be completed and shall be filled in (preferably in ink).

The Contractor proposes to furnish all materials and accomplish all work described herein in accordance with all provisions of the attached specifications for the SUM OF:
(Hand write-in the bid amount below)

_____ and further anticipates the above referenced work to be
completed in _____calendar weeks.

Contractor Printed Name

Contractor Signature

Contractor Address

Contractor Phone #

ONLY TEXAS LICENSED CONTRACTORS (SUBS) PROVIDE THE NAME(S) OF SUBCONTRACTORS USED	
Plumbing :	
H.V.A. C. :	
Electrical:	
Concrete:	
Roofing:	
Siding - Brick:	
Floor covering:	
General "OTHER" Material	
Suppliers	

The right is reserved by the NORTH & EAST LUBBOCK COMMUNITY DEVELOPMENT CORPORATION (“NELCDC”) to reject any and all bids. All qualified bidders will receive consideration for AWARD of contract without regard to: Race, Color, Religion, Sex, Familial Status, Handicap or national origin.

The North & East Lubbock Community Development Corp. (“NELCDC”) reserves the right to reject any or all bids, reject any particular item on a bid and to waive immaterial formalities and to accept the offer MOST advantageous to the North & East Lubbock Community Development Corp. (“NELCDC”) at its sole discretion. Unless otherwise specified herein, (“NELCDC”) may award the bid either "item - by - item" or on "all - or - none basis" for any items shown on the bid form.

All bids are evaluated for compliance with specifications before the bid price is considered. Failure to comply with the listed General Conditions may result in disqualification of bid.

INITIAL ASSESSMENT

1. SITE VISIT - MEASUREMENTS TAKEN, VISUAL OF THE PROPOSED SITE AND / OR COMPONENTS (FLOOR PLAN - LAYOUT CREATED).

2. DIGITAL PHOTOS TAKE OF ALL AREAS OF THE STRUCTURE AND / OR PROPOSED SITE

3. HOMEOWNER INTERACTION (Questions - answers, IF applicable)

4. COMPLETION OF AN ESTIMATED WORK-WRITE UP and SPECIFICATION.

NEW CONSTRUCTION and/or RECONSTRUCTION - WORK

ALL MATERIALS SHALL BE IN GOOD USABLE CONDITION AND SHALL BE GRADED STANDARD UNLESS OTHERWISE SPECIFIED, AND SHALL MEET THE CONDITIONS OF THE GENERAL SPECIFICATIONS.

ALL MATERIALS SHALL BE INSTALLED IN A WORKMANLIKE MANNER AND ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL WORK SHALL BE INSTALLED TO THE CITY OF LUBBOCK’S BUILDING, MECHANICAL,PLUMBING, AND ELECTRICAL CODES.

* NOTE: WHERE THE PLANS SUBMITTED AND THE SPECIFICATIONS DIFFER, THE BID SPECIFICATIONS WILL SUPERCEDE THE PLANS *

PROPOSED: NEW CONSTRUCTION:
SINGLE FAMILY RESIDENTIAL STRUCTURE: 3-Bedroom, 2-Baths, and attached 2-Car garage
APPROXIMATELY 1,300 - 1,400 Sq. Ft. (for the house living area - conditioned space) and the 2-car (double sized) attached garage.
* STANDARD DOUBLE-SIZED DRIVEWAY, CURB-CUT AND SIDEWALK.
* STANDARD BUILDING CONSTRUCTION. Wood frame.

LOT DESCRIPTION and LEGAL ADDRESS: 1820 - E. HARVARD, LUBBOCK, TX
LOT SIZE: 60' (wide) x 110' deep
LEGAL DESCRIPTION: Kings Dominion lot # 48

INSPECTOR: REY ARIAS dba: BUILT - RITE INSPECTIONS
Contact: (806) 789 - 4319 or (806) 771 - 1556
email: builtriteinspectionstx@gmail.com or arias_rey@hotmail.com

NELCDC or DESIGNEE CERTIFICATION OF BID ACCEPTANCE: _____
Signature

NORTH & EAST LUBBOCK COMMUNITY DEVELOPMENT CORP.
1708 - Crickets Ave., Lubbock, TX
(806) 747 - 1505
MONIQUE COLEMAN (mc_nelcdc@outlook.com)
Inspector: Rey Arias dba: Built-Rite Inspections
(806) 789-4319 or (806) 771 - 1556 (talk or text)
email: builtriteinspectionstx@gmail.com

***This particular NEW CONSTRUCTION IS:** *A SINGLE-FAMILY RESIDENTIAL HOME. 3-Bedrooms, 2-baths, kitchen, living room and washer-dryer closet area.
The entire structure is approximately 1,300 to 1,400 square feet of living space and an attached 2-car (doubled sized) garage.

APPROVED BUILDER:
If you are selected **as the bidder that represents the best value**, you (and your company) will be required to complete a BUILDER APPLICATION through NELCDC (North & East Lubbock Community Development Corp.) which may include a back-ground investigation on the applicant.

PAYMENT PROCESS:
* Builder is required to start the project and be financially capable to get to at least 25% complete of the over all project.
Inspection and draw request is conducted for WORKMANSHIP, STANDARD CONSTRUCTION PRACTICES and CITY OF LUBBOCK-BUILDING CODE REQUIREMENTS.
* 1st Draw: (25%) * 2nd Draw: (25%) * 3rd Draw: (25%)
* 4th Draw (FINAL): (15%)
10% is retained to ensure no MECHANICS LIENS are placed on the project. It is withheld for at least 30-days.
After 30-days, the final 10% retainage of the bid amount is released to the **APPROVED builder**.

WARRANTABILITY - RETURNS FOR CORRECTIONS AND REPAIRS
* NELCDC expects to have a warrantability period to the builder and its sub-contractors for workmanship for a 1-year period from the date of the FINAL INSPECTION.
(* Upon an inspection by NELCDC and / or its contracted inspector)

IT IS THE BUILDERS' RESPONSIBILITY TO VERIFY THE BID WITH THE
NEW CONSTRUCTION PLANS

Item NO.	ITEM	TOTAL EXTENDED COST
I.		

A. GENERAL REQUIREMENTS

* NOTE: FOR ALL SAMPLES SELECTED BY HOMEOWNER, IT IS HIGHLY RECOMMENDED THAT THE BUILDER HAVE A "WRITTEN and/or SIGNED" CONFIRMATION METHOD OF SAMPLE SELECTION BY HOMEOWNER * ALSO, THE BUILDER IS TO SUPPLY AMPLE AMOUNTS OF SAMPLES TO SELECT FROM AND HOMEOWNER MAY MAKE SELECTIONS FROM THEIR OWN LOCATIONS

- a.1 PERMITS AND FEES

Apply for, post on job site and pay all required fees for building, plumbing, electrical and mechanical permits. **(MUST INCLUDE ON LOT A LOCATION FOR A SET OF PLANS)**
- a.2 FIRE EXTINGUISHER – HOUSEHOLD

Purchase and install a 5-lb, UL APPROVED, ABC multi-purpose, Dry Chemical household rechargeable fire extinguisher mounted on the wall in the kitchen.
- a.3 PRE-TREATMENT OF SOIL FOR TERMITES

Have a State Licensed Pest Control company complete a **TERMITE PRE-TREATMENT ON THE SOIL WHERE THE STRUCTURE** will be built.
- a.4 INSURANCE REQUIREMENT

Purchase **"BUILDERS-RISK"** insurance policy for THIS construction project. Supply to NELCDC an "Insurance Binder" of the said coverage. MINIMUM of **\$150.000** General Liability and / or enough to cover the **BID AMOUNT.**
- a.5 FEES: PRO-RATA

Ensure COMPLETE payment of ALL pro-rata fees that apply to WATER, SEWER, PAVING and any other fees associated with this construction project. (Required by the City of Lubbock)
- a.6 UTILITIES

ELECTRICAL: INCLUDE Temporary supply pole service for the duration of the construction. * **CITY OF LUBBOCK: BUILDING (ELECTRICAL) PERMIT REQUIRED**
General contractor to supply all utilities (elect., and water) for the duration until the FINAL inspection.
- a.7 PROPERTY LINE SURVEY

Have a TEXAS LICENSED REGISTERED PROFESSIONAL LAND SURVEYOR complete a land survey to determine the property boundary lines. The surveyor will certify that the buildings and other improvements, alterations, and repairs to this property that exist at the time of the survey are not in violation of laws, or other restrictions, or city codes. Submit a copy of the survey and drawing (IF applicable) showing the property lines, existing fence location, property corners, existing structure locations and trees (IF applicable). SUBMIT A COPY TO NELCDC.

Item NO.	ITEM	TOTAL EXTENDED COST
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a.8 PLANS: SUPPLY _____

Builder is to supply a selection of plans to the prospective homeowner OR NELCDC representation A **MINIMUM** of 3-choices should be made available to the owner OR NELCDC and once selected, the owner OR N.E.L.C.D.C representative is to SIGN OFF on the plans selected BY them. Once the selection IS made, the BUILDER is have 5-sets made of the plans.

It is the BUILDERS RESPONSIBILITY TO PROVIDE PLANS to the City of Lubbock - Building Inspection department, 1-set of plans ON-SITE of the new construction, 1-SET of plans to NELCDC and 1-set of plans for the assigned INSPECTOR.

NUMBER OF BEDROOMS:	<u>3 - Each</u>	Laundry / Utility Area: <u>1 - Hall closet area.</u>
NUMBER OF BATHROOMS:	<u>2 - Each</u>	Heat - Water Heater Closet: <u>1 In the garage or hall.</u>
DRIVEWAY:	<u>Double sized</u>	* The central heat system MAY be installed in the attic. (Depending on the plans)
Living Room / Area	<u>1</u>	Kitchen / Dining: <u>1</u>

LIVING AREA - CONDITIONED SPACE: APPROX. SQ. FT.: 1,300 -1,400 Sq. Ft.
GARAGE: 2-Car garage

II.	
B.	<u>EXTERIOR (Footing, Foundations, Plumbing Rough, Electrical Rough, Wall Construction, Roof construction and Finish, Fencing, Doors and Windows.) Fascia and Soffit construction and finish, and all other work related to EXTERIOR)</u>

*** NOTE: WHERE THE PLANS SUBMITTED AND THE SPECIFICATIONS DIFFER, THE BID SPECIFICATIONS WILL SUPERCEDE THE PLANS ***

b.1 1 - FOUNDATION: CONCRETE FOOTING AND FOUNDATION _____

FILL SOIL: BRING IN SOIL TO THE PROPER HEIGHT AS REQUIRED BY CODE. FINISHED FOUNDATION IS TO BE A MINIMUM OF 12" higher than the street, curb, gutter, etc. (CONFIRM PROPER HEIGHTS with the City of Lubbock-Building code department.) FOOTING: Dig out and construct the properly sized footing for the structure. (SEE PLAN for specifics if NOT noted, Comply with the City of Lubbock-Building Code department for required size. Ensure to lay rebar (horizontal and vertical) in footing channels, set on "chairs" and properly secure at ALL connections. ENSURE THAT ALL FOOTING CHANNELS ARE CLEAN and have the PROPER DEPTH for the structure being constructed. Vertical rebar every 24" o.c. (tie-ins to slab * **CITY OF LUBBOCK-BUILDING INSPECTION required PRIOR to pouring concrete***

2 - PLUMBING ROUGH *** CONSULT THE PLANS*** _____

Have a TEXAS LICENSED PLUMBER conduct the following:

Rough-in the PLUMBING supply and drains (as specified in the supplied plans). SLEEVE all the PLUMBING SUPPLY LINES at least 12" beyond concrete in the SOIL and over the concrete. *** PRIOR TO COVERING, CITY OF LUBBOCK-BUIDLING INSPECTION (PLUMBING INSPECTION REQUIRED ***

3 - CONCRETE SLAB: *** CONSULT THE PLANS*** _____

SOIL: Cover and LEVEL out all soil over the foundation location. Form up and pour the concrete foundation slab. Use FIBER-MESH concrete OR properly install WIRE-MESH for adhesion. The concrete slab is to be level THROUGH-OUT. ***CITY OF LUBBOCK-BUILDING INSPECTION required PRIOR to pouring concrete***

Item NO.	ITEM	TOTAL EXTENDED COST
b.5	<p>ELECTRICAL ROUGH <i>(continued)</i></p> <p><u>OTHER ELECTRICAL:</u> All other (NON-DEDICATED OUTLETS) to be A.F.C.I. (Arc Fault Circuit Interrupters) type of outlets with dedicated breakers in the main panel box.</p> <p><u>ROMEX WIRING:</u> All properly sized for equipment served with the properly sized breakers. (No doubling up of circuits at breaker locations). * NOTE: If ALUMINUM wiring is used, ensure that all connections have ANTI-OXIDANT COMPOUND at the terminal connections * (Unless it is NOT required by the manufacturer). Secure all wiring within the proper distances of all junction boxes. Ensure that each junction box does NOT exceed the maximum "BOX FILL calculation"</p> <p>GROUNDING: Main GROUND ROD and grounding connected to the foundation STEEL.</p> <p>* NOTE: WIRING PENETRATING ALL TOP PLATE LOCATIONS MUST BE SEALED (with FOAM or other approved means) for FIRE BLOCKING. * CITY OF LUBBOCK-ELECTRICAL INSPECTION required PRIOR to covering up *</p>	
b.6	<p>INTERIOR WALL FRAMING * CONSULT THE PLANS*</p> <p>Standard wood wall framing. 2" x 4" on 16" or 24" centers and where applicable, 2" x 6" walls at plumbing drain vent locations where required, on 16" centers. All walls properly secured below double-top plates and at sill plates. Properly header door openings at all locations.</p>	
b.7	<p>EXTERIOR FINISHED CONCRETE: CONSULT PLAN FOR SIZES, AND LOCATIONS PARKING SLAB: INCLUDE THE SIDEWALKS, APPROACH AND CURB CUT. Form up and pour concrete DOUBLE-APRON DRIVEWAY from the street end. BACK-FILL: Level out, WET DOWN prior to pouring concrete.</p> <p>* CONCRETE: USE FIBER-MESH CONCRETE or PROPERLY INSTALL WIRE MESH * Driveway concrete:</p> <p>Driveway should be at least 4" to 3-3/4" thick (3,000 #), sloped so water will run away from the center and have a smooth (NON-SLICK) broom finish. Construct EXPANSION / SCORED JOINTS at 10' intervals. Include all back-fill after all concrete work is completed when forms are removed. * CONTRACTOR IS RESPONSIBLE FOR PROPER MEASUREMENT WITH SUBMITTED BID. * CITY OF LUBBOCK-BUILDING INSPECTION required PRIOR to pouring concrete *</p>	
b.7	<p>EXTERIOR FINISHED CONCRETE: CONSULT PLAN FOR SIZES, AND LOCATIONS SIDEWALKS * CONSULT THE PLANS*</p> <p>Form up and pour concrete from the driveway to the front porch. INCLUDE a "RAMP" type pour up to the front door threshold. Include ALL of the sidewalk concrete on the front of the property. * Include a 4' wide sidewalk AS REQUIRED PER LOT. FRONT. - SIDES AND RAMPS IF REQ.) * CITY OF LUBBOCK-BUILDING INSPECTION REQUIRED PRIOR TO POURING CONCRETE.</p> <p>PORCHES * CONSULT THE PLANS*</p> <p>Form up and pour concrete for porches. (See plan for porch sizes and dimensions)</p> <p>* CITY OF LUBBOCK-BUILDING INSPECTION required PRIOR to pouring concrete *</p>	
b.8	<p>WINDOWS AND DOORS * CONSULT THE PLANS*</p> <p>WINDOWS: INSTALLED BRICK TO BRICK. NO EXTERIOR WOOD TRIM !</p> <p>All windows installed are to be: DOUBLE-PANE, INSULATED GLASS LOW-E, VINYL FRAMED. (Maximum VALUES: U.A. - .30-.35 / S.H.G.C. - .30 - .35)</p> <p>Include "DIVIDED - LITES" within the glass. (If desired by owner). (FRAME COLOR: WHITE, ALMOND, BRONZE or IN-STOCK COLOR) Any other color selected by homeowner is subject to additional cost, PAID BY THE HOMEOWNER. Include SEALING the exterior sides with TAPE-SEALANT approved for the application of sealing off the building envelope. Include caulking, expando-foam and/or any other APPROVED SEALANT for the interior sides of the window locations.</p>	
<p>NELCDC</p> <p>NEW RESIDENTIAL CONST.</p>		<p>1820 - E. HARVARD</p> <p>Lubbock, TX</p> <p>PAGE 4 of 16</p>

Item NO.	ITEM	TOTAL EXTENDED COST
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b.8 WINDOWS AND DOORS *(continued)* _____
WINDOW INTERIOR: Finish out the interior sill and jambs using M.D.F. materials. Properly secure in place, plumb and level. (Router trimmed at the edges of the trim work)

BEDROOMS shall have at LEAST 1 window with the: **MINIMUM SIZE: 36" x 60"** _____
BATHROOMS: ALL GLASS IS TO BE OBSCURED ! *(IF APPLICABLE)*

Windows in bedrooms shall have a minimum opening of: 24" -Height and 20" - Width. Also, sill height cannot exceed 44" from the interior floor.
ALL BEDROOM WINDOWS SHOULD BE AT LEAST: 36" X 60".
SAFETY GLAZING: Any window within 2' of a door NEEDS TO BE SAFETY GLAZED and windows within a bathtub enclosure. Include safety glazing in the master bath window if located in the shower area, IF APPLICABLE.

b.8.b EXTERIOR DOORS: _____
(ALL EXTERIOR DOORS TO HAVE ALL LOCKSET AND DEADBOLTS KEYED ALIKE). FRONT DOOR: DECORATIVE, with an "ARCH" type of glass lite near the top end OR on the front, metal OR fiberglass finish.
HOMEOWNER DOOR ALLOWANCE: \$ 400.00 (This includes all applicable taxes)
 Pre-hung, solid core. Door is to include all hardware. (Lockset, deadbolt, door stop, door viewer (if glass is not centered) and all hinges. **36" MINIMUM SIZE - 1 EACH**

PAINTING: SPRAY ONLY (NO BRUSH OR ROLLER)
 Paint the exterior doors, 2-coats **OWNER TO SELECT COLOR. (NO PAINT RUNS!)**

*** DOOR TO THE GARAGE FROM THE LIVING SPACE:** Should be at least 36" wide and ***MUST be a 20-,minute FIRE-RATED DOOR. (* LISTED and LABELED).***
 The door should also include all the hardware (stop, lockset and deadbolt). The door should also be finish - painted 2-coates. (Same specifications as listed above.)

b.9 STORM DOORS: **2 EACH** _____
 Over the FRONT exterior door, INSTALL A **FULL-VIEW GLASS STORM DOOR**.
 1-1/4" thick storm doors with properly mounted door closures.
Storm door allowance - \$300 (This includes all applicable taxes.)

 * **BACK DOOR:** This storm door can be an operating glass sash with screen.
 ** Same specifications as listed above.*

b.10 FASCIA, SOFFIT AND PORCHES (Include porch posts)* CONSULT THE PLANS*
NEW TEXTURED, PRE-COLORED METAL SIDING - COLOR CHOICE BY OWNER
 Framing materials to be FLUSH, LEVEL AND PLUMB at all soffit, fascia, porch ceiling and porch post locations. Over all (gables included, IF applicable), fascia, soffit, porches and porch posts, install metal, colored and pre-finished painting siding. **OWNERS CHOICE IN COLOR.** Install securely in place, plumb and level. Include all trimmer pieces at all corners, doors and windows (if applicable). Caulk all seams and joints with **matching** caulking. (SCREW HEADS USED SHOULD BE TOUCHED UP WITH THE SAME MATCHING COLOR !)
 * **CONTRACTOR IS RESPONSIBLE FOR PROPER MEASUREMENT WITH SUBMITTED BID AND PLANS ***

Item NO.	ITEM	TOTAL EXTENDED COST
b.11	<p>FINISHED ROOFING: <u>* CONSULT THE PLANS*</u></p> <p>ROOFING - GENERAL REQUIREMENTS (FOR DWELLING UNIT)</p> <p>NOTE: INSTALL 30-YEAR, LAMINATED - COMPOSTION SHINGLES</p> <p>Unless otherwise specified, all material shall be new and match existing as closely as possible for material style, color and method of installation. Seal all edges. FLASH and caulk all adjoining surfaces and make weather-tight. Install ALL flashing, roofing accessories and nails using rust - resistant material. Install in one continues operation / pattern. Protect the house contents at all times from exposure to the elements.</p> <p>DO NOT INSTALL COMPOSITION ROOF SHINGLES ON SLOPES LESS THAN 2:12. ROOFING - DWELLING UNIT</p> <p>INCLUDE all NEW ROOF DECKING. (<i>Consult City of Lubbock-Building code for proper sized decking</i>). Install <u>30 - LB. TAR PAPER and LAMINATED ROOFING SHINGLES (30-YEAR WARRANTY - MATERIALS)</u>. 1" x 2" drip cap, all new flashing at valleys and seams. Include the electrical weather-head install properly with flashing boot and on all other roof penetrations.</p> <p><u>ATTIC VENTING:</u> Install roof mounted ATTIC vents as required per attic size.</p> <p><u>ROOFING:</u> <u>Install 30-year. LAMINATED - COMPOSITION SHINGLES</u> composition roof, according to manufacturers" recommendations. Tar or Silicone all VISIBLE nail heads on all flashing ends and roof caps.</p>	
b.12	<p>6' CEDAR WOOD PICKET FENCE (2-SIDES, ALLEY AND BOTH FRONT AREAS)</p> <p>* ENSURE THAT THE OUTDOOR A/C CONDENSOR IS FENCED IN *</p> <p>* Ensure PROPERTY LINE OWNERSHIP. (BOTH SIDES, ALLEY and BOTH FRONTS). Install a 6' CEDAR WOOD picket fence. Include all 3-wood rails, <u>metal posts</u> (at least 18" deep in concrete) at 8' centers and 1" x 4" pickets. Include all anchors secured to wood rails.</p> <p>METAL POST: To be cut the same height or lower as the finished fence and include post caps. (Metal posts in concrete at least 18"). Include 2-gates. (1-front and 1-on back to alley) 36" WIDE MINIMUM, properly braced with <u>3-heavy duty black hinges and latching / locking hardware</u>. NAILING PATTERN FOR PICKETS: 2-Top, 1 or 2 - Middle, 2-Bottom</p> <div> <p>NOTE: DO NOT USE PRE-CONSTRUCTED FENCE PANELS *</p> </div> <p>* CONTRACTOR IS TO ENSURE THE PROPER MEASUREMENT. CONSULT PLAN SUBMITTED FOR LINEAR FOOTAGE OF FENCING *</p>	
b.13	<p>FINSHED EXTERIOR SOIL GRADE</p> <p>Bring in FINISHED TOP SOIL on the ENTIRE LOT. Ensure that the perimeter (NEAR THE HOUSE) has the proper grade, sloped out at least (6:10) wet and packed in place.</p>	
b.14	<p>EXTERIOR PLUMBING</p> <p>Service lines: DRAIN, SUPPLY and EXTERIOR WATER FAUCETS</p> <p>MAIN DRAIN - SEWER LINE: Construct and install main drain and tie into the MAIN CITY SEWER DRAINAGE. Construct and install the main drain - sewer line. (Install according to the CITY OF LUBBOCK'S PLUMBING code). * INCLUDE CLEAN OUTS AS REQUIRED. (1-per side). MAIN WATER SUPPLY LINE: Construct and install main WATER supply and tie into the MAIN CITY WATER METER. Construct and install the main water supply line properly sized. (Install according to the City of LUBBOCK'S PLUMBING code)</p> <p>Include exterior water supply faucets with ANTI-SIPHON DEVICES attached or incorporated on the faucet. FRONT of house and BACK of house. (FOR EACH SIDE)</p>	

Item NO.	ITEM	TOTAL EXTENDED COST
III.		

C. INTERIOR

c.1 EXTERIOR WALLS; INSULATION * CONSULT THE PLANS*

Properly insulate ALL of the exterior walls using R-13 batt insulation or comparable if blown in place. Secure in place and include a vapor retarder over all the insulated walls
(*WARM IN WINTER SIDE)

c.2 INTERIOR WALL AND CEILING FINISH: SHEETROCK

Install sheetrock, secured in place, plumb and level over ALL WALLS AND CEILNGS through-out. TEXTURE (all walls and ceiling). CONSULT WITH HOMEOWNER ON TEXTURE TYPE!

a. BATHROOMS: 1-PIECE FIBERGLASS TUB WITH SHOWER SURROUND FOR EACH BATH. SHOWER SURROUND. (* CONSULT THE PLANS*)

* Install the fiberglass tub and shower surround securely and plumb in place as specified in the plan Caulk and seal all joints. Include a shower curtain rod secured in place over the tub opening.

* 1 PIECE - FIBERGLASS TUB-SHOWER UNIT FOR EACH BATH. 2-EACH

c.3 TRIM WORK: BASEBOARD AND ALL OTHER REQUIRED LOCATIONS

Install ALL new trim work at ALL locations. (Wall-baseboard, doors, and window locations) "COLONIAL TYPE" of trim. Install securely in place plumb and level. Caulk all joints seams and nail locations.

c.4 INTERIOR PAINTING: ALL ROOMS: WALLS, TRIM, INTERIOR DOORS WINDOW TRIM, SILLS, INTERIOR CEILINGS AND CLOSETS.

NOTE: PAINT COLORS ARE LIMITED TO 2-COLORS (WALL, CEILING AND TRIM ON INTERIOR)

Remove items not to be painted and if being reinstalled, store on site. Prime all new wood installed. Prep all walls, ceilings, all trim all interior doors, and built-in wall cabinets. Finish with 2-coat LATEX painting. (SEMI-GLOSS SHEEN or other sheen as selected by the owner). Paint is to be of good quality. Examples are: Colony, Devoe, Sherman Williams, Kelly Moore, etc.

c.5 FLOOR COVERING CERAMIC TILE FOR: KITCHEN, EACH BATH, HALL AREAS.

CERAMIC FLOOR TILE: (HOMEOWNER ALLOWANCE for selection @ \$2.50-\$3.00 P / SF Tile Only, all applicable taxes included)

(BUILDER TO INCLUDE THIS ALLOWANCE ON THE OVERALL BID AMOUNT, TO INCLUDE THEIR LABOR, PROFIT AND OVERHEAD)

CARPETING: Install on all BEDROOMS, BEDROOM CLOSETS and LIVING ROOM. Install over a minimum medium density polyurethane of 1/2" pad with a minimum number of seams. GLUE DOWN the pad so it is secured in place. Stretch out the carpet to eliminate puckers, scallops and / or ripples. Include all the tack strips secured in place. Include all the "hidden z-metal bar" edged strips over the transition areas of carpeting and tile.

Item NO.	ITEM	TOTAL EXTENDED COST
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- c.5

FLOOR COVERING (continued)

CARPETING:

* OWNERS choice of carpet color and pile.

(Carpeting allowance: \$25 per square yard INSTALLED).
- a.

CERAMIC FLOOR TILE SPECIFICATIONS:

Over the NEW CONCRETE SLAB foundation floor, PREP and install NEW CERAMIC FLOOR tiles. Lay owners choice of **\$2.50-\$3.00 per tile sq. ft.(includes taxes)** CERAMIC floor tile in adhesive recommended for CONCRETE SLAB (THIN SET). Finish by installing OWNER SELECTED TILE GROUT in all joints and seams. Lay tile in a continuous pattern. Caulk baseboard / floor transitions. (IF NECESSARY)
- c.6

ALL INTERIOR DOORS: "COLONIAL STYLE" INTERIOR DOORS OR 6-PANEL

ALL OPENINGS SHOULD BE AT LEAST 36".

* SEE PLAN *
- a.

INTERIOR DOORS (SWING TYPE).

Install interior doors with new, pre-hung, 6-panel interior door units. Include all the hardware (hinges, locksets, door stops and door tracks for the pocket doors.) Install locksets at the MASTER bedroom and bath entry doors. Include all the new trim (both sides) installed securely in place, plumb and level. Trim door bottoms after the finished floor installation (IF necessary) to have at least 1/4" clearance. Prep and finish with 2-coat painting included above.

* CONSULT PLAN FOR THE NUMBER OF DOORS AND SIZE OF OPENINGS *

(36" openings for ALL PASSAGE, BEDROOMS, BATHROOMS, AND EXTERIOR. UNLESS FRAMING PLANS REQUIRE SMALLER)
- c.7

BATHROOM: LAVATORY CABINETS AND BATHROOM CABINETS OVER THE TOILET.

Construct and install a new linen cabinet **OVER THE TOILET.** Include all shelving, wood cabinet doors, hardware (hinges and pulls). STAIN GRADE ALL WOOD. Finish: Stain and 2-coat clear varnish finish.

* BOTH UNITS.

LAVATORY CABINET:

Purchase and install or custom build a new lavatory finished cabinet for each bathroom. Install securely in place, plumb and level. Include a new finished top, secured in place. (Marble or laminate). OWNERS CHOICE. Install securely in place plumb and level.
- a.

BATHROOM ACCESSORIES

- Towel bars for each bathroom: 2 - each

- Toilet tissue holder: 2-each

- DECORATIVE MIRROR: 2-each. ALLOWANCE: \$75 (Includes taxes for each)
- c.8

ALL INTERIOR CABINET WORK SPECIFICATIONS.

* CONSULT THE PLANS

KITCHEN CABINETS, LAVATORY CABINETS, CABINETS OVER WASHER-DRYER, AND LINEN CABINETS. INCLUDE ALL CABINET LOCATIONS (BASE AND WALL)

Construct new WOOD cabinets (wall and base). NO FURR DOWN. (OPEN TOP)

On the top ends of the cabinets, finish off with crown molding leaving the top exposed and open. All wood cabinet doors are to be RAISED PANEL. Cabinets are to be installed securely in place, plumb and level. Include all hardware (hinges/pulls) Install plumb and level. Include all drawers with metal drawer guides. FINISH: Stain and 2-coat varnish finish (OWNERS CHOICE OF STAIN FINISH) Include cabinets over the refrigerator and stove.

*NOTE: INCLUDE "BOXING-IN" the vent pipe for the vent hood over the stove. IF NECESSARY

Item NO.	ITEM	TOTAL EXTENDED COST
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- c.9

KITCHEN - COUNTER-TOP & BACK WALL LAMINATE

* CONSULT THE PLANS FOR LAYOUT

* BOTH UNITS:

LAMINATE SHOULD BE ON THE WALL, FROM THE BASE CABINET TO THE WALL CABINET BASE OR INSTALL A 4" BACK-SPLASH .

Field measure and construct of 3/4" PLYWOOD BC (MDF materials are also acceptable) and with 1" x 2" edges. Screw down to base cabinet. Laminate to be (FORMICA / WILSON ART) on counter-top and backsplash, (backsplash- 1" x 4" minimum) with a MINIMUM number of SEAMS. Caulk all seams and edges. Caulk shall be neat and match color with top. Include a cut-out for a kitchen sink. (DO NOT BID PLUMBING HERE). OWNERS CHOICE OF COLOR AND PATTERN.
- c.10

APPLIANCES: MICROWAVE with BUILT-IN VENT HOOD. *CONSULT THE PLANS*

Purchase and install a NEW MICROWAVE with a BUILT-IN EXHAUST VENT HOOD that includes a CHARCOAL FILTER (RE-CIRCULATING TYPE, IF ELECTRIC)

If gas stove is present, include installing a vent duct terminating to the exterior. The duct termination over the roof MUST terminate at least 12" and have a TEXAS PATTERN RAIN CAP.

Secure appliance in place over the STOVE. Properly make all connections and ensure proper operation.

APPLIANCE ALLOWANCE: \$350 (Includes taxes)
- a.

APPLIANCES; REFRIGERATOR. * ENERGY STAR* * CONSULT THE PLANS *

Purchase and have delivered a new REFRIGERATOR. Must be "ENERGY STAR RATED". Install in kitchen area designated for refrigerator installation. Properly make all connections and ensure proper operation.

APPLIANCE ALLOWANCE: \$700 (Includes taxes)
- b.

APPLIANCES; FREE STANDING RANGE (ELECTRIC)

* CONSULT THE PLANS * Purchase and have delivered a new kitchen RANGE (Electric). Install in the kitchen area designate for RANGE installation.

Include the "ANTI-TIP" device - bracket. Ensure proper operation of the burners and oven.

APPLIANCE ALLOWANCE: \$700 (Includes taxes)
- c.

APPLIANCES; AUTOMATIC DISHWASHER *CONSULT THE PLANS*

Purchase and have delivered a new DISHWASHER. Install in the kitchen area designated for DISHWASHER installation. Make ALL the plumbing connections (supply and drainage). For the drainage install a " BACK-FLOW DEVICE" on the kitchen sink OR create back-flow protection on the drain line by creating a "LOOP" in the drain line and securing it inside the cabinet HIGHER THAN THE OUT PUT OF THE KITCHEN SINK DRAIN. Include the electrical cord to the appliance properly connected. Connect the dishwasher and ensure proper operation.

Connect dishwasher and ensure proper operation.

APPLIANCE ALLOWANCE: \$450 (Includes taxes)
- d.

APPLIANCES; GARBAGE DISPOSAL

Purchase and have installed a new GARBAGE DISPOSAL, attached to the kitchen sink drain. Secure in place, include all the proper connections. (Plumbing and electrical). Operate the disposal and render in "properly operating condition".

APPLIANCE ALLOWANCE: \$100 (Includes taxes)

* APPLANCE ALLOWANCE TOTALS *	\$2,300.00
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* BUILD IS TO INCLUDE ALLOWANCES, ALONG WITH INSTALLATION AND LABOR.

Item NO.	ITEM	TOTAL EXTENDED COST
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- c.11

ATTIC ACCESS: FOLDING / DISAPPEARING STAIRCASE OR OTHER SCUTTLE HOLE * Location should be accessible*

In the ceiling, cut-out and frame out joists to install a new disappearing attic access stair-case. Install securely in place, plumb and level. Include the pull cord for access. Include trimming out the access. Prep and 2-coat finish painting, included above.
- c.12

ALL OTHER ACCESSORIES AND ALLOWANCES

MINI-BLINDS FOR WINDOWS: Purchase and install blinds for all window locations

CABLE LINES: HOMEOWNER TO SELECT LOCATIONS

- UP to 2 Cable line locations

PHONE LINES: HOMEOWNER TO SELECT LOCATIONS:

- UP to 2 Phone LAND line locations, IF DESIRED BY THE OWNER.
- c.13

ATTIC INSULATION: BLOWN IN PLACE - FIBERGLASS INSULATION R-38 (18")

* Install some type of blocking around the access so insulation does not fall out when the access is opened. Blow - in R-38 per manufacturer's specifications, approximately 18" depth. Use **FIBERGLASS INSULATION BLOWN IN PLACE.** INSTALL INSULATION MARKERS EVERY 300-SF (At least 3 per unit) **STAPLE INSULATION CERTIFICATION TO NEAREST CEILING RAFTER NEXT TO ACCESS.**

IV.

- D.

HEATING AND AIR CONDITIONING

HVAC GENERAL REQUIREMENTS

Unless otherwise specified, all materials shall be new. Equipment shall operate safely without leakage, noise or vibration. All penetrations of building components shall be neat, sleeved and stopped and shall not compromise structural integrity. Install escutcheon plates at ALL pipes passing through walls. (combustion tubes, vent pipe, refrigeration lines, etc.)
- d.1

CENTRAL HEAT - A/C SYSTEM

*CONSULT THE PLANS FOR LOCATION * ELECTRIC HEATING. VERTICAL INSTALLATION SPECIFICATION.

CENTRAL HEATER: HEAT PUMP and EMERGENCY HEAT - KW

Air Conditioning (COOLED): Minimum SEER - 14

Vertically installed furnaces are to be installed on a raised return air stool with as large as allowable return air. (APPROXIMATELY 1-SQ.FT. OF RETURN PER TON. Include ALL RETURN AIR grills properly placed and properly sized . The FURNACE is to be mounted on an **EASY ACCESS FILTER BASE. CONDENSATE DRAIN LINES ARE TO BE RAN TO THE EXTERIOR OR TO AN APPROVED DRAIN.**

Have a TEXAS Licensed ELECTRICIAN, run service wiring to the new HEAT SYSTEM for the blower AND UNIT with the proper required DISCONNECT BY THE UNIT.

* PROVIDE AT LEAST 2-ADDITIONAL REPLACEMENT FILTERS AND LEAVE NEAR THE HEATING UNIT.

Include all the electrical work required associated with the NEW INSTALLATION (Outdoor disconnect properly breaker protected, closet outlet for blower power and UNIT.

continued on the next page

Item NO.	ITEM	TOTAL EXTENDED COST
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d.1 CENTRAL HEAT - A/C SYSTEM

CONSULT THE PLANS FOR LOCATION ELECTRIC HEATING. VERTICAL INSTALLATION SPECIFICATION.

CENTRAL HEATER: HEAT PUMP and EMERGENCY HEAT - KW
Air Conditioning (COOLED): Minimum SEER - 14

*** AIR CONDITIONING COMPONENTS:**

Include a new line set & condensate drain line for the a/c. Seal the exterior wall where the line set penetrates. The new outdoor condensing unit is to be placed on a pad that is at least 3" above the grade. Include the electrical disconnect properly wired in and weather protected. **Breaker protect the A/C system in the electrical panel box, independently, sized recommended by the equipment listing.**

Include charging up the central system with refrigerant to the manufacturers' recommended operating pressures. Operate the central a/c and check air supply temperatures and return air temperatures. Industry standards state acceptable air temperature to be between 15-20 degrees differences from supply to return air, **with 20-degree difference being the best / OPTIMUM.** Operate the central FURNACE and render the new unit, safe and properly operational. Include complete installation with a NEW plenum of **18"**. Include a new THERMOSTAT, FILTER and RETURN AIR GRILLS. *** STANDARD THERMOSTAT ***

HEAT: HEAT PUMP WITH (KW) ELECTRIC EMERGENCY HEAT:
AIR CONDITIONING (COOLED): SEER - 14 or better:

d.2 DUCT WORK: ALL NEW

Duct tape NOT ALLOWED for securing ducts in place.

All ducting is to be new unless otherwise specified by the inspector. All ducts, plenum and register boxes are to be **INSULATED (R - 6 or BETTER)**. Any tap made into a plenum or trunk line is to be made "AIR TIGHT" and with a start collar. All flex duct connections are to be made with duct ties and approved H.V.A.C. TAPE AND MASTIC. Register boxes are to have SHEET METAL elbows screwed and taped. Plenum connections made to the furnace shall be "AIR TIGHT" and taped. All new plenums and trunk lines must be of DUCT BOARD and shall be STAPLED and TAPED. **Include all the air supply registers including in each bathroom (included as turn-key price). INCLUDE PROPERLY SIZED RETURN AIR**

V.

E. PLUMBING (ALL PERMITS APPLY)

PLUMBING: SUPPLY, DRAINS and VENTS: INSTALL ACCORDING TO THE CITY OF LUBBOCKS' PLUMBING CODE.

*** CONSULT THE PLANS FOR LOCATION ***

e.1 HOUSE DRAINS and MAIN YARD DRAIN LINE:

*** ENSURE ALL THE PRO-RATE FEES (CITY) ARE INCLUDED AND ACCOUNTED FOR IN THIS BID!**

All DRAIN LINES are to be PROPERLY SIZED to EACH LOCATION.

Ensure all sewer drain lines are installed according to the CITY OF LUBBOCKS'- PLUMBING CODE.

*** Kitchen sink drain and vent, - Utility room, washer drain and vent, - Bathroom location drains and vent. (1 or 2 as specified by the plan), - Water heater - heating closet drain and vent. INCLUDE A MAIN CLEAN OUT AT: Kitchen sink location, Washer drain location and EXTERIOR Main yard location, at least 3' from the house and, within the next 100' until the main sewer line drop.**

Item NO.	ITEM	TOTAL EXTENDED COST
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- e.2

WATER SERVICE SUPPLY:

*CONSULT THE PLANS FOR LOCATION *

*ENSURE ALL THE PRO-RATE FEES (CITY) ARE INCLUDED AND ACCOUNTED FOR IN THIS BID !

Install a NEW water supply service line from the meter to the house. Ensure that all the water supply lines are installed according to the CITY OF LUBBOCKS'-PLUMBING CODE.

ALL SUPPLY LINES are to be PROPERLY SIZED to EACH LOCATION. Properly connect the main service line to the house. ENSURE LEAK FREE SYSTEM.
PROPERLY PROTECT WATER SUPPLY LINES AS THEY PASS THROUGH THE CONCRETE SLAB WITH PROTECTIVE SLEEVES OR INSULATION, 1' (12") in the ground and 1' (12") over the concrete SLAB. (Should BE VISIBLE !)

- Exterior faucets with anti-siphon devices. (Secure faucets in place to the exterior wall finish)
- SUPPLY to Kitchen SINK faucet with proper cut-off valves, SECURE cut-OFFS IN PLACE. (Hot and Cold) - SUPPLY to BATHROOMS: All TOILET LOCATIONS (Consult plan for number of toilets). - SUPPLY: LAVATORY LOCATIONS; Secure supply line and cut-off valves in place. (Consult plan for number of lavatory faucet locations). HOT and COLD SUPPLY. - SUPPLY to WASHER AREA: Run new water supply for washer. (HOT and COLD) - SUPPLY: Water heater location: (HOT and COLD). Ensure proper connectors to COPPER at each supply location.
- SUPPLY: Water supply for the REFRIGERATOR ICE MAKER

- e.3

GAS SERVICE LINE: NOT APPLICABLE * THE HOUSE IS ALL ELECTRIC.

- e.4

KITCHEN SINK:

*CONSULT THE PLANS FOR LOCATION *

Install a double bowl, **WHITE OR STAINLESS STEEL** kitchen sinks (8" or deeper bowls) with a double P-traps and clean out. (Note: All supply shut-off valves included above.) Include new water supply lines each fixture. Install a new faucet, "ELJER" or better.

(Faucet allowance: \$125. (Includes taxes)Ensure LEAK FREE connections.

DRAINS: Include strainers over drains. Caulk around rim over counter-top. Include escutcheon plates on pipes passing through the wall.

KITCHEN SINK ALLOWANCE: \$150, includes taxes

- e.5

WATER HEATER: 40 - GALLON (ELECTRIC)

***CONSULT THE PLANS FOR LOCATION ***

Install on the closet PLATFORM. Install a new drain line from the T.P.R. valve and terminate it inside the AVAILABLE drain in the closet. ***(Use approved materials for HOT water use. CPVC, PEX, COPPER, etc.)***

**** Include an ELECTRICAL "QUICK" disconnect by the water heater, IF NECESSARY.***

**** Include the MAIN COLD WATER SHUT-OFF VALVE.***

**** IF LOCATED IN A GARAGE: Ensure the water heater is 18" off the garage floor.***

**** Ensure there is protection from PHYSICAL DAMAGE. (Closet, etc.)***

- e.6

BATHROOMS: (2-each)

*CONSULT THE PLANS FOR LOCATION *

1 - PIECE. FIBERGLASS TUB AND SHOWER SURROUNDS: (FOR EACH BATHROOM-2)

**** Provide the fixture listed above. Secure in place, plumb and level. Make all the plumbing connections (supply for faucet and shower head) and drain connections.***

FAUCET ALLOWANCE: \$125, includes taxes. (TIMES 2-BATHROOMS)

STANDARD "OVAL" TOILET(S): Install a new 2-pc. toilet, complete with new wax-ring, new water shut-off valves and supply lines.

continued on the next page

Item NO.	ITEM	TOTAL EXTENDED COST
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e.6 BATHROOMS: (2-each) **continued** _____
LAVATORY FAUCET(S): Install a new lavatory faucet, ELJER OR BETTER. Include mechanical drain stoppers properly connected and new water supply lines. Install new P-traps and attach to the building drain.
LAVATORY FAUCET ALLOWANCE: \$100, includes taxes for each. (TIMES 2-BATHROOMS)

e.7 DRYER VENT: ***CONSULT THE PLANS FOR LOCATION *** _____
THROUGH THE WALL (HORIZONTALLY) TERMINATING OUTSIDE THE HOUSE
Install a new dryer vent duct (rigid metal) terminating to the exterior on the outside (Wall). Include the exterior draft cap. SECURED IN PLACE. (RIGID METAL DUCT)

** Note: If the dryer vent terminates over the roof, the duct should still be RIGID - METAL, (DO NOT USE SCREWS TO SECURE DUCT JOINTS IN PLACE), Over the roof include the flashing and duct rain cap.*

e.8 WASHER BOX for WASHER AREA: ***CONSULT THE PLANS FOR LOCATION *** _____
RUN NEW HOT and COLD water supply to the NEW washer box location. Plumb-in a new washer box and hot / cold water valves and drain line. Complete box installation securely in place, plumb and level. Include the trim on the box.

TOTALS FOR FIXTURE ALLOWANCE: \$725.00
** BUILD IS TO INCLUDE ALLOWANCES, ALONG WITH INSTALLATION AND LABOR.*

VI.

F. **ELECTRICAL (ALL PERMITS APPLY)**

ELECTRIC--GENERAL REQUIREMENTS: MUST MEET LOCAL ELECTRICAL CODE
All materials shall be new unless otherwise specified, and UL approved and/or National Electrical Code rated. All drilling, cutting and fastening shall be neat and true. All patching shall match the existing or surrounding surface.

f.1 **MAIN ELECTRICAL SERVICE: *CONSULT THE PLANS FOR LOCATION *** _____
ELECTRICAL SERVICE: 100-AMP Service (MINIMUM). MAIN SERVICE PANEL:
*** UNDERGROUND ELECTRICAL SERVICE SUPPLY FROM THE ALLEY TRANSFORMER ***
Install 150 - amp single phase, 3-wire electric service. Include a main disconnect (150-AMP or as recommended by the TX. LICENSED ELECTRICIAN, (with a properly sized wire). Include a 20-circuit panel board (or appropriately sized for the house with some expansion), meter socket, service head, service cable, ground rod and with all new breakers sized properly. *(IF THERE IS ANY ALUMINUM WIRING, WIRING MUST HAVE ANTI-OXIDANT COMPOUND ON THE TERMINAL CONNECTIONS)*
(If OVER-HEAD SERVICE DELIVERY, Ensure that the FLASHING is installed BELOW THE SHINGLES, AND THE SERVICE WEATHERHEAD is to be over the roof with PROPER HEIGHTS.) Consult the City of LUBBOCK-ELECTRICAL CODE.

CIRCUITS AT BREAKERS ARE NOT ALLOWED TO BE DOUBLED - UP !
GROUNDING: Main GROUND ROD and grounding connected to the foundation STEEL.

Item NO.	ITEM	TOTAL EXTENDED COST
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f.1

* ELECTRICAL: MAIN (continued)

Size ALL required breakers to the EQUIPMENT LISTING and to circuits supplied.

Romex wiring is to be PROPERLY sized to the breaker and the equipment being served. CONSULT THE CITY OF LUBBOCK - ELECTRICAL CODE FOR ALL REQUIREMENTS !

* Include all the properly sized breakers with properly sized wiring for:

- Dryer outlet.

- A/C outdoor condensing unit wiring - Electric range wiring.

- ELECTRIC (KW) EMERGENCY HEAT wiring.

f.2

OUTLETS AND SWITCHES:

Include ALL outlets and switches to ALL required locations and equipment served.

All outlets to be TAMPER-PROOF. ALL OUTLETS to be PROPERLY GROUNDED.

CONSULT THE CITY OF LUBBOCK - ELECTRICAL CODE FOR ALL REQUIREMENTS !

G.F.C.I. (Ground Fault Circuit Interrupter) outlets where required:

- ALL outlets over the kitchen counter-tops and at cabinet island locations.

- ALL outlets in the bathrooms

- ALL GARAGE outlets.

- ALL EXTERIOR OUTLETS; at Front porch, back porch, and outlet by the outdoor a/c condenser.

* A.F.C.I. BREAKERS (Arc Fault Circuit Interrupter): ALL OTHER NON-DEDICATED CIRCUITS.

f.3

LIGHT FIXTURES THROUGH-OUT

(INCLUDE ALL THE STANDARD LIGHT BULBS FOR EACH FIXTURE)

INCLUDE ALL HARDWARE TO PROPERLY SUPPORT FIXTURES AND COMPLETE INSTALLATION.

* INCLUDE: WIRING IN SWITCHES AT ALL CEILING FAN LOCATIONS

a. CEILING FANS WITH LIGHT KIT, 52" (BOTH UNITS) *

* CONSULT THE PLANS FOR LOCATION *

- Living room (1)

- 1 in each bedroom (3)

* INCLUDE THE STANDARD LIGHT BULBS WITH STANDARD SOCKETS.

Fixture Allowance	4	ALLOW	\$95.00	\$380.00
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ALLOWANCE: \$95 per fixture, includes taxes)

* CONSULT THE PLANS FOR LOCATION *

b. KITCHEN and DINING AREAS:

* CONSULT THE PLANS FOR LOCATION *

* KITCHEN - MAIN AREA: Florescent light fixture, 2-bulb 4' length fixtures. (1)

Fixture Allowance	1	ALLOW	\$50.00	\$50.00
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* INCLUDE THE F.L. BULBS WITH STANDARD SOCKETS.

ALLOWANCE: \$50 per fixture, includes taxes)

c. KITCHEN; LIGHT FIXTURE OVER THE SINK.

Install a STANDARD light fixture over the kitchen sink.

Fixture Allowance	1	ALLOW	\$35.00	\$35.00
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* INCLUDE THE STANDARD LIGHT BULBS WITH STANDARD SOCKETS.

ALLOWANCE: \$35 per fixture, includes taxes)

Item NO.	ITEM	TOTAL EXTENDED COST
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- f.3 LIGHT FIXTURES THROUGH-OUT (continued)

d. DINING AREA; DECORATIVE LIGHT FIXTURE OVER THE EATING AREA.

Install a DECORATIVE light fixture, securely in place, plumb and level over the eating-dining area.

Fixture Allowance	<u>1</u>	ALLOW	\$95.00	\$95.00
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* INCLUDE THE STANDARD LIGHT BULBS WITH STANDARD SOCKETS.

ALLOWANCE: \$95 for this fixture, includes taxes)
- e. OTHER: STANDARD LIGHT FIXTURES

* In each HEATER - WATER HEATER CLOSET or attic, IF NECESSARY,

* In each bedroom closet (3).

* Front entry hall and back entry hall (2)

Fixture Allowance	<u>6</u>	ALLOW	\$35.00	\$210.00
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* INCLUDE THE STANDARD LIGHT BULBS WITH STANDARD SOCKETS.

ALLOWANCE: \$35 per fixture, includes taxes)
- f. EXTERIOR LIGHTING: NEW EXTERIOR FIXTURES

(FRONT and BACK PORCH AREAS)

Install an exterior, wall mounted, single bulb, globe covered fixture at front and back door. Include wire, box, fillings and interior switch.

Fixture Allowance	<u>2</u>	ALLOW	\$35.00	\$70.00
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* INCLUDE THE STANDARD LIGHT BULBS WITH STANDARD SOCKETS.

ALLOWANCE: \$35 per fixture, includes taxes)
- g. BATHROOMS: (2-EACH): INSTALL 36" LIGHT BAR OVER DECORATIVE MIRRORS

* Light bar over the medicine cabinet.

Fixture Allowance	<u>2</u>	ALLOW	\$50.00	\$100.00
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* INCLUDE THE STANDARD LIGHT BULBS WITH STANDARD SOCKETS.

ALLOWANCE: \$50 per fixture, includes taxes)
- h. BATHROOMS (2-EACH): HEAT ELEMENT FIXTURE WITH BLOWER (NOT LAMP) EXHAUST VENT FAN WITH LIGHT

Install a new HEAT / VENT / LIGHT fixtures centered on the ceiling, (NO HEAT LAMP FOR HEATER) separately switched. EXHAUST DUCT: Terminate OVER THE ATTIC INSULATION SECURE THE DUCT TERMINATION IN THE ATTIC TO THE NEAREST RAFTER. (Should be visible)
- f.4 SMOKE DETECTORS: *CONSULT THE PLANS FOR LOCATION*

Install a U.L. approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box, with a battery back-up, in each bedroom (3), (1) in the living room and in EACH HALL (1) outside of sleeping rooms. Wire to be inter-connected. (SMOKE ALARMS are to be inter-connected so that if 1-alarm goes off, then they all go off simultaneously) 5- EACH

b. * CARBON MONOXIDE DETECTION:

Install at least 1-WIRED-IN CARBON MONOXIDE detector in the center of the home. Install according to the manufacturer requirements.
- NELCDC
NEW RESIDENTIAL CONST.

1820 - E. HARVARD
Lubbock, TX

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