

The Unit Price Table for the JOC Contract

VACANCY PREPARATION AND REPAIRS

UNIT PRICE TABLE

JOC 146090 -

SCOPE OF WORK		Unit price	X	Unit quantities			=	Total amount
1	BUILDING COMPONENTS							
2	Repair drywall	\$5.00	X	0	SF	= \$	-	
3	Remove existing drywall and install new cement board	\$8.50	X	0	SF	= \$	-	
4	Build new 4" wood/metal stud partition (8'-0" High)	\$3.00	X	0	SF	= \$	-	
5	Build new 6" wood/metal stud partition (8'-0" High)	\$3.27	X	0	SF	= \$	-	
6	Remove existing damaged studs and build new 4" wood/metal stud partition 24" O/C (including 1/2" drywall both sides, sand and finish) (8'-0" High)	\$9.50	X	0	SF	= \$	-	
7	Remove existing damaged studs and build new 6" wood/metal stud partition 24" O/C (including 1/2" drywall both sides, sand and finish) (8'-0" High)	\$10.50	X	0	SF	= \$	-	
8	Remove interior wood trellis partition	\$6.00	X	0	SF	= \$	-	
9	Remove track at ceiling	\$20.00	X	0	Ea	= \$	-	
10	Remove existing wall paper	\$5.00	X	0	SF	= \$	-	
11	Repair ceiling and provide pop-corn finish to match existing	\$5.00	X	0	SF	= \$	-	
12	Closet shelves 1" x 12" (painted)	\$3.55	X	0	LF	= \$	-	
13	Remove and install new wood rod and supports at closet	\$3.00	X	0	LF	= \$	-	
14	Install new wire closet shelves	\$5.50	X	0	LF	= \$	-	
15	Repair interior plaster	\$27.42	X	0	SF	= \$	-	
16	Paint - one coat - primer	\$0.49	X	0	SF	= \$	-	
17	Exterior paint (to match existing color)	\$1.50	X	0	SF	= \$	-	
18	Remove existing stucco area and apply new smooth stucco finish	\$10.50	X	0	SF	= \$	-	
19	Wall insulation R=3	\$0.37	X	0	SF	= \$	-	
20	Attic insulation R=19	\$0.66	X	0	SF	= \$	-	
21	Attic access panel	\$20.00	X	0	Ea	= \$	-	
22	Repair wood trusses	\$4.13	X	0	LF	= \$	-	
23	Block/patch exterior surface	\$20.00	X	0	SF	= \$	-	
24	Remove 4" concrete pad and smooth surface to provide tile	\$12.50	X	0	SF	= \$	-	
25	Provide knock down panel blocks/metal	\$35.00	X	0	Ea	= \$	-	
26	FLOORING COMPONENTS							
27	Install new vinyl tiles over existing tiles	\$2.90	X	0	SF	= \$	-	
28	Remove existing vinyl tile	\$1.50	X	0	SF	= \$	-	
29	Remove existing and install new 4" wood baseboard	\$2.74	X	0	LF	= \$	-	
30	Remove existing and install new 4" vinyl baseboard	\$2.03	X	0	LF	= \$	-	
31	Replace 3/4" Plywood (to match existing) at Floor Area (to be verified at field)	\$1.52	X	0	SF Flr.	= \$	-	
32	Replace 1/2" exterior Plywood (to match existing) at Floor Area (to be verified at field)	\$1.33	X	0	SF Flr.	= \$	-	
33	Repair/Replace Floor Wood Joist (2"x12") (to match existing) (to be verified at field)	\$7.25	X	0	LF	= \$	-	
34	WINDOW COMPONENTS							
35	Security Diamond-Mesh Grilles cleaned, if required brush cleaned 3'-0" x 4'-0". Provide two (2) 1/4" weep holes at bottom of frame for drainage if not existing	\$30.00	X	0	Ea.	= \$	-	
36	New Security Diamond-Mesh Grilles 3'-0" x 4'-0" Provide two (2) 1/4" weep holes at bottom of frame for drainage.	\$50.00	X	0	LF	= \$	-	
37	Remove decorative wrought iron bars	\$25.00	X	0	3'x4' module	= \$	-	
38	Replace window unit (1'-5" x 3'-8") with NOA	\$303.60	X	0	Ea	= \$	-	
39	Replace window unit (2'-6" x 3'-0") with NOA	\$303.60	X	0	Ea	= \$	-	
40	Replace window unit (3'-0" x 3'-0") with NOA	\$409.00	X	0	Ea	= \$	-	
41	Replace window unit (3'-0" x 5'-1") with NOA	\$409.00	X	0	Ea	= \$	-	
42	Replace window unit (3'-0" x 7'-0") with NOA	\$603.00	X	0	Ea	= \$	-	
43	Replace window unit (2'-6" x 3'-0") with NOA egress type	\$333.60	X	0	Ea	= \$	-	
44	Replace window unit (3'-0" x 3'-0") with NOA egress type	\$449.00	X	0	Ea	= \$	-	
45	Replace window unit (3'-0" x 5'-1") with NOA egress type	\$449.00	X	0	Ea	= \$	-	
46	Replace window unit (3'-0" x 7'-0") with NOA egress type	\$663.00	X	0	Ea	= \$	-	
47	Window sill (3'-0")	\$16.85	X	0	Ea	= \$	-	
48	Window sill (6'-0")	\$35.00	X	0	Ea	= \$	-	
49	Replace window pane	\$30.15	X	0	Ea	= \$	-	
50	Caulk and Seal around window (exterior and interior side)	\$30.00	X	0	Ea	= \$	-	

51	Replace windows hardware, locks, and gaskets (per window) Model:Single Hung/Awning	\$50.00	X	0	Ea	= \$	-
52	Repair egress window access system	\$50.00	X	0	Ea	= \$	-
53	Install new EXETER type shutter for an average 53-1/8" wide by 53-1/8" height window opening	\$400.00	X	0	Ea	= \$	-
54	Replace window insects screens	\$32.00	X	0	Ea	= \$	-
55	DOOR COMPONENTS						
56	Exterior door lock	\$150.00	X	0	Ea	= \$	-
57	Exterior door single cylinder deadbolt	\$75.00	X	0	Ea	= \$	-
58	Bath/bedroom lock	\$68.00	X	0	Ea	= \$	-
59	Closet lock (swing door)	\$40.00	X	0	Ea	= \$	-
60	Bi-fold pull knob	\$0.35	X	0	Ea	= \$	-
61	Under cut door	\$30.00	X	0	Ea	= \$	-
62	Remove existing and install new louvered interior hollow core closet door 2'- 0" wide with levers handles both sides always unlocked, wood frame, door stops, and non-rising pin. Verify dimension before ordering. To be painted.	\$120.00	X	0	Ea	= \$	-
63	Remove existing and install new interior hollow core doors 2'- 0" wide with privacy lock, wood frame, door stops, and non-rising pin. Verify dimension before ordering. To be painted.	\$93.50	X	0	Ea	= \$	-
64	Remove existing and install new interior hollow core doors 2'- 6" wide with privacy lock, wood frame, door stops, and non-rising pin. Verify dimension before ordering. To be painted.	\$93.50	X	0	Ea	= \$	-
65	Remove existing and install new interior hollow core doors 2'- 8" wide with privacy lock, wood frame, door stops, and non-rising pin. Verify dimension before ordering. To be painted.	\$93.50	X	0	Ea	= \$	-
66	Remove existing and install new interior hollow core doors 2'- 10" wide with privacy lock, door stops, wood frame, and non-rising pin. To be painted.	\$150.00	X	0	Ea	= \$	-
67	Remove existing and install new interior hollow core doors 3'- 0" wide with privacy lock, door stops, wood frame, and non-rising pin. To be painted.	\$180.00	X	0	Ea	= \$	-
68	Remove existing and install new interior hollow core doors 3'- 0" wide with privacy lock,louvered, wood frame, and non-rising pin. To be painted.	\$180.00	X	0	Ea	= \$	-
69	Door Vent Grille 14"x6"	\$20.00	X	0	Ea	= \$	-
70	Install new floor door stop	\$6.00	X	0	Ea	= \$	-
71	Intall new door closer	\$70.00	X	0	Ea	= \$	-
72	Install new hinges to exterior/interior door	\$10.00	X	0	Ea	= \$	-
73	Aluminum threshold ADA compliance	\$25.00	X	0	Ea	= \$	-
74	Beveled marble thresholds at bathrooms from 2'-0" to 2'-6" length	\$30.00	X	0	Ea	= \$	-
75	Remove existing and install new bi-fold wood doors in closets 2'-0" wide (louvered). To be painted.	\$112.00	X	0	Ea	= \$	-
76	Remove existing and install new bi-fold wood doors in closets 2'-6" wide (louvered). To be painted.	\$112.00	X	0	Ea	= \$	-
77	Remove existing and install new bi-fold wood doors in closets 3'-0" wide (louvered). To be painted.	\$112.00	X	0	Ea	= \$	-
78	Remove existing and install new bi-fold wood doors in closets 4'-0" wide (louvered). To be painted.	\$164.00	X	0	Ea	= \$	-
79	Remove existing and install new bi-fold wood doors in closets 5'-0" wide (louvered). To be painted.	\$170.00	X	0	Ea	= \$	-
80	Remove existing and install new bi-fold wood doors in closets 6'-0" wide (louvered). To be painted.	\$170.00	X	0	Ea	= \$	-
81	Remove existing and install new bi-fold metal doors in closets 2'-0" wide (louvered). To be painted.	\$159.00	X	0	Ea	= \$	-
82	Remove existing and install new bi-fold metal doors in closets 3'-0" wide (louvered). To be painted.	\$179.00	X	0	Ea	= \$	-
83	Remove existing and install new bi-fold metal doors in closets 4'-0" wide (louvered). To be painted.	\$199.00	X	0	Ea	= \$	-
84	Remove existing and install new bi-fold metal doors in closets 5'-0" wide (louvered). To be painted.	\$199.00	X		Ea	= \$	-
85	Remove existing and install new bi-fold metal doors in closets 6'-0" wide (louvered). To be painted.	\$229.00	X	0	Ea	= \$	-
86	Remove existing and install new accordiong door in closets 32"x80" with track and hardware	\$95.00	X	0	Ea	= \$	-
87	Remove existing and install new exterior 3' - 0" flush metal doors, with non-removable pin, install peep hole (rear and front door) and door stop. Replace metal frames. Provide weather stripping, door sweeper, and a new threshold.	\$800.00	X	0	Ea	= \$	-
88	Remove existing and install new exterior 3' - 0" flush wood doors, with non-removable pin, install peep hole (rear and front door) and door stops,. Replace wood frames. (Match existing) Provide weather stripping, door sweeper, and a new threshold.	\$691.50	X	0	Ea	= \$	-

89	Remove existing and install new exterior 3' - 0" flush wood doors, with non-removable pin, install peep hole (rear and front door) and door stops. Replace metal frames. (Match existing) Provide weather stripping, door sweeper, and a new threshold.	\$800.00	X	0	Ea	= \$	-
90	Remove existing and install new exterior 2' - 0" flush metal doors, with non-removable pin. Replace metal frames. (Match existing) Provide weather stripping, and a new threshold.	\$591.50	X	0	Ea	= \$	-
91	Remove existing and install new exterior flushwood door (solid core) 3'-0" (no frame included) with hinges, peep holes (rear and front) lever handle lock, dead bolt lock, door stops, and non-removable pin, weather stripping, door sweeper, and a new threshold. To be painted	\$450.00	X	0	Ea	= \$	-
92	Remove existing and install new sliding glass doors 6'-0" wide x 6'-8" high.	\$1,693.00	X	0	Ea	= \$	-
93	Repair or replace wheels in louvered coset doors to make them operable	\$5.00	X	0	Ea	= \$	-
94	Repair or replace wheels in exterior sliding glass doors to make them operable	\$15.00	X	0	Ea	= \$	-
95	Remove metal screen door	\$30.00	X	0	Ea	= \$	-
96	Remove existing and install new exterior 3' - 0" screen doors with lever hardware	\$300.00	X	0	Ea	= \$	-
97	Remove existing and install new EXETER type shutter on exterior door with lever hardware	\$700.00	X	0	Ea	= \$	-
98	Remove existing and install new wood door jamb for an interior door	\$30.00	X	0	Ea	= \$	-
99	Remove existing and install new wood door jamb for an exterior door	\$50.00	X	0	Ea	= \$	-
100	Install new weatherstripping around exterior door frame, including sweeper at the bottom of door and threshold.	\$65.00	X	0	Ea	= \$	-
101	KITCHEN COMPONENTS						
102	Replace kitchen sink (double bowl)	\$175.00	X	0	Ea	= \$	-
103	Replace kitchen sink (single bowl)	\$75.00	X	0	Ea	= \$	-
104	Replace sink's basket drain/tail piece and p-trap	\$75.00	X	0	Ea	= \$	-
105	Install new garbage disposal	\$170.00	X	0	Ea	= \$	-
106	Install new top kitchen cabinets (match existing configuration)	\$247.00	X	0	2'x2' module	= \$	-
107	Install new bottom kitchen cabinets (match existing configuration)	\$345.00	X	0	2'x2' module	= \$	-
108	Remove existing counter top and backsplash, replace with new (counter approx. 24" deep and backsplash approx. 18" high)	\$40.00	X	0	LF	= \$	-
109	Remove existing pass-thru window counter and replace with new	\$20.00	X	0	SF	= \$	-
110	Install new plastic laminated surface	\$4.50	X	0	SF	= \$	-
111	Replace kitchen cabinets doors	\$50.00	X	0	Ea	= \$	-
112	Replace kitchen cabinets drawers	\$60.00	X	0	Ea	= \$	-
113	Kitchen cabinet pull handle	\$3.00	X	0	Ea	= \$	-
114	Kitchen cabinet door hinges	\$3.00	X	0	Ea	= \$	-
115	Fire extinguisher ABC type (min. 5 pounds)	\$143.00	X	0	Ea	= \$	-
116	Kitchen hood exhaust fans (ductless)	\$132.00	X	0	Ea	= \$	-
117	STAIRS COMPONENTS						
118	Replace rubber stair tread	\$27.00	X	0	Ea	= \$	-
119	Replace rubber stair riser	\$27.00	X	0	Ea	= \$	-
120	Repair wood strings at stairs	\$4.00	X	0	LF	= \$	-
121	Replace wood treads (approx. 12" Deep x 36" wide)	\$50.00	X	0	Ea	= \$	-
122	Replace wood risers (approx. 7" high)	\$50.00	X	0	Ea	= \$	-
123	Repair/refinish metal handrails, provide bracing	\$10.00	X	0	LF	= \$	-
124	Install new metal handrails and bracing	\$15.00	X	0	LF	= \$	-
125	Install/replace new metal cap handrail on top of low wall next to stairs	\$15.00	X	0	LF	= \$	-
126	Repair/refinish wood handrails and bracing	\$8.00	X	0	LF	= \$	-
127	Install new wood handrails and bracing	\$12.00	X	0	LF	= \$	-
128	Install/replace new woodcap handrail on top of low wall next to stairs	\$12.00	X	0	LF	= \$	-
129	MISCELLANEOUS COMPONENTS						
130	Mailbox	\$30.00	X	0	Ea	= \$	-
131	Unit number	\$40.00	X	0	Ea	= \$	-
132	Clean and Sanitize area having moisture intrusion, treat area with products approved for treatment of mold.	\$5.00	X	0	SF	= \$	-

133	Mold remediation, abatement plan up to 3 bedroom home (no storage included)	\$1,150.00	X	0	Unit	= \$	-
134	MECHANICAL COMPONENTS						
135	Air Handler Unit - 4 Tons - SEER 13	\$3,000.00	X	0	Ea	= \$	-
136	Condenser Unit - SEER 13	\$3,300.00	X	0	Ea	= \$	-
137	Condenser Unit Security Cage	\$600.00	X	0	Ea	= \$	-
138	Rigid Air Ducts	\$100.00	X	0	LF	= \$	-
139	Flexible Air Ducts	\$60.00	X	0	LF	= \$	-
140	Service to make HVAC system operational, including filter, fluids, clean and lubricate, etc.	\$250.00	X	0	Ea	= \$	-
141	BATHROOM and PLUMBING COMPONENTS						
142	Install new toilet	\$340.00	X	0	Ea	= \$	-
143	Install new toilet seat	\$70.00	X	0	Ea	= \$	-
144	Replace toilet tank flusher system (valve, tubing, float, washer, etc.)	\$95.00	X	0	Ea	= \$	-
145	Secure toilet in place and seal/re-grout	\$25.00	X	0	Ea	= \$	-
146	Secure lavatory in place and seal/re-grout	\$25.00	X	0	Ea	= \$	-
147	Seal/re-grout bath tub	\$25.00	X	0	Ea	= \$	-
148	Install new bathroom lavatory (wall hung)	\$250.00	X	0	Ea	= \$	-
149	Install new lavatory (vanity top Cultured Marble)	\$160.00	X	0	Ea	= \$	-
150	Install new vanity cabinet (5/8" plywood)	\$300.00	X	0	Ea	= \$	-
151	Provide lavatory' supports	\$50.00	X	0	Ea	= \$	-
152	Remove existing and install new p-traps	\$50.00	X	0	Ea	= \$	-
153	New Medicine cabinets	\$70.00	X	0	Ea	= \$	-
154	Shower Liner	\$6.45	X	0	SF	= \$	-
155	Demolish existing shower floor and install new liner, mortar bed, drain, thinset, and tile.	\$25.00	X	0	SF	= \$	-
156	Install new bath tub	\$1,150.00	X	0	Ea	= \$	-
157	Repair bath tub surface (up to 5 SF)	\$125.00	X	0	Ea	= \$	-
158	Repair existing bath tub (Re-glaze)	\$200.00	X	0	Ea	= \$	-
159	Replace tub drain	\$37.50	X	0	Ea	= \$	-
160	Provide new 6" diameter escutcheon stainless steel plate	\$23.00	X	0	Ea	= \$	-
161	Install new shower head	\$30.00	X	0	Ea	= \$	-
162	Install new shower/bathtub faucets and water spout	\$40.00	X	0	Ea	= \$	-
163	Replace shower/tub diverter	\$54.00	X	0	Ea	= \$	-
164	Install new shower/tub water handles (Lever)	\$85.00	X	0	Ea	= \$	-
165	Install new curtain rod	\$20.00	X	0	Ea	= \$	-
166	Install new towel holder	\$25.00	X	0	Ea	= \$	-
167	Repair shower floor and wall area (re-grout)	\$2.70	X	0	SF	= \$	-
168	Remove and Install new ceramic tile at bathroom at walls	\$3.50	X	0	SF	= \$	-
169	Install new ceramic tile at bathroom floor/wall area	\$2.50	X	0	SF	= \$	-
170	Remove existing and install new paper holder	\$12.00	X	0	Ea	= \$	-
171	Remove existing and install new soap holders	\$10.00	X	0	Ea	= \$	-
172	Remove existing and install new toothbrush holders	\$10.00	X	0	Ea	= \$	-
173	Install new 1-1/2" 24" long grab bar	\$54.96	X	0	Ea	= \$	-
174	Install new 1-1/2" 36" long grab bar	\$59.98	X	0	Ea	= \$	-
175	Install new 1-1/2" wrap around shower 42" long grab bar	\$63.60	X	0	Ea	= \$	-
176	Install new 1-1/2" wrap around shower 48" long grab bar	\$100.00	X	0	Ea	= \$	-
177	Remove and install new Gas water heater (30 Gals. Slim)	\$600.00	X	0	Ea	= \$	-
178	Remove and install new Gas water heater (40 Gals.)	\$700.00	X	0	Ea	= \$	-
179	Remove and install new Electrical water heater (30 Gals.)	\$700.00	X	0	Ea	= \$	-
180	Remove and install new Electrical water heater (40 Gals.)	\$750.00	X	0	Ea	= \$	-
181	Reconnect water heater	\$80.00	X	0	Ea	= \$	-
182	Install new PVC or plastic washer connection recessed in wall for washing machine & connection to existing sanitary connection.	\$195.00	X	0	Ea	= \$	-
183	Remove existing and replace with new hose bibb bronze valve w/ vacuum breaker	\$124.00	X	0	Ea	= \$	-
184	ELECTRICAL COMPONENTS						

185	Remove any light fixture or any other equipment protruding from the wall at the stairs walls or any other wall in the unit that may become a safety hazard.	\$25.00	X	0	Ea	= \$	-
186	Install new Light switch	\$1.71	X	0	Ea	= \$	-
187	Install new Electrical outlet	\$1.71	X	0	Ea	= \$	-
188	Install new GFI outlet	\$21.00	X	0	Ea	= \$	-
189	Electrical Service Panel Door	\$50.00	X	0	Ea	= \$	-
190	Interior light fixture	\$25.00	X	0	Ea	= \$	-
191	Exterior light fixture	\$40.00	X	0	Ea	= \$	-
192	Bathroom light fixture	\$75.00	X	0	Ea	= \$	-
193	Kitchen fluorescent light (4 lights)	\$100.00	X	0	Ea	= \$	-
194	Smoke Detectors	\$20.00	X	0	Ea	= \$	-
195	Install new heat lamp and exhaust fan (combined) at bathroom	\$120.00	X	0	Ea	= \$	-
196	Remove ceiling fan	\$30.00	X	0	Ea	= \$	-
197	Install new fan/grill in bathroom/kitchen	\$100.00	X	0	Ea	= \$	-
198	Provide new 10 THWN/THHN electrical wiring from the electrical panel circuit breaker to electrical device	\$15.00	X	0	LF	= \$	-
199	Provide new 12 THWN/THHN electrical wiring from the electrical panel circuit breaker to electrical device	\$10.00	X	0	LF	= \$	-
200	Provide new 50 Amp or 60 Amp electrical wiring from the electrical panel circuit breaker to electrical device	\$30.00	X	0	LF	= \$	-
201	Remove existing damage electrical panel and provide new 150 A electrical panel	\$400.00	X	0	Ea	= \$	-
202	Install new breakers	\$50.00	X	0	Ea	= \$	-
203	Replace meter can	\$500.00	X	0	Ea	= \$	-
204	Remove and install new Electric space heater	\$250.00	X	0	Ea	= \$	-
205	Remove and install new Gas space heater	\$500.00	X	0	Ea	= \$	-
206	Remove Electrical/Gas space heater and repair wall	\$150.00	X	0	Ea	= \$	-
207	Remove A/C wall unit and dispose	\$50.00	X	0	Ea	= \$	-
208	SEWER LINES						
209	Remove existing sewer lines inside the units under the floor slab, demolish concrete and restore to original condition. Replace existing sewer lines with new 4" diameter PVC Schedule 80 lines along with all sewer connections to two bathrooms, washer connections and kitchen fixtures and restore all disturbed surfaces to match original conditions. This price is to include all 3, 4 & 5 bedroom units.	\$5,773.00	X	0	ILS	= \$	-
210	Remove existing sewer lines inside the units under the floor slab, demolish concrete and restore to original condition. Replace existing sewer lines with new 4" diameter PVC Schedule 80 lines along with all sewer connections to one bathroom, washer connections and kitchen fixtures and restore all disturbed surfaces to match original conditions. This price is to include all 0, 1 & 2 bedroom units.	\$3,868.00	X	0	LS	= \$	-
211	Contractor will be reimbursed for actual permit cost up to \$400.00 per unit.					= \$	400.00

UNIT PRICE TABLE AMOUNT

\$	400.00
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NOTES:

1. THE TOTAL COST OF ALL UNIT PRICES, AND QUANTITIES STIPULATED ABOVE, **SHALL BE INCLUDED IN THE BASE BID AMOUNT.**
2. UNIT PRICES AND QUANTITIES STIPULATED, SHALL BE UTILIZED AS THE BASIS TO CALCULATE **ADDITIONAL COSTS TO MDHA AS FOLLOWS:**
 - A. The Unit Prices stated above shall be used to calculate the **Additional Cost** for work which surpasses the quantities stipulated as part of the Base bid, and/or credits to MDHA.
3. UNIT PRICES INCLUDE ALL LABOR AND MATERIAL TO PERFORM THE DESCRIBED SCOPE OF WORK, INCLUDING CUTTING, REMOVAL, DISPOSAL (HAULING), CLEARING, PATCHING AND FINISHES (INCLUDES PLASTERING & PAINTING).
4. Contractor to provide all required documentation in order to obtain and pay for all required permits. **Contractor shall be solely responsible for complying with all technical and FBC/NEC's Code requirements of the installation.**