



Hall County Government
 FINANCIAL SERVICES
 PURCHASING DIVISION

EXHIBIT C
 ITB # 036-45

MANDATORY COST PROPOSAL WORKSHEET

Bidders must complete and return this form with their bid.

POST OFFICE DRAWER 1435
 GAINESVILLE, GA 30503

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FINANCIAL SERVICES DIRECTOR
 Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
 Elizabeth White

PURCHASING MANAGER
 Andy Penick

Company Name: Smooth Stroke Contracting
 Bidder's Name: Timothy Kueker
 Bidder Signature: [Signature]
 Date: 1-29-25

GRANT RECIPIENT: Hall County	
GRANT #	
CDBG	<input checked="" type="checkbox"/> CHIP X
ADDRESS:	
CITY:	
STATE:	ZIP:
PHONE #:	
INSPECTION DATE: March 22, 2024	
INSPECTOR: Kevin Burnley	
REHAB X	RECON <input type="checkbox"/> DEMO <input type="checkbox"/>

NOTE: ALL ITEMS IN THIS WORK WRITE-UP MUST MEET GEORGIA STATE BUILDING CODES, CDBG/CHIP PROGRAM STANDARDS, AND LOCAL RESIDENT COUNTY AND/OR CITY CODES. IN CASE OF ANY CONFLICT BETWEEN REQUIREMENTS, RESIDENT COUNTY AND/OR CITY CODES SHALL PREVAIL. THIS WORK WRITE-UP IS JUST A GENERAL DESCRIPTION OF WORK TO BE COMPLETED.

NOTICE: THE CONTRACTOR IS EXPECTED TO RETURN ALL AREAS DAMAGED OR DISTURBED IN THE PERFORMANCE OF ANY WORK TO A LEVEL OF FINISH COMMENSURATE WITH ORIGINAL.

NOTE: The Contractor Is Responsible for Verification of All Quantities. The contractor is cautioned to verify site conditions and quantities prior to submitting a price quote.

Task #	SPECIFICATION	Unit of Measure	No. of Units	Unit Cost	Line-item Cost
01	Site Preparation				
	Provide temporary toilet facilities from job start until approval of permanent facilities.	MO	3	266.67	800.01
	After procuring all required permits, place a 30 cubic yard, roll-off dumpster without damaging the site. Collect construction debris using dust control methods.	EA	1	1110.00	1110.00
02	Siding				
	Remove & replace rotten, damaged siding to the joint over nearest stud. Apply matching siding to walls with galvanized nails. Break all seams over studs. Prime ready for topcoat. Match existing paint.	SF	100	21.60	2160.00
03	Windows/Doors				
	Remove window components back to framing members with a minimum of damage to structure. Remove debris from site and haul to a legal landfill. Broom clean adjacent rooms.	EA	11	92.73	1020.03
	Field measure, order and install low E vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	EA	11	513.55	5649.05
04	Foundation				
	Remove all debris from crawlspace, dispose, and lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.	SF	1642	.40	656.80
	Install R-19 roll, fiberglass insulation to floor. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place (main section only).	SF	1242	2.71	3365.82
05	HVAC				
	Remove & dispose of heat pump in legal landfill after removing all CFC and HCFCs. Install a properly sized, split system, heat pump with 10 kw backup heat. Minimum SEER rating of 15 and HSPF of 9.0. Build a box in hall closet for return so filter can be changed inside house.	EA	1	8500.00	8500.00
06	Electrical				
	Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box. At least one must also serve as a carbon monoxide detector per floor.	EA	6	300.00	1800.00
07	Plumbing				
	Install a 33"x22"x5" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet with a 15-year drip-free warranty, trap, supply lines, and shut-off valves.	EA	1	220.00	220.00

	Test waste lines for leaks and proper venting. Check supply lines for leaks. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.	AL	1	780.00	780.00
08	Attic				
	Replace a 36" diameter or equivalent to existing house attic exhaust fan, include electrical feeder, wall switch and manufacturer's shutter. \$600 allowance for fan unit.	EA	1	2040.00	2040.00
09	Cabinets				
	Dispose of countertop. Field measure and screw to base cabinet a post formed, plastic laminate countertop. Provide cutout for sink. Owner's choice of in-stock color and texture.	LF	11	196.36	2160.00
	Remove kitchen or bathroom cabinets by withdrawing fasteners to minimize wall damage. Remove debris from site and haul to a legal landfill. Vacuum wall and floor surfaces.	LF	27	35.56	960.00
	Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of two in-stock designs.	LF	11	305.45	3360.00
	Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides, metal or plastic corner bracing.	LF	16	367.50	5880.00
	Install Hardware on cabinets	EA	30	15.40	462.00
10	Flooring				
	Dispose of & replace existing flooring in Bedrooms #2, 3, 4 & closets. Install 6"x36" vinyl tiles (min. 6 MIL) per manufacturer's recommendations. Caulk edges of vinyl with clear silicone. Install metal edge strips in openings and shoe molding around perimeter. Or install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops, & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. Owner to choose from in stock color of vinyl tile or carpet and has a choice of which rooms to install each flooring in (Bdrm #2, 3, 4 and closets).	SF	670	8.06	5400.02

	Living Room, Dining, Hall & Bedroom #1: Repair damaged sections of oak floors. Sand and refinish hardwood floors with homeowners' choice of stain and at least two coats of polyurethane plus a sealer.	SF	679	7.42	5038.18
11	Interior				
	Scrape existing texture from ceiling. Patch damaged areas and repair mud and tape as needed. Apply knockdown texture ceiling (bdm #1,3, bathroom).	SF	424	3.68	1560.32
	Provide a sum to address interior trim needs that maybe identified as work progresses.	AL	1	1020.00	1020.00
	Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Topcoat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories (stains will need to be sealed with stain blocker).	SF	1642	4.57	7503.94
12	Exterior				
	Dispose of any existing railing. Construct a preservative treated pine guard rail and hand railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts.	LF	29	46.55	1349.95
	Install preservative treated code approved grabbable handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags.	LF	10	78.00	780.00
	Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss with sandpaper. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and topcoat with owner's choice of acrylic latex semi-gloss.	LF	282	17.87	5039.34

Q1 Replace BAN trim Rot @ Front window 1 300.00
 Q2 Replace CORNER trim Rot 1 420.00
 Q5. Replace FRONT Porch decking 1 2300.00

 TOTAL 72,135.46