



Universal Design Solutions - CRC1332861/HME1313873
11555 Central Parkway, Unit 1002 • Jacksonville, FL 32224 • Phone: 904-721-2225

REEVES, JACKSON
352-317-3574

2366 SW Fry Ave
Fort White, FL 32038

Print-date:

10-8-2021

Proposal Date: ~~INITIAL 04/24/2021~~; REV 1 06/18/2021
VA Case ID: PH070233

SCOPE OF WORK:

VA-HISA - Alteration and repair as per the specifications and Veteran's request outlined in the Existing Home Inspection Report dated February 23, 2021 and Universal Design Solutions site visit on April 01, 2021.

VA-HISA work scope will only be conducted concurrently with the SAH scope of work. The VA is requested not to designate separate timelines for the two projects.

SPECIAL CONDITIONS:

The following Assumptions have been made in this estimate, they include but are not limited to:

- Any walls to be removed or relocated are not load bearing unless specifically noted as such in the proposal
- Current home is up to code, all mechanical and electrical systems are properly functioning unless part of the scope to be replace for that reason
- The home is free from all hazardous materials (i.e. lead, mold, asbestos, etc...)
- Any unforeseen structural and code items are not included and may be at additional cost, if applicable

- Pricing of the individual items listed below are based on approval of all Items and work completed under the same contract and time line
- **Pricing assumes that the SAH and HISA approved scopes of work are completed on the same timeline**
- If items / portions of the scope are deleted, additional cost adjustments may be made to other cost group items in this scope of work as labor, overhead and some materials and/or equipment may be averaged over the entire original scope / proposal
- Price is valid for (30) thirty days and subject to change thereafter
- Person requesting the work/proposal is also authorize to contract for same
- If any of the above assumptions are not met, additional cost and time will apply

General Specifications for Proposals (except as noted on plan or in proposal, which takes precedence):

- This proposal is subject to VA Approval
- New finishes will be matched to existing finishes as close as possible
- Walls to match existing construction as close as possible
- Roof to match existing home as closely as possible
- Slab construction is proposed as an on grade monolithic slab with footer
- Windows to be Single Hung Vinyl HP LoE w/ Screens
- Ceiling height to match existing home (approx 8' AFF)
- Attic and exterior wall insulation only provided with room addition as or new construction and only for the additional space. Attic insulation to be blown or batt insulation R30, as selected by contractor and exterior wall wall insulation shall be R13
- All finishes and fixtures are standard builder grade and are to be selected from contractor's standard available selections

NOTE

- Trees, plants, sprinklers, pest control, meters, supply and drain lines, sprinkler head and or pumps are to be relocated by others / owner and are NOT included in proposal.
- No geotech testing has been included.
- No dewatering or de-mucking has been included.
- No import or export fill has been included - assumed balance lot.
- No interior wall insulation or sound attenuation except as required per code.

HISA PROJECT

Labor: \$ 2,340.00
Material: \$ 4,460.00

PRIMARY EGRESS - EXTERIOR FRENCH DOOR

- Demo existing dual 36" windows in bedroom.
- Install new prehung 72"x80" exterior french door (36" active door) and barrier free threshold with transition height not greater than 1/2".
- New door to have full light glass insert.

- Door will open outward onto deck.
- Door hardware to be lever style handle.

SECONDARY EGRESS - KITCHEN DOOR

KITCHEN DOOR

- Replace existing door with a pre-hung 36x80 exterior door and barrier free threshold with transition height not greater than 1/2".
- New door to have a half light glass insert.
- Door will open outward onto deck.
- Door hardware to be lever style handle.

PROJECT COSTS

- Site protection
- Debris removal

ACCEPTANCE: This Proposal is part of the contract documents and all terms and conditions of the contract apply as applicable. This proposal is valid for (30) Thirty days and subject to change and or be withdrawn by the contractor thereafter.

X _____

Owner's / Client / Owner Agent- Acceptance and Approval - Sign

Date Accepted

Print name and Title

=====

Contractor - Sign

Michael Jones, CEO - Universal Design Solutions

Date

***** See Below for Electronic Approval / Signature *****

Signature

Print Name:

Date:



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- No geotech testing has been included.
- No dewatering or de-mucking has been included.
- No import or export fill has been included - assumed balance lot.
- No interior wall insulation or sound attenuation except as required per code.

VA MPR - INGRESS/EGRESS

Labor: \$ 3,840.00

Material: \$ 8,306.96

PRIMARY EGRESS - EXTERIOR FRENCH DOOR

*** Work being performed under HISA grant - Details have been provided for clarity on total scope of work being performed and to demonstrate that the MPRs are being met. ***

*** NO WORK BEING PERFORMED UNDER SAH GRANT ***

- Demo existing dual 36" windows in bedroom.
- Install new prehung 72"x80" exterior french door (36" active door) and barrier free threshold with transition height not greater than 1/2".
- New door to have full light glass insert.
- Door will open outward onto deck.
- Door hardware to be lever style handle.

PRIMARY EGRESS - VERTICAL PLATFORM LIFT

LIFT

- 52" wheelchair lift
- Straight thru passage
- Residential delivery

SECONDARY EGRESS - KITCHEN DOOR

*** Work being performed under HISA grant - Details have been provided for clarity on total scope of work being performed and to demonstrate that the MPRs are being met. ***

*** NO WORK BEING PERFORMED UNDER SAH GRANT ***

KITCHEN DOOR

- Replace existing door with a prehung 36x80 exterior door and barrier free threshold with transition height not greater than 1/2".
- New door to have a half light glass insert.
- Door will open outward onto deck.
- Door hardware to be lever style handle.
- Automatic door opener

SECONDARY EGRESS - DECK & RAMP

*** Veteran intends to request a waiver to retain existing ramp and deck. ***

*** NO WORK BEING PERFORMED UNDER SAH GRANT ***

EXISTING RAMP INFO FOR INFORMATION PURPOSES ONLY

- Existing ramp is 41" wide with a 48" wide landing at switchback.
- Rise is 41 inches and ramp is 41 foot total sloped surface (23' and 18' segments with intermediate landing).
- Existing ramp is in good condition.
- Existing ramp and deck have worked well for Veteran.

PROJECT COSTS

- Site protection
- Debris removal
- Project management
- Travel

VA MPR - VETERAN'S PRIMARY BATHROOM

All tile to be selected from UDS standard builder grade selections and installed on standard pattern.
All doors, cabinets, counters and fixtures to be selected from UDS standard builder grade selections.

Labor: \$ 17,810.40

Material: \$ 12,899.04

Room demo and modification

Demo existing shower
Demo existing toilet
Demo existing tub
Demo existing vanities
Demo existing tile flooring

TILE ROLL-IN SHOWER

SHOWER

- Rework existing supply and sewer/drain lines to accommodate .
- Install tile backer
- Install 60"x48" barrier free beveled shower pan and wall tile to ceiling.
- Install lever handle, pressure balanced shower valve / fixture (Moen Alder or equal).
- Reuse existing rain type shower head.
- Install handheld sprayer on slide bar (AquaSource model 58101-4201 or equal).
- Install (3) grab bars, one on each wall of shower, in locations chosen by the Veteran (Moen model #R89** various sizes).
- Widen existing door to shower area to 36" outswing door.

TOILET

TOILET

- Demo the existing tub to accommodate opening the available space in the main bath.
- Rework existing supply and sewer/drain lines to accommodate new location for toilet.
- Reinstall existing toilet in the main bath and re-install existing toilet lift seat and safety frame.

VANITY

VANITY

- Demo existing vanity near shower room to open area for wider doorway.
- Rework existing supply and sewer/drain lines to accommodate.
- Reuse existing vanity cabinet and closet unit (currently in shower room)
- Replace existing counter with a cultured marble, dual sink counter with roll-under on Veteran side with plumbing wrap.
- Install new lever style bathroom faucets (Moen Alder or equal).
- Install new vanity mirrors.

TILE FLOORING

FLOORING

- Demolish existing tile flooring
- Install new tile flooring.
- Repair/replace trim boards.
- Repair/replace thresholds.

SHOWER ROOM DOOR

- Replace existing door with a prehung 36x80 interior door swinging out into the main bathroom area.
- Accessible floor area in bathroom is generous and more than sufficient to meet the MPR requirements.

BATHROOM DOOR

- Existing entry door is 36" wide and swings into the accessible floor area in bathroom.
- Veteran has requested door slab be removed from this door and left as a cased opening.

PROJECT COSTS

- Site protection
- Debris Removal
- Project management
- Travel

VA MPR - VETERAN'S PRIMARY BEDROOM/SLEEPING AREA

PRIMARY EGRESS - VETERAN'S BEDROOM - See egress above

FLOORING - See flooring below

Labor: \$ 0.00

Material: \$ 0.00

VA-RA - FLOORING

Labor: \$ 5,536.80

Material: \$ 6,115.20

Living Room Flooring

- Demolish existing flooring and install new LVP flooring.
- Repair/replace trim boards.
- Repair/replace thresholds.

Veteran's Bedroom Flooring

- Demolish existing flooring and install new LVP flooring.
- Repair/replace trim boards.
- Repair/replace thresholds.

Project Costs

- Site protection
- Debris Removal
- Project management
- Travel

VA-OA - REAR DECK AND SCREEN ROOM

Labor: \$ 9,932

Material: \$ 11,875.60

Adapt Deck to Ensure Safety and Wheel Chair Mobility

- Replace the decking on the rear deck for accessible surface
- Ensure all hand rails are safe and secure
- Modify hand rail for addition of wheel chair lift
- Modify deck, as needed, for installation of screen room

Screen Room

- Approximate 12'x14' screen room
- Not to encroach on gable portion of roof line
- Walls inside hand rails of deck??
- Solid insulated roof
- Standard screening
- Kickplates on lower segment
- Single screen door

Project Costs

- Site protection
- Debris Removal
- Project management
- Travel

VA-OA - Generator

- 22 KW Generac Generator
- Propane Tank Installation
- Electric Installation
- Generator Installation

Labor: \$ 3,420.00

Material: \$ 14,280.00

Company Overhead, Plans Permit & Profit

Plans / Design	\$ 5,200.00
Permit / Survey	\$ 0.00

ACCEPTANCE: This Proposal is part of the contract documents and all terms and conditions of the contract apply as applicable. This proposal is valid for (30) Thirty days and subject to change and or be withdrawn by the contractor thereafter.

X _____
Owner's / Client / Owner Agent- Acceptance and Approval - Sign

Date Accepted

Print name and Title

=====

Contractor - Sign
Michael Jones, CEO - Universal Design Solutions

Date

***** See Below for Electronic Approval / Signature *****

Signature _____
Print Name: _____
Date: _____