



AVALON HOUSING

Capital Repair and Rehabilitation Funding Request

*Urgent Capital Repairs and Planned Rehabilitation at Downtown Ann Arbor
Affordable and Supportive Housing Properties*

Prepared for
Maura K. Thomson, Executive Director
and the
Ann Arbor Downtown Development Authority Executive Committee

Prepared by Avalon Housing
July 27, 2026

To	Maura K. Thomson, Executive Director, and the Ann Arbor Downtown Development Authority Executive Committee
From	Joel Barson, Asset and Compliance Manager, Avalon Housing
Re	Capital Repair and Rehabilitation Funding Request for Downtown Affordable Housing Properties
Date	July 27, 2026

Dear Maura and members of the Executive Committee,

Thank you for the guidance you have provided as Avalon assembled this request. The packet began with urgent repair needs at 522 S Division, 411 N Ashley, and 211 E Davis. Following our recent conversation about the planned substantial rehabilitation of 211 E Davis, we have added that project so the DDA can consider the related requests together.

This combined packet distinguishes the \$165,000.00 urgent-repair request from the separate \$230,000.00 financing request for the 211 E Davis rehabilitation. The urgent work protects resident safety, keeps buildings in service, and preserves deeply affordable housing. The planned rehabilitation is a comprehensive preservation project intended to extend the useful life, efficiency, safety, and habitability of all 14 units at 211 E Davis.

Avalon respectfully requests DDA support totaling **\$395,000.00**: \$165,000.00 for the urgent repairs described here, including reimbursement for the completed 211 E Davis sewer repair, and \$230,000.00 toward the planned 211 E Davis substantial rehabilitation.

We are grateful for the DDA's partnership in keeping downtown a place where people of all incomes can live. We would welcome the chance to answer questions or walk the Committee through any of the properties.

With appreciation,

Joel Barson

Asset and Compliance Manager, Avalon Housing
1327 Jones Drive, Suite 102, Ann Arbor, MI 48105
(734) 663-5858

Executive Summary

Avalon Housing is requesting DDA support for urgent capital repairs at three affordable and supportive housing properties in downtown Ann Arbor - 522 S Division, 411 N Ashley, and 211 E Davis - and for a planned substantial rehabilitation of 211 E Davis. Together these properties provide deeply affordable homes for residents at or below 50 percent of Area Median Income, including people who have experienced homelessness and people with special needs.

The urgent repairs address resident safety, accessibility, safe building exit (egress), emergency building systems, and basic structural preservation. They include a fire escape and deck repair and basement wall stabilization at 522 S Division, a porch and accessibility ramp rebuild and common bath renovation at 411 N Ashley, and a completed emergency sewer repair at 211 E Davis. The separate 211 E Davis rehabilitation will address the building envelope, mechanical and life-safety systems, drainage, energy performance, unit interiors, and resident relocation during construction.

The total DDA request is **\$395,000.00**: \$165,000.00 for urgent repairs and \$230,000.00 for the 211 E Davis substantial rehabilitation.

These are practical preservation needs at buildings already serving residents today. The urgent work keeps residents safe and buildings operational now; the substantial rehabilitation protects 14 additional units for the long term. Supporting both components preserves existing affordable housing downtown at a fraction of the cost of replacing it.

Note on pricing: The \$165,000.00 urgent-repair request is based on contractor bids and invoices, with one preliminary estimate for the 411 N Ashley common bath, and includes a 10 percent contingency. The separate \$230,000.00 rehabilitation request comes from the \$1,307,300.00 development pro forma for 211 E Davis, which already includes a \$126,000.00 rehabilitation contingency. No additional contingency is added to the \$230,000.00 DDA share. All other proposed funding sources for the 211 rehab have been awarded.

Funding Request Summary

Property	Repair need	Amount	Status	Why it matters
522 S Division	Fire escape, deck and security gate; basement stabilization	\$31,289.00	Contractor bids	Protects safe exit and stabilizes a bowing foundation
411 N Ashley	Porch and accessibility ramp; common bath renovation	\$80,969.00	Bid plus preliminary estimate	Preserves accessible entry and sanitary shared facilities
211 E Davis	Completed emergency sewer repair	\$37,748.61	Invoices; work complete	Restored sanitary service for a 14-unit building
Urgent repairs subtotal	Sum of the three repair needs above	\$150,006.61	Bids, invoices and one preliminary estimate	Direct repair costs before contingency
Repair contingency	10 percent of urgent repair subtotal, rounded	\$14,993.39	Included	Covers final quotes and unforeseen field conditions
Urgent repairs request	Repair subtotal plus contingency	\$165,000.00	Requested	Original three-property repair request
211 E Davis	Substantial rehabilitation financing gap	\$230,000.00	Development pro forma	Completes a \$1,307,300 financing plan with \$1,077,300 in other awarded sources
Total DDA request	Urgent repairs plus 211 E Davis rehabilitation	\$395,000.00	Requested	Combined request presented for coordinated DDA review

How the combined request is calculated: The urgent repairs total \$150,006.61 before contingency: \$31,289.00 at 522 S Division, \$80,969.00 at 411 N Ashley, and \$37,748.61 at 211 E Davis. Adding the \$14,993.39 repair contingency produces the \$165,000.00 urgent-repair request. The separate 211 E Davis rehabilitation has a \$1,307,300.00 development budget and a \$230,000.00 DDA financing gap. Together, the two requests total \$395,000.00.

Property and Affordability Summary

The table below summarizes units, affordability restrictions, subsidy and voucher mix, and the population served at each property.

Property	Units	Affordability restrictions and AMI	Subsidy / voucher mix	Population served
522 S Division (part of 518 / 520 / 522 S Division)	7 SRO units at 522 (16 total across the three-building property)	All units income-restricted at 50% AMI. At 522: 2 Low HOME and 5 High HOME units. Across the property: FHLB set-asides of 4 special needs and 4 homeless units (cannot overlap); minimum 4 Low HOME.	At 522: 2 AAHC PBV, 2 SPC, 2 PSH-S, and 1 base income-restricted unit.	6 of the 7 units at 522 are tied to chronic homelessness or supportive housing criteria; 1 is income-restricted only. Acquired by Avalon in 1993.
411 N Ashley	6 SRO units	3 units at 30% AMI and 3 units at 50% AMI (City of Ann Arbor Housing Trust Fund). Minimum 4 units Low HOME. Rents set at 30% of tenant income.	All 6 units supported through the Ashley Supportive Housing Program (HUD SHP).	All 6 units serve people experiencing chronic homelessness (first priority for new move-ins). 24-hour staff on site. Building dates to about 1900.
211 E Davis	14 units plus 1 community center	All 14 units income-restricted at 50% AMI (Washtenaw County Housing Contingency Fund and City of Ann Arbor HOME). Minimum 3 units Low HOME.	2 MSHDA scattered-site PBV units and 2 PBV units for homeless veterans (VASH), plus SPC, AAHC PBV, and PSH-S units.	All 14 units serve people who are homeless or have special needs. Amenities include free laundry, a community room, and gardens. Building dates to 1940.

Ongoing affordability: All three properties are subject to ongoing affordability restrictions under their existing regulatory agreements, and will remain income-restricted affordable housing. Supporting the repairs and rehabilitation preserves that affordability rather than creating a short-term benefit.

Terms: AMI is Area Median Income. HOME refers to federal HOME program income and rent limits (Low HOME and High HOME). PBV is a project-based voucher; AAHC is the Ann Arbor Housing Commission. SPC and PSH-S refer to supportive housing grant and permanent supportive housing units. SHP is the HUD Supportive Housing Program. VASH is the veterans' housing voucher program. FHLB is the Federal Home Loan Bank. SRO is a single room occupancy unit.

Project Detail: 522 S Division

518, 520, and 522 South Division, Ann Arbor, MI 48104

Property overview

522 S Division is part of Avalon's three-building property at 518, 520, and 522 South Division. Together the three buildings provide 16 units of affordable housing downtown, all income-restricted at 50 percent of Area Median Income, with supportive housing set-asides for people experiencing homelessness and people with special needs. Avalon acquired the property in 1993.

522 itself has 7 single room occupancy units. Six of the seven units are tied to chronic homelessness or supportive housing criteria, and one is income-restricted only.

Repair need

There are two repair needs at 522. The first is a fire escape and deck repair tied to safe resident exit from the building, which also includes a security gate. The second is basement stabilization: the basement block walls are cracking and bowing inward from soil, water, and frost pressure. Temporary bracing is already in place, design and engineering are complete, and the permanent repair will add structural bracing to stabilize the foundation walls.

Cost and source of pricing

Fire escape and deck repair (with security gate): \$15,669.00. This is our bid from Qualified Construction (proposal dated April 22, 2025) to replace the west-side fire escape, following the original architectural drawings with added upgrades, and to build a 5-foot fence with an egress-only gate at the base of the stairway.

Basement stabilization: \$15,620.00. This is our bid from Foundation Restoration, based on the engineered drawing. It includes the permit and installs 17 SampsonBrace units and 5 Carbon Guard straps. Waterproofing is not included.

Total for 522 S Division: \$31,289.00.

Both contractor proposals are included in the appendix.

Project timing

The projected schedule identifies the DDA request in August 2026, funding coordination in September and October 2026, and funding secured in December 2026. At 522 S Division, basement stabilization and fire escape and deck work are projected for November and December 2026, with February 2027 identified as the fire escape target milestone.

Urgency and safety issue

The fire escape supports safe egress, which is a life-safety function for residents. The basement walls are actively cracking and bowing, and are currently held by temporary bracing. Permanent stabilization is needed to protect the structure and keep the building safely in service.

Affordability and resident impact

522 provides deeply affordable, supportive housing, including for residents who have experienced homelessness. The units are restricted at 50 percent AMI, with a mix of AAHC project-based vouchers, supportive housing grant units (SPC), and permanent supportive housing units (PSH-S). Keeping the building safe and stable preserves scarce, deeply affordable downtown housing for the residents who call it home.

Recommended action

Avalon requests DDA support of \$31,289.00 for the fire escape and deck repair and the basement stabilization bid. A 10 percent contingency is applied to the urgent-repair subtotal, as shown in the Funding Request Summary.

Project Detail: 411 N Ashley

411 North Ashley, Ann Arbor, MI 48103

Property overview

411 N Ashley is a single room occupancy building dating to about 1900, with 6 units and 24-hour staff on site. All six units serve people experiencing chronic homelessness, who are the first priority for new move-ins, through the Ashley Supportive Housing Program (HUD SHP). Three units are restricted at 30 percent AMI and three at 50 percent AMI under the City of Ann Arbor Housing Trust Fund, with a minimum of four Low HOME units. Rents are set at 30 percent of tenant income.

Repair need

The first project replaces and rebuilds the existing ramp and porch deck at the front of the house, following plans provided by Avalon's architect. The contractor's scope includes obtaining the city building permit with the stamped architectural drawing, demolishing and disposing of the existing structure, any necessary bracing and temporary support, temporary construction fencing and site barricades, and full site restoration at the conclusion of the project.

The second project is a renovation of the building's common bath. None of the six SRO units has a private bathroom, so this shared bathroom serves every resident in the building. The work would replace the existing tile, install weatherproof wainscoting, and add a hose bib so that the bathroom can be properly cleaned and maintained.

Cost and source of pricing

Porch and accessibility ramp: \$64,969.00, from the contractor proposal by John Hofmeister, Q.C.C., dated October 9, 2025. The price includes all necessary equipment, tools, labor, and materials.

Common bath renovation: \$16,000.00. This is a preliminary figure. John Scott is gathering contractor quotes, and the amount will be confirmed before any work is authorized.

Total for 411 N Ashley: \$80,969.00.

Project timing

The projected schedule identifies the DDA request in August 2026, funding coordination in September and October 2026, and funding secured in December 2026. At 411 N Ashley, common-bath interior accessibility work is projected from November 2026 through January 2027, and porch and ramp exterior accessibility work from February through April 2027.

Urgency and safety issue

The porch and ramp are the accessible entry and the everyday means of getting in and out of the building for residents. Rebuilding them protects safe access and use for a supportive housing site that operates around the clock, and prevents further deterioration of the building envelope at the front entry.

The common bath is the only bathroom available to residents. Its condition affects daily living for all six households, and the deteriorated tile and lack of a hose bib make the room difficult to keep clean and sanitary.

Affordability and resident impact

411 N Ashley is permanent supportive housing for people who have experienced chronic homelessness, at some of the lowest rents in Avalon's portfolio (30 percent of tenant income). Preserving safe, accessible entry and a functional shared bathroom keeps these six deeply affordable units in service downtown.

Recommended action

Avalon requests DDA support of \$80,969.00 for the porch and accessibility ramp replacement and the common bath renovation. A 10 percent contingency is applied to the urgent-repair subtotal, as shown in the Funding Request Summary.

Project Detail: 211 E Davis

211 East Davis, Ann Arbor, MI 48104

Property overview

211 E Davis is a 1940 building with 14 units plus a community center. All 14 units are income-restricted at 50 percent AMI (Washtenaw County Housing Contingency Fund and City of Ann Arbor HOME), and all 14 serve people who are homeless or have special needs. The subsidy mix includes two MSHDA scattered-site project-based vouchers, two project-based vouchers for homeless veterans (VASH), and additional supportive housing units. Amenities include free laundry, a community room, and gardens.

Repair need

The first component at 211 E Davis was an emergency sewer repair. The building's 4-inch sewer backed up, and jetting could not clear it because the line had collapsed on its way to the city tap. After camera locating, the crew excavated beneath the sidewalk, installed a cleanout, and found the collapse was farther downstream, which required a street closure and excavation. The City of Ann Arbor confirmed the sanitary tap had not collapsed, making the building sewer Avalon's responsibility. The crew removed shattered clay pipe, installed new 4-inch PVC to the city tap, passed inspection, confirmed the connection by camera, and restored the sidewalk and road.

Cost and source of pricing

Associated Plumbing invoice: \$18,408.10 (Invoice i18985, Work Order 21508, dated June 1, 2026) for the emergency jetting, camera locating, plumbing labor, materials, and the plumbing permit.

Diggit Contracting invoice: \$19,340.51 (Invoice 2026-150, dated June 29, 2026) for the excavation, street cutting, right-of-way permit, trench shoring, barricading, concrete and asphalt work, and sidewalk and road restoration.

Total for 211 E Davis: \$37,748.61.

Both invoices are included in the appendix.

Emergency repair urgency and safety issue

This work is already complete. A collapsed building sewer is an emergency: without a working sewer the building cannot safely house residents. Avalon authorized the repair immediately rather than waiting to secure funding, because leaving 14 households without sanitary service was not a safe or lawful option. The failure was underground and downstream of the building, which is why excavation, a street closure, and road restoration were unavoidable rather than optional.

Avalon is therefore seeking reimbursement for this completed work.

Financial impact on Avalon

Because the sewer failure had to be corrected immediately, Avalon paid \$37,748.61 before outside funding was secured. That payment came from Avalon's limited available capital resources, reducing funds otherwise available for other urgent repairs, resident-safety needs, and planned preservation work.

Reimbursement would restore Avalon's near-term ability to respond to urgent issues elsewhere in the portfolio and keep other priority projects moving. It would also prevent this completed emergency from competing with the larger, separately financed rehabilitation now planned for 211 E Davis.

Planned substantial rehabilitation

Avalon is also preparing a comprehensive rehabilitation of this 1940 building. The exterior scope addresses water management and the building envelope through roof repair, new gutters, new windows, and a new concrete driveway.

Building-system work includes air sealing; replacement of the aging boiler, air-conditioning equipment, and water heater with high-efficiency systems; updated fire safety and alarms; foundation drainage; new kitchen and bath ventilation; and ENERGY STAR appliances.

Interior work includes painting; new doors, hardware, and locksets; networking upgrades; low-flow fixtures; certified low-emitting flooring; bath, electrical-service, cabinet, and trim improvements. Detailed specifications and cost estimates for each unit and building system are included as Appendix F.

Project timing

The projected rehabilitation schedule identifies the DDA request in August 2026; funding coordination in September and October 2026, with funding secured in December 2026; final specifications work from November 2026 through January 2027, with approval targeted for February 2027; bidding and contractor selection from February through March 2027; closing on funding sources in April 2027; and construction from April through December 2027, with completion targeted for December 2027.

Development budget and financing plan

The pro forma shows a total development cost of \$1,307,300.00: \$966,000.00 in rehabilitation costs, including a \$126,000.00 rehabilitation contingency, and \$341,300.00 in soft costs, including temporary relocation.

The pro forma identifies \$1,077,300.00 in other financing sources, leaving a \$230,000.00 gap proposed for DDA support. All other proposed funding sources for the 211 rehab have been awarded. The detailed pro forma is included as Appendix E.

Affordability and resident impact

211 E Davis provides 14 deeply affordable, supportive units at 50 percent AMI for people who are homeless or have special needs, including homeless veterans. Restoring the sewer kept the building fully in service. The planned substantial rehabilitation will preserve those units for the long term while improving safety, efficiency, durability, and resident living conditions.

Recommended action

Avalon requests DDA support totaling \$267,748.61 for 211 E Davis: \$37,748.61 to reimburse the completed emergency sewer repair and \$230,000.00 toward the substantial rehabilitation financing gap. The separate 10 percent contingency shown in the Funding Request Summary applies only to the urgent-repair subtotal; the rehabilitation pro forma already includes its own contingency.

Narrative and Mission Impact

Avalon Housing's mission is to provide safe, affordable homes and supportive services so that people can be stably housed in our community. The three properties in this request are part of that work in the heart of downtown Ann Arbor. They house people at 30 and 50 percent of Area Median Income, including people who have experienced homelessness, people with special needs, and homeless veterans.

Downtown is one of the hardest places in the region to keep housing affordable. Every unit that stays in service is a unit that does not have to be rebuilt or replaced at far greater cost. The urgent repairs in this packet are the ordinary but essential work of keeping older buildings safe and open. The 211 E Davis rehabilitation takes the next step by coordinating major exterior, mechanical, life-safety, drainage, energy, and interior improvements in one preservation project.

This work aligns with the DDA's interest in a downtown that remains livable and mixed-income. Preserving Avalon's downtown properties keeps residents of all incomes living near transit, services, and jobs. A \$230,000.00 DDA investment in the rehabilitation would support a \$1,307,300.00 project alongside \$1,077,300.00 in other awarded sources. All three properties remain under ongoing affordability restrictions.

Requested Action

Avalon Housing respectfully requests that the DDA Executive Committee consider recommending DDA support totaling **\$395,000.00**: \$165,000.00 for the urgent capital repair package and \$230,000.00 for the planned substantial rehabilitation of 211 E Davis.

The combined amount consists of two distinct components. The \$165,000.00 urgent-repair request includes contractor bids and invoices, a preliminary common-bath estimate, and a \$14,993.39 repair contingency. The \$230,000.00 rehabilitation request fills the financing gap in the separate \$1,307,300.00 development budget, which already includes a \$126,000.00 rehabilitation contingency.

The 211 E Davis sewer repair is already complete. Avalon authorized the emergency work immediately to keep the building safely in service and is seeking reimbursement so the expenditure does not crowd out other urgent preservation needs. The rehabilitation request is forward-looking and is supported by the attached scope and pro forma.

Presenting the repair and rehabilitation requests together responds to DDA guidance to avoid separate near-term requests involving the same property. Avalon understands that the request may move to a DDA work session and then through the Executive Committee before reaching the Board, and we are glad to provide any further detail the Committee would find helpful.

Appendices

The following backup documents are included with this packet. Each appendix begins with a cover page.

Appendix	Document	What it shows
A	522 S Division Repair Bids	Qualified Construction fire escape proposal (\$15,669.00) and Foundation Restoration basement stabilization bid (\$15,620.00), based on the engineered drawing
B	411 N Ashley Porch and Ramp Contractor Proposal and Drawings	Contractor proposal (\$64,969.00) and the architectural and planning drawings for the porch and ramp rebuild
C	211 E Davis Invoices	Associated Plumbing invoice i18985 (\$18,408.10) and Diggitt Contracting excavation invoice 2026-150 (\$19,340.51) for the completed sewer repair
D	Property Affordability Detail	Units, AMI restrictions, HOME status, voucher mix, and supportive housing role at each property
E	211 E Davis Development Pro Forma	\$1,307,300.00 development budget, awarded financing sources, and the \$230,000.00 DDA request
F	211 E Davis Detailed Specifications and Cost Estimate	38-page listing of specifications and estimated costs for each unit and building system

APPENDIX A

522 S Division Repair Bids

Qualified Construction fire escape proposal (\$15,669.00) and Foundation Restoration basement stabilization bid (\$15,620.00), based on the engineered drawing.



General Contractors

Licensed & Insured

April 22, 2025

PROPOSAL

Avalon Housing
1327 Jones Drive, suite 102
Ann Arbor, MI. 48105

Att: Jason Potter

Re: fire escape replacement at 522 S. Division

Jason,

We propose to replace the west side fire escape located at 522 South Division in Ann Arbor. We based our price on our discussions at the job site and by examining the original architectural drawings provided to us by you. For the most part, the new wooden fire escape will follow the original design but will have a few upgrades added in that we discussed on site. Our price includes all necessary equipment, tools, labor, and materials to complete the following tasks:

NOTE, * note items that are not included on the original drawings.

- Demo existing wood fire escape structure down to concrete foundations.
- Construct new structure using pressure treated wood for all framing and support members. New structure to match original in size and location.
- New structure to have composite decking surface including stair treads on stairway. *
- New structure to have 2"x8" floor joist spaced 12" on center as opposed to original 2"x6" on 16" centers to give structure added strength and support for composite decking. *
- Add additional 2"x12" stair stringer to provide additional support for composite stair treads. *
- New deck handrails will be 42" in height and have 2"x2" pickets on 4" centers. Original appears to be only 36" high. *
- At the base of stairway, saw cut sidewalk slab and install (2) 4"x4" posts set in concrete for additional support. *

46089 GRAND RIVER AVE., NOVI, MI 48374
PH. 248-684-0005
www.qualifiedconstruction.com

General Contractors

Licensed & Insured

Page 2

- New deck will be bolted to the structure in same location as existing. New structure members will have a flashing installed to prevent moisture penetration into structure.
- Repair cedar shake siding where disturbed by installing new deck and waterproofing.
- At the base of the stairway, construct a 5' high fence with a gate. The gate will allow egress only and automatically close and latch to restrict access from ground. *
- At conclusion of project, remove all construction related debris and dispose of. Clean area and ready for customer use.
- It will be the owner's responsibility to coordinate project with effected tenants. Owner shall provide access and parking space adjacent to the fire escape to facilitate project. Owner shall provide access to power and water for use on project.
- Contractor will gladly coordinate and work with the owner's architect on any design changes.

Total project cost: \$ 15, 669.00

Regards,



John Hofmeister
Estimator, V.P.
Q.C.C.

Foundation Restoration
32755 Wood St
Michigan license #2101107481
Rockwood, Michigan 48173



Customer Proposal

Prepared for:

Potter, Jason
522 South Division Street
Ann Arbor, Michigan 48104
(517)815-4240 / jason.potter@avalonhousing.org

Prepared by:

Pete Konja
3132897516
pete@foundationrest.com
Foundationrest.com



Foundation Restoration
32755 Wood St
Michigan license #2101107481
Rockwood, Michigan 48173
Phone: 1-877-625-3379

Date	Proposal
05/19/2026	Bowing wall - FR plan
Representative	
Pete Konja Phone: 3132897516 Email: pete@foundationrest.com	

Customer Proposal

Potter, Jason
522 South Division Street
Ann Arbor, Michigan 48104
(517)815-4240 / jason.potter@avalonhousing.org

Included

Product		Description	Quantity	Unit
Permit Included		Homeowner would like Foundation Restoration to pull all needed permits from local municipality. Homeowner understands that any change to the scope of work on original work order required by the local inspector could result in additional costs. HOMEOWNER IS RESPONSIBLE TO BE HOME FOR LOCAL INSPECTIONS.	1	ea
SampsonBrace		Install SampsonBrace as shown in drawing and torque to engineered specs.	17	ea
Carbon Fiber Strap		Install Carbon Guard strap as shown in drawing.	5	ea
Notes for Office		Ready ASAP once all utilities utilities are moved.	1	ea
CUSTOMER DUTIES		Avalon will be responsible to have items cleared away from the wall/walls being treated. Foundation Restoration requires at least 5' of clearance for SampsonBraces/carbon fiber straps. All utilities/items in way to be moved by Avalon prior to crew arrival. It is highly recommended that the fire suppression system be disarmed during the work being preformed so a false trigger does not happen. Waterproofing is not included.	1	ea



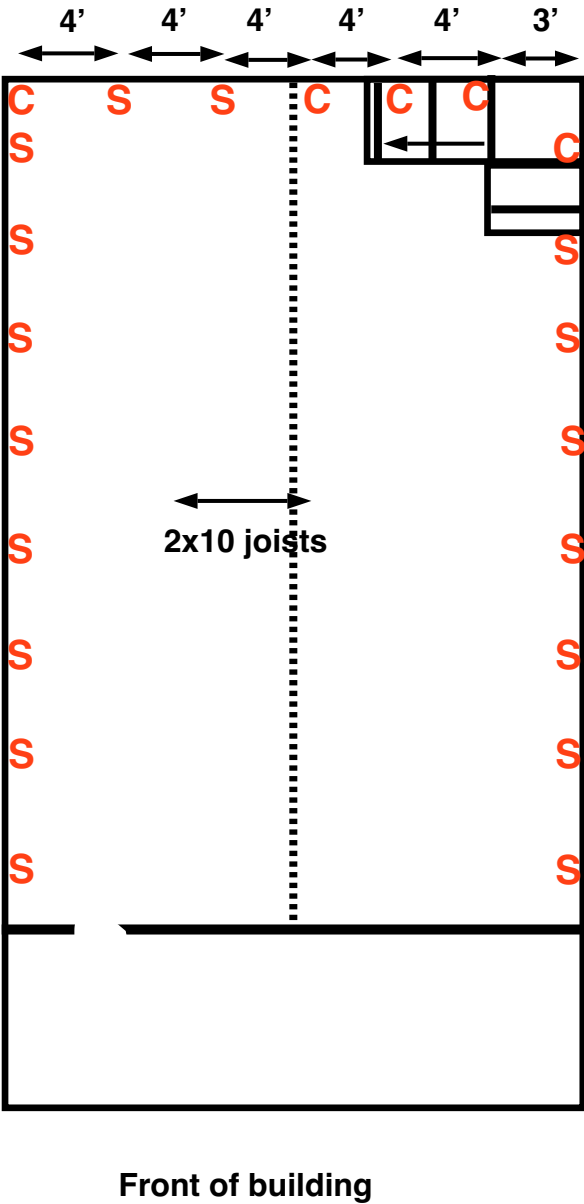
8' from floor to joists. Braces to be installed/pined through the floor, not in the floor.

Total	\$15,620.00
Down Payment (20%)	\$3,124.00
Balance Due Upon Completion (80%)	\$12,496.00

Proposal is valid for 7 days



Customers name



Foundation type	Basement	Wall type	Block	Wall Height	8'
Key	S- Sampson Brace C - Carbon fiber strap				

APPENDIX B

411 N Ashley Porch and Ramp Contractor Proposal and Drawings

Contractor proposal (\$64,969.00) followed by the architectural and planning drawings for the porch and ramp rebuild.

October 9, 2025

PROPOSAL

Avalon Housing
1327 Jones Drive, suite 102
Ann Arbor, MI. 48105

Att; Jason Potter

Re: ramp and porch replacement at 411 N. Ashley, Ann Arbor, MI.

Jason,

Per plans provided to us by you, we propose to replace the existing ramp and porch deck at the front of the house located at 411 North Ashley in Ann Arbor. Our price includes all necessary equipment, tools, labor and materials to complete the following tasks:

GENERAL

- Obtain necessary building permit from the city of Ann Arbor with stamped architectural drawing provided by owner's architect.
- Includes demolishing existing structure and disposing of debris.
- Any necessary bracing and temp support as needed.
- Temporary construction fence and site barricades as needed during construction.
- Restoration of site at conclusion of project.

Total price for project: \$ 64,969.00

Regards,

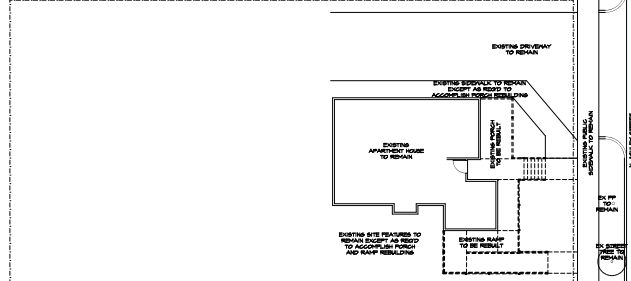
John Hofmeister
Q.C.C.

GENERAL NOTES

1. **Sheet Index:**
A-1: Notes, Key Plan, Demolition Plan, Floor Plan
A-2: Foundation Plan, Framing Plan, Sections
A-3: Details
2. **Project Contact:** David Evans, AIA, Cornerstone Design Inc; 734.663.7580 or david@cornerstoneinc.com
3. For any items not explicitly shown on plans, Contractor shall meet all applicable codes, laws, and regulations as directed by Architect or Building Official. Contact Architect if in doubt about any requirements. Contractor shall notify Architect before proceeding if anything shown is identified by Contractor, Owner, Building Official, etc.) as being not in conformance with an applicable requirement, or if any change to be in conformance will impose additional costs.
4. **Project Scope:** Project consists of renovations to an existing apartment building to replace a deteriorating porch and ramp in generally similar configuration. No changes to building use, construction type, site, height, or occupancy loads.
5. Colors as selected by owner.
6. Perform demolition as shown and as required. Patch finishes where required by demolition.
7. Verify all existing conditions in field. Notify architect of discrepancies before proceeding with construction.
8. Do not scale drawings. Contact architect for any dimensions needed.
9. **Constructive Site Safety:** Site safety is the sole responsibility of the Contractor. The Owner, Architect, Engineer, and/or their subconsultants shall not be expected to assume any responsibility for safety of the Work, of persons engaged in the Work, of any nearby structures, or of any other persons.
10. Unless noted otherwise, dimensions are to face of finish or face of masonry.
11. Contact MDE (DC, 1-800-482-7373), to have existing utilities located prior to performing any excavation on the site.
12. It is the contractor's responsibility to provide adequate shoring and bracing during construction to account for all forces, including but not limited to forces from gravity, earth, wind, and unbalanced forces due to construction sequences.

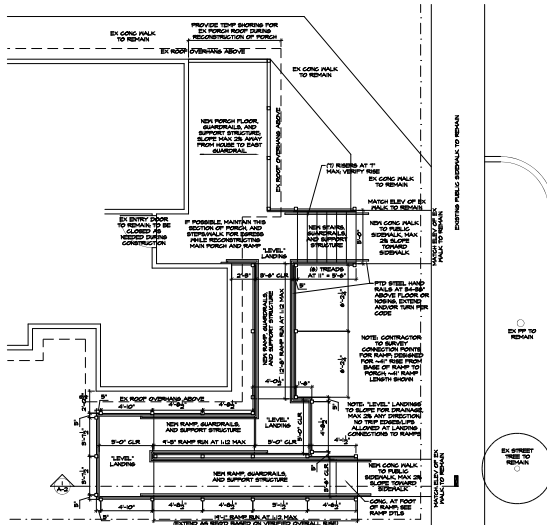
Building Code Information

Building Code	2021 Michigan Residential Code for Existing Buildings (MRCB) / 2021 Michigan Building Code (MBC)
Planning Code	2021 Michigan Planning Code (MPC)
Mechanical Code	2021 Michigan Mechanical Code (MMEC)
Electrical Code	2023 Michigan Electrical Code (MEC)
Fire Code	2021 Michigan Fire Code
Accessibility	ICC A117.1-2017 for Accessible Buildings & Facilities
Energy Code	2021 Michigan Energy Code (MESC) ASHRAE 90.1-2019
Scope	Level 1 Alteration (replacement of deteriorating porch and ramp)
Use Group	A-2/Apartments
Construction Type	Believed to be VB



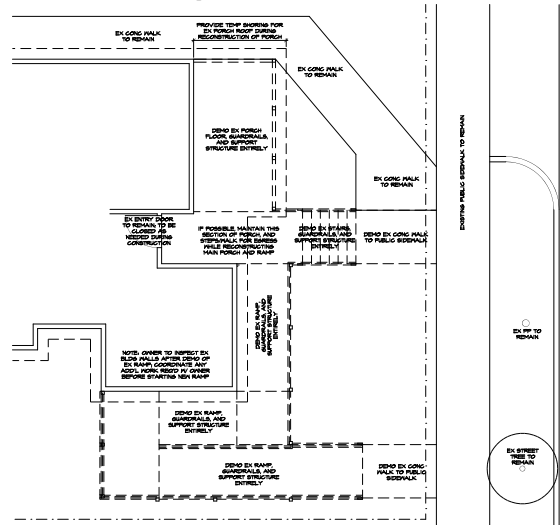
KEY/SITE PLAN

1" = 10'-0"



FLOOR PLAN

1/4" = 1'-0"



DEMOLITION PLAN

1/4" = 1'-0"

Cornerstone Design Inc

734.663.7580
210 Catherine St. Ste. 100
Ann Arbor, MI 48105
info@cornerstoneinc.com

Drawing without seal and signature in this area is not valid for permits or construction

Owner/Client:

Avalon Housing, Inc.

1327 Jones Dr., Suite 102
Ann Arbor, MI 48105
ph: 734.663.5858

Project:

Porch/Ramp Rebuild

411 N. Ashley
Ann Arbor, MI

Issue Date: 8/15/23
Revisions:

Drawn: DUE
Project No.: 202322
Design to be at noted scale only if sheet is printed on 24x36 paper at 100%.

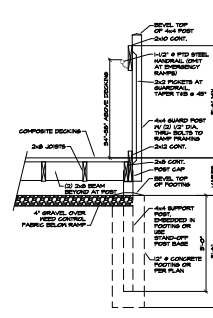
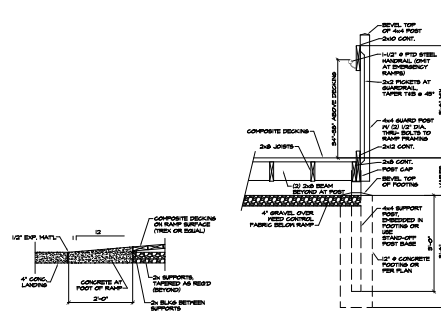
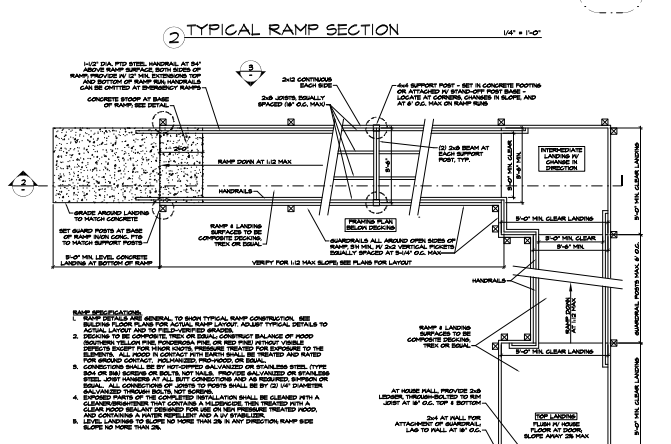
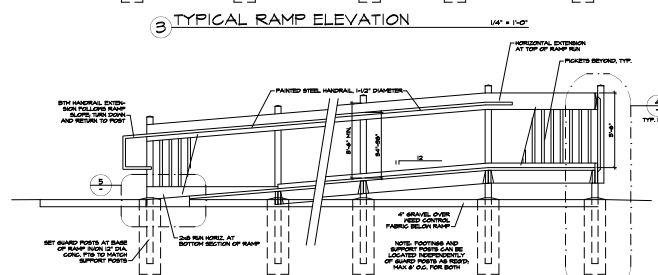
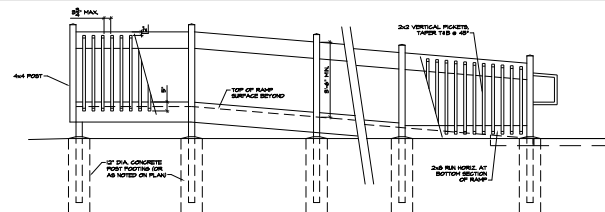
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Drawing Title:

Plans & Notes

Preliminary; Not for Construction

Sheet No. A-1



Cornerstone
Design

734.663.7560
210 Collingwood, Ste. 106
Ann Arbor, MI 48103
info@biodesignilab.com

Drawing without seal and
signature in this area is
not valid for permits or
construction.

Avalon
Housing, Inc.

1327 Jones Dr., Suite 102
Ann Arbor, MI 48105
Tel: 734.966.6666

Project

Porch/Ramp
Rebuild

411 N. Ashley
Ann Arbor, MI

Issue Date: 8/19/2011

Drawn: DJB
Project No.: 202522
Drwgs to be at noted scale
only if sheet is printed on
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Drawing Title:

Typ. Ramp & Porch Details

Preliminary, Not for Construction

Sheet No.:

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APPENDIX C

211 E Davis Invoices

Associated Plumbing invoice i18985 (\$18,408.10) and Diggit Contracting excavation invoice 2026-150 (\$19,340.51) for the completed sewer repair.

Associated Plumbing
3620 Prospect Road
Ann Arbor, MI 48105



Phone: (734) 663-0055
service@associatedplumbing.com
www.associatedplumbing.com

Transaction Date: 6/1/2026

Bill to
Avalon Housing
1327 Jones Drive - Suite #102
Attn: Accounts Payable
Ann Arbor, MI 48105

Ship to
Avalon Housing - 211 E Davis
211 E. Davis Street
Ann Arbor, MI 48104

Work Order #: 21508

Terms: ON RECEIPT

Customer PO #: BUILDING SEWER

Invoice #: i18985

Description	Quantity	Price	Amount
Service to complete after hours emergency jetting of 4" building sewer that had backed up. Attempted to clear blockage but could not push farther than 90ft with hydro-jetter, pulling back sand & mud, indicating pipe had collapse somewhere on its way to city sewer tap. Located camera at farthest point we were able to push it, which ended up being near the city street curb. Returned with excavating contractor to remove sidewalk, excavate, & install cleanout for section beneath sidewalk in hopes of the collapse only being beneath the sidewalk, not the street. Installed clean-out & jetted line but collapse was farther downstream, requiring street closure and excavation. Confirmed with City of Ann Arbor Water Service that the sanitary main did have a tap which had not collapsed, making the building sewer not the city's responsibility. Returned to cut, excavate street, & install new section of 4" PVC in place of shattered 4" clay pipe. Shattered 4" clay laid directly in path of 28" storm sewer main that the city had installed after 211 E Davis building drain was installed. Called storm sewer foreman to investigate but he saw no problems & claimed the sewer had been there since 2008. Jetted remaining clay pipe to city tap, installed new 4" PVC, passed inspection, confirmed good connection to city main with camera & back-filled.	1	\$0.00	\$0.00
After Hours High Pressure Sewer Jetting (Initial 2 Hour Minimum) (2026)	1	\$1,267.50	\$1,267.50
High Pressure Sewer Jetting & Televised Video Discounted Combination (Initial 2 Hour Minimum) (2026)	1	\$1,125.00	\$1,125.00
Electronic Line Locating of Underground Utilities (2026)	1	\$100.00	\$100.00
Underground Excavation Plumbing Labor (Man Hours)	59.75	\$250.00	\$14,937.50
4 in. x 10 ft. Plain End Schedule 40 Plastic Drainage Pipe	2	\$31.80	\$63.60
4 in. PVC DWV Wye	1	\$27.00	\$27.00

Diggit Contracting, Inc.
8762 Harris Rd
Dexter MI 48130

INVOICE

Phone & Fax: (734) 426-1612 email: shedigsit@gmail.com www.diggitcontracting.com	DATE	INVOICE NO.
	6/29/2026	2026-150

BILL TO
Avalon Housing Attn: Dave Schrotenboer 1327 Jones Dr STE 102 Ann Arbor MI 48105

JOB NAME / LOCATION / NUMBER
211 E Davis Ave Ann Arbor MI 48104
TERMS
Due on Receipt

DESCRIPTION	AMOUNT
Excavate for sewer repair between curb and building. 5/7/26	
Dig crew & equipment \$2,500 per day	2,500.00
Job R.O.W. permit	480.00
Sand	66.38
6a stone	157.98
Pro-Tec trench shoring rental	365.06
Cut street & excavate for sewer replacement, sidewalk and road restorations. 5/13/26	
Dig crew & equipment	2,500.00
Ohio Concrete Cutting	780.00
Spartan Barricading road signage rental (entire job)	1,481.52
Sand	247.27
Limestone	393.82
5/14/26	
Dig crew & equipment	2,500.00
Concrete delivered	895.00
Concrete finishing crew	750.00
Materials dumping fee	180.00
Rebar	48.34
White cure	80.76
5/15/26 Clean up job site	
Dig crew & equipment 1/2 day	1,250.00
Topsoil	58.38
	Total
	Amount Paid
Thank You for choosing Diggit Contracting, Inc.	Balance Due

INVOICE

BILL TO
Avalon Housing Attn: Dave Schrotenboer 1327 Jones Dr STE 102 Ann Arbor MI 48105

[illegible]

APPENDIX D

Property Affordability Detail

Unit counts, AMI restrictions, HOME status, voucher mix, and supportive housing role at each property.

Property Affordability Detail

Units, income restrictions, subsidy and voucher mix, and the supportive housing role at each property in this request.

522 S Division (part of 518 / 520 / 522 S Division)

Address	518, 520, and 522 South Division, Ann Arbor, MI 48104
Overall property	16 affordable units across the three buildings; all income-restricted at 50% AMI
Property set-asides	FHLB: 4 special needs units and 4 homeless units (cannot overlap); minimum 4 Low HOME units
522 units	7 SRO units
522 HOME status	2 Low HOME units and 5 High HOME units
522 supportive role	6 of the 7 units tied to chronic homelessness / supportive housing criteria; 1 income-restricted only
522 subsidy / voucher mix	2 AAHC PBV, 2 SPC, 2 PSH-S, and 1 base income-restricted unit
History	Avalon acquired the property in 1993.

411 N Ashley

Address	411 North Ashley, Ann Arbor, MI 48103
Units	6 SRO units; building dates to about 1900; 24-hour staff on site
Income restrictions	3 units at 30% AMI and 3 units at 50% AMI (City of Ann Arbor Housing Trust Fund); minimum 4 units Low HOME
Supportive housing role	All 6 units serve people experiencing chronic homelessness (first priority for new move-ins), Ashley SHP / HUD SHP
Rent basis	Rents set at 30% of tenant income

211 E Davis

Address	211 East Davis, Ann Arbor, MI 48104
Units	14 units plus 1 community center; building dates to 1940
Income restrictions	All 14 units at 50% AMI (Washtenaw County Housing Contingency Fund and City of Ann Arbor HOME); minimum 3 units Low HOME
Supportive housing role	All 14 units serve people who are homeless or have special needs
Subsidy / voucher mix	2 MSHDA scattered-site PBV units and 2 PBV units for homeless veterans (VASH), plus SPC, AAHC PBV, and PSH-S units
Amenities	Free laundry, community room, gardens

Ongoing affordability: All three properties are subject to ongoing affordability restrictions under their existing regulatory agreements, and will remain income-restricted affordable housing.

Terms: AMI is Area Median Income. HOME refers to federal HOME program income and rent limits (Low HOME and High HOME). PBV is a project-based voucher; AAHC is the Ann Arbor Housing Commission. SPC and PSH-S refer to supportive housing grant and permanent supportive housing units. SHP is the HUD Supportive Housing Program. VASH is the veterans' housing voucher program. FHLB is the Federal Home Loan Bank. SRO is a single room occupancy unit.

APPENDIX E

211 E Davis Development Pro Forma

\$1,307,300.00 development budget, awarded financing sources, and the \$230,000.00 DDA request.

PROJECT PROFORMA

211 E Davis

TOTAL NUMBER OF UNITS	14
Efficiency	14
One-bedroom	0
Two-bedroom	0
Three-bedroom	0

Per Unit

DEVELOPMENT BUDGET

Acquisition

Purchase Price	\$0	\$0
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TOTAL ACQUISITION COSTS:	\$0	\$0
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II. Rehabilitation Costs

Rehabilitation cost	\$840,000	\$60,000
Rehabilitation contingency	\$126,000	\$9,000

TOTAL REHABILITATION COSTS:	\$966,000	\$69,000
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III. Soft Costs

Survey	\$2,000	\$143
Cap Needs Assessment	\$12,000	\$857
Consultant Expenses	\$10,000	\$714
Architectural fees	\$0	\$0
Environmental	\$20,000	\$1,429
Energy Audit	\$5,000	\$357
Appraisal	\$3,000	\$214
Developer Fee (15%)	\$170,500	\$12,179
Commitment Fees	\$0	\$0
Inspection fees	\$0	\$0
Legal fees	\$5,000	\$357
Title insurance,Recording fees	\$10,000	\$714
Lender fees	\$0	\$0
Taxes at closing	\$0	\$0
Construction Loan origination	\$0	\$0
Lender legal	\$0	\$0
Construction period taxes	\$0	\$0
Transition period insurance	\$1,000	\$71
Transition period utilities	\$2,000	\$143
Bridge loan Interest	\$0	\$0
Bridge Loan Orig and legal	\$0	\$0
Temporary Relocation	\$91,000	\$6,500
Construction loan interest	\$0	\$0
Operating Reserve	\$0	\$0
Replacement Reserve	\$9,800	\$700

TOTAL SOFT COSTS:	\$341,300	\$24,379
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TOTAL DEVELOPMENT COSTS (I+II+III)	\$1,307,300	\$93,379
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SOURCES OF FINANCING

City CDBG Program Income (2025 RFP)	\$237,710	\$16,979
City CDBG funds FY25 A2	\$257,505	\$18,393
HOME Program Income (2025)	\$33,610	\$2,401
2026 HOME	\$25,043	\$1,789
HOME RFP 2026 application	\$522,086	\$37,292
Ann Arbor DDA	\$230,000	\$16,429
Deferred Developer Fee	\$1,346	\$96

TOTAL	\$1,307,300	\$93,379
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APPENDIX F

211 E Davis Detailed Specifications and Cost Estimate

Detailed specifications and estimated costs for each unit and building system at the 14-unit property.

211 E Davis Scope of Work for Substantial Rehab

Building Exterior

- Roofing- The current roof does not adequately manage water. Needs repair
- Gutters- Install a gutter system
- New Windows
- New concrete driveway

Building Systems

- Air Sealing- Using modern performance sealants and foams we will remove points of air infiltration and improve building comfort and efficiency
- Replace aging boiler and existing Air Conditioning units with modern high efficiency systems
- Update Fire Safety and Alarms
- Build a foundation drainage system to reduce flooding issues
- Replace Water Heater with modern, high efficiency
- New ventilation- bathroom, kitchens.
- New Energy Star appliances throughout- Refrigerator, Stove, Range hood

Building Interiors

- Paint Whole Interior
- New Doors throughout with new hardware and locksets
- Update Networking infrastructure
- New low flow faucets and showerheads
- New flooring- green guard and floorscore certified
- Replace trim as needed
- Update Baths- Toilets, Sinks, Showers
- Replace Electric where needed, including updated service panels
- New Cabinets
- Replace trim as needed

SPECS BY LOCATION/TRADE with Costs

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 211 E Davis Avenue	Unit: Common Area
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Location: 1 - Hall	Approx. Wall SF: 1,120	Ceiling/Floor SF: 264
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Painting & Finishes

5556	PREP AND PAINT WALLS, CEILING & TRIM - GCI	1,810.00	SF		
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Trade: 23 Electric

7811	SMOKE DETECTOR--HARDWIRED--WIRELESS	4.00	EA		
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4 total, evenly spaced in hallway interconnect with detectors in unit #1.

Location Total:

Location: 2 - Entire Interior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 16 Conservation

4860	AIR SEAL BUILDING ENVELOPE	1.00	EA		
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4936	ATTIC INCREASE TO R-49 CELLULOSE	2,200.00	SF		
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Location Total:

Unit Total for 211 E Davis Avenue, Unit Common Area:

Address: 211 E Davis Avenue	Unit: Exterior
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Location: 1 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

965	DRIVEWAY/PARKING LOT--REMOVE & REPLACE--CONCRETE	2,263.00	SF		
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Trade: 10 Carpentry

2715	STUCCO REMOVE/REPLACE ON MASONRY	224.00	SY		
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Trade: 15 Roofing

Address: 211 E Davis Avenue

Unit: Exterior

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	Landscaping				
520	FOUNDATION DRAINAGE SYSTEM	120	SF		

Address: 211 E Davis Avenue			Unit: Exterior		
Location:	1 - Exterior	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4548	PVC ELASTOMERIC ROOFING 45 MIL	5,300.00	SF		
4645	GUTTER/DOWNSPOUT--5" SEAMLESS	106.00	LF		
Trade: 19	Painting & Finishes				
5655	PREP & PAINT EXTERIOR WOOD -- GCI	50.00	SF		
5676	PREP & PAINT EXTERIOR TRIM--LF -- GCI	150.00	LF		
Trade: 23	Electric				
7736	EXTERIOR LIGHT FIXTURE--REPLACE WITH LED --GCI	2.00	EA		
Location Total:					\$

Unit Total for 211 E Davis Avenue, Unit Exterior:

Address: 211 E Davis Avenue			Unit: Exterior		
Location:	1 - Basement	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
723	DEMO WATER HEATER	1.00	EA		
Trade: 22	Plumbing				
6768	GAS LINE--REMOVE AND CAP	30.00	LF		
7056	WATER HEATER PAN & DRAIN PIPING	1.00	EA		
7090	WATER HEATER--80 GALLON ELECTRIC	1.00	EA		
Trade: 23	Electric				
7610	WATER HEATER CIRCUIT	1.00	EA		
Location Total:					

Unit Total for 211 E Davis Avenue, Unit Exterior:

Address: 211 E Davis Avenue			Unit: Unit 01 Common Room		
Location:	1 - Hall	Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec	Quantity	Units	Unit Price	Total Price

Address: 211 E Davis Avenue			Unit: Unit 01 Common Room			
Location: 1 - Hall		Approx. Wall SF: 139		Ceiling/Floor SF: 18		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 10	Carpentry					
3275	LOCKSET--PASSAGE	1.00	EA			
3295	LOCKSET- ADD LOCK & DOOR REINFORCER PLATE	1.00	EA			
Trade: 23	Electric					
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA			
Location Total:						
Location: 2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 10	Carpentry					
3866	WINDOW COVERINGS	4.00	AL			
Trade: 19	Painting & Finishes					
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM			
Trade: 21	HVAC					
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA			
Trade: 23	Electric					
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA			
Location Total:						
Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 22	Plumbing					
6810	FAUCET 1.5 GPM--KITCHEN SINGLE CONTROL - GCI	1.00	EA			
Trade: 23	Electric					
7561	GFCI DEVICE--REPLACE	2.00	EA			
Location Total:						
Location: 4 - Bathroom		Approx. Wall SF: 208		Ceiling/Floor SF: 40		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	

Avalon Housing
Rental

243

County RFP #8718Page 3 of 37

Address: 211 E Davis Avenue	Unit: Unit 01 Common Room
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Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
Trade: 22	Plumbing				
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Location Total:

Location: 5 - Entire Unit	Approx. Wall SF: 544	Ceiling/Floor SF: 259
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
5907	VINYL FLOORING AND UNDERLAYMENT--REMOVE	230.00	SF		
Trade: 10	Carpentry				
2415	SHOE MOLDING	80.00	LF		
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	2.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,150.00	SF		
Trade: 20	Floor Coverings				
5915	VINYL COMPOSITION TILE--LOW VOC	198.00	SF		

Location Total:

Unit Total for 211 E Davis Avenue, Unit Unit 01 Common Room:

Address: 211 E Davis Avenue	Unit: Unit 02
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

Address: 211 E Davis Avenue	Unit: Unit 02
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23	Electric				
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7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		

Location Total:

Location: 2 - Living Room	Approx. Wall SF: 424	Ceiling/Floor SF: 173
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3864	WINDOW COVERINGS--BLINDS	1.00	EA		
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Trade: 20	Floor Coverings				
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5985	AREA RUG--LARGE - GCI	1.00	EA		
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Trade: 21	HVAC				
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6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
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Trade: 23	Electric				
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8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
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Location Total:

Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		

Trade: 23	Electric				
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7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		

Trade: 25	Appliances				
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Address: 211 E Davis Avenue	Unit: Unit 02
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Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 25 Appliances

8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA
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8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA
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Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

3839	SHOWER CURTAIN--FABRIC	1.00	EA
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Trade: 18 Ceramic Tile

5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF
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5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA
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Trade: 22 Plumbing

6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA
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7000	TOILET SEAT	1.00	EA
------	-------------	------	----

Trade: 23 Electric

7561	GFCI DEVICE--REPLACE	1.00	EA
------	----------------------	------	----

7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA
------	-------------------------------------	------	----

7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA
------	---	------	----

Location Total:

Location: 5 - Entire Unit	Approx. Wall SF: 544	Ceiling/Floor SF: 259
----------------------------------	----------------------	-----------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

725	DEMO BASE MOLDING	80.00	LF
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Trade: 10 Carpentry

2415	SHOE MOLDING	80.00	LF
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Trade: 19 Painting & Finishes

Address: 211 E Davis Avenue			Unit: Unit 02		
Location:	5 - Entire Unit	Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		
Location Total:					

Unit Total for 211 E Davis Avenue, Unit Unit 02:

Address: 211 E Davis Avenue			Unit: Unit 03		
Location:	1 - Hall	Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
Location Total:					

Location:	2 - Living Room	Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20	Floor Coverings				
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
Location Total:					

Location:	3 - Kitchen	Approx. Wall SF: 168		Ceiling/Floor SF: 17	
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Address: 211 E Davis Avenue	Unit: Unit 03
------------------------------------	----------------------

Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
------------------------------	-----------------------------	-----------------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25 Appliances					
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		

Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18 Ceramic Tile					
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Address: 211 E Davis Avenue**Unit: Unit 03****Location Total:****Location: 5 - Entire Unit**

Approx. Wall SF: 544

Ceiling/Floor SF: 259

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10 Carpentry					
2415	SHOE MOLDING	80.00	LF		
Trade: 19 Painting & Finishes					
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20 Floor Coverings					
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:**Unit Total for 211 E Davis Avenue, Unit Unit 03:****Address: 211 E Davis Avenue****Unit: Unit 04****Location: 1 - Hall**

Approx. Wall SF: 139

Ceiling/Floor SF: 18

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		

Location Total:**Location: 2 - Living Room**

Approx. Wall SF: 424

Ceiling/Floor SF: 173

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20 Floor Coverings					
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21 HVAC					

Address: 211 E Davis Avenue			Unit: Unit 04		
Location: 2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
Location Total:					
Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25	Appliances				
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		
Location Total:					
Location: 4 - Bathroom		Approx. Wall SF: 208		Ceiling/Floor SF: 40	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Avalon Housing Rental 211 E. Davis 250 County RFP #8718 Page 10 of 37					

Address: 211 E Davis Avenue	Unit: Unit 04
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Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Location Total:

Location: 5 - Entire Unit	Approx. Wall SF: 544	Ceiling/Floor SF: 259
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10	Carpentry				
2415	SHOE MOLDING	80.00	LF		
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:

Unit Total for 211 E Davis Avenue, Unit Unit 04:

Address: 211 E Davis Avenue	Unit: Unit 05
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		

Address: 211 E Davis Avenue	Unit: Unit 05
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23	Electric				
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7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
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Location Total:

Location: 2 - Living Room	Approx. Wall SF: 424	Ceiling/Floor SF: 173
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3864	WINDOW COVERINGS--BLINDS	1.00	EA		
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Trade: 20	Floor Coverings				
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5985	AREA RUG--LARGE - GCI	1.00	EA		
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Trade: 21	HVAC				
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6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
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Trade: 23	Electric				
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8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
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Location Total:

Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
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3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
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3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
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3756	RANGE SPLASH PLATE	1.00	EA		
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Trade: 23	Electric				
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7561	GFCI DEVICE--REPLACE	2.00	EA		
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7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
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Trade: 25	Appliances				
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8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
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Address: 211 E Davis Avenue			Unit: Unit 05		
Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25	Appliances				
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		
Location Total:					
Location: 4 - Bathroom		Approx. Wall SF: 208		Ceiling/Floor SF: 40	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		
Location Total:					
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10	Carpentry				
2415	SHOE MOLDING	80.00	LF		
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
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Address: 211 E Davis Avenue			Unit: Unit 05		
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Painting & Finishes				
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		
Location Total:					

Unit Total for 211 E Davis Avenue, Unit Unit 05:

Address: 211 E Davis Avenue			Unit: Unit 06		
Location: 1 - Hall		Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
Location Total:					

Location: 2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20	Floor Coverings				
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
Location Total:					

Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
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Address: 211 E Davis Avenue	Unit: Unit 06
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Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25	Appliances				
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		

Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Address: 211 E Davis Avenue**Unit: Unit 06****Location Total:****Location: 5 - Entire Unit**

Approx. Wall SF: 544

Ceiling/Floor SF: 259

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10 Carpentry					
2415	SHOE MOLDING	80.00	LF		
Trade: 19 Painting & Finishes					
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20 Floor Coverings					
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:**Unit Total for 211 E Davis Avenue, Unit Unit 06:****Address: 211 E Davis Avenue****Unit: Unit 07****Location: 1 - Hall**

Approx. Wall SF: 139

Ceiling/Floor SF: 18

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		

Location Total:**Location: 2 - Living Room**

Approx. Wall SF: 424

Ceiling/Floor SF: 173

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20 Floor Coverings					
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21 HVAC					

Address: 211 E Davis Avenue	Unit: Unit 07
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Location: 2 - Living Room	Approx. Wall SF: 424	Ceiling/Floor SF: 173
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		

Location Total:

Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25	Appliances				
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		

Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		

Address: 211 E Davis Avenue	Unit: Unit 07
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Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Location Total:

Location: 5 - Entire Unit	Approx. Wall SF: 544	Ceiling/Floor SF: 259
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10	Carpentry				
2415	SHOE MOLDING	80.00	LF		
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:

Unit Total for 211 E Davis Avenue, Unit Unit 07:

Address: 211 E Davis Avenue	Unit: Unit 08
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		

Address: 211 E Davis Avenue	Unit: Unit 08
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23	Electric				
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7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
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Location Total:

Location: 2 - Living Room	Approx. Wall SF: 424	Ceiling/Floor SF: 173
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3864	WINDOW COVERINGS--BLINDS	1.00	EA		
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Trade: 20	Floor Coverings				
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5985	AREA RUG--LARGE - GCI	1.00	EA		
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Trade: 21	HVAC				
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6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
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Trade: 23	Electric				
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8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
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Location Total:

Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
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3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
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3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
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3756	RANGE SPLASH PLATE	1.00	EA		
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Trade: 23	Electric				
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7561	GFCI DEVICE--REPLACE	2.00	EA		
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7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
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Trade: 25	Appliances				
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8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
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Address: 211 E Davis Avenue			Unit: Unit 08		
Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25 Appliances					
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		
Location Total:					
Location: 4 - Bathroom		Approx. Wall SF: 208		Ceiling/Floor SF: 40	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18 Ceramic Tile					
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		
Location Total:					
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10 Carpentry					
2415	SHOE MOLDING	80.00	LF		
Trade: 19 Painting & Finishes					
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		

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Address: 211 E Davis Avenue			Unit: Unit 08		
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Painting & Finishes				
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		
Location Total:					

Unit Total for 211 E Davis Avenue, Unit Unit 08:

Address: 211 E Davis Avenue			Unit: Unit 09		
Location: 1 - Hall		Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
Location Total:					

Location: 2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20	Floor Coverings				
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
Location Total:					

Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
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Address: 211 E Davis Avenue	Unit: Unit 09
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Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25 Appliances					
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		

Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18 Ceramic Tile					
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Address: 211 E Davis Avenue	Unit: Unit 09
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Location Total:

Location:		5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #		Spec		Quantity	Units	Unit Price	Total Price
Trade:	5	Demolition & Disposal					
	725	DEMO BASE MOLDING		80.00	LF		
Trade:	10	Carpentry					
	2415	SHOE MOLDING		80.00	LF		
Trade:	19	Painting & Finishes					
	5465	REPAIR CRACKS/HOLES FOR PAINT		1.00	RM		
	5564	PREP & PAINT ENTIRE UNIT - GCI		1,000.00	SF		
Trade:	20	Floor Coverings					
	5922	UNDERLAY AND RESILIENT FLOORING - GCI		198.00	SF		

Location Total:

Unit Total for 211 E Davis Avenue, Unit Unit 09:

Address: 211 E Davis Avenue	Unit: Unit 10
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Location: 1 - Hall		Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		

Location Total:

Location:		2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #		Spec		Quantity	Units	Unit Price	Total Price
Trade: 10		Carpentry					
3864		WINDOW COVERINGS--BLINDS		1.00	EA		
Trade: 20		Floor Coverings					
5985		AREA RUG--LARGE - GCI		1.00	EA		
Trade: 21		HVAC					

Address: 211 E Davis Avenue			Unit: Unit 10		
Location: 2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
Location Total:					
Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25	Appliances				
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		
Location Total:					
Location: 4 - Bathroom		Approx. Wall SF: 208		Ceiling/Floor SF: 40	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
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Address: 211 E Davis Avenue	Unit: Unit 10
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Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Location Total:

Location: 5 - Entire Unit	Approx. Wall SF: 544	Ceiling/Floor SF: 259
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10	Carpentry				
2415	SHOE MOLDING	80.00	LF		
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:

Unit Total for 211 E Davis Avenue, Unit Unit 10:

Address: 211 E Davis Avenue	Unit: Unit 11
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		

Address: 211 E Davis Avenue	Unit: Unit 11
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23	Electric				
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7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
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Location Total:

Location: 2 - Living Room	Approx. Wall SF: 424	Ceiling/Floor SF: 173
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3864	WINDOW COVERINGS--BLINDS	1.00	EA		
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Trade: 20	Floor Coverings				
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5985	AREA RUG--LARGE - GCI	1.00	EA		
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Trade: 21	HVAC				
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6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
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Trade: 23	Electric				
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8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
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Location Total:

Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10	Carpentry				
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3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
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3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
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3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
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3756	RANGE SPLASH PLATE	1.00	EA		
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Trade: 23	Electric				
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7561	GFCI DEVICE--REPLACE	2.00	EA		
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7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
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Trade: 25	Appliances				
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8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
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Address: 211 E Davis Avenue			Unit: Unit 11		
Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25 Appliances					
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		
Location Total:					
Location: 4 - Bathroom		Approx. Wall SF: 208		Ceiling/Floor SF: 40	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18 Ceramic Tile					
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		
Location Total:					
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10 Carpentry					
2415	SHOE MOLDING	80.00	LF		
Trade: 19 Painting & Finishes					
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		

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Address: 211 E Davis Avenue			Unit: Unit 11		
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Painting & Finishes				
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		
Location Total:					

Unit Total for 211 E Davis Avenue, Unit Unit 11:

Address: 211 E Davis Avenue			Unit: Unit 12		
Location: 1 - Hall		Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
Location Total:					

Location: 2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20	Floor Coverings				
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
Location Total:					

Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
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Address: 211 E Davis Avenue	Unit: Unit 12
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Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25 Appliances					
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		

Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18 Ceramic Tile					
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Address: 211 E Davis Avenue**Unit: Unit 12****Location Total:****Location: 5 - Entire Unit**

Approx. Wall SF: 544

Ceiling/Floor SF: 259

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10 Carpentry					
2415	SHOE MOLDING	80.00	LF		
Trade: 19 Painting & Finishes					
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20 Floor Coverings					
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:**Unit Total for 211 E Davis Avenue, Unit Unit 12:****Address: 211 E Davis Avenue****Unit: Unit 13****Location: 1 - Hall**

Approx. Wall SF: 139

Ceiling/Floor SF: 18

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		

Location Total:**Location: 2 - Living Room**

Approx. Wall SF: 424

Ceiling/Floor SF: 173

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20 Floor Coverings					
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21 HVAC					

Address: 211 E Davis Avenue	Unit: Unit 13
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Location: 2 - Living Room	Approx. Wall SF: 424	Ceiling/Floor SF: 173
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		

Location Total:

Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25	Appliances				
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		

Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		

Address: 211 E Davis Avenue	Unit: Unit 13
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Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Location Total:

Location: 5 - Entire Unit	Approx. Wall SF: 544	Ceiling/Floor SF: 259
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10	Carpentry				
2415	SHOE MOLDING	80.00	LF		
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:

Unit Total for 211 E Davis Avenue, Unit Unit 13:

Address: 211 E Davis Avenue	Unit: Unit 14
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Location: 1 - Hall	Approx. Wall SF: 139	Ceiling/Floor SF: 18
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		

Address: 211 E Davis Avenue			Unit: Unit 14			
Location: 1 - Hall			Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
7812	SMOKE DETECTOR--HARD WIRED--REPLACE		1.00	EA		
Location Total:						
Location: 2 - Living Room			Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry					
3864	WINDOW COVERINGS--BLINDS		1.00	EA		
Trade: 20	Floor Coverings					
5985	AREA RUG--LARGE - GCI		1.00	EA		
Trade: 21	HVAC					
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE		1.00	EA		
Trade: 23	Electric					
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI		1.00	EA		
Location Total:						
Location: 3 - Kitchen			Approx. Wall SF: 168		Ceiling/Floor SF: 17	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry					
3715	CABINET--REPLACE WOOD BASE - GCI		4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI		4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI		4.50	LF		
3756	RANGE SPLASH PLATE		1.00	EA		
Trade: 23	Electric					
7561	GFCI DEVICE--REPLACE		2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI		1.00	EA		
Trade: 25	Appliances					
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS		1.00	EA		

Address: 211 E Davis Avenue			Unit: Unit 14		
Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25	Appliances				
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		
Location Total:					
Location: 4 - Bathroom		Approx. Wall SF: 208		Ceiling/Floor SF: 40	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18	Ceramic Tile				
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23	Electric				
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		
Location Total:					
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10	Carpentry				
2415	SHOE MOLDING	80.00	LF		
Trade: 19	Painting & Finishes				
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
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Address: 211 E Davis Avenue			Unit: Unit 14		
Location: 5 - Entire Unit		Approx. Wall SF: 544		Ceiling/Floor SF: 259	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Painting & Finishes				
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20	Floor Coverings				
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		
Location Total:					

Unit Total for 211 E Davis Avenue, Unit Unit 14:

Address: 211 E Davis Avenue			Unit: Unit 15		
Location: 1 - Hall		Approx. Wall SF: 139		Ceiling/Floor SF: 18	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7734	LIGHT FIXTURE--REPLACE WITH LED - GCI	1.00	EA		
7812	SMOKE DETECTOR--HARD WIRED--REPLACE	1.00	EA		
Location Total:					

Location: 2 - Living Room		Approx. Wall SF: 424		Ceiling/Floor SF: 173	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3864	WINDOW COVERINGS--BLINDS	1.00	EA		
Trade: 20	Floor Coverings				
5985	AREA RUG--LARGE - GCI	1.00	EA		
Trade: 21	HVAC				
6175	AIR CONDITIONER--HEAT/COOL MODEL--REPLACE	1.00	EA		
Trade: 23	Electric				
8012	CEILING FAN WITH LIGHT -- REPLACE - GCI	1.00	EA		
Location Total:					

Location: 3 - Kitchen		Approx. Wall SF: 168		Ceiling/Floor SF: 17	
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Address: 211 E Davis Avenue	Unit: Unit 15
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Location: 3 - Kitchen	Approx. Wall SF: 168	Ceiling/Floor SF: 17
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3715	CABINET--REPLACE WOOD BASE - GCI	4.50	LF		
3725	CABINET--REPLACE WOOD WALL - GCI	4.50	LF		
3750	COUNTER TOP--PLASTIC LAMINATE - GCI	4.50	LF		
3756	RANGE SPLASH PLATE	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	2.00	EA		
7837	ADA RANGE HOOD EXTERIOR VENTED--ENERGY STAR - GCI	1.00	EA		
Trade: 25 Appliances					
8429	ELECTRIC STOVE--20" - WITH TEMPERATURE SENSING BURNERS	1.00	EA		
8470	REFRIGERATOR--12 CF FROST FREE	1.00	EA		

Location Total:

Location: 4 - Bathroom	Approx. Wall SF: 208	Ceiling/Floor SF: 40
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3839	SHOWER CURTAIN--FABRIC	1.00	EA		
Trade: 18 Ceramic Tile					
5404	CERAMIC TILE--CLEAN AND RESEAL GROUT	30.00	SF		
5405	BATHTUB RE-CAULK TILE SURROUND--GCI	1.00	EA		
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE WITH FAUCET - GCI	1.00	EA		
7000	TOILET SEAT	1.00	EA		
Trade: 23 Electric					
7561	GFCI DEVICE--REPLACE	1.00	EA		
7753	LED LIGHT FIXTURE--BATH VANITY--GCI	1.00	EA		
7818	VENT FAN-- REPLACE WITH VARIABLE SPEED -- ENERGY STAR - GCI	1.00	EA		

Address: 211 E Davis Avenue

Unit: Unit 15

Location Total:

Location: 5 - Entire Unit

Approx. Wall SF: 544

Ceiling/Floor SF: 259

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
725	DEMO BASE MOLDING	80.00	LF		
Trade: 10 Carpentry					
2415	SHOE MOLDING	80.00	LF		
Trade: 19 Painting & Finishes					
5465	REPAIR CRACKS/HOLES FOR PAINT	1.00	RM		
5564	PREP & PAINT ENTIRE UNIT - GCI	1,000.00	SF		
Trade: 20 Floor Coverings					
5922	UNDERLAY AND RESILIENT FLOORING - GCI	198.00	SF		

Location Total:

Unit Total for 211 E Davis Avenue, Unit Unit 15:

Address Grand Total for 211 E Davis Avenue:

Bidder: _____