

REQUEST FOR BIDS

INVITATION FOR BIDS
SOLICITATION NO.: RFB-10-2024

HOUSING AUTHORITY OF THE CITY OF
ORANGE TEXAS

The Housing Authority of the City of Orange (HACO) is soliciting contractor for the rehabilitation of a duplex apartment in Orange, Texas. Contractor shall furnish labor, parts, equipment, tools, transportation, and all materials for the required service.

Work performed under the contract shall meet all applicable requirements of the latest revision of the Orange Texas building codes for Framing, Electrical, Plumbing HVAC.

Material furnished by the Contractor shall be the latest improved models in current production, as offered to commercial trade, and shall be of quality material.

Used, shopworn, demonstrator, prototype, reconditioned or discontinued models or materials shall not be acceptable.

The warranty period for respondent provided materials shall be for a period of one year after completion of the installation or within the manufacturers' warranty, whichever is the later period. The warranty period shall commence upon date of acceptance by HACO. Contractor shall give HACO immediate notice in writing of any claim, action or suit filed against Contractor by any subcontractor.

HOW TO OBTAIN THE RFB DOCUMENTS
ON THE WEBSITE:

Access: www.orangeha.com
Click on the About Us / Business Opportunities
9:00 am November 12, 2024

CLOSING DATE: November 25, 2024

CLOSING TIME: 2:00 PM

Turn all bids to Orange Housing Authority 516 Burton Avenue Orange Texas, 77630

Proposal Submission: All proposals must be submitted to the HACO office no later than the closing date and closing time deadline. One marked original and signed and three copies, the copies shall be unfolded in a sealed package and addressed.

Mission Risk Consulting Group, LLC

MRCG, LLC
1601 Westheimer Road
Houston, Texas 77006

Insured: Orange Housing Authority
Property: 34 1/2 Cove Drive
Orange, TX 77630

Claim Rep.: Sattie Peinado
Position: Claims Specialist
Company: TML-IRP

Business: (512) 491-2358
E-mail: sattie.peinado@tmlirp.org

Estimator: Paul Tierce
Position: President
Company: MRCG, LLC
Business: 1601 Westheimer Rd
Houston, TX 77006

Business: (713) 956-5255
E-mail: ptierce@missiongrp.com

Claim Number: PR220875

Policy Number: 7559

Type of Loss: Fire

Date Contacted: 8/8/2024 8:53 PM

Date of Loss: 6/19/2024 8:51 AM

Date Inspected: 9/10/2024 10:00 AM

Date Received: 8/8/2024 7:41 PM

Date Entered: 9/18/2024 11:12 AM

Price List: TXHO8X_SEP24
Restoration/Service/Remodel
Estimate: 2024-09-18-1113

This is an estimate only. This estimate in present format is based on information that has been made available to me and collected by me at this time. Should additional information be presented or discovered, I reserve the right to determine the impact of any new information on my opinions and conclusions. I also reserve the right to revise my opinions and conclusions if necessary or warranted by the discovery or review of any additional new information.

This estimate is subject to the review and approval of TML-IRP.

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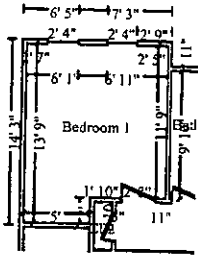
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2024-09-18-1113

ID 179 - Duplex 2BR

Unit 46

Main Level



Bedroom 1

Height: 8'

393.33 SF Walls	137.32 SF Ceiling
530.65 SF Walls & Ceiling	137.32 SF Floor
15.26 SY Flooring	49.17 LF Floor Perimeter
49.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Remove Vinyl tile	137.20 SF
Replace Vinyl tile	137.20 SF
Replace Floor preparation for resilient flooring	137.32 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	216.33 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	216.33 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	137.32 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	137.32 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	530.65 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	530.65 SF
Paint the walls and ceiling - two coats	530.65 SF
Remove Baseboard - 3 1/4"	49.17 LF
Replace Baseboard - 3 1/4"	49.17 LF
Seal (1 coat) & paint (1 coat) baseboard	49.17 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Aluminum window, single hung 9-12 sf	2.00 EA
Replace Aluminum window, single hung 9-12 sf	2.00 EA
Remove Window trim set (casing & stop)	22.70 LF
Replace Window trim set (casing & stop)	22.70 LF
Remove Window sill	5.00 LF
Replace Window sill	5.00 LF
Paint door/window trim & jamb - 2 coats (per side)	3.00 EA
Seal & paint window sill	5.00 LF
Remove Shelving - 12" - in place	5.00 LF
Replace Shelving - 12" - in place	5.00 LF
Remove Closet rod	5.00 LF
Replace Closet rod	5.00 LF

2024-09-18-1113

9/24/2024

Page: 2

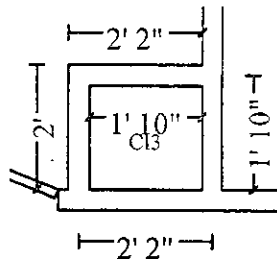
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CONTINUED - Bedroom 1

DESCRIPTION	QUANTITY
Seal & paint wood shelving, 12"- 24" width	5.00 LF
Remove Light fixture	1.00 EA
Replace Light fixture	1.00 EA
Remove Heat/AC register - Mechanically attached	1.00 EA
Replace Heat/AC register - Mechanically attached	1.00 EA

Totals: Bedroom 1



CI3

Height: 8'

55.52 SF Walls	3.01 SF Ceiling
58.52 SF Walls & Ceiling	3.01 SF Floor
0.33 SY Flooring	6.94 LF Floor Perimeter
6.94 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY U
Remove Vinyl tile	3.01 SF
Replace Vinyl tile	3.01 SF
Replace Floor preparation for resilient flooring	3.01 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	30.53 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	30.53 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	3.01 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	3.01 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	58.52 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	58.52 SF
Paint the walls and ceiling - two coats	58.52 SF
Remove Baseboard - 3 1/4"	6.94 LF
Replace Baseboard - 3 1/4"	6.94 LF
Seal (1 coat) & paint (1 coat) baseboard	6.94 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Shelving - 12" - in place	3.00 LF
Replace Shelving - 12" - in place	3.00 LF

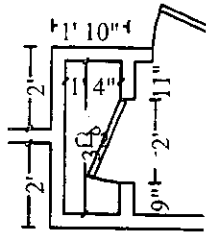
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CONTINUED - CI3

DESCRIPTION	QUANTITY
Remove Closet rod	3.00 LF
Replace Closet rod	3.00 LF
Seal & paint wood shelving, 12"- 24" width	3.00 LF
Remove Light fixture	1.00 EA
Replace Light fixture	1.00 EA

Totals: CI3



CI 2

Height: 8'

79.80 SF Walls	4.84 SF Ceiling
84.65 SF Walls & Ceiling	4.84 SF Floor
0.54 SY Flooring	9.98 LF Floor Perimeter
9.98 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Remove Vinyl tile	4.84 SF
Replace Vinyl tile	4.84 SF
Replace Floor preparation for resilient flooring	4.84 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	43.89 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	43.89 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	4.84 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	4.84 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	84.65 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	84.65 SF
Paint the walls and ceiling - two coats	84.65 SF
Remove Baseboard - 3 1/4"	9.98 LF
Replace Baseboard - 3 1/4"	9.98 LF
Seal (1 coat) & paint (1 coat) baseboard	9.98 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Shelving - 12" - in place	3.00 LF
Replace Shelving - 12" - in place	3.00 LF

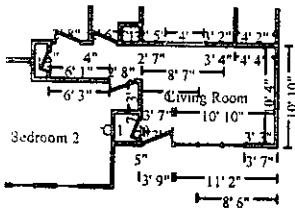
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CONTINUED - C12

DESCRIPTION	QUANTITY
Remove Closet rod	3.00 LF
Replace Closet rod	3.00 LF
Seal & paint wood shelving, 12"- 24" width	3.00 LF
Remove Light fixture	1.00 EA
Replace Light fixture	1.00 EA

Totals: C12



Living Room

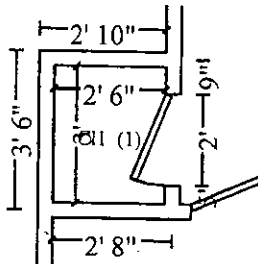
Height: 8'

516.00 SF Walls	180.36 SF Ceiling
696.36 SF Walls & Ceiling	180.36 SF Floor
20.94 SY Flooring	63.83 LF Floor Perimeter
67.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' X 6' 8"

Opens into KITCHEN



Subroom: C11 (1)

Height: 8'

88.00 SF Walls	7.50 SF Ceiling
95.50 SF Walls & Ceiling	7.50 SF Floor
0.83 SY Flooring	11.00 LF Floor Perimeter
11.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Replace Vinyl tile	187.86 SF
Replace Floor preparation for resilient flooring	187.86 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	302.00 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	302.00 SF
Remove Batt insulation - 10" - R30 - unfaced batt	187.86 SF
Replace Batt insulation - 10" - R30 - unfaced batt	187.86 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	791.86 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	791.86 SF
Paint the walls and ceiling - one coats	791.86 SF
Remove Baseboard - 3 1/4"	74.83 LF

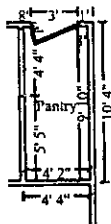
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CONTINUED - Living Room

DESCRIPTION	QUANTITY
Replace Baseboard - 3 1/4"	74.83 LF
Seal (1 coat) & paint (1 coat) baseboard	74.83 LF
Remove Exterior door - metal - insulated - Standard grade	1.00 EA
Replace Exterior door - metal - insulated - Standard grade	1.00 EA
Replace Door lockset - exterior	1.00 EA
Paint door slab only - 2 coats (per side)	3.00 EA
Remove Aluminum window, single hung 9-12 sf	3.00 EA
Replace Aluminum window, single hung 9-12 sf	3.00 EA
Remove Window trim set (casing & stop)	34.10 LF
Replace Window trim set (casing & stop)	34.10 LF
Remove Window sill	7.50 LF
Replace Window sill	7.50 LF
Paint door/window trim & jamb - 2 coats (per side)	3.00 EA
Seal & paint window sill	7.50 LF
Remove Stairway - disappearing (folding) / attic access ladder	1.00 EA
Replace Stairway - disappearing (folding) / attic access ladder	1.00 EA
Seal (1 coat) & paint (1 coat) casing	10.00 LF
Remove Light fixture	3.00 EA
Replace Light fixture	3.00 EA
Remove Heat/AC register - Mechanically attached	1.00 EA
Replace Heat/AC register - Mechanically attached	1.00 EA
Remove Cold air return cover - Large	1.00 EA
Replace Cold air return cover - Large	1.00 EA

Totals: Living Room



Missing Wall - Goes to Floor

Pantry

Height: 8'

195.11 SF Walls	40.97 SF Ceiling
236.08 SF Walls & Ceiling	40.97 SF Floor
4.55 SY Flooring	23.67 LF Floor Perimeter
28.00 LF Ceil. Perimeter	

4' 4" X 6' 8"

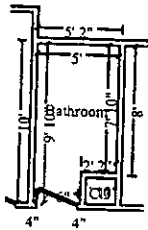
Opens into KITCHEN

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DESCRIPTION	QUANTITY
Replace Vinyl tile	40.97 SF
Replace Floor preparation for resilient flooring	40.97 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	42.92 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	42.92 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	40.97 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	40.97 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	236.08 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	236.08 SF
Paint the walls and ceiling - two coats	236.08 SF
Remove Baseboard - 3 1/4"	23.67 LF
Replace Baseboard - 3 1/4"	23.67 LF
Seal (1 coat) & paint (1 coat) baseboard	23.67 LF
Remove Shelving - 12" - in place	23.67 LF
Replace Shelving - 12" - in place	23.67 LF
Seal & paint wood shelving, 12"- 24" width	23.67 LF
Remove Casing - 4" - hardwood	11.83 LF
Replace Casing - 4" - hardwood	11.83 LF
Paint casing - two coats	11.83 LF

Totals: Pantry



Bathroom

Height: 8'

237.33 SF Walls	44.89 SF Ceiling
282.23 SF Walls & Ceiling	44.89 SF Floor
4.99 SY Flooring	29.67 LF Floor Perimeter
29.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Replace Vinyl tile	44.89 SF
Replace Floor preparation for resilient flooring	44.89 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	59.33 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	59.33 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	44.89 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	44.89 SF
Remove 1/2" water rock (greenboard) hung, taped ready for texture	59.33 SF
Replace 1/2" water rock (greenboard) hung, taped ready for texture	59.33 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	222.89 SF

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CONTINUED - Bathroom

DESCRIPTION	QUANTITY
Replace 1/2" drywall - hung, taped, floated, ready for paint	222.89 SF
Paint part of the walls - two coats	222.89 SF
Remove Baseboard - 3 1/4"	23.73 LF
Replace Baseboard - 3 1/4"	23.73 LF
Seal (1 coat) & paint (1 coat) baseboard	23.73 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Vanity with cultured marble or solid surface top	2.70 LF
Replace Vanity with cultured marble or solid surface top	2.70 LF
Seal & paint vanity - inside and out	2.70 LF
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
Remove Aluminum window, single hung 4-8 sf	1.00 EA
Replace Aluminum window, single hung 4-8 sf	1.00 EA
Remove Window trim set (casing & stop)	8.00 LF
Replace Window trim set (casing & stop)	8.00 LF
Remove Window sill	2.50 LF
Replace Window sill	2.50 LF
Seal & paint window sill	2.50 LF
Remove Light fixture	1.00 EA
Replace Light fixture	1.00 EA
Remove Exhaust fan - Standard grade	1.00 EA
Replace Exhaust fan - Standard grade	1.00 EA
Remove Bathtub - Standard grade	1.00 EA
Replace Bathtub - Standard grade	1.00 EA
Remove Fiberglass tub surround only	1.00 EA
Replace Fiberglass tub surround only	1.00 EA
Remove Tub/shower faucet - Standard grade	1.00 EA
Replace Tub/shower faucet - Standard grade	1.00 EA
Remove Sink faucet - Bathroom	1.00 EA
Replace Sink faucet - Bathroom	1.00 EA
Remove Toilet - Standard grade	1.00 EA
Replace Toilet - Standard grade	1.00 EA
Replace Toilet seat	1.00 EA
Remove Medicine cabinet - Standard grade	1.00 EA
Replace Medicine cabinet - Standard grade	1.00 EA
Remove Towel bar - Standard grade	1.00 EA

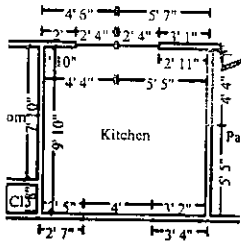
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CONTINUED - Bathroom

DESCRIPTION	QUANTITY
Replace Towel bar - Standard grade	1.00 EA
Remove Heat/AC register - Mechanically attached	1.00 EA
Replace Heat/AC register - Mechanically attached	1.00 EA
Remove Bath accessory - Standard grade	1.00 EA
Replace Bath accessory - Standard grade	1.00 EA
Remove Soap dish - Wall mounted - Standard grade	1.00 EA
Replace Soap dish - Wall mounted - Standard grade	1.00 EA

Totals: Bathroom



Kitchen

Height: 8'

255.11 SF Walls	94.24 SF Ceiling
349.35 SF Walls & Ceiling	94.24 SF Floor
10.47 SY Flooring	30.50 LF Floor Perimeter
38.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor
 Missing Wall - Goes to Floor

4' 4" X 6' 8"
 4' X 6' 8"

Opens into PANTRY
 Opens into LIVING_ROOM2

DESCRIPTION	QUANTITY
Replace Vinyl tile	94.24 SF
Replace Floor preparation for resilient flooring	94.24 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	63.78 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	63.78 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	94.24 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	94.24 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	285.57 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	285.57 SF
Remove 1/2" drywall - hung, taped, ready for texture	63.78 SF
Replace 1/2" drywall - hung, taped, ready for texture	63.78 SF
Paint the walls and ceiling - two coats	349.35 SF
Remove Baseboard - 3 1/4"	22.88 LF
Replace Baseboard - 3 1/4"	22.88 LF
Seal (1 coat) & paint (1 coat) baseboard	22.88 LF

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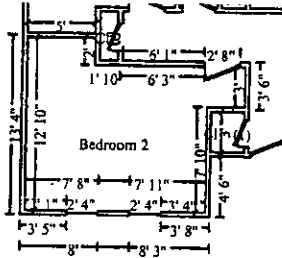
CONTINUED - Kitchen

DESCRIPTION	QUANTITY
Remove Exterior door - metal - insulated - Standard grade	1.00 EA
Replace Exterior door - metal - insulated - Standard grade	1.00 EA
Remove Door lockset - exterior - Standard grade	1.00 EA
Replace Door lockset - exterior - Standard grade	1.00 EA
Seal & paint door slab only (per side)	1.00 EA
Seal & paint door/window trim & jamb - (per side)	3.00 EA
Remove Aluminum window, single hung 9-12 sf	2.00 EA
Replace Aluminum window, single hung 9-12 sf	2.00 EA
Remove Window trim set (casing & stop)	22.70 LF
Replace Window trim set (casing & stop)	22.70 LF
Remove Window sill	5.00 LF
Replace Window sill	5.00 LF
Seal & paint window sill	5.00 LF
Remove Cabinetry - laminate lower (base) units	9.50 LF
Replace Cabinetry - laminate lower (base) units	9.50 LF
Seal & paint cabinetry - lower - inside and out	9.50 LF
Remove Cabinetry - laminate upper (wall) units	9.50 LF
Replace Cabinetry - laminate upper (wall) units	9.50 LF
Seal & paint cabinetry - upper - inside and out	9.50 LF
Remove Countertop - flat laid plastic laminate	11.00 LF
Replace Countertop - flat laid plastic laminate	11.00 LF
Remove Countertop - flat laid plastic laminate	11.00 LF
Replace Countertop - flat laid plastic laminate	11.00 LF
Remove Light fixture	2.00 EA
Replace Light fixture	2.00 EA
Remove Sink - double basin - Standard grade	1.00 EA
Replace Sink - double basin - Standard grade	1.00 EA
Replace Sink strainer and drain assembly	1.00 EA
Remove Refrigerator - top freezer - 18 to 22 cf - Standard grade	1.00 EA
Replace Refrigerator - top freezer - 18 to 22 cf - Standard grade	1.00 EA
Remove Range - freestanding - electric - Standard grade	1.00 EA
Replace Range - freestanding - electric - Standard grade	1.00 EA
Remove Range hood - Standard grade	1.00 EA
Replace Range hood - Standard grade	1.00 EA

Totals: Kitchen

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Bedroom 2

Height: 8'

464.00 SF Walls	162.97 SF Ceiling
626.97 SF Walls & Ceiling	162.97 SF Floor
18.11 SY Flooring	58.00 LF Floor Perimeter
58.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Replace Vinyl tile	162.97 SF
Replace Floor preparation for resilient flooring	162.97 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	255.20 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	255.20 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	162.97 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	162.97 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	626.97 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	626.97 SF
Paint the walls and ceiling - two coats	626.97 SF
Remove Baseboard - 3 1/4"	58.00 LF
Replace Baseboard - 3 1/4"	58.00 LF
Seal (1 coat) & paint (1 coat) baseboard	58.00 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Aluminum window, single hung 9-12 sf	2.00 EA
Replace Aluminum window, single hung 9-12 sf	2.00 EA
Remove Window trim set (casing & stop)	22.70 LF
Replace Window trim set (casing & stop)	22.70 LF
Remove Window sill	5.00 LF
Replace Window sill	5.00 LF
Paint door/window trim & jamb - 2 coats (per side)	3.00 EA
Seal & paint window sill	5.00 LF
Remove Shelving - 12" - in place	5.00 LF
Replace Shelving - 12" - in place	5.00 LF
Remove Closet rod	5.00 LF
Replace Closet rod	5.00 LF
Seal & paint wood shelving, 12" - 24" width	5.00 LF
Remove Light fixture	1.00 EA
Replace Light fixture	1.00 EA
Remove Heat/AC register - Mechanically attached	1.00 EA
Replace Heat/AC register - Mechanically attached	1.00 EA

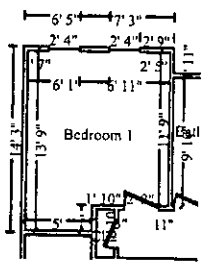
Totals: Bedroom: 2

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Total: Main Level	0.00	
Total: Unit 46	0.00	

Unit 45
 Main Level



Bedroom 1

Height: 8'

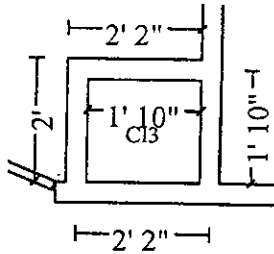
393.33 SF Walls	137.32 SF Ceiling
530.65 SF Walls & Ceiling	137.32 SF Floor
15.26 SY Flooring	49.17 LF Floor Perimeter
49.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Replace Vinyl tile	137.32 SF
Replace Floor preparation for resilient flooring	137.32 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	137.32 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	137.32 SF
Seal/prime (1 coat) then paint (1 coat) the walls and ceiling	530.65 SF
Mask and prep for paint - tape only (per LF)	49.17 LF
Floor protection - plastic and tape - 10 mil	137.32 SF
Seal (1 coat) & paint (1 coat) baseboard	49.17 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Aluminum window, horiz. slider 3-11 sf (2 pane)	2.00 EA
Replace Aluminum window, horiz. slider 3-11 sf (2 pane)	2.00 EA
Paint door/window trim & jamb - 2 coats (per side)	3.00 EA
Seal & paint window sill	5.00 LF
Remove Shelving - 12" - in place	5.00 LF
Replace Shelving - 12" - in place	5.00 LF
Remove Closet rod	5.00 LF
Replace Closet rod	5.00 LF
Seal & paint wood shelving, 12"- 24" width	5.00 LF
Replace Heat/AC register - Mechanically attached - Detach & reset	1.00 EA

Totals: Bedroom 1

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CI3

Height: 8'

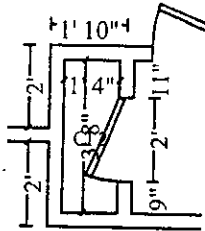
55.52 SF Walls	3.01 SF Ceiling
58.52 SF Walls & Ceiling	3.01 SF Floor
0.33 SY Flooring	6.94 LF Floor Perimeter
6.94 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Remove Vinyl tile	3.01 SF
Replace Vinyl tile	3.01 SF
Replace Floor preparation for resilient flooring	3.01 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	30.53 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	30.53 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	3.01 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	3.01 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	58.52 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	58.52 SF
Paint the walls and ceiling - two coats	58.52 SF
Remove Baseboard - 3 1/4"	6.94 LF
Replace Baseboard - 3 1/4"	6.94 LF
Seal (1 coat) & paint (1 coat) baseboard	6.94 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Shelving - 12" - in place	3.00 LF
Replace Shelving - 12" - in place	3.00 LF
Remove Closet rod	3.00 LF
Replace-Closet rod	3.00 LF
Seal & paint wood shelving, 12"- 24" width	3.00 LF
Remove Light fixture	1.00 EA
Replace Light fixture	1.00 EA

Totals: CI3

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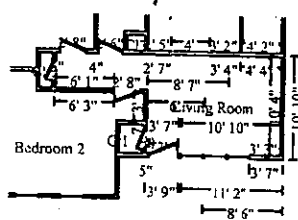
CI 2

Height: 8'

79.80 SF Walls	4.84 SF Ceiling
84.65 SF Walls & Ceiling	4.84 SF Floor
0.54 SY Flooring	9.98 LF Floor Perimeter
9.98 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Remove Vinyl tile	4.84 SF
Replace Vinyl tile	4.84 SF
Replace Floor preparation for resilient flooring	4.84 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	4.84 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	4.84 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	84.65 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	84.65 SF
Paint the walls and ceiling - two coats	84.65 SF
Remove Baseboard - 3 1/4"	9.98 LF
Replace Baseboard - 3 1/4"	9.98 LF
Seal (1 coat) & paint (1 coat) baseboard	9.98 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Shelving - 12" - in place	9.98 LF
Replace Shelving - 12" - in place	9.98 LF
Seal & paint wood shelving, 12"- 24" width	5.00 LF
Remove Light fixture	1.00 EA
Replace Light fixture	1.00 EA

Totals: CI 2



Living Room

Height: 8'

516.00 SF Walls	180.36 SF Ceiling
696.36 SF Walls & Ceiling	180.36 SF Floor
20.04 SY Flooring	63.83 LF Floor Perimeter
67.83 LF Ceil. Perimeter	

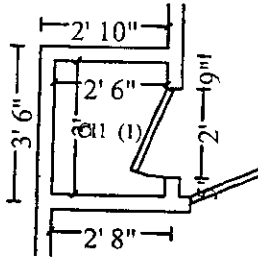
Missing Wall - Goes to Floor

4' X 6' 8"

Opens into KITCHEN

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Subroom: CI1 (1)

Height: 8'

88.00 SF Walls	7.50 SF Ceiling
95.50 SF Walls & Ceiling	7.50 SF Floor
0.83 SY Flooring	11.00 LF Floor Perimeter
11.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Replace Vinyl tile	187.86 SF
Replace Floor preparation for resilient flooring	187.86 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	302.00 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	302.00 SF
Remove Batt insulation - 10" - R30 - unfaced batt	187.86 SF
Replace Batt insulation - 10" - R30 - unfaced batt	187.86 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	791.86 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	791.86 SF
Paint the walls and ceiling - two coats	791.86 SF
Remove Baseboard - 3 1/4"	74.83 LF
Replace Baseboard - 3 1/4"	74.83 LF
Seal (1 coat) & paint (1 coat) baseboard	74.83 LF
Remove Exterior door - metal - insulated - Standard grade	1.00 EA
Replace Exterior door - metal - insulated - Standard grade	1.00 EA
Replace Door lockset - exterior	1.00 EA
Paint door slab only - 2 coats (per side)	3.00 EA
Remove Aluminum window, single hung 9-12 sf	3.00 EA
Replace Aluminum window, single hung 9-12 sf	3.00 EA
Remove Window trim set (casing & stop)	34.10 LF
Replace Window trim set (casing & stop)	34.10 LF
Remove Window sill	7.50 LF
Replace Window sill	7.50 LF
Paint door/window trim & jamb - 2 coats (per side)	3.00 EA
Seal & paint window sill	7.50 LF
Remove Stairway - disappearing (folding) / attic access ladder	1.00 EA
Replace Stairway - disappearing (folding) / attic access ladder	1.00 EA
Seal (1 coat) & paint (1 coat) casing	10.00 LF
Remove Light fixture	3.00 EA
Replace Light fixture	3.00 EA
Remove Heat/AC register - Mechanically attached	1.00 EA
Replace Heat/AC register - Mechanically attached	1.00 EA
Remove Cold air return cover - Large	1.00 EA
Replace Cold air return cover - Large	1.00 EA

2024-09-18-1113

9/24/2024

Page: 15

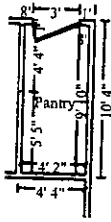
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CONTINUED - Living Room

DESCRIPTION	QUANTITY
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Totals: Living Room



Pantry

Height: 8'

195.11 SF Walls	40.97 SF Ceiling
236.08 SF Walls & Ceiling	40.97 SF Floor
4.55 SY Flooring	23.67 LF Floor Perimeter
28.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 4" X 6' 8"

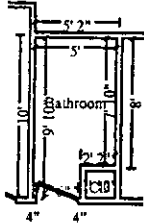
Opens into KITCHEN

DESCRIPTION	QUANTITY
Replace Vinyl tile	40.97 SF
Replace Floor preparation for resilient flooring	40.97 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	42.92 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	42.92 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	40.97 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	40.97 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	236.08 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	236.08 SF
Paint the walls and ceiling - two coats	236.08 SF
Remove Baseboard - 3 1/4"	23.67 LF
Replace Baseboard - 3 1/4"	23.67 LF
Seal (1 coat) & paint (1 coat) baseboard	23.67 LF
Remove Shelving - 12" - in place	23.67 LF
Replace Shelving - 12" - in place	23.67 LF
Seal & paint wood shelving, 12"- 24" width	23.67 LF
Remove Casing - 4" - hardwood	11.83 LF
Replace Casing - 4" - hardwood	11.83 LF
Paint casing - two coats	11.83 LF

Totals: Pantry

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Bathroom

Height: 8'

237.33 SF Walls	44.89 SF Ceiling
282.23 SF Walls & Ceiling	44.89 SF Floor
4.99 SY Flooring	29.67 LF Floor Perimeter
29.67 LF Ceil. Perimeter	

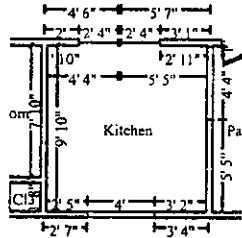
DESCRIPTION	QUANTITY
Replace Vinyl tile	44.89 SF
Replace Floor preparation for resilient flooring	44.89 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	44.89 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	44.89 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	222.89 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	222.89 SF
Paint part of the walls - two coats	222.89 SF
Remove Baseboard - 3 1/4"	29.67 LF
Replace Baseboard - 3 1/4"	29.67 LF
Seal (1 coat) & paint (1 coat) baseboard	23.73 LF
Remove Interior door unit - Standard grade	1.00 EA
Replace Interior door unit - Standard grade	1.00 EA
Replace Door knob - interior	1.00 EA
Paint door slab only - 2 coats (per side)	2.00 EA
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA
Remove Vanity with cultured marble or solid surface top	2.70 LF
Replace Vanity with cultured marble or solid surface top	2.70 LF
Seal & paint vanity - inside and out	2.70 LF
Remove Aluminum window, single hung 4-8 sf	1.00 EA
Replace Aluminum window, single hung 4-8 sf	1.00 EA
Seal & paint window sill	2.50 LF
Replace Light fixture	1.00 EA
Remove Toilet - Standard grade	1.00 EA
Replace Toilet - Standard grade	1.00 EA
Replace Toilet seat	1.00 EA
Replace Towel bar - Detach & reset	1.00 EA
Replace Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
Remove Exhaust fan - Standard grade	1.00 EA
Replace Exhaust fan - Standard grade	1.00 EA

Totals: Bathroom

0.00 4,276.80 872.06 3,404.74

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Kitchen

Height: 8'

255.11 SF Walls	94.24 SF Ceiling
349.35 SF Walls & Ceiling	94.24 SF Floor
10.47 SY Flooring	30.50 LF Floor Perimeter
38.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 4" X 6' 8"

Opens into PANTRY

Missing Wall - Goes to Floor

4' X 6' 8"

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY
Replace Vinyl tile	94.24 SF
Replace Floor preparation for resilient flooring	94.24 SF
Remove Batt insulation - 6" - R19 - paper / foil faced	63.78 SF
Replace Batt insulation - 6" - R19 - paper / foil faced	63.78 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	94.24 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	94.24 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	285.57 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	285.57 SF
Remove 1/2" drywall - hung, taped, ready for texture	63.78 SF
Replace 1/2" drywall - hung, taped, ready for texture	63.78 SF
Paint the walls and ceiling - two coats	349.35 SF
Remove Baseboard - 3 1/4"	22.88 LF
Replace Baseboard - 3 1/4"	22.88 LF
Seal (1 coat) & paint (1 coat) baseboard	22.88 LF
Remove Exterior door - metal - insulated - Standard grade	1.00 EA
Replace Exterior door - metal - insulated - Standard grade	1.00 EA
Remove Door lockset - exterior - Standard grade	1.00 EA
Replace Door lockset - exterior - Standard grade	1.00 EA
Seal & paint door slab only (per side)	1.00 EA
Seal & paint door/window trim & jamb - (per side)	3.00 EA
Remove Aluminum window, single hung 9-12 sf	2.00 EA
Replace Aluminum window, single hung 9-12 sf	2.00 EA
Remove Window trim set (casing & stop)	22.70 LF
Replace Window trim set (casing & stop)	22.70 LF
Remove Window sill	5.00 LF
Replace Window sill	5.00 LF
Seal & paint window sill	5.00 LF
Remove Cabinetry - laminate lower (base) units	9.50 LF
Replace Cabinetry - laminate lower (base) units	9.50 LF
Seal & paint cabinetry - lower - inside and out	9.50 LF
Remove Cabinetry - laminate upper (wall) units	9.50 LF
Replace Cabinetry - laminate upper (wall) units	9.50 LF

2024-09-18-1113

9/24/2024

Page: 18

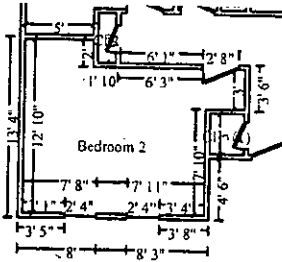
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CONTINUED - Kitchen

DESCRIPTION	QUANTITY
Seal & paint cabinetry - upper - inside and out	9.50 LF
Remove Countertop - flat laid plastic laminate	11.00 LF
Replace Countertop - flat laid plastic laminate	11.00 LF
Remove Countertop - flat laid plastic laminate	11.00 LF
Replace Countertop - flat laid plastic laminate	11.00 LF
Remove Light fixture	2.00 EA
Replace Light fixture	2.00 EA
Detach & Reset Sink - double basin - Standard grade	1.00 EA
Replace Sink strainer and drain assembly	1.00 EA
Detach & Reset Refrigerator - top freezer - 18 to 22 cf - Standard grade	1.00 EA
Detach & Reset Range - freestanding - electric - Standard grade	1.00 EA
Detach & Reset Range hood - Standard grade	1.00 EA

Totals: Kitchen



Bedroom 2

Height: 8'

464.00 SF Walls	162.97 SF Ceiling
626.97 SF Walls & Ceiling	162.97 SF Floor
18.11 SY Flooring	58.00 LF Floor Perimeter
58.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY
Sand, stain, and finish wood floor	162.97 SF
Remove Batt insulation - 10" - R30 - paper / foil faced	162.97 SF
Replace Batt insulation - 10" - R30 - paper / foil faced	162.97 SF
Remove 1/2" drywall - hung, taped, floated, ready for paint	162.97 SF
Replace 1/2" drywall - hung, taped, floated, ready for paint	162.97 SF
Seal/prime then paint the walls and ceiling (2 coats)	626.97 SF
Paint baseboard w/cap &/or shoe - two coats	58.00 LF
Paint door slab only - 2 coats (per side)	2.00 EA
Remove Aluminum window, single hung 9-12 sf	2.00 EA
Replace Aluminum window, single hung 9-12 sf	2.00 EA
Paint door/window trim & jamb - 2 coats (per side)	3.00 EA

2024-09-18-1113

9/24/2024

Page: 19

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CONTINUED - Bedroom 2

DESCRIPTION	QUANTITY
Seal & paint window sill	5.00 LF
Seal & paint wood shelving, 12"- 24" width	5.00 LF
Replace Light fixture - Detach & reset	1.00 EA
Replace Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
Totals: Bedroom 2	
Total: Main Level	
Total: Unit 45	

Roof

DESCRIPTION	QUANTITY
Remove 3 tab - 25 yr. - composition shingle roofing - incl. felt	23.90 SQ
Replace 3 tab - 25 yr. - composition shingle roofing - incl. felt	27.00 SQ
Replace Asphalt starter - peel and stick	151.00 LF
Remove Hip / Ridge cap - cut from 3 tab - composition shingles	74.50 LF
Replace Hip / Ridge cap - cut from 3 tab - composition shingles	74.50 LF
Remove Sheathing - plywood - 1/2" CDX	2,381.00 SF
Replace Sheathing - plywood - 1/2" CDX	2,381.00 SF
Remove Rafters - 2x8 - 16" OC (3-5/12 Gable, per SF of floor)	2,381.00 SF
Replace Rafters - 2x8 - 16" OC (3-5/12 Gable, per SF of floor)	2,381.00 SF
Remove Drip edge	224.00 LF
Replace Drip edge	224.00 LF
Remove Steel rake/gable trim - mill finish	66.00 LF
Replace Steel rake/gable trim - mill finish	66.00 LF
Remove Flashing - pipe jack - 8"	10.00 EA
Replace Flashing - pipe jack - 8"	10.00 EA
Remove Flashing - pipe jack	4.00 EA
Replace Flashing - pipe jack	4.00 EA
Remove Exhaust cap - through roof - 6" to 8"	2.00 EA
Replace Exhaust cap - through roof - 6" to 8"	2.00 EA

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CONTINUED - Roof

DESCRIPTION QUANTITY UNIT PRICE

Totals: Roof

Exterior

DESCRIPTION	QUANTITY
Clean with pressure/chemical spray	1.00 EA
Remove Fiber cement lap siding - 6"	530.00 SF
Replace Fiber cement lap siding - 6"	530.00 SF
Seal & paint wood siding	1,059.00 SF
Paint brick	1,059.00 SF
Remove Soffit & fascia - wood - 1' overhang	149.00 LF
Replace Soffit & fascia - wood - 1' overhang	149.00 LF
Remove Soffit - box framing - 1' overhang	80.00 LF
Replace Soffit - box framing - 1' overhang	80.00 LF
Prime & paint exterior fascia - wood, 4"- 6" wide	149.00 LF
Remove Fascia - 1" x 4" - #2 pine	149.00 LF
Replace Fascia - 1" x 4" - #2 pine	149.00 LF
Prime & paint exterior fascia - wood, 4"- 6" wide	149.00 LF
Replace Exterior light fixture	4.00 EA
Remove Trim board - 1" x 6" - installed (pine)	202.00 LF
Replace Trim board - 1" x 6" - installed (pine)	202.00 LF
Seal (1 coat) & paint (1 coat) trim	476.00 LF

Totals: Exterior

0.00 14,632.28 2,498.01 12,134.27

Framing

DESCRIPTION	QUANTITY
Remove Stud wall - 2" x 4" x 8' - 16" oc	380.00 LF
Replace Stud wall - 2" x 4" x 8' - 16" oc	380.00 LF
Remove Bottom plate - 2" x 4"	320.00 LF
Replace Bottom plate - 2" x 4"	320.00 LF
Remove Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	1,521.00 SF
Replace Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	1,521.00 SF

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CONTINUED - Framing

DESCRIPTION	QUANTITY
Seal floor or ceiling joist system	507.00 SF
Remove Top plate - 2" x 4"	380.00 LF
Replace Top plate - 2" x 4"	380.00 LF
Remove Rafters - 2x6 - 16" OC (3-5/12 Gable, per SF of floor)	1,352.00 SF
Replace Rafters - 2x6 - 16" OC (3-5/12 Gable, per SF of floor)	1,352.00 SF
Install Carpenter - General Framer - per hour	8.00 HR
Miscellaneous framing repair	
Totals: Framing	

Electrical

DESCRIPTION	QUANTITY
Wire - average residence - copper wiring	858.00 SF
Remove Main circuit breaker - 3 pole, 400 amp	2.00 EA
Replace Main circuit breaker - 3 pole, 400 amp	2.00 EA
Remove Meter mast weatherhead for overhead power - 2"	2.00 EA
Replace Meter mast weatherhead for overhead power - 2"	2.00 EA
Remove 220 volt outlet	2.00 EA
Replace 220 volt outlet	2.00 EA
Remove Smoke detector	6.00 EA
Replace Smoke detector	6.00 EA
Remove Carbon monoxide detector	2.00 EA
Replace Carbon monoxide detector	2.00 EA
Remove Trunk cable - aluminum - 4 wire 2/0	40.00 LF
Replace Trunk cable - aluminum - 4 wire 2/0	40.00 LF
Remove Grounding rod - copper clad with clamp, 8'	2.00 EA
Replace Grounding rod - copper clad with clamp, 8'	2.00 EA
Remove Meter base - 200 amp	2.00 EA
Replace Meter base - 200 amp	2.00 EA
Electrician - per hour	16.00 HR
Miscellaneous labor	
Totals: Electrical	

0.00 22,803.64 5,924.67 16,878.97

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Plumbing

DESCRIPTION	QUANTITY
Remove Water heater - 40 gallon - Gas - 9 yr	2.00 EA
Replace Water heater - 40 gallon - Gas - 9 yr	2.00 EA
Rough-in plumbing - includes supply and waste lines	1,352.20 SF
Remove Flexible gas tubing - CSST, 1" per LF	20.00 LF
Replace Flexible gas tubing - CSST, 1" per LF	20.00 LF
Plumber - per hour	8.00 HR
Service call, systems check, miscellaneous labor	

Totals: Plumbing

HVAC

DESCRIPTION	QUANTITY
Remove Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA
Replace Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA
Remove Furnace - horizontal - forced air - 48 - 75,000 BTU	2.00 EA
Replace Furnace - horizontal - forced air - 48 - 75,000 BTU	2.00 EA
Remove Thermostat	2.00 EA
Replace Thermostat	2.00 EA
Replace HVAC Technician - per hour	8.00 HR
Confined space	

Totals: HVAC

Cleaning

DESCRIPTION	QUANTITY
Cleaning Technician - per hour	28.00 HR
Initial cleaning	
Final cleaning - construction - Commercial	1,352.20 SF

Totals: Cleaning

Equipment

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DESCRIPTION	QUANTITY
Job-site cargo/storage container - 16' long (per month)	6.00 MO
Job-site cargo container - pick up/del. (each way) 16'-40'	2.00 EA
Replace Temporary fencing - 5-8 months (per month)	200.00 LF

Totals: Equipment

General

DESCRIPTION	QUANTITY
Install Temporary toilet (per month)	6.00 MO
General Laborer - per hour	40.00 HR
Miscellaneous jobsite labor	
PERMITS AND FEES	1.00 EA
Commercial Supervision / Project Management - per hour	80.00 HR

Totals: General

Debris Removal

DESCRIPTION	QUANTITY
General Demolition - per hour	80.00 HR
Initial debris removal	
GENERAL DEMOLITION	1.00 EA
Materials - initial debris removal	
Dumpster load - Approx. 40 yards, 7-8 tons of debris	3.00 EA

Totals: Debris Removal

Total: ID 179 - Duplex 2BR

Line Item Totals: 2024-09-18-1113

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Grand Total Areas:

4,568.41 SF Walls	1,352.20 SF Ceiling	5,920.61 SF Walls and Ceiling
1,352.20 SF Floor	150.24 SY Flooring	565.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	598.83 LF Ceil. Perimeter
1,352.20 Floor Area	1,493.00 Total Area	4,568.41 Interior Wall Area
2,118.00 Exterior Wall Area	235.33 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	