

650 Beville (single family residence) – Scope of Work

NEAR Scope of Work / Specifications / Cost Budget

650 Beville

Renovation for Homeownership, 2 stories, single family residence, (2148 sf, 3 bedrooms, 2.5 baths) 40' x 110'
' lot

House will have a gravel parking lot in the backyard

General Conditions – DO NOT BID ON THIS SECTION

Includes general specifications and work standards that overlap multiple Work Divisions.

All work must be completed in accordance with the **currently adopted Indiana Building Rules**, including but not limited to *Indiana Building Code, Indiana Residential Code, Indiana Energy Conservation Code, Indiana Mechanical Code, Indiana Plumbing Code, and Indiana Electrical Code.*

Since **this project is utilizing federal funds**, all work must comply with the standards and specifications outlined in the *HOME Property Standards* (City document), and the *CDBG General Requirements & Specifications* (City document.)

As the developer, NEAR requires that all work **comply with the design guidelines** outlined in the *St. Clair Place Pattern Book* (I•AD document).

All work must be completed in a timely, neat, and workmanlike manner.

Provide **representative samples** of colors, finishes, textures, and styles for finish materials and products such as roofing, windows, siding, trim, flooring, cabinetry, countertops, hardware, fixtures, and paint colors to CM prior to ordering materials. Do not install polished, lacquered brass hardware or fixtures.

Protect trees that will remain on the site. Confirm which trees need to be protected with CM.

Comply with all applicable local, state, and federal worksite and worker safety requirements.

Comply with all pre- and post-testing requirements as outlined in the HUD Lead Safe Housing Rule (LSHR) and other local, state, and federal regulations that may apply.

. Contractors performing hazardous material abatement work must maintain required certifications, including EPA Lead RRP certification and registration **as well as** the following:

Lead – EPA Lead Abatement Supervisor or Lead Abatement Worker certification.

Asbestos – EPA Asbestos Abatement Contractor/Supervisor or Asbestos Abatement Worker certification.

Underground Storage Tank (UST) – removal requires Indiana Department of Fire and Building Services (DFBS) certification. UST closure verification and reporting is handled by IDEM.

Aboveground Storage Tank (AST) – removal and closure does not require certification, however, IDEM requires that ASTs and related piping must be completely emptied, professionally cleaned to a vapor free condition, piping must be disconnected, and tanks must be disposed of properly.

GC will be required to submit tax id #'s for major work components if sub-contracting out phases of the build – they will also be required to provide necessary documentation and assist in completing the MBE / XBE / WBE / VBE / SECTION 3 participation sheet each draw cycle.

End of General Conditions

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Scope of Work Sections

Building Permit

Obtain a structural and improvement location permit (1 each) \$

Selective Demolition

Clean all debris and junk out of basement /crawlspce \$

Disposal

Approx. (1) 40-yard dumpsters will be needed \$

Masonry

(Sidewalks)

Replace the steps on the front porch \$

(Parking Pad)

Construct new gravel parking pad 22 by 22 in backyard \$

Framing

Both upstairs bedroom windows do not meet egress and need to be changed
To large enough windows – header repairs and sheathing will be necessary \$

HVAC

Install new HVAC system including all equipment that was stolen from the house
Make any necessary ductwork connections to the new equipment.

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Equipment should be sized by mechanical contractor and meet all necessary Building codes. House is approx. 2148 sf of finished space

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Plumbing

Inspect and verify the condition of the water supply / drain / gas lines throughout the house. New water is needed to replace the one that is stolen. All piping sizes Should be sized by plumbing contractor and meet all necessary building codes. House will be 2.5 bathrooms

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Plumbing Fixtures

Provide new toilets (3 each)

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Provide new garbage disposals (1 each)

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Provide new kitchen sink w/ faucet (1 each)

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Electrical

Verify the condition of the newly installed wiring system throughout the house All electrical work should be designed by the electrical. Panel will be located in The den on the first floor at the back of the house. Contractor and installed to meet all building codes.

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Provide all switches / plugs / devices – all should be “white”. Provide light Fixtures at all locations – install ceiling fans at all bedrooms and living room Locations. Submit cut sheets to owner for approval on lighting fixtures

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Alarm – house needs to be hardwired for an alarm system

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Floor patching

Do to the condition of the 2nd floor subflooring – the entire 2nd floor needs To be overlayed with new 7/16” OSB

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Tile

(Bath areas)

Complete existing tile jobs in all the bathrooms

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Carpet

Install new carpet / pad / tack strip on staircases and entire 2nd floor
And stairs to the 2nd floor
Carpet must be FHA quality of better – approx. 1000 sf \$

Appliances

Provide and install the following standard black appliances:
Fridges (1 each) w/ icemaker \$
Ranges (1 each) electric \$
Dishwashers (1 each) \$
Microwave Exhaust hood (1 each) \$

Interior Doors

Install all the missing doors / hardware throughout the house \$

Finish Carpentry Materials

Furnish and Install all casing / baseboard throughout the interior of the unit (approx. 2148 sf) \$

Finish Carpentry Labor

Install all appliances / trim / hardware / shoe molding /etc. (2148 sf) \$

Closets

Install wire-coated closet shelving (3 closets total) \$

Bath Accessories

Install new towel bar / medicine cabinet / tp holder / shower rod in each bathroom (2 full bath and 1 ½ baths) \$

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Window Coverings

Install mini blinds at all locations \$

Interior Painting

(Interior)

Paint all walls / ceilings / trim throughout living areas of house.
Use semi-gloss paint on bathrooms and kitchens. Use eggshell paint on
Other wall finishes. Paint should be Sherwin Williams or equal.
(Total wall sf = 3000 of painted surfaces) \$

(Basement)

Basement walls and floor will also need to be painted with a
masonry sealer paint \$

Final Cleaning

Final clean throughout interior of house (approx. 2148 sf) \$

Landscaping

Replace all topsoil / slope ground away from house according to city code
Install four shrubs at the front yard with a 3' wide mulch bed around them
Remove all construction debris from yard. Mow yard \$

Lot Clean Up

Cut down garbage tree in backyard \$

Exterior Detail

Provide House #'s and mailboxes for both the front and back of the house \$

Provide (1) new mailbox at the front of the house \$

Provide AC Steelcage and concrete pad for the AC outdoor unit \$

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Lead Clearance Testing

Provide necessary clean up and lead testing \$

Punch List

Do to the condition of the house and the unknowns about the electrical / HVAC / Plumbing because the utilities are not on – once everything is up and running A thorough evaluation needs to be completed of all mechanical components \$

Sub-total = \$

(7.5%) Contingency = \$

(7.5%) Profit and Overhead = \$

Grand Total = \$

