

**848 Rural (single family residence) – Scope of Work**

**NEAR Scope of Work / Specifications / Cost Budget**

**848 Rural**

Renovation for Homeownership, 2 stories, single family residence, (1400 sf, 3 bedrooms, 1 3/4baths) 40' x 80'  
' lot

**House will have a 22 by 22 parking pad in the alley**

**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* (1•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**

(Interior)

Remove all trim, plaster, lathe, drywall, insulation, mechanicals, Framing, down to the exposed studs– haul away all debris (1400 sf – Interior on 1<sup>st</sup> and 2<sup>nd</sup> floors) ) \$

(Crawlspace)

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

(Exterior)

Strip house down to the sheathing – all soffits / gutters / fascia / trim /etc. \$  
Leave the front porch ceiling

**Lead Abatement**

Remove all lead based paint surfaces (interior and exterior of the house)  
Follow all EPA mandated guidelines when performing lead Work. \$

**Disposal**

Approx. (4) 40-yard dumpsters will be needed \$

**Masonry**

(Tuck-pointing foundation)

All head and bed Joints that have missing / loose mortar or broken bonds have to be tuck-pointed. Cut out existing mortar at a minimum of ¾” depth. Remove all loose material with brush and clear water. Repoint using Portland cement mortar. Use mortar within 30 minutes of final mixing. Wet Mortar joint before applying mortar. Tool all joints and clean brick. Match Color as closely as possible. The NW Corner of the house needs attention (Approx. 400 sf need tuckpointed) \$

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(Basement windows)  
Install glass block basement windows at openings (4 each) \$

(Sidewalks)  
Replace all sidewalks from the street to the house and from the house to  
The newly constructed parking pad. Sidewalks to be 3' wide.  
(approx. 300 sf) \$

(Parking Pad)  
Construct new 22' by 22' gravel parking pad at the rear of the house \$

**Framing**

(Interior) Labor  
  
Repair all broken floor joists / ceiling joists / rafters / roof sheathing / damaged plates  
/ etc. Lots of water damage noted on the rafters and some of the floor joists. Replace  
Basement stairs \$

(Interior) Materials  
  
Make sure all window and door headers are properly sized. Layout of the house  
Isn't going to change much from it's current location \$

Exterior Sheathing  
  
Remove all the existing siding down to the studs and install new 7/16" osb  
And housewrap. Install window roll flashing at each window location  
Prior to installing windows \$

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**Roofing**

(Shingles)

House needs a complete new roof – approx.. 30 sq of dimensional shingles \$

**Gutters and Downspouts**

Install new 6” seamless aluminum gutters and 4” downspouts on exterior of House (Approx 200 lf needed) \$

**Windows**

Install new single hung vinyl clad windows throughout house. Windows will need to match the St Clair Place Pattern Book. Maintain Original window size - fix all headers prior to installing windows (21 windows) \$

**Doors**

Replace the front entry door with a new door that matches the St Clair Place Handbook (1 each) \$

Replace rear entry door with a new ½ light door (1 each) \$

**Exterior Siding / Trim / Soffits**

Install new fiber cement siding and trim on complete exterior of house. House will have smooth siding and trim boards. Siding will have a 5” exposure. Trim will be installed smooth side out. Install Tyvek paper or housewrap behind all siding and trim \$

**Porches**

(Rear Deck)  
Install new 8’x8’ treated wood deck and railing system at rear of house \$

**Exterior Painting**

Paint all exterior trim / entry doors / and other exposed wood surfaces at front Porch and detail above front porch. Paint front and back entry doors. Paint new Fiber cement siding and trim. House will have 3 colors that are t.b.d.

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(Approx 2800 sf of exterior painting) \$

**HVAC**

Install new HVAC system including all equipment and necessary ductwork. Equipment should be sized by mechanical contractor and meet all necessary Building codes. House is approx. 1400 sf of finished space  
CM to be involved in layout

HVAC scope will also include a dryer vent in the basement and 2 bath exhaust Fans \$

**Plumbing**

Install new plumbing supply and drain lines throughout the house. All piping sizes Should be sized by plumbing contractor and meet all necessary building codes. House will be 1.75 bathrooms \$

**Plumbing Fixtures**

Provide new tub/shower units (1 each) \$

Provide new shower stall in 1<sup>st</sup> floor bathroom (1 each) \$

Provide new toilets (2 each) \$

Provide new garbage disposals (1 each) \$

Provide new kitchen sink w/ faucet (1 each) \$

Provide new vanity sink w/ faucet (2 each) \$

**Electrical**

Install new electrical throughout the house. 200 amp service needed  
All electrical work should be designed by the electrical. Panel will be located in The basement.  
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 \$

Alarm – house needs to be hardwired for an alarm system \$

**Insulation**

Provide insulation at all exterior walls and attic cavities  
. All insulation R values should meet  
The state building code requirements.  
Firecaulk as required all penetrations \$

**Drywall**

Install new 1/2 “ drywall on all walls and ceilings Install  
Install moisture resistant drywall in all bath  
and kitchen areas near water sources (approx. sf of drywall = 2800 sf) \$

**Flooring**

Install new hardwood floors throughout 1<sup>st</sup> floor  
(approx. 650 sf) color and style t.b.d Real pre-finished hardwood \$

**Tile**

(Bath areas)

Install new ceramic tile and ½” backerboard throughout the bathrooms  
(400 sf) \$

**Carpet**

Install new carpet / pad / tack strip on staircases and entire 2<sup>nd</sup> floor  
Carpet must be FHA quality of better – approx. 700 sf \$

**Appliances**

Provide and install the following standard black appliances:  
Fridges (1 each) w/ icemaker \$

Ranges (1 each) electric \$

Dishwashers (1 each) \$

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Microwave Exhaust hood (1 each) \$

**Cabinetry**

Provide and install new cabinets in kitchen (1 kitchens total) \$  
Color and style t.b.d.

Provide and install bathroom vanity cabinets (1.5 bathrooms total) \$

**Countertops**

Provide new laminate kitchen countertops (1 kitchen) Color to t.b.d. \$

Provide new cultured marble bathroom vanity countertops (2 total) \$

**Interior Doors**

Provide new 2-panel smooth surface interior doors in all locations with  
New hardware. Hardware is to be satin nickel in color to match the hinges  
(10 interior doors total) \$

**Finish Carpentry Materials**

Furnish and Install all casing / baseboard throughout the  
interior of the units / staircases will also need to re-built - (1400 sf) \$  
All trim will be 1x primed pine or poplar

**Finish Carpentry Labor**

Install all appliances / trim / hardware / shoe molding /etc. (1400 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 (1 full bath and 1 3/4 baths) \$

**Window Coverings**

Install (21) 1" vinyl window blinds – 1 for each window location \$

**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. 1400 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

\$

**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

\$

**Lot Clean Up**

Remove the chainlink fence in the backyard as well as the concrete driveway on



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The south side of the house

\$

**Lead Clearance Testing**

Provide necessary clean up and lead testing

**Utility Usage**

6 – month’s worth of electric and water usage in contractor’s name

\$

**Sub-total = \$**

**(7.5%) Contingency = \$**

**(7.5%) Profit and Overhead = \$**

Grand Total = \$

848 Rural Schedule of Values - Created December 2017																			
Item # / Description	Estimate																		
		House is approx. 725 sf on the first floor with 675 sf on the 2nd floor for a total of 1400 sf in it's existing condition																	
		House will be 3 bedrooms 1.75 baths / fiber cement siding -parking pad in the rear of the yard																	
		House has 9' ceilings on the main level																	
		House has a 317 sf unfinished basement																	
<b>Building Permits</b>		Full permit																	
<b>Selective Demo</b>																			
Interior		Gut house down to the studs - get rid of all debris																	
Crawl Space / Basement		Clean all debris and junk out of crawlspace and basement																	
Exterior		Knock down chimney / strip exterior of house completely																	
<b>Lead Abatement</b>		Remove all lead based paint surfaces using lead safe work practices - assume house has lead based paint on the exterior as well																	
<b>Disposal</b>																			
Dumpsters		Approx 4 dumpsters for house																	
<b>Masonry / Foundation</b>																			
Tuckpoint Foundation		Tuckpoint / parge foundation completely around inside and exterior - minor tuckpointing needed																	
Basement Windows		Install 4 glass block windows at the existing locations in the basement																	
Sidewalks		Replace the sidewalk front the front porch to the street																	
Parking Pad		Construct new 22' by 22' gravel parking pad with curb cut at backyard																	
<b>Framing</b>																			
Framing materials		Make sure window and door headers are proper. Enlarge bathroom on 1st floor to accommodate a shower - lots of wood rot noted on rafters / decking / etc.																	
Framing labor		Rebuild basement stairs / make sure all door and window headers are proper																	
Exterior sheathing		Repair / replace all exterior sheathing as needed on house - include new housewrap paper and window roll flashing tape																	
<b>Roofing</b>		House will need a new roof on the entire thing																	
<b>Gutters &amp; Downspouts</b>		New gutters / downspouts on entire house																	
<b>Windows</b>		(21) windows - maintain original size - fix headers - vinyl single hung to match pattern book																	
<b>Exterior Doors</b>																			
Front		Replace the front door with something that matches the St Clair Place Pattern book																	
Back		New 1/2 light back door																	
<b>Siding / Trim</b>																			
Siding / trim		Install new fiber cement siding and trim on exterior of the house																	
Soffits		Install new fiber cement soffits with active vents on the exterior of the house																	
<b>Porches</b>																			
Back deck		Build new 8 x 8 back deck out of treated wood																	
<b>Exterior Painting</b>		House will have 1 color for the body / 1 for trim / 1 for both entry doors																	
<b>HVAC</b>		Based on size of house - incl. ductwork for HVAC / bath fans / dryer vent in basement - HVAC equipment will be in the basement																	
<b>Venting</b>																			
Dryers		Install new dryer vent for laundry connection in the basement																	
Bathrooms (2)																			
<b>Plumbing (1.75 bathrooms)</b>		Does not include new sewer or water line to house - laundry in basement 3/4 bathroom on main level / full bathroom on 2nd floor																	
<b>Plumbing Fixtures</b>																			
Bathtubs		1 new tub																	
Shower Stall																			
Toilets		2 new toilets																	
Garbage Disposal																			
Kitchen Sink		New kitchen sink / faucet																	
Vanity sink faucets		Sinks are cultured marble - faucets only (2)																	
<b>Electrical</b>																			
System		New 200 Amp service overhead to house - entire house will need to be re-wired - panel will be in the basement																	
Lights/duplex/switches																			
Alarm																			
<b>Insulation</b>		Insulate entire house as needed including rim joists in basement and crawlspace																	
<b>Drywall</b>		Entire house will need to have new drywall installed																	
<b>Flooring</b>																			
Hardwoods		Install new engineered hardwood or something similar (cm to select) on 1st floor - approx 650 sf																	
Carpet		Carpet on 2nd floor only / stairs to 2nd floor																	
Ceramic		Bathrooms only																	
<b>Appliances</b>																			
Refrigerators		w/ icemaker																	
Ranges		Electric only																	
Dishwashers																			
Microwave hood																			
<b>Cabinets</b>																			
Kitchen		Similar to what we have installed at other NEAR houses																	
Bathrooms		Similar to what we have installed at other NEAR houses																	

