

860 Rural (single family residence) – Scope of Work

NEAR Scope of Work / Specifications / Cost Budget

860 Rural

Renovation for Homeownership, 2 stories, single family residence, (1440 sf, 3 bedrooms w/ study, 1 ¾ baths) 40' x 80' lot

House has a 1 car detached garage in the rear yard

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
(1440 sf – Interior on 1st and 2nd 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) per
ACT’s Lead Analysis. Follow all EPA mandated guidelines when performing lead
Work. \$

Disposal

Approx. (5) 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 SE Corner of the house needs attention
(Approx. 600 sf need tuckpointed) \$

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(Basement windows)
Install glass block basement windows at openings (3 each) \$

(Sidewalks)
Replace the sidewalk from the garage to the rear entry door of the house
(approx. 300 sf) \$

Framing

(Interior) Labor

Repair all broken floor joists / ceiling joists / rafters / roof sheathing / damaged plates / etc. Basement door is being moved from the kitchen to the living room and there will be a ½ bathroom added within the back of the house by the kitchen \$

(Interior) Materials

Make sure all window and door headers are properly sized. Layout of the house isn't going to change much from its current location except for the ½ bathroom that will be created in the back of the 1st floor. The basement entrance door will also be moved from the kitchen to the living room \$

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 \$

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) \$

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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
(23 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.
(Approx 2900 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. 1440 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 \$

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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 unit (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. \$

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 \$

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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 1st floor
(approx. 700 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 2nd floor
Carpet must be FHA quality of better – approx. 800 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) \$

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. \$

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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 - (1440 sf) All trim will be 1x primed pine or poplar \$

Finish Carpentry Labor

Install all appliances / trim / hardware / shoe molding /etc. (1440 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 ½ baths) \$

Window Coverings

Install (23) 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) \$

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(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. 1440 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 all the weed trees around the property \$

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 = \$

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