

804 Rural (single family residence) – Scope of Work

NEAR Scope of Work / Specifications / Cost Budget

804 Rural

Renovation for Homeownership, 2 stories, duple residence, (1588sf, 3 bedrooms, 2 full baths)

Contractor will construct a 15' by 25' gravel parking pad in the rear of the yard off the alley as part of the project that will serve as parking for the future residents

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.)

Hold Harmless: "The contractor will defend, indemnify and hold harmless the Community Development Corporation and the Homeowner and the City of Indianapolis and its officers and the employees from any liability and claim for damages or loss and expenses arising from the contractor's operations under this contract."

Change Orders: It shall be understood by the Contractor and all concerned governing bodies, that the contract as written and approved, regarding the scope of work, price, design etc. cannot be changed or added to or deleted from, without prior consent and a Change-Order written and signed by: THE GENERAL CONTRACTOR AND A REPRESENTATIVE FROM THE CITY OF INDIANAPOLIS AND THE HOMEOWNER AND A REPRESENTATIVE FROM THE COMMUNITY DEVELOPMENT CORPORATION.

Measurements: General Contractor is responsible for field verifying all measurements prior to submitting a written bid

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.

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

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 the necessary building permit for the work to be performed (1 each) **\$**

Selective Demolition with LEAD ABATEMENT ON INTERIOR

(Interior)

Remove all trim, plaster, lathe, drywall, insulation, mechanicals, furnishings, down to the exposed studs / ceiling joists / and subflooring. Remove all fire damaged joists / sill plate / subflooring in living room and foyer. Remove rear addition in its entirety.
– haul away all debris
(1588 sf – Interior on 1st and 2nd floors)

Because the condition of the house was unsafe for ACT Environmental to enter we are assuming there is lead on the trim / plaster / paint throughout the house. Contractor needs to hire a licensed lead abatement contractor that is certified with the EPA and will follow all of the EPA’s and OSHA’s construction standards to properly abate all interior lead paint. Approx. 1588 sf of interior **\$**

Crawlspace

Clean all debris and junk out of basement / crawlspace areas – both are loaded with belongings **\$**

(Exterior with LEAD ABATEMENT)

Strip exterior of house down to the bare studs / remove all Exterior trim / removal all existing window and door units throughout the House. Remove all soffits / gutters / downspouts also. Approx. 2000 sf of exterior materials to be removed **\$**

Lead paint was found on the exterior of the house – See attached report from ACT Environmental). All work must be done by a licensed lead abatement Contractor that is certified with the EPS and will follow all of the EPA and OSHA’s Construction standards to properly abate all exterior lead paint.

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Disposal

Approx. (7) 40-yard dumpsters will be needed. This is the amount the owner will pay for – anything above and beyond that is on the GC. This figure is based off of previous projects of similar size and scope \$

Masonry

(Foundation Wall Repairs / Tuckpointing)

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 extra special Attention due to deteriorating conditions of the foundation blocks. (Approx. 600 sf need tuckpointed) \$

(Crawlspace Wall Repair)

Repair approx.. 15 lf section about 3’ tall of concrete block on the west side of the House where the tree has grown through the opening. New footing will also be Needed in this area. Use smooth concrete blocks in the repair area as it will Be difficult to match the block that is on the majority of the house \$

(Basement windows)

Provide and Install fixed glass block basement windows at openings (2 total windows) Windows are non -venting/ obscure glass block / maintain original opening sizes \$

(Sidewalks)

Provide and install a new concrete sidewalk from the front porch to the city sidewalk in front of the house and from the back entry door to the parking pad in the backyard with new broom finished concrete. Sidewalk to be 4” thick 4000 psi concrete with a broom finish and properly spaced control joints. Sidewalks will be 3’ wide. (approx. 60sf) \$

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(Front Porch)

Replace the 6 missing limestone caps on the front porch sitting walls. Repair The leaning brick wall to the northside of the front porch steps – if bricks Need to be removed in this area – salvage them to be re-used. **\$**

Framing

(Basement Staircase)

Provide materials and labor to construct a new treated wood staircase from the Main level to the basement. Existing staircase is rotten thus the need to replace It. Provide a wood handrail for the staircase that is properly returned to the wall at the top and bottom of the staircase 1 staircase total. Existing opening height / width / length of staircase opening to the basement will me code so new stairs need to be built to today’s building code with the proper tread and riser dimensions. **\$**

(Interior) Labor

Make sure all window and door headers are properly sized for the openings. Layout of the house Isn’t going to change much from it’s current location. Replace all burned out subflooring with new ¾” OSB (approx.. 250 sf is visible at this time and will need replaced – anything above this will be a change order). Replace all burned out floor joists in foyer / living room / and dining area. (approx. 20 2x10 floor joists are burned and require replacement.) Upon completion of the demo inspect and identify any cracked / rotten / damaged floor joists, sill plates, and wall stud framing that needs to be replaced. **\$**
Use the “proposed floorplan” sheet as guidance for this scope of work – this Additional framing repairs needed once uncovered after demo work will be treated as a change order.

(Interior) Materials

Provide ¾” inch OSB subflooring / pressure treated sill plates / properly sized SYP floor joists / wall studs / ceiling joists/ rafters. Include all necessary Fasteners and joist hangers. This may also include new headers and structural Beams. Again after demo is completed and any needed repairs are visible a Change order will be created for the work in this section **\$**

(Exterior Sheathing)

Provide and install new 7/16” osb exterior wall sheathing throughout The exterior walls of the house. Provide and install Tyvek or similar Housewrap on all exterior walls. Provide and install

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window roll flashing at each window location
Prior to installing windows (approx.. 2000 sf) \$

(Roofing)

(Shingles)

Strip house down to the bare roof decking. Examine and quantify, if any, damaged Roof decking and present a change order to replace it. Furnish and install new 30 year dimensional asphalt shingles as well as all flashings / underlayment and metal pieces. All valleys and gutter lines need to have ice and water shield installed prior to shingle installation. Use 15# felt paper or Raptor underlayment paper in all field areas. Install new aluminum metal drip edge on all rake boards and install new aluminum metal gutter apron metal on all gutterboards. (Contractor needs to field verify exact measurements prior to bid) Replace all existing box vents with shingle over ridge vents. Seal all exposed fasteners House needs a complete new roof – approx.. 34 sq of roofing) \$

Gutters and Downspouts

Provide and install new 6” k style seamless aluminum gutters and 4” downspouts on exterior of house (Approx 250 lf needed) Also install plastic splashblocks at all downspout locations at grade level – directing water away from the house \$

Windows

Provide and install new single hung white vinyl clad windows throughout house. Windows will be clear glass with no mutton divider bars. Maintain Original window sizes - fix all headers prior to installing windows if they do not meet the existing building code (19 windows total) \$

Doors

Provide and install front and rear entry doors with a ½ light fiberglass / steel exterior rated door and jamb. Door should be set up as a double bore lockset (2 each) Door size will be a 3’0” by 6’8” unit. Doors need to match the St Clair Place Pattern Book \$

Exterior Siding / Trim /Soffits

Provide and Install new fiber cement siding and trim on complete exterior of house. House will have smooth siding and 1x6 corner and window trim boards. Siding will have a 5” exposure.

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Trim will be installed smooth side out.
(approx.. 2000 sf of exterior siding needed and approx.. 500 sf of soffits needed) **\$**

Rear Porch

Provide necessary materials and labor to construct a new 8' by 8' treated Wood deck with steps and a railing system at the back entry door. Deck Will be approx.. 30 inches off the ground and have 4 steps **\$**

Exterior Painting

Paint all exterior trim / entry doors / and other exposed wood surfaces at front Porch and detail above front porch. Paint front and side entry doors. Paint new Fiber cement siding and trim. Properly caulk all joints. Remove all debris from Painting surfaces prior to painting. House will have 3 colors that are t.b.d. (Approx. 3300 sf of exterior painting) Paint to be Sherwin Williams or equal **\$**

HVAC

Provide and Install new HVAC system including all equipment and necessary ductwork and gas piping. Equipment should be sized by mechanical contractor and meet all necessary building codes. House is approx. 1588 sf of finished space. House will need to be equipped with a 90%+ efficient gas furnace with new PVC flue pipes. CM to be involved in layout. New AC Unit to be located at the rear of the house.

HVAC scope will also include dryer vents in the basement laundry area and 2 bath exhaust Fans **\$**

Plumbing

Provide and Install new plumbing water and drain lines throughout the house. All piping sizes should be sized by plumbing contractor and meet all necessary building codes. House will be 2 bathrooms total. Provide and install a new

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electric 40 gallon water heater that will be located in the basement or each unit. This does not include a new water or sewer line to the house. \$

Plumbing Fixtures

Provide and install new 2 piece fiberglass tub/shower units along with chrome Tub/shower faucets in each bathroom. Tub / Shower valves to be Delta brand or equal (2 each) \$

Provide and install new 1.6 gallon 2 piece toilets (2 each) \$

Provide and install new ¾ hp garbage disposal (1 each) \$

Provide and install new double bowl 33 inch by 22 inch 18 gauge kitchen sink w/ faucet (chrome sink hole faucet) (1 each) Faucet to be Delta brand or equal \$

Provide and install white cultured marble sinks with new vanity sink faucet single hole Chrome (2 each) Delta brand or equal \$

Electrical

Provide and Install new electrical wiring throughout the house. 200 amp service needed per side and separately metered. All electrical work should be designed by the electrical contractor and meet All building codes. Main electrical panels need to be located in the basement f each unit All smoke detectors need To be hardwired and interconnected. Wiring in the house musts include provisions For an electric range (50 Amp) and an electric water heater (30 Amp) as well As an electric dryer (30 Amp). \$

Provide and install all switches / plugs / devices – all should be “white”. Provide and install light fixtures at all locations – provide and install ceiling fans at all bedrooms and living room locations. Submit cut sheets to owner for approval on lighting fixtures. Light fixtures to be builder grade quality \$

Alarm – provide and install an alarm system that arms The exterior doors and windows as well as a heat detector in case of fire. Alarm needs to be able to be monitored post construction activity. 1 alarm system \$

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Insulation

Provide and install fiberglass and cellulose insulation at all exterior walls and attic cavities and rim joists in the basement.

All insulation R values should meet the state building code requirements.

Firecaulk as required all penetrations. Approx 3000 sf of insulation needed \$

Drywall

Provide and Install new 1/2 " drywall on all walls and ceilings

Install moisture resistant drywall in all bath

and kitchen areas near water sources

All drywall to be slick finish on walls and ceilings(approx. sf of drywall = 3100 sf)

Drywall should be screwed and nailed to manufacturer's specs

\$

Flooring

Provide and Install new ¾" hardwood floors throughout 1st floor

(approx. 855 sf) color and style t.b.d \$5.60 psf labor and materials allowance

Real pre-finished hardwood

\$

Tile

(Bath areas)

Provide and Install new ceramic tile and ½" backerboard throughout the bathroom floors only.

Color and style of tile t.b.d. but figure \$3.50 psf material allowance (400 sf) \$

Submit proposed floor tile to CM for approval before beginning this scope of work.

Carpet

Provide and install new carpet / pad / tack strip on staircase and entire 2nd floor

Carpet must be 3/8" pile carpet FHA quality of better – approx. 800 sf

Carpet to be a light gray color. Submit cut sheets of carpet to CM for approval before ordering

\$

Appliances

Provide and install the following standard black appliances:

Fridge – 22 cf black w/ icemaker (1 each)

\$

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Range – 30 inch smooth top electric black range (1 each) \$

Dishwasher – black basic dishwasher (1 each) \$

Microwave Exhaust hood – Black 30” over the range unit (1 each) \$

Cabinetry

Provide and install new cabinets in kitchen \$
White shaker style cabinets and drawers Approx. 18 lf of base cabinets needed
And 14 lf of upper cabinets needed

Provide and install bathroom vanity cabinets (2 bathrooms total) \$
Each vanity cabinet to be approx.. 36” in length and white shaker style

Countertops

Provide and install new laminate kitchen countertops – slight eased edge \$
(1 kitchen total) Color to t.b.d. Approx 18 lf per kitchen

Provide and install new cultured marble bathroom vanity countertops \$
At each bathroom vanity (36” long) with integrated sinks (2 total)

Interior Doors

Furnish and install new 2-panel smooth surface interior hollow core \$
doors in all locations with new hardware. Hardware is to be satin nickel in
color to match the hinges. Use Kwickset or equal lever style knobs
(8 interior doors total)

Finish Carpentry Materials

Furnish and Install all casing / baseboard throughout the \$
interior of the unit / staircase will also need to re-built - (1588 sf)
All trim will be 1x primed pine or poplar

Finish Carpentry Labor

Install all appliances / trim / hardware / shoe molding /cabinets / countertops \$
/ doors throughout the residence. (1588 sf)

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Closets

Furnish and Install wire-coated closet shelving in 3 locations plus a shelf above the laundry equipment \$

Bath Accessories

Furnish and Install new towel bar / medicine cabinet / tp holder / shower rod in each bathroom – match color to door hinges (2 full bathrooms)
All accessories to be builder grade quality. Submit cut sheets to CM for approval
Prior to ordering \$

Window Coverings

Provide and install (19) 1” white vinyl mini-blinds at all window 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. This Will include a primer coat and 2 coats of finish paint. Caulk and putty all nail holes. Colors t.b.d.
(Total wall sf = 3100 sf painted surfaces) \$

(Basement)
Basement walls and floor will also need to be painted with a masonry sealer paint. Walls will be painted white in color and the floor will be painted a gray color. Wire brush and vacuum all walls and floor before painting ensuring they are free of debris
(approx.. 1200 sf) \$

Final Cleaning

Final clean throughout interior of house (approx. 1588 sf) \$

Landscaping

Add necessary topsoil and/or re-grade ground away from house according to city Code. Install four shrubs (boxwoods) at the front yard with a 3’ wide mulch bed

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around them remove all construction debris from yard – grade and seed disturbed yard from construction activities. Maintain mowing of existing grass during construction.

\$

Exterior Detail

Provide and install House #'s for both the front and back of the House.

Mailboxes

Should be black in color and standard builder grade

\$

Provide and intall AC Steelcage and concrete pad for the AC outdoor unit (1 total)

\$

Lot Clean Up

(Debris Removal)

Remove old brick patio in backyard / remove fence in backyard / remove Sidewalk along the north side of the house / remove cistern in the backyard

\$

(Tree Removal)

Cut down 12 trees around the house and grind out all the stumps. This is every Tree on the property.

\$

(Parking Pad)

Remove leaning retaining wall along alley / excavate dirt down to gain access from Alley / add gravel and treated 6 by 6 timber border to make way for a new 15' deep by 25' wide gravel parking pad

\$

Utility Usage

5 – 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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