



NEAR / IAD Scope of Work / Specifications / Cost Budget

823 Beville

Renovation for Homeownership, 1story single family
(1000 sf, 2 bedrooms and 1 bath), 40' x 130' lot

Basement is approx.300sf unfinished basement
House will have a 22 by 22 garage – repairs to existing garage

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 / I•AD 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



Scope of Work Sections

Building Permit

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

Selective Demolition

(Interior)

Complete gut out down to framing (salvage knotty pine in back room) \$

Clean all debris and junk out of the basement and crawlspace area \$

(Exterior)

Strip off all siding / trim / fascia down to the sheathing \$

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 $\frac{3}{4}$ " 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. (Approx. 500 sf need tuckpointed) \$
Make sure porch caps are re-secured completely to the brick walls.
Portions of the foundation brick may have to be re-laid – tuckpoint interior of basement also

(Sidewalks)

New sidewalks from the front of the house all the way around the side



And to the garage man entry door will be needed (approx. 300 sf)
Front entry steps will also need to be redone \$

(Basement windows)
Install glass block basement windows at openings (6 each) \$

Framing

(Basement Stairs)
Upon completion of the demo of the interior a revised floor plan will be made
That will incorporate new stairs into the basement in the same area the
Existing bathroom is. Stairs will be oriented north to south – any wood in contact
With the masonry surface will need to be treated. \$

(Side Utility Room)
Fix framing in side utility room so that the stairs to the basement are eliminated.
Washer and dryer will be located in the room along with an entry door to a deck
that will be built on the south side of the house \$

(Interior Framing)
Lots of reworking will be needed inside the house post demo. House will
Have 2 bedrooms and 1 bathroom when completed along with 2 large sized
Bedrooms with walk in closets. Kitchen / Dining Area will be one large open
Space in the middle of the house. Before Framing begins please coordinate
with CM on final layout deisgn. All window and door headers will also need
to be properly repaired or replaced. \$

Roofing

(Shingles)

Repair as needed to match existing roof – we are planning on salvaging the
Existing roof as it appears to be in good condition \$



Gutters and Downspouts

Install new 6-inch k style seamless aluminum gutters and 4-inch downspouts
Approx 220 lf of gutters and downspouts needed **\$**

Windows

Install new single hung vinyl windows throughout house.
Please see pattern book for specific allowable styles – but triple over grid in
Top sash only is our desired design – make sure headers are repaired prior to
installation
(16 windows needed) **\$**

Doors

Replace both front entry doors with new ½ light doors that match the pattern
Book (2 units) **\$**

Replace side entry door with new ½ light door (1each) **\$**

Siding / Trim

Install new fiber cement siding and trim throughout complete exterior of house.
House will have smooth siding and a reveal that matches the pattern book
See pattern book for trim detail around doors and windows **\$**

Soffits

New fiber cement soffits and fascia needed around entire house.
Soffit will need to be properly vented **\$**

Porches

(Front porch Concrete)



Replace front porch concrete steps and repair the large crack in the slab \$

(Side Entry Deck)

Construct a new 8' by 8' deck out of treated wood with steps and a rail \$

Exterior Painting

Paint all exterior / siding / trim / entry doors / and other exposed wood surfaces

All siding must be power washed / prepped / properly primed and then 2 coats of exterior latex paint applied. Paint front and back entry doors

House will have a 3-color scheme on all new siding and trim

(Approx 2400sf of exterior painting) \$

HVAC

Install new 90+% Gas HVAC system including all equipment and necessary ductwork.

Equipment should be sized by mechanical contractor and meet all necessary

Building codes. House is approx. 1000sf with an 300 sf unfinished basement

Equipment will be located in the basement \$

Venting

(Dryer Vent)

Install new dryer vent – will go in the utility room on the 1st floor \$

(Bathroom)

Install new bathroom exhaust fan in bathroom and vent to exterior of house \$

Plumbing

Install new plumbing throughout the house. Use pex water lines and

PVC drain lines. All piping sizes should be sized by plumbing contractor and

meet all necessary building codes. Tie onto existing sewer lateral in basement and existing water line in basement

Only gas item in house will be the furnace – water heater will be electric

(1 plumbing system total house will be 1 bathroom) \$

Plumbing Fixtures

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

Electrical

Install new 200 Amp electrical service. All work should be designed by the Electrical Contractor and installed to meet all building codes. Service will be Overhead to the house if possible – also conduits need to be ran for the Power to the garage \$

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 \$

Alarms – interior of house to be hardwired for an alarm system – garage will also be alarmed as well \$

Insulation

Provide insulation at all walls and attic cavities where applicable. Fire caulk All penetrations in walls and plates per building code. Insulation can either Be cellulose or fiberglass (House is approx. 1000 sf) \$

Drywall

Install new 1/2 " drywall on all surfaces throughout interior of house
Install moisture resistant drywall in all bath
and kitchen areas near water sources.
All ceilings to have a slick finish (approx. sf of drywall = 2400 sf) \$

Flooring

Install new hardwood floors throughout 1st floor of interior
(approx. 600 sf) color and style t.b.d (\$6 psf allowance L&M) \$



Tile

(Bath areas)

Install new ceramic tile and ½" backerboard in bathroom (120 sf) \$

Carpet

Install new carpet / pad / tack strip in bedrooms and bedroom closets
Carpet must be FHA quality of better – approx. 300sf \$

Appliances

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

Ranges (1 each) \$

Dishwashers (1each) \$

Exhaust hoods (1 each) \$

Cabinetry

Provide and install new cabinets in kitchen (1 kitchen total) \$
Provide samples of door styles and color along with proposed
Layout to CM before ordering – drawer boxes to be
Dovetailed

Provide and install bathroom vanity cabinets (1 bathroom total) \$

Countertops

Provide new laminate kitchen countertops (1 kitchen total) \$

Provide new cultured marble bathroom vanity countertop (1 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
(6 interior doors total) \$

Finish Carpentry Materials

Furnish and Install all casing / baseboard throughout the
interior of the unit. House will have painted white 1x4's as casing and painted
white 1x6's as baseboard. House will also have a boot bench in the laundry
room
(1000sf) \$

Finish Carpentry Labor

Install all appliances / trim / hardware / shoe molding /etc. (1000 sf) \$

Closets

Install wire-coated closet shelving (2 closets total) \$

Bath Accessories

Install new towel bar / medicine cabinet / tp holder /
shower rod in bathroom \$

Window Coverings

Install new white 1" vinyl mini blinds in all window locations (16 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 = 2400sf of painted surfaces) \$

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



Final Cleaning

Final clean throughout interior of house (approx. 1000 sf) \$

Landscaping

Replace all topsoil / slope ground away from house according to city code
Install four shrubs at each front yard with a 3' wide mulch bed around them
Remove all construction debris from yard
(Allowance for house = \$1500) \$

Exterior Detail

Provide House #'s for front of house and on back of garage \$
Provide Mailbox at front porch \$

Provide AC Steelcage and concrete pad for AC unit \$

Lot Clean Up

Remove all fencing and junk from yard \$

Tree Removal

Cut down 5 large trees and grind out all stumps \$

Lead Clearance Testing

Provide necessary clean up and lead testing \$

Misc. Punch Out

Perform owner's punch list \$

Utility Usage

4 – month's worth of electric and water usage in contractor's name \$

Sub-total = \$

(10%) Contingency = \$

(7.5%) Profit and Overhead = \$



Grand Total = \$

Owner Extra – Garage

Install new siding / trim on exterior of garage – cut header in to
Make it a 2-car garage – paint install wiring – also new garage apron
is needed garage is 22' by 22' \$

Total Cost House + Garage = \$