

336 Maple St, Saint Paul,
MN

Marpe Development



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SCOPE OF WORK

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Bid Sheet

Company Name:

Contact:

Address:

Phone:

Email:

Best Way to
Contact:

Additional Information:

Waste Removal

Bid Price: \$

Cleaning

Bid Price: \$

Demolition

Bid Price: \$

Grade/ Landscaping

Bid Price: \$

Concrete and Masonry

Bid Price: \$

Siding

Bid Price: \$

Roof

Bid Price: \$

Gutters

Bid Price: \$

Doors and Windows

Bid Price: \$

Fencing

Bid Price: \$

Framing

Bid Price: \$

Finishing

Bid Price: \$

Drywall and Durock

Bid Price: \$

Painting

Bid Price: \$

Flooring

Bid Price: \$

Plumbing

Bid Price: \$

Electrical

Bid Price: \$

HVAC

Bid Price: \$ _____

Insulation

Bid Price: \$ _____

Cabinetry

Bid Price: \$ _____

Countertops

Bid Price: \$ _____

Bathroom Accessories

Bid Price: \$ _____

Appliances

Bid Price: \$ _____

General Requirements

Summary of Work

336 Maple is to be rehabilitated as a single family home. All work shall be completed in compliance with this Scope of work, the Drawings, the Construction Contract, the General Conditions, the Dayton's Bluff Historic District Design Guidelines, and all codes and standards of quality workmanship for the industry.

The General contractor will be responsible for the coordination and organization of all subcontractors working on or furnishing material for use on this project. The General contractor will also be responsible for the coordination and organization of all work performed under separate contracts.

The contractor and each subcontractor shall inspect the existing conditions that affect his work before starting. All measurements and dimensions indicated in the Drawings and Specifications are to be verified prior to construction.

The General Contractor and the Subcontractors will have full use of the premises for construction operations. The site will be under the control and supervised only by the General Contractor.

The General Contractor is responsible for maintaining safety and security of the site at all times. This includes locking doors, boarding windows, security fencing if needed, temporary barricades, railings, etc. The General Contractor will also be in compliance with all health, safety, building and other codes and laws. The Contractor and subcontractors are responsible for insuring their own equipment on the property against loss by theft or other cause.

Materials and Material Storage

- The Contractor will provide all materials, hardware, and fixtures required to accomplish the work, unless stated otherwise in the scope of work
- Materials and equipment that have been removed and replaced as part of the work shall belong to the contractor, unless stated otherwise in the scope of work
- Materials specified shall be used throughout unless approved in writing by Owner before ordering and installing
- The Contractor is responsible for all measurements. Materials transported to the job site and stored are the Contractor's responsibility until installed and accepted by the Owner.

- Deliver, store and handle products according to the manufacturer's recommendations, using means and methods that will prevent damage, deterioration, and loss, including theft.

Safety and Clean Up

- The site must be kept clean at all times during the construction period and there can be no debris left outside overnight unless it is in a dumpster.
- The floors are to be kept broom clean at the end of the work day.
- No combustible debris shall be thrown, stored, or burned on or around the site
- Any debris caused by the contractor will be removed by the contractor in the appropriate container.

Waste Management

The contractor must have the appropriate dumpster at the job site and they are to have a removal service for the complete project.

Asbestos Abatement

The subcontractor and contractor are responsible for all asbestos abatement per the Asbestos Report and the Scope of Work. Closely follow all State and City requirements. Asbestos related work includes the work area preparation, enclosure, removal, or encapsulation of asbestos containing material.

Job Conditions

- The contractor shall notify the owner of any condition or repair not covered in this scope of work and defects that become apparent as work will be reported
- Make sure that employees are safe during demolition by having barriers, bracing or temporary supports if needed.
- Contractor will not discriminate on the basis of race, color, creed, religion, national origin, sex, sexual orientation, disability, age, or material status.
- Contractor and subcontractor will have evidence of Commercial General Liability and Workers Compensation. General Liability Insurance covering Subcontractor's operations insurance requirements

- Contractor and subcontractor will fully comply with all applicable HUD Section 3 requirements and the Small and Underutilized Business Program requirements of Chapter 423, St. Paul Code of Ordinances, have an approved Affirmative Action plan on file with the City of St. Paul and Pre-Construction Booklet submitted prior to starting any construction work.
- All contractors and sub contractors whose work disturbs paint must comply with Environmental Protection Agency Lead-Based Paint Renovation, Repair, and Painting Program, HUD Lead-Safe Housing Rule 24 CFR 35 and Minnesota State Laws.
- All work shall conform to the most recent versions of all applicable US Federal, Minnesota State, Ramsey County, and St. Paul City Regulations (codes, laws, statues, ordinances, rules, etc.) including, but not limited to the ; 2006 International Residential Code, MN State Building and Energy Codes, the Saint Paul Housing Maintenance Code and the Saint Paul Building Inspections Department. DBDRG.
- The Contractor and Subcontractor will obtained all required permits and inspections. The proof of closed permits must be submitted in the form of the inspector's signature on the permit card or will be shown on the Inspection Permits Details page of the City of St. Paul Property Information Website for the project address. The Contractor and the Subcontractor will be in conformance with the Minnesota State and St. Paul Subcontractor and Contractor licensing requirements. Any official plans must be submitted to Marpe Development.
- No work will be starting until the following documents are provided: Certificate of Insurance and A Non-Collusion Affidavit. After these are submitted there will be the Notice to Proceed
- Changes in work will not be compensated without an approved and Marpe Development signed Change order.
- Warrantee time periods shall start per the state of Marpe Development approval of the final draw request. The Subcontractor and contractor shall repair or replace all defective work in a timely manner and at no cost to the Owner or Marpe Development including labor and materials per MN State Statutes 327 A, as follows 1) All work for one year. 2) Plumbing, HVAC, and Electrical work for two years 3) Structural work for ten years. Manufacturer's product and material warrantee periods, when beyond the Statue period, shall also apply

- Marpe Development will walk through periodically and after final clean-up items not in accordance with the Scope and Plans shall be corrected to the satisfaction of Marpe Development
- Marpe Development will pay for the connection and usage charges of existing gas, water, and electric utility services.

Permits

BUILDING PERMIT: Building permit fee, based on the total amount of the job. General building permit to be provided by the General Contractor. HVAC, Plumbing, and Electrical subs are required to pull their own permits, and should be included in their estimate prices. No work shall commence without the review and Historic Preservation Committee's approval, per construction trade, on the dwelling.

Waste Removal

30 yard dumpster, or haul away fees for removal of construction waste and debris

Cleaning

MAID SERVICE: Complete cleaning of interior area remodeled, including windows inside and out; Maid service, PLUS per SF

Demolition

1. DECK: Remove complete deck including surface and framing. Temporary brace the front porch roof as it is to remain and be connected to the new porch floor columns and beam system.
Location: Front Porch
2. CHAIN LINK FENCING: Remove chain link fence and dispose, including posts and concrete bases
Location: Exterior chain link fence
3. DECK: Remove complete deck including surface and framing
Location: South east side of building.
4. REMOVE ENTIRE FRAME WALL: Remove entire wall (one story) and install a double 14" LVL header over new opening; *Interior Wall Materials:* Drywall, plaster and lath, or wood paneling if present
Location: Living Room & Foyer (See Proposed Plans)
5. COMPLETE INTERIOR WALL: Remove non-bearing wall and coverings, including studs and wall coverings both sides if present

Location: See Proposed Plans

6. SHED REMOVAL: Remove shed, including floor slab.

Location: Exterior, back yard

7. CEILING COVERING: Remove ceiling covering from ceiling joists; Gypsum drywall ceiling tear-out.

Location: First Floor

8. HARDWOOD FLOOR: Remove nailed hardwood flooring

Location: Living Room

Grade/ Landscaping

1. EXCAVATION: Excavate and haul away excess soil 4' out from the side of the house. Also, excavate and haul away all soil as needed in the rear yard in preparation for the retaining wall and brick paver patio.

Location: North side of the house and East side of house in preparation for the rear yard retaining wall and brick paver patio.

2. FINISH GRADING: Placing topsoil delivered by truck, topsoil @ \$10 per cubic yard delivered; labor and material. Finish grading 4"

Location: 4' around perimeter of home.

3. FINISH GRADING: Sodding, labor, and materials, 1-1/2" deep black dirt

Exterior: Entire yard

4. BACKFILL BY HAND: Backfill by hand from piles next to excavation. Labor and material.

Location: North side of house

5. REMOVE STUMP: Remove stump from ground with bulldozer or stump grinder

Location: Exterior, back yard

6. TREE TRIMMING: Trim and "canopy" branches on trees

Location: Exterior, back yard

Concrete and Masonry

1. ROUND PIERS TO GRADE: Dig out by hand, install round sonotube, pour concrete, backfill; Labor and material
12" round pier footings, 48" below grade

Location: Front Porch

2. CHIMNEY REMOVAL: Tear out existing chimney from roof to footing, no floor or wall patching

Location: Front, West chimney from roof to basement footing to allow for future open great room

3. SIDEWALK: Break up brick or concrete sidewalk with pneumatic tool and haul away
Location: Around House perimeter
4. SIDEWALK, CONCRETE: 4" sand, gravel or cinders base, 4" concrete, leveling, forming, pouring, and finishing, remove forms. Labor and materials
Location: Around House Perimeter
5. BLOCK WALL: Remove retaining wall by hand and haul away
Location: North side of House.
6. BLOCK WALL: Furnish and install retaining wall. Provide a \$6/block allowance. Retaining wall block to be rock-faced block, and must be reviewed and approved by the Historic Preservation Committee staff prior to commencement of the retaining wall construction. Tooled joints and sides. Reinforcing every second course. Steel angles as required. Top course to be a solid cap block
Location: North side of House.
7. SUSPENDED SLAB AND STEPS: Break up existing suspended slab and steps with pneumatic tool and haul away.
Location: North side of House
8. STEPS, SUSPENDED: Self-supporting steps to existing platform or as part of suspended slab job, supported by existing masonry or undisturbed earth: Dig as require, build forms, place steel as required, pour concrete steps, strip and clean forms, finish concrete. Labor and materials
Location: Front entry steps and rear paver patio steps to the backyard
9. ORNAMENTAL IRON: Furnish and install a black pipe rail graspable hand rail on front lawn steps.
Location: Front Steps
10. PATIO, BRICK: On ground in sand with sand in joints, bricks laid flat, including excavation; Brick paver patio, 132 SF.
Location: East side of House
11. SLAB AND STEP(S) ON GRADE: Build 4'-0" x 4'-0" concrete slab and step(s) on grade: Build forms for slab and step(s), place rubble or forms in center, place steel, pour concrete slab and step(s), strip and clean forms, finish concrete, steps: 6"-7" risers, 12" treads. Labor and materials
Location: South Side of House.
12. REPOINT FOUNDATION WALL: Cut joints in existing foundation wall and re-point with Type N or less mortar. Match the current mortar color and joint profile as much as possibly feasible. Labor and materials

Location: Entire foundation as needed

13. INTERIOR DRAIN TILE SYSTEM: Break up concrete slab out 1 foot from exterior block wall. Install interior drain tile system with pea gravel around foundation perimeter. Patch concrete slab. Labor and materials

Location: Interior perimeter of basement

14. BASEMENT FLOOR SLAB: Level ground within existing foundation walls, floated and troweled, 4" gravel fill, vapor barrier under, 6 x 6 #10 woven wire mesh; 4" basement slab. Labor and materials

Location: Basement Floor in location of new footings

15. CONCRETE SLAB: Break up existing slab in basement with pneumatic tool and haul rubble away

Location: Basement Floor in location of new footings

16. PIER FOOTINGS: Dig out by hand, pour concrete, backfill after pier is built, bottom of pier footing 24" below grade; Pier footings 24"l x 24"w x 24" h. Labor and materials.

Location: Basement Floor in location of new footings

Siding

1. FASCIA OR FRIEZE: Remove and replace fascia with a #2 Pine 1"x 8" fascia. Match the current profile and size.

Location: Exterior fascia, crown molding and trim

2. SOFFIT: Remove and replace soffits with a pine tongue and groove beaded soffit. Match the current profile and size.

Location: Exterior soffits

3. EXTERIOR CROWN MOLDING: Remove and replace exterior crown molding with a pine 3 1/2" crown. Match the current profile and size.

Location: Exterior fascia/roof edge

4. BEVELED SIDING: Cedar lap beveled siding, #15 felt or rosin coated paper, 5/4" x 4" & 5/4" x 6" outside corners, 5/4" x 3" inside corners; 1/2" x 2" beveled cedar siding. Match the current profile and size. Figure 536 SF of removal and replacement of siding and trim for estimate. Exact quantity will be determined prior to commencement of the trade.

Location: Exterior where existing siding and trim are missing, rotted, or deteriorated

Roof

1. ASPHALT OR FIBERGLASS: Asphalt or fiberglass shingles – 1 layer; Shingle removal over 8/12 pitch 1 layer
Location: Exterior roof
2. ASPHALT OR FIBERGLASS SHINGLES, 300 LB. (30 YR.): 300 lb. roof shingles 7-12 in 12 pitch, installation. Medium-dark gray or brown shingle. Color to be chosen by Marpe Development and reviewed and approved by the Historic Preservation Committee staff prior to installation.
Location: Exterior roof
3. ICE DAM BARRIER: Install Ice and water shield 36” wide, rubberized material placed under starter course and in valleys; Ice dam barrier
Location: Exterior roof
4. PLUMBING FLASHING: Replace existing flashing on plumbing vent; Plumbing flashing
Location: Exterior roof
5. RIDGE VENT: Install a Continuous roof ridge vent with louvered side openings- include cutting existing shingles and sheathing
Location: Exterior roof
6. PLYWOOD: Install Oriented strand board ½” sheathing over existing roof decking with 2 3/8” galvanized ring shank nails
Location: Exterior roof

Gutters

1. GUTTERS AND DOWNSPOUTS: Provide and install 5” aluminum seamless gutters, with oversized, 6” downspouts. Fastened to home with the proper hangers for installation on a fascia including a crown. All downspout extensions shall be hinged and extend a minimum of 6’ out where applicable. Install rain leaders at the base of each downspout. Labor and material
Location: Exterior on all eaves of house

Doors and Windows

1. Exterior Cellar Door: Install a 3” wide x 10’ long, pre-painted red, galvanized steel “alongside” weather tight cellar door with latch and lock.
Location: North side of house cellar entrance
2. EXTERIOR DOOR: Remove door, frame and trim from existing exterior wall

Location: All exterior entrance doors and storm doors

3. SIDE OR REAR DOOR: Install an Oak 2-Panel, 1- half light door, 1-3/4" thick, 6" exterior trim and wood frame, and entrance lock and dead bolt. Final door slab selection to be picked by Marpe Development and approved by the Historic Preservation Committee prior to installation of the door.

Location: Garage service door

4. ENTERANCE DOORS, WOOD: Install an Oak 2-Panel, 1- half light door, 1-3/4" thick, 6" exterior trim and wood frame, and entrance lock and dead bolt, oak or aluminum sill and weather stripping. Final door slab selection to be picked by Marpe Development and approved by the Historic Preservation Committee prior to installation of the door.

Location: All exterior entrance doors

5. GLIDING PATIO DOOR, WOOD: Install a patio door, with insulated glass, including frame, hardware and interior and exterior trim; 2 panel 6'-0" x 6' 8" wood patio door

Location: Rear of house kitchen exterior wall

6. WOOD STORM/ SCREEN COMBINATION DOORS: Install a 1-1/8" thick wood frame combination door with 1 full view glass insert and 1 full view screen insert, including closer and all hardware, 6-8 or 7-0 high x 2-6, 2-8 or 3-0 wide, cut or plane to fit. Final door selection to be picked by Marpe Development and approved by the Historic Preservation Committee prior to installation of the door.

Location: On exterior trim of all house exterior entrance doors

7. WINDOW: Maple window package. Remove existing windows. Install full replacement, new construction windows with nailing fin. Remove and replace exterior and interior trim to match existing if applicable. Insulate weight chambers and air seal with sealant prior to setting new window units.

Location: All windows throughout the house

8. WINDOW: Remove window from wall, including trim

Location: All windows throughout the home

9. WEATHER SEAL: Install weather stripping and sweep on a basement cellar interior entry door.

Location: Attic interior door slab

10. WOOD SLIDING WINDOWS, INSULATED GLASS: Install wood sliding windows. Primed wood exterior frame, insulated glass, 2 sliding sashes, and insect screen

Location: Basement windows

Fencing

1. WOOD STOCKADE FENCE – CEDAR, Install a wood stockade cedar fence with 1" x 3" vertical pickets 6 ft high x 8 ft. long prefab panels. Three 2" x 3" rails, 4" x 4" or cedar posts, 8'-0" OC, set 2" into 6" gravel bed of 36" deep post hole with tamped dirt and concrete to top of hole. 19 LF.

Location: Exterior, rear side yard. Around air conditioner condensing unit.

2. WOOD STOCKADE GATE – CEDAR, Install a wood stockade cedar fence gate with two gateposts set 2" into 6" gravel bed with tamped dirt and concrete to top of hole and 42" wide gate, 6 ft. high.

Location: Exterior, rear side yard. Around air conditioner condensing unit.

Framing

1. WOOD STUDS: Frame bearing wall, exterior or interior: Sole plate, two 2" x 4" or 2" x 6" cap. Include headers for doors and windows

Location: See plans

2. SHEATHING: Install ½" OSB sheathing over new framing for window or door addition or subtraction locations

Location: See plans

3. Rim Joist: Remove rotted wood rim joist and replace with treated lumber rim joist of like dimension

Location: Exterior, north side of house

4. MUDSILL: Remove and replace pressure-treated dimension pine sill plate that is rotted or deteriorated

Location: Exterior, north side of house

5. LAMINATED VENEER LUMBER WOOD BEAM: Install laminated veneer lumber wood built-up beams on existing supports; Veneer built-up beam, double 1-3/4" x 14" LVL

Location: Interior, see plans

6. CEILING JOISTS: Frame false 2"x 6" ceilings on the main floor. Install proper supports to prevent from sagging

Location: Interior, 1st floor, see plans

7. WOOD STUDS: Frame non-bearing walls: Sole plate, one cap, include framing for doors, closets, and corners; 16" OC, 2" x 4" framed non-bearing wall

Location: Interior, see plans

8. POST ANCHOR: Install post bases. Secure post to concrete or masonry pier footing: Galvanized wood post anchor, drill hole in pier and secure post anchor with ½" expansion type sleeve anchor bolt, stand-off plate for moisture damage protection, 2-sided nailing flange; 6"x 6" post anchor
Location: Basement footings, front porch footings
9. WOOD POST: Install solid wood posts on existing footing. Pressure treated pine 6"x6" posts
Location: Basement footings, front porch footings
10. WOOD BEAM OR HEADER: Install solid wood beam on existing supports with pressured-treated pine; 2-2" x 8" wood beam
Location: Front porch
11. DECK JOISTS: Frame porch floor structure. Ledger bolted to building, joists doubled at all sides, joists hangers, pressure-treated pine, 16" OC; 2" x 8" deck joists
Location: Front Porch
12. DECK SURFACE: Install decking porch floor. Deck laid right angles to joists, ¼" screwed with coated deck screws; red cedar deck surface 5/4" x 6"
Location: Front Porch
13. BAND: Install porch perimeter band. Western red cedar 1" x 10"
Location: Front Porch
14. STEPS TO DECK: Install porch steps. 3-2" x 12" stringers, 2-5/4" x 6" cedar boards per tread, 1" x 8" cedar risers, 4 ft wide step
Location: Front Porch
15. DECK RAILING OR STEP RAILING: Install porch railing. 4" x 4" end and intermediate posts extending to 36" above surface of deck 48" OC, deluxe chamfer edged cap laid flat between posts, deluxe sloped top edge bottom rail set upright between posts, 2"x 2" pickets fastened under top cap and on top edge of bottom rail, 5"OC; Colonial spindle railing
Location: Front Porch
16. WOOD BEAM: Install wood beam bearing on existing supports, solid beam, three 2"x 12"
Location: Front Porch Roof Header
17. POSTS AND COLUMNS: Install turned colonial porch post; 5" x 5"x 8" ft porch post
Location: Front porch

Finishing

1. INSTALL: Install custom oak round fluted columns. 8" at the base tapering to 6" at the top.
Location: See plans
2. PRE-HUNG DOOR: Install an Interior 1-3/8" door, stain grade jamb, 2 sides casing, and privacy lock
Location: All interior doors throughout the house
3. BI-FOLD DOOR: Install an Interior 1-3/8" door, stain grade jamb, 2 sides 2-sides casing, bi-fold stop trim, and bi-fold hardware
Location: Interior, See Plans
4. SHOE MOULD: Install 3/4" X 3/4" hardwood shoe mold
Location: On all base molding in rooms with wood flooring
5. SPECIAL WOOD MOULDINGS: Install custom made casing. Router to general contractor's specifications, 6 " casing
Location: Throughout house
6. LAMINATED WHITE CLOSET SHELF SYSTEMS: Install a laminate white shelf on supports with built-in hanging bar holder and rod
Location: All closets
7. WOOD HANDRAIL: Install an oak graspable handrail on standard hardware
Location: All stairways
8. BASE: Install base trim where missing or damaged. Router to match the profile of existing base. Install base at the height as the existing.
Location: Throughout the house

Drywall

1. GYPSUM DRYWALL ON NEW CEILING: Install gypsum drywall on ceilings screwed to joists or furring, taped, finished and sanded, 3 coats; 5/8" Firecode on ceiling. Labor and Materials.
Location: All ceilings except for basement
2. GYPSUM DRYWALL ON NEW WALL-COMplete JOB: Install gypsum drywall on walls screwed into studs or furring, taped, finished and sanded, 3 coats; 1/2" gypsum drywall. Labor and Materials.
Location: All wood framed walls

Painting

1. PAINT REMOVAL: Power wash siding, soffits, fascia, porch ceiling and floor, wood steps, and exterior trim using lead safe work practices.
Location: Exterior siding, soffit, fascia, and trim
2. WOOD SIDING PAINTING: Paint siding, 2 coats of exterior Duration paint by Sherwin Williams. Labor and materials
Location: Exterior siding
3. FASCIA, SOFFIT, OR RAKE PAINTING: Paint, up to 12" fascia or rake, one face and edge, 2 coats of exterior Duration paint by Sherwin Williams. Labor and materials.
Location: Exterior fascia, soffit, crown molding and trim
4. PORCH CEILING: Paint porch ceiling, prime and 2 coats with Duration exterior paint by Sherwin Williams. Labor and Materials.
Location: Front Porch
5. PAINT MOLDING: Paint base, ceiling molding, chair rail or door or window trim up to 6", 2 coats with Pro Classic by Sherwin Williams. Labor and material
Location: Throughout the house
6. WOOD DECK OR PORCH FLOOR, TOP SIDE: Stain and clear finish, 2 coats. 1 coat of exterior stain, 1 coat of exterior water sealer by Sherwin Williams. Labor and Materials
Location: Front Porch
7. PORCH OR DECK RAILING: Stain and clear finish, 2 coats. 1 coat of exterior stain, 1 coat of exterior water sealer by Sherwin Williams. Labor and Materials.
Location: Front Porch
8. WOOD STEPS: Stain and clear finish, 2 coats. 1 coat of exterior stain, 1 coat of exterior water sealer by Sherwin Williams. Labor and Materials.
Location: Front Porch Steps
9. WALLS: Paint smooth finish plaster or plasterboard, with roller; Prime and paint 2 coats on interior walls with Promar 200 by Sherwin Williams. Labor and Materials.
Location: Throughout the house
10. CEILINGS: Paint smooth finish plaster or plasterboard, prime and 1 coat with flat white ceiling paint by Sherwin Williams. Labor and Materials
Location: Throughout the house

11. WOOD STEPS: Paint all surfaces (top, bottom, sides) of steps and stringers, 2 coats of Promar 200 by Sherwin Williams. Labor and Materials.
Location: Basement Steps
12. CONCRETE SLAB: Paint top surface of concrete slab, 2 coats of Dri-lock or like product. Labor and Materials
Location: Basement Floor
13. STAIR HANDRAIL: Stain handrail, balusters and newel post, one flight; Refinish stair handrail, 1 coat of stain, 2 coats of varnish. Interior stain by Sherwin Williams. Labor and Materials.
Location: Main Staircase
14. PAINT FENCE: Paint wood fence, 2 coats on all sides, with Duration exterior paint from Sherwin Williams. 264 SF. Labor and Materials.
Location: Rear of house air conditional condensing unit enclosure

Flooring

1. HARDWOOD FLOOR: Lay floor with T&G and end-matched oak flooring, 25/32" x 2-1/4"; #1 Common hardwood floor.
Location: Living room and Foyer (See Plans)
2. UNDERLAYMENT: Install a water resistant 1/2" thick backer board underlayment for ceramic tile floor, including thin set mortar, joint tape and galvanized screws.
Location: Living Room Fireplace Hearth
3. TILE FLOORS: Install tile on fireplace hearth floor; 1/2" cement board, thin set mortar, set tile, grout and seal; Travertine tile floor @ \$8.00 SF/Allowance
Location: Living Room Fireplace Hearth
4. TRAVERTINE TILE WALLS: Install travertine tile on fireplace wall set travertine tile in mastic, grout and seal with silicone; Travertine tile wall @ \$8.00 SF Allowance
Location: Living Room Fireplace Wall Surround
5. CERMANIC TILE WALLS: Install ceramic tile on kitchen cabinet backsplash walls over existing moisture-resistant wallboard; set 6"x 3" subway tiles s in mastic, set tile cap, grout and seal with silicone; ceramic tile wall @ \$2.00 SF Allowance.
Location: Kitchen

6. SHEET VINYL: Furnish and Install sheet vinyl laid adhesive over smooth surface underlayment; Economy grade sheet vinyl floor. \$2.25/SF allowance for sheet vinyl floor material
Location: Kitchen, all bathrooms, and laundry room. See plans
7. CARPETING: Furnish and install interior carpeting, including padding; Interior carpeting at \$15 per yard Allowance.
Location: 2nd Floor bedrooms. closets, and hallways. See plans

Plumbing

1. Pull a city plumbing permit
2. INSTALL: Install new sump pump for draining of interior drain tile. Labor and Materials
Location: Basement
3. LAVATORY SET IN VANITY BASE: Install 20" x 18" sink at \$100 set in prefinished vanity base with granite top and 4" back splash, faucet at \$130, trap assembly at \$42, 21"d, 36"w vanity @ \$415. Labor and Materials.
Location: 1st floor bathroom, and 2nd floor master bathroom
4. LAVATORY SET IN VANITY BASE: Install two 20" x 18" sinks at \$100/EA set in prefinished vanity base with granite top and 4" back splash, two faucets at \$130/EA, two trap assemblies at \$42/EA; 21"d, 60"w vanity @ \$680. Labor and Materials.
Location: 2nd Floor Main Bathroom
5. CLEAN OUT: Furnish and install a full size clean out to main sanitary sewer within 10" of basement wall and re-cement floor
Location: Basement
6. Raise water meter off the floor 12" x 48" per city code
Location: Basement
7. Blind plug off all unused waste and vent piping in the basement after work is complete; patch cement floor
Location: Basement
8. FURNISH AND INSTALL: Furnish and install new energy star rated, high efficient, power vented water heater and vent to code
Location: Basement
9. PLUMBING Rough-In: Break up kitchen floor and rough in waste and venting for the toilet and sink for main level bathroom. Patch cement floor after inspection. Redo waste vent and water supplies for kitchen. Install hook ups for dishwasher and ice maker for fridge. Rough in waste

and vent piping for laundry box off kitchen. Redo waste vent water supplies for new location of tub in existing bathroom on 2nd floor. Install claw foot tub and rough in for double vanity on 2nd floor main bath. Rough in waste vent and water supplies for new master bathroom for toilet, tub and vanity

Location: See Plans

10. WATER SUPPLIES: Stub hot and cold water supplies to each fixture and faucet in wirsbo aqua pex and fitting. Starting at water meter throughout the house

Location: Throughout the house

11. LAUNDRY SINK: Furnish and install one wall hung laundry tub with one top feed faucet

Location: Basement

12. SILLCOCK: Furnish and install one frost free sillcock with shut off valve

Location: Exterior

13. KITCHEN SINK: Furnish and install one double bowl under mount stainless steel kitchen sink, and 1 single handle faucet with pull out sprayer

Location: Kitchen

14. Tub AND FAUCETS: Furnish and install one Sterling right-handed tub with surround, and furnish two chrome finish Delta Monitor tub shower valves

Location: 2nd floor bathrooms

15. TOILETS: Furnish and install three American Standard Cadet toilets

Location: All bathrooms

16. PEDASTAL SINK: Furnish and install one American Standard pedestal sink

Location: 1st floor bathroom

17. BATHROOM SINK FAUCETS: Furnish and install four Delta single handle faucets for all bathroom sinks

Location: All Bathrooms

18. STALL SHOWER: Furnish and install one Salo 3-piece remodeler shower

Location: 2nd level main bathroom

19. CLAW FOOT TUB & FAUCET: Furnish and install one claw foot tub and faucet.

Location: 2nd Floor Main Bathroom

Electrical

Add new 100 amp 30 circuit service. Meter to be located with exterior 100 amp disconnect at rear corner of long wall. Panel to be fed by concealed SER and located in the basement. Wire house to new

construction code including the smoke and carbon monoxide detectors. Each room to have a switch and ceiling light plan on 5 dimmer switches. All 2nd floor bedrooms to have a fan and light with 2 switches. Rough in wiring has been started. Relocate boxes and wiring as needed. Wire for 10 recessed cans and 3 switches on the main floor. Locate switches so plate does not touch millwork. HVAC to provide and install all bath fans, electrician to wire with 2 switches when light is present. Wire all bathrooms to code and proposed plans. Wire laundry, gas fireplace insert, gas range, and gas dryer per proposed plans. Wire kitchens per proposed plans including the dishwasher and garbage disposal fixtures. Install under mount cabinet lights to be installed over all granite countertops. Wire for microwave. Install exterior lights, switches, and GFI on the front and rear of the home. Bring basement wiring to code and wire for outlet over water heater. Wire new furnace and central air. Provide a \$1,100 light fixture allowance. Add 3 cable jacks and 3 phone jacks. Install hardwired doorbell for front door. Include fee for electrical permit in price

Location: Throughout the house

HVAC

1. BATH FAN: Provide and install a 80 CFM, 0.3 sone Panasonic Whisper Quiet bath fan and vent to meet code.
Location: All bathrooms
2. GAS PIPING: Install gas line to the stove and dryer to meet code. Include final connection to the appliances and 24 hour air test
Location: Kitchen and Laundry
3. DRYER VENT: Provide and install dryer vent to meet code
Location: 1st Floor Laundry Room
4. GAS FIREPLACE: Provide and install a Lennox gas fireplace insert. Model # EDV130. Include a liner kit and gas piping.
Location: Living room. See plans.
5. 95% FURNACE: Install an Energy Star rated two stage American Standard furnace Model # AUH-2B080-A9V3V with an AFUE of 95%. Variable speed, 80,000 BTU. Include PVC venting, gas piping, drain piping, and low voltage wiring
Location: Basement

6. 15 SEER AIR CONDITIONER: Provide and install a 2.5 ton, 15 SEER efficient American Standard Air conditioner. Include A-coil, line set piping, drain piping, and low voltage wiring. Model # 7A7A5030. Location of the exterior condenser unit to be selected by Marpe Development and approved by the Historic Preservation Committee prior to placement of the condenser unit.

Location: Exterior, rear side yard

7. DUCTWORK: Seal all existing ductwork and add 2 supplies to the main floor. Include adjusting existing pipes to allow for proper termination. Move supply trunk line, in kitchen, to the back wall as far as possible to allow for more room in the living room

Location: 1st Floor. See plans

Insulation

1. FIBERGLASS BLANKET: Furnish and Install insulation stapled to open framing. Unfaced R-13 3 1/2" insulation

Location: Exterior Walls

2. EXTERIOR WALL VAPOR BARRIER:
6 mil plastic installed at inside of frame wall, over existing unfaced insulation, tape all openings. Labor and materials

Location: Exterior Walls

3. BAFFLE: Install ventilation baffles in rafter spaces. Labor and materials.

Location: Attic

4. AIR SEAL BYPASSES: Seal all attic penetrations and bypasses. Labor and Materials.

Location: Attic

5. AIR SEAL RIM JOIST: Seal cracks and holes in rim joist. Labor and Materials.

Location: Basement

6. WEATHER SEAL: Install weather stripping on attic hatch panel. Labor and Materials.

Location: Attic

7. RIM JOIST INSULATION: Insulate & air seal basement rim joist with spray foam insulation. Labor and Materials.

Location: Basement

NEC Specifications

Neighborhood Energy Connection Residential Energy Specification			
Customer: City Of Saint Paul Address: 336 Maple		Auditor: Michael Childs Phone: 651-221-4462 x 145	
Spec ID #	Spec Title	Specification	Location/Notes
500	Seal Attic Bypasses	<p>Contractor shall seal all attic bypasses. Bypasses shall be defined as any break in the envelope of a house between a heated living space and an unheated area or exterior. Bypass locations include, but are not limited to, the following areas: chimneys, soil stacks, end walls, dropped ceilings, open plumbing walls, beneath knee walls and around duct work, electrical work and attic access points. Bypasses shall be sealed in such a manner that the movement of air through the bypass is essentially stopped. "Essentially stopped" means that air leakage will not be detected by an infrared scan when the house is pressurized to 30 Pascals. Materials to be used for sealing bypasses depend on the size and location of the bypass and meet code requirements. These materials include high quality caulks (20-year life span), polyethylene rod stock, foam, sheetrock, sheet metal, extruded polystyrene and densely packed insulation.</p>	Target number is 2100 CFM50

105	Replace Furnace with 95% AFUE Forced Air Furnace and ECM Motor	Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. Install a new ENERGY STAR rated, gas-fired, forced air furnace with a minimum AFUE rating of 95% and ECM Motor with 2" rise above floor. Connect to existing duct work and gas line. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on either side or bottom of new furnace. Seal all exposed duct joints with duct mastic. Remove all existing cloth duct tape prior to installing mastic.	
510	Blow OpenAttic to R-50	All bypasses shall be sealed before insulating in such a manner that the movement of air through the bypass is essentially stopped. "Essentially stopped" means that air leakage will not be detected by an infrared scan when the house is pressurized to 30 Pascals. Blow insulation to depth indicated on manufacturer's coverage chart, consistently and evenly to R-50. Insulation in the peak attic must be marked with a ruler to measure depth and a sign with the number of bags used and the date of the installation.	Peak attic
516	Insulate Slants to capacity	Fit R-15 batt insulation between studs so that it fills the wall cavity without any gaps, voids, or compression. Call the NEC for an inspection before sheetrocking.	Call the NEC before sheetrocking.
532	Build Dam, Insulate and Weather-strip attic hatch	Access hatch door to attic shall be replaced and insulated to R-40 and insulation dam constructed around opening. Opening shall be weather-stripped to provide a tight seal.	
618	Wall insulation - Interior Application: Fiberglass batt open cavities	Fit R-15 batt insulation between studs so that it fills the wall cavity without any gaps, voids, or compression. Call the NEC for an inspection before sheetrocking.	Call the NEC before sheetrocking.
806	Wall insulation-interior application-fiberglass batt open cavities	Fit batt insulation between studs so that it fills the wall cavity without any gaps, voids, or compression. Call the NEC before sheetrocking.	This also includes crawl space

820	Insulate Exterior Foundation with Rigid Foam Board	Dig two foot trench around perimeter of building and affix 2" rigid board insulation with minimum R-5 per inch to below grade foundation.	This includes slab on grade portion of house
910	Insulate crawl space walls	Install poly on the ground. Crawl spaces shall be insulated by installing 6" (R-19) encapsulated fiberglass batts attached permanently and directly against rim joist, band joist and exterior walls extending one foot onto poly ground covering. Alternatively, use spray foam on rim joist, band joist and walls to R-19	
1010	Install ENERGY STAR Rated 2-stage Bathroom Fan	Install an ENERGY STAR rated two-speed bathroom fan .8 sones or less, with a pre-set low-speed of 10-30 CFM and a high-speed boost capability of 70-110 CFM initiated by a wall switch or motion detector. Vent bathroom fan using rigid duct and insulated with fiberglass and vented out with dampened roof vent.	
1210	Install ENERGY STAR Rated Washing Machine	Connect new ENERGY STAR rated clothes washer sized appropriately for the household. Use braided steel water supply lines and a smooth rubber drain line connected to a 2 inch drain with trap. Remove existing washer, recycle all metal components and dispose of all other materials in a code legal dump.	
1214	Install ENERGY STAR Rated Refrigerator	Install ENERGY STAR rated refrigerator sized appropriately for the household. Remove existing refrigerator, recycle all metal components and dispose of all other materials in a code legal dump.	

Cabinetry

1. BASE CABINETS: Install prefinished base kitchen cabinets on walls, 24 LF
Location: Kitchen
2. Built-in Base Cabinet Beneath Bookcase: Install prefinished base entertainment cabinets on walls, 3 LF
Location: Living room. See plans
3. BUILT-IN BOOKCASE: Furnish and install built-in bookcase. Nailed and glued ends, vertical supports 30" OC and at each end, kickboard, top rail, shelves spaced 10" OC vertically measure, build and install; 12" oak built-in bookcase
Location: Living room: See plans

4. WALL CABINETS: Install prefinished wall kitchen cabinets on walls, 22 LF
Location: Kitchen

Countertops

1. INSTALL: Install 5/8" thick granite countertops with a 4" backsplash on new base cabinets
Location: Kitchen

Bathroom Accessories

1. MIRROR: Install a wall mirror ¼" thick with polished edges, attached to wall with clips or adhesive
Location: All Bathrooms
2. BATH ACCESSORIES: Polished brushed nickel bath accessories: tow towel bars, paper holder, and hand towel ring per bathroom.
Location: All Bathrooms
3. BY-PASS DOOR: Install a stall shower enclosure with 2 framed tempered glass doors 70" high for up to 48" opening
Location: 2nd floor main bathroom

Appliances

1. STAINLESS STEEL KITCHEN APPLIANCES: Install Frigid Air, energy star rated, stainless steel refrigerator, vented microwave, gas range, and dishwasher
Location: Kitchen
2. STAINLESS STEEL WASHER AND DRYER: Install Frigid Air, energy star rated, stainless steel, electric washer and gas dryer
Location: 1st Floor laundry room