

**868 Fremont
St. Paul, MN**

Marpe Development



Marpe Development

SCOPE OF WORK

868 Fremont St. Paul, MN

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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: \$ _____

Section 1: General Requirements

1.1 Summary of Work

868 Fremont 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, 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 sub-contractors 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 Marpe Development.
- 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 is underway and 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, and have an approved Affirmative Action plan on file with the City of St. Paul 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,

statutes, 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

- The Contractor and Subcontractor will obtain 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 compliance 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 date 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 Statute 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

1. **BUILDING PERMIT:** Building permit fee, based on the total amount of job. General building permit to be provided by General Contractor. HVAC, Plumbing, and Electrical subs are required to pull their own permits, and should be included in their estimate price. All permits must be reviewed and receive approval from the Historic Preservation Committee prior to work commencing on the trade.
2. **LEAD CLEARANCE TEST:** A lead clearance test is required at the completion of the project. Testing to be done in the rooms where lead paint was initially detected and was worked on.

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.

Demolition

1. PORCH REMOVAL: Remove complete porch including roof structure.
Location: Exterior, side rear porch
2. REMOVE EXTERIOR TRIM: Fascia board or soffit that is damaged, rotted or deteriorated.
Location: Exterior, soffit and fascia. Only if it is damaged, rotted, deteriorated, or missing.
3. CARPET REMOVAL: Remove carpet and padding
Location: Throughout the house
4. REMOVE DOWNSPOUTS: Remove downspouts from building
5. BASEBOARD REMOVAL: Remove baseboard and shoe molding.
Location: 1st floor kitchen, bath and laundry
6. REMOVE GUTTERS: Remove edge hung gutters from building
7. COMPLETE DECK REMOVAL: Remove complete rear entry deck landing, stairs, and railing.
Location: Rear entry deck
8. ASBESTOS SIDING ABATEMENT: Abate all asbestos siding from the exterior walls and dispose of properly.
Location: Exterior, siding
9. UNDERLAYMENT REMOVAL: Remove ¼" luon plywood underlayment.
Location: All bathrooms, kitchen, pantry, and 2nd level back hallway
10. PANELING REMOVAL: Remove plywood paneling from all walls containing paneling in the house.
Location: Throughout the house
11. COUNTERTOP REMOVAL: Remove countertop from base cabinet
Location: Kitchen, all bathroom vanity tops, and any in the basement

12. CABINET, VANITY, AND SHELVING REMOVAL: Remove wood cabinets, shelving, and vanities from the house
Location: Throughout the house
13. INTERIOR DOOR REMOVAL: Detach and remove nails from casings if they are in good condition. Store for reuse at the millwork stage. Remove all interior entry doors, frames and jambs.
Location: Throughout the house
14. VINYL FLOORING REMOVAL: Remove all vinyl flooring in the house
Location: Throughout the house
15. COMPLETE INTERIOR WALL: Remove non-bearing wall and coverings, including studs and wall coverings both sides if present
Location: See Proposed Plans
16. STAIRCASE REMOVAL: Remove rear interior staircase from the 1st to the 2nd level.
Location: Rear interior staircase, see plans
17. WOOD SIDING REMOVAL: Remove wood siding from all existing exterior walls.
Location: Exterior, siding
18. GARAGE REMOVAL: Complete garage removal including floor slab and apron.
Location: Exterior, rear yard

Grade/ Landscaping

1. 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.
2. FINISH GRADING: Sodding, labor, and materials, Install 2" deep black dirt prior to laying sod.
Exterior: Entire yard
3. STUMP REMOVAL: Remove stump from ground with bulldozer or stump grinder
Location: Exterior, back yard by garage
4. TREE TRIMMING: Trim and "canopy" branches on trees
Location: Exterior, all trees as needed
5. CLEAR TREES: Clear trees by hand with chain saw, cut into short lengths and load into truck or stack
Location: All trees along front yard sidewalk and by garage

6. LANDSCAPING: Include \$500 allowance for plants, shrubs, flowers, mulch, rock, etc.

Location: Exterior, Front 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: Exterior, rear side porch
2. CHIMNEY: Tear out existing chimney from roof to footing, no floor or wall patching
Location: Chimney from roof to basement footing
3. REMOVE CONCRETE APRON: Remove 4" thick concrete apron with a pneumatic tool and haul away.
Location: Exterior, front of garage
4. CONCRETE APRON: Fill with up to 4" gravel, form with 4" lumber, place #10 WWM and expansion joints, pour and finish driveway apron. Labor and materials.
Location: Exterior, front of garage
5. MONOLITHIC FOOTINGS AND SLAB (SINGLE POUR): Dig, form, place reinforcement, 4" gravel fill, 6 x 6 #10 woven wire mesh. Pour and finish concrete, Bottom of slab footing 12", top of footing below slab 12" wide, Slab thickness 4", 1/2" steel bars drilled into existing building, Two 1/2" continuous steel bars in footing. 14' W x 22' D. Labor and materials.
Location: Exterior, garage slab
6. PARTITION BLOCK: Install one course of 6" partition block on existing monolithic footing with 1/2" anchor bolts 12" from each end and every 6' after. Core fill around bolts. Labor and materials.
Location: Exterior garage slab
7. DRIVEWAY: Install an asphalt driveway, including 6" stone base, forming, spreading and rolling, oil base and topping. 12' D. Labor and materials.
Location: Exterior, East side of the garage to the property line.
8. CONCRETE SAWING: Cut concrete with gas concrete saw around 6"x 6" basement posts in order to remove concrete and install new footings.
Location: Basement
9. SIDEWALK REMOVAL: Break up brick or concrete sidewalk with pneumatic tool and haul away.

Location: Exterior, old deteriorated side walk on the East side of house toward the back yard

10. SIDEWALK, CONCRETE INSTALL: Install 4" gravel, 4" concrete, leveling, forming, pouring, and finishing, remove forms. Labor and materials

Location: Exterior, old deteriorated side walk on the East side of house toward the back yard

11. REPOINT BRICK WALL: Cut joints in existing brick wall and repoint; Repoint soft mortar. Labor and materials

Location: Interior and Exterior Foundation

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

Location: Basement

13. CONCRETE SLAB: Break up existing slab in basement with pneumatic tool and haul rubble outside to grade; Concrete slab 4" thick

Location: Basement Floor in location of new footings

14. 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

15. 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

Siding

1. FASCIA OR FRIEZE: Remove and replace fascia with a #2 Pine 1"x 8" fascia

Location: Exterior fascia, crown molding and trim. Only areas that have been damaged rotted, deteriorated, or missing.

2. SOFFIT: Remove and replace soffits with a pine tongue and groove beaded soffit

Location: Exterior soffits. Only area that have been damaged, rotted, deteriorated, or missing.

3. CROWN MOLDING: Install an exterior grade pine crown molding. Size and profile to match that of the existing.

Location: Exterior crown molding. Only area that have been damaged, rotted, deteriorated, or missing.

4. MAILBOX: Install brass mailbox

Location: Exterior, front of house

5. VINYL SIDING: Install Certaineed Monogram, .046 thickness, double 4" clap vinyl siding. Include installation of all corners, master and mini mounts, J-channels, finish trim, etc.

Location: Exterior, siding house and new garage. See plans.

6. ALUMINUM FASCIA: Install 8" custom bent aluminum fascia on all rakes and eaves.

Location: Exterior, fascia house and new garage. See plans.

7. HOUSE WRAP: Install house wrap on exterior walls and gables prior to siding.

Location: Exterior, siding house and new garage. See plans

8. ALUMINUM SOFFIT: Install aluminum soffit panels, f-channel and soffit channel on all rakes and eaves.

Location: Exterior, soffit house and new garage. See plans.

9. CAP WINDOWS AND DOORS: Install aluminum window and door wraps on all exterior window and door trim

Location: Exterior, windows and doors. See plans.

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

Location: Exterior roof

3. BUILD PORCH SHED ROOF: Rafters 16"OC, bridging, nails, framing for overhand and eaves, 2" x 6 "shed roof.

Location: Exterior, side rear porch. See plans

4. TRUSS ROOF: Gable roof trusses, shop built by others and delivered to job, placed by hand, tie down straps, includes 2 gable ends 24" OC

Location: Garage 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
2. REMOVE DOWNSPOUTS: Remove downspouts from building
3. REMOVE GUTTERS: Remove edge hung gutters from building

Doors and Windows

1. **Please Review Drawings**
2. VINYL WINDOWS: Install vinyl replacement "pocket" windows by Atrium. Low-E/argon glass. Energy Star rated with insect screens. Grilles on front elevation windows.
Location: All windows throughout the house
3. GLASS PANE REPLACEMENT: Remove and replace broken glass pane on a built-in cabinet door.
Location: Dining Room
4. BRASS FINISHES: Install a brass lever door handle, a 6" brass kick plate, a brass door knocker, and a brass peep hole.
Location: Front door
5. VINYL AWNING WINDOWS, INSULATED GLASS: Install vinyl exterior frame, insulated glass, 1 operable sash with insect screen,
Location: Basement windows
6. HOOK STRIP: Install coat hooks on a hook strip.
Location: 1st, floor, library coat closet on existing hook strip.
7. EXTERIOR DOOR REMOVAL: Remove door, frame and trim from existing exterior wall. Remove nails and store casing for reuse at the millwork stage if in good condition.
Location: All exterior entrance doors and storm doors
8. ENTRANCE DOORS, WOOD: Install a insulated steel paneled, 1 light door, 1-3/4" thick, 6" exterior trim and wood frame, and entrance lock and dead bolt, aluminum sill and weather stripping.
Location: All exterior entrance doors

9. WINDOW REMOVAL: Remove window from wall, including trim. Remove nails and store casing for reuse at the millwork stage if in good condition.
Location: All windows throughout the home
10. INTERIOR DOOR HARDWARE: Remove existing interior door knob, and replace it with a new door knob and door protector plate.
Location: 1st floor interior doors
11. ALUMINUM STORM/SCREEN COMBINATION DOORS: Install a full view with 1 tempered glass and 1 screen insert, colonial fringe, handle, kick panel, premium white combination door by Larson.
Location: On exterior trim of all exterior entrance doors
12. GARAGE DOOR, STEEL: Install a 4 section 4 panel non-insulated overhead door. Including weather tight stops, hardware and exterior, vinyl brick mold and jamb trim, 9'-0" x 7'-0" garage door. Labor and materials.
Location: Garage
13. GARAGE DOOR OPERATOR: Install an automatic control with 1/3 HP motor for door up to 9 feet, two remote set. Labor and material.
Location: Garage
14. SERVICE DOOR: Install a steel 6-panel exterior garage service door including a door knob and deadbolt.
Location: Garage

Framing

1. WOOD STUDS: Frame bearing wall, exterior: green treated sole plate, two 2" x 4" top plate. Include headers for doors. Studs at 16" O.C.
Location: Garage, See plans
2. SHEATHING: Install ½" OSB sheathing on new framed walls and gables.
Location: Garage, See proposed plans
3. INSTALL SUBFLOOR: Install Plywood CDX, glued and nailed to joists, T & G ¾" sub floor.
Location: New 2nd floor back hallway floor. See plans.
4. SHEATHING: Install ½" OSB sheathing over new framing for window or door addition or subtraction locations
Location: See plans
5. BUILD PORCH SHED ROOF: Rafters 16"OC, bridging, nails, framing for overhand and eaves, 2" x 6 "shed roof.
Location: Exterior, side rear porch. See plans
6. TRUSS ROOF: Gable roof trusses, shop built by others and delivered to job, placed by hand, tie down straps, includes 2 gable ends 24" OC

Location: Garage roof

7. PATCH ATTIC FLOOR BOARDS: Patch attic floor boards that are broken, deteriorated, damaged, rotted or missing.

Location: Attic

8. PORCH CEILING: Install an oak beaded ceiling, center beaded one side and center V-joint other side 5/8" x 1 1/2" porch ceiling.

Location: Exterior, rear side porch

9. KNEEWALL: Frame a 2" X 4" knee wall, 36" high around attic stair floor perimeter.

Location: Attic

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

Location: See plans for new interior wall locations

11. POST ANCHOR: Secure post to concrete or masonry pier footing: Galvanized wood post anchor, drill hole in pier and secure post anchor with 1/2" expansion type sleeve anchor bolt, stand-off plate for moisture damage protection, 2-sided nailing flange; 6"x 6" post anchor

Location: Basement footings and rear side porch footings

12. WOOD POST: Install solid wood posts on existing footing. Pressure treated pine 6"x6" posts

Location: Basement footings, rear side porch footings

13. WOOD BEAM OR HEADER: Install solid wood beam on existing supports with pressured-treated pine; double 2" x 8" wood beam

Location: Exterior, rear side porch

14. 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: Exterior, rear side porch

15. LATTICE PANEL: Install 4' x 8' plastic lattice panels, staked to the ground and fastened to the porch floor rim.

Location: Front and rear side porch perimeters

16. CEILING JOISTS: Frame 2"x 6" ceiling collars attached to rafters on the rear side porch roof. Install proper supports to prevent from sagging

Location: Exterior, rear side porch

17. DECK SURFACE: Install decking porch floor. Deck laid right angles to joists, 1/4" screwed with coated deck screws; red cedar deck surface 5/4" x 6"

Location: Exterior, rear side porch floor and stairs

18. BAND: Install porch perimeter band. Cedar 1" x 10"

Location: Exterior, rear side porch

19. 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, 8 ft wide steps

Location: Exterior, rear side porch

20. DECK RAILING OR STEP RAILING: Install porch and stair railing. Vinyl 4" x 4" post sleeves, bases, and tops over green treated 4" x 4" posts, 36" high. Vinyl top and bottom rails with inner steel bar reinforcements. Vinyl colonial style spindle installed in top and bottom rail slots.

Location: Front Porch and rear side porch and stairs

21. WOOD BEAM: Install wood beam bearing on existing supports, solid beam, three 2" x 12"

Location: Rear Side Porch Roof Header

22. POSTS AND COLUMNS: Install turned colonial porch post; 5" x 5" x 8" ft porch post

Location: Exterior, rear side porch

23. JOISTS FIRST FLOOR: Framing lumber, bridging, joist hangers, lag bolts, nails, joist headers as required, joists 16" OC, 2" X 10" first floor joists.

Location: 2nd floor back hallway. See plans.

24. LAMINATED VENEER LUMBER WOOD BEAM: Laminated veneer lumber wood build-up beam on existing supports, veneer built-up beam, 2, 1-3/4" x 14"

Location: 1st floor living room. See plans.

Finishing

1. CUSTOM OAK COLUMNS: Install custom oak square fluted columns. 8" at the base tapering to 6" at the top.

Location: 1ST floor living room. See plans

2. TRIM CASED OPENING: Install jambs and two sides of 6" door trim. Size and profile to match that of the existing.

Location: Kitchen, 2nd floor back hallway and back South side bedroom beam and posts, and 1st floor living room beam and posts.

3. TRIM EXISTING DOOR OPENING: Install casing on one side only, 6" door trim on existing jambs. Size and profile to match that of the existing.

Location: 1st floor, library

4. WOOD HANDRAIL: Install an oak graspable handrail on standard hardware

Location: All stairways

5. 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
6. PRE-HUNG DOOR: Install an Interior 1-3/8" door, paint/stain grade jamb, 2 sides casing, and privacy lock
Location: All interior doors on 2nd floor, and 1st floor basement, bathroom, and laundry room
7. BI-FOLD DOOR: Install an Interior 1-3/8" door, stain grade jamb, 2 sides casing, bi-fold stop trim, and bi-fold hardware.
Location: Library new closet, See Plans
8. STAIRS REPAIR: Replace loose, missing, or mismatched balusters in existing main stairway.
Location: Main staircase
9. LAMINATED WHITE CLOSET SHELF SYSTEMS: Install a laminate white shelf on supports with built-in hanging bar holder and rod
Location: All closets
10. INSTALL: Install 1/2" OSB riser backers on existing set of stairs to meet guardrail building code
11. CROWN MOLDING: Detach and Reset crown molding, remove nails and store for re-use.
Location: 1st floor living and dining room

Drywall and Durock

1. GYPSUM DRYWALL ON 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: New rear entry ceiling, and 1/4" drywall on all loose or deteriorated plaster ceilings that cannot be repaired by skim coating with Durabond
2. GYPSUM DRYWALL ON WALL: 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 new wood framed walls, and 1/4" drywall on all loose or deteriorated plaster walls that cannot be repaired by skim coating with Durabond
3. SKIM COAT PLASTER: Skim coat plaster walls and ceiling that are cracked or rough to create solid, smooth plaster walls as needed. Labor and Materials.

Location: Throughout the house as needed

Painting

1. PAINT REMOVAL: Power wash porch floor, wood steps, and exterior columns and header trim using lead safe work practices.
Location: Exterior, front porch
2. 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: 2nd floor millwork and 1st floor kitchen, bathroom, laundry, and rear entry millwork
3. PAINT COLUMNS: Paint existing front porch columns. Prep, power wash, and scrape as needed prior to painting two coats of Duration exterior paint. Use lead safe work practices during prep. Labor and materials.
Location: Front porch
4. PAINT EXTERIOR AND INTERIOR FOUNDATION: Paint exterior foundation, as it has already been painted before, 2 coats of Duration by Sherwin Williams on the exterior and 2 coats of Dri-Lock or like product on the interior. Labor and Materials.
Location: Exterior and Interior Foundation
5. REMOVE WALLPAPER: Remove wallpaper from plaster or drywall.
Location: Throughout the house
6. REMOVE WALLPAPER GLUE: Wash off glue after removing paper from wall
Location: Throughout the house
7. BI-FOLDS DOORS: Stain both sides of bifold door set including casing and jamb, 1 coat of stain, and 2 coats of varnish. Labor and Materials.
Location: New library closet
8. TEXTURE CEILING FINISH: Spray finish drywall ceiling with acoustic (popcorn) texture spray. Labor and materials.
Location: All ceilings EXCEPT for kitchen and bathrooms
9. FASCIA 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: Front porch header and trim
10. PORCH CEILING: Stain porch ceiling, 1 coat of stain and 2 coats of varnish. Labor and Materials.
Location: Exterior, rear side porch

11. INTERIOR DOOR: Paint interior door, both sides of flush or panel door including casing and jamb, 2 coats of ProClassic white enamel by Sherwin Williams. Labor and materials
Location: 2nd floor interior doors and 1st floor kitchen, laundry, and rear entry basement interior doors.
12. PAINT RADIATOR: Paint entire radiator, 2 coats of Pro Classic by Sherwin Williams. Labor and Materials.
Location: All radiators throughout the house
13. WOOD DECK FLOOR, STAIRS, AND BAND BOARD: 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 and rear side porch
14. PAINT CONCRETE SLAB: Paint top surface of concrete slab, 2 coats of Dri-lock or like product. Labor and Materials.
Location: Basement Floor
15. VARNISH REMOVAL: Remove varnish from door. Sand as needed, stain and refinish the door slab, jamb and casings on both sides. Labor and materials.
Location: 1st floor bathroom, library coat closet, and dining room closet doors
16. 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
17. 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
18. CEILINGS: Paint smooth finish or texture finish plaster or plasterboard, prime and 1 coat with flat white ceiling paint by Sherwin Williams. Labor and Materials
Location: Throughout the house
19. 2 TO 6 PANEL ENTRANCE DOOR: Paint all exterior entrance doors with two coats of Duration by Sherwin Williams. Labor and materials.
Location: All exterior entry doors

Flooring

1. CARPETING: Furnish and install interior carpeting, including padding; Interior carpeting at \$15 per yard Allowance.
Location: 2nd Floor bedrooms, den, closets, and hallways. See plans
2. 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 backsplash
3. REFINISH STAIR RISER: Refinish hardwood stair riser, sand and apply three coats of low VOC polyurethane.
Location: Main staircase
4. REFINISH STAIR TREAD: Refinish hardwood stair tread, sand and apply three coats of low VOC polyurethane.
Location: Main staircase
5. 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
6. HARDWOOD FLOOR REFINISHING: Sand and refinish old floor, natural finishing with application of 3 coats of low VOC polyurethane.
Location: 1st floor hardwood floors

Plumbing

1. Pull a city plumbing permit
2. SUMP PUMP: Install new sump pump for draining of interior drain tile. Labor and Materials.
Location: Basement
3. DISPOSER: Furnish and install a ½ HP disposer. Installed at existing sink location.
Location: Kitchen
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 and master bathrooms

5. CAP PLUMBING: Blind plug off all unused waste and vent piping in the basement after the work is complete, patch cement floor. Labor and materials.
Location: Basement
6. CLEAN OUT: Furnish and install a full size clean out to main sanitary sewer within 10" of basement wall and re-cement floor. Labor and materials.
Location: Basement
7. WATER HEATER: Furnish and install new energy star rated, high efficient, power vented water heater and vent to code. Labor and materials.
Location: Basement
8. PLUMBING ROUGH-IN: Rough in waste and vent piping for toilet and sink for 1st floor bathroom. Eliminate piping for shower and 1st floor, rough in waste, vent and water supplies for washer and dryer off of kitchen Redo waste, vent and water supplies for kitchen, install hook ups for dishwasher and ice maker for the refrigerator. Redo waste, vent and water supplies for new location of tub in existing 2nd floor bathroom. Rough in waste vent and water supplies for new master bathroom toilet, tub and sink. Labor and materials.
Location: Throughout the house. See plans.
9. LAUNDRY SINK: Furnish and install one wall hung laundry tub with one top feed faucet.
Location: Basement
10. SILLCOCK: Furnish and install one frost free sillcock with shut off valve.
Location: Exterior
11. 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
12. BATHTUBS: Furnish and install two Sterling left handed tubs with surrounds. Also furnish and install two Delta monitor tub shower valves, brushed nickel finish
Location: Both 2nd floor bathrooms
13. TOILETS: Furnish and install three American Standard Cadet toilets.
Location: All bathrooms
14. VANITY SINKS: Furnish and install white drop in vanity sink, \$80 allowance per sink.
Location: Both 2nd floor bathrooms
15. PEDASTAL SINK: Furnish and install one American Standard pedestal sink.

Location: 1st floor bathroom

16. BATHROOM SINK FAUCETS: Furnish and install 5 Delta single handle faucets for all bathroom sinks.

Location: All bathrooms

17. WATER METER: Raise water meter off the floor 12" x 48" per city code. Labor and materials.

Location: Basement

18. LAUNDRY TUB ROUGH-IN: Rough in for new laundry tub in the basement. Labor and materials.

Location: Basement

19. 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. Labor and materials.

Location: Throughout the house

Electrical

Existing 100 amp panel to remain. Wire house to St. Paul Bulletin 80-1 standards. Insure that each room has one outlet greater than 80-1. Each room to have a switch and ceiling light. All second floor bedrooms to have a fan and light with two switches. The dwelling has many walls to be moved; demo and rewire to code and blueprint. Wire for laundry, gas dryer, and gas range per blueprint. Wire dishwasher and disposal per the blueprint. Install under mount cabinet lighting over all countertops, inch light style, and maximum length. Add an outlet to the new kitchen center island per blueprint. Install a light, switch, and GFI at the front and rear entries to the building. Wire and install an outlet for the water heater in the basement. Wire the basement to code. Wire new boiler. Include a fixture allowance of \$1,100. Add dimmer switches where requested. Add three cable jacks and 3 phone jacks per owner's request. New underground electrical feed to the new garage and wire the garage to code. Include electrical permit fee in electrical estimate.

Location: Throughout the house

HVAC

1. BATH FAN: Provide and install an 80 CFM, 0.3 sone Panasonic Whisper Quiet bath fan and vent to meet code.

Location: All bathrooms

2. MOVE RADIATOR: Move the existing radiator in the second floor bathroom to the new South wall. Labor and materials.
Location: 2nd floor main bathroom
3. RADIATORS: Relocate the large second floor radiator to the den exterior wall. Install a new small radiator in the new bathroom. Labor and materials.
Location: Future den and master bathroom on the 2nd floor
4. BASEBOARD RADIATOR: Furnish and install a cast Iron baseboard radiator in the 1st floor bathroom. Include connecting to the existing radiator lines.
Location: 1st floor bathroom
5. GAS PIPING: Install gas line to the stove and dryer to meet code. Include final connection to the appliances and 24 hour air test. Labor and materials.
Location: Kitchen and Laundry
6. 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. Labor and materials.
Location: Basement
7. PROGRAMMABLE THERMOSTAT: Provide and install a Honeywell programmable thermostat.
Location: 1st floor dining room
8. DRYER VENT: Provide and install a dryer vent to meet code.
Location: 1st floor laundry room
9. AIR CONDITIONER SYSTEMS: Furnish and install a Fujitsu A/C system to cool the 1st and 2nd floors. Includes a 9,000 BTU unit for the 1st floor and a 12,000 BTU unit for the second floor.
Location: See plans
10. ASBESTOS PIPING: Seal all asbestos piping in the basement. Must be done by a company licensed to work with asbestos. Labor and materials.
Location: Basement

Insulation

Per NEC Specifications

1. BLOWN IN CELLULOSE: Install Fire-retardant cellulose blown in below and above attic floor boards to R-50. Labor and Materials.
Location: Attic

2. AIR SEAL BYPASSES: Seal all attic penetrations and bypasses. Labor and Materials.
Location: Attic
3. RIM JOIST INSULATION: Insulate and air seal basement rim joist with spray foam insulation. Labor and Materials.
Location: Basement
4. RIGID INSULATION: Install 2" Thermax foam board insulation on the back attic side of the interior attic entry door, and on the attic side of the attic hatch panel. Labor and Materials.
Location: Attic
5. FIBERGLASS BLANKET: Furnish and Install insulation stapled to open framing. Unfaced R-13 3 1/2" insulation. Labor and Materials.
Location: Exterior Walls where windows or doors have been removed and framed through. See plans.
6. AIR SEAL RIM JOIST: Seal cracks and holes in basement rim joist. Labor and Materials.
Location: Basement
7. BAFFLE: Install ventilation baffles in rafter spaces. Labor and materials.
Location: Attic
8. WEATHER SEAL: Install weather stripping on attic hatch panel. Labor and Materials.
Location: Attic

NEC Specification
City of Saint Paul
Neighborhood Stabilization Program

Address: *868 Fremont Ave*

Date of Energy Assessment:

Energy Consultant Name: *Steve Youlan*

Phone: *651-221-4462 x124*

Please call if you have any questions regarding this specification. All appliance replacements that we are aware of are called out below but any additional appliance replacements must also be ENERGY STAR rated.

Spec Title	Specification	Location / Notes
Seal Attic Bypasses Current Air Leakage = 3470 CFM50	Bypasses shall be defined as any break in the envelope of a house between a heated living space and an unheated area or the outside. Bypass locations include, but are not limited to, the following areas: chimneys, soil stacks, end walls, dropped ceilings, open plumbing walls, beneath kneewalls 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 must 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.	
Open Attic	All bypasses shall be sealed before insulating in such a manner that the movement of air through the bypass is essentially stopped. 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.	Also seal and insulate attic over rear entrance to R-50.
Dense pack below Attic floor and blow above floor 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. Floored attics shall be blown below floor boards using the Dense Pack Method to a minimum density 3.5 pcf. Blow above floorboards to bring below and above total to R-50 or more.	
Insulate walk up attic door	Insulate door to walk-up attic to R-19, and weatherstrip. Insulate under walk-up attic stairs and perimeter walls of stairs.	
Install Additional Attic Ventilation	Venting shall be placed to minimize its impact on the appearance of the house. Where possible, venting shall be installed so that 50% is located high (roof vents or gable vents) and 50% is located low. All vents shall be screened. Vents cut in roof and/or soffits are to be cut full to proper size. All vents shall be properly installed according to manufacturer's specifications. They shall be correctly flashed and roofing tar applied as necessary to insure a weather-tight seal. Number of vents to be determined by contractor.	
Air Seal Rim Joist	Seal cracks and holes in rim joist using caulk, foam or other air tight materials.	
Install 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 dampered roof vent.	
Install Kitchen Fan	Install an Energy Star rated exhaust fan connected with insulated rigid ductwork into a dampered roof vent.	

Install New Heating System: 85% AFUE Boiler	Replace existing boiler with a gas fired, 85% AFUE hot water boiler. Installation to include all power & control wiring, a set back thermostat, expansion tank, one circulation pump, water & gas supply & flue piping. The installation is required to maintain a minimum 70 F indoor temperature evenly throughout the conditioned space when outdoor temperature is - 10 F. Remove existing boiler, recycle all metal components and dispose of all other materials in a code legal dump.	
Install New Water Heating System: Power Vented .65 EF or greater	Replace water heater with a power-vented water heater with an EF of .65 or greater. Include pressure & temperature release valve, discharge tube to within 6" of floor and PVC flue to power vent to exterior.	
Replace Refrigerator with ENERGY STAR model	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.	
CFLs	Replace incandescent bulbs with ENERGY STAR rated compact fluorescent lights. Install fixtures that meet the lighting needs of the particular area.	

Cabinetry

1. BASE CABINETS: Install prefinished base kitchen cabinets on walls, 23 LF
Location: Kitchen
2. WALL CABINETS: Install prefinished wall kitchen cabinets on walls, 24 LF
Location: Kitchen

Countertops

1. GRANITE COUNTERTOPS: Install 5/8" thick granite countertops with a 4" backsplash on new base cabinets and all bathroom vanities. Labor and Materials.
Location: Kitchen and all bathrooms

Bathroom Accessories

1. MIRROR: Install a wall mirror 1/4" thick with polished edges, attached to wall with clips or adhesive
Location: All Bathrooms
2. BATH ACCESSORIES: Polished brushed nickel bath accessories: two towel bars, paper holder, and hand towel ring per bathroom.
Location: All Bathrooms
3. SHOWER ROD: Install a brushed nickel finish shower curtain rod, 5'

Location: 2nd floor master and main bathrooms

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, stackable electric washer and gas dryer

Location: 1st Floor laundry room