

314 Bates Ave
Saint Paul, MN

Marpe Development



Marpe Development

SCOPE OF WORK

314 Bates Ave Saint 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: \$

Garage Concrete

Bid Price: \$

Garage Framing

Bid Price: \$

Garage Siding

Bid Price: \$

Garage Roof

Bid Price: \$

Garage Windows and Doors

Bid Price: \$

Garage Painting

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

314 Bates 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 of Chapter 423, St. Paul Code of Ordinances, 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. DBDRG.
- 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 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 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.

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. DECK REMOVAL: Remove complete deck including surface and framing.
Location: Front Porch
2. CONCRETE FOOTING REMOVAL: Carefully remove existing block porch footings from grade to columns and store for re-use. Remove concrete pier footing with pneumatic tool.
Location: Front Porch
3. CARPET REMOVAL: Remove Carpet, including padding.
Location: Throughout the house
4. BASEMENT BATHROOM REMOVAL: Remove basement bathroom shower, vanity, toilet, and raised floor.
Location: Basement
5. ASBESTOS SIDING REMOVAL: Abate asbestos siding. Remove and dispose of properly.
Location: Exterior
6. CEILING TILE REMOVAL: Remove 24" x 48" tile in metal grid system, including grids.
Location: Throughout the house
7. UNDERLAYMENT REMOVAL: Remove ¼" luon plywood underlayment and vinyl flooring.
Location: Throughout the house
8. INSULATION REMOVAL: Remove insulation from open wall and ceiling.
Location: Kitchen
9. CONCRETE PLATFORM AND STEPS REMOVAL: Break up existing concrete platform and steps with pneumatic tool and haul away.
Location: Exterior, rear entry steps
10. REMOVE INTERIOR WALL COVERING FROM STUDWALL: Remove paneling throughout the house, EXCEPT for the tongue and groove paneling in the basement stairway.

Location: Throughout the house

11. KITCHEN CABINET REMOVAL: Remove wood cabinet and vanity.

Location: Kitchen and 2nd floor bathroom

12. REMOVE BUILT-IN BUFFET REMNANTS: Remove and dispose of built-in buffet in the dining room.

Location: Dining Room

13. RESILIENT FLOORING: Remove vinyl resilient tile or sheet goods

Location: Throughout the house

14. BITUMINOUS PAVING REMOVAL: Remove driveway with shovel or loader

Location: Exterior

15. COMPLETE INTERIOR WALL REMOVAL: Remove non-bearing wall and coverings, including studs and wall coverings both sides.

Location: See Proposed Plans

16. REMOVE CEILING COVERING: Remove lath and plaster ceiling covering from ceiling joists. Remove paneling type ceiling coverings.

Location: 2nd floor South West bedroom, 2nd floor East bedroom, 2nd floor bathroom, attic, and basement ceilings

17. REMOVE CROWN MOLDING: Remove ceiling crown mold in bedroom that is not original to the house.

Location: 2nd floor middle bedroom

18. REMOVE HARWOOD FLOOR: Remove water damaged hardwood flooring.

Location: 2nd floor hallway and East Bedroom

19. GARAGE REMOVAL: not including floor slab and drive way

Location: Exterior, rear of home

20. BASEBOARD REMOVAL: Remove baseboard and shoe molding that is damaged, rotted or deteriorated.

Location: Throughout the house

Grade/Landscaping

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

Location: 4' around perimeter of home.

2. TURF RESTORATION: Sodding labor and materials, Provide and spread 2" deep of black dirt before sodding.

Exterior: Entire yard

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

Location: Exterior yard

Garage

Garage Concrete

1. PARTITION BLOCK: Install one course of 6" partition block on existing monolithic footing for the 22' x 22' garage slab. Partition block to be split-faced or rock-faced block.

Location: Garage

2. 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", Two 1/2" continuous steel bars in footing.

Location: Garage

Garage Framing

1. WOOD STUDS: Frame bearing wall, exterior: Sole plate, 2" x 4" treated lumber. Studs 16" O.C. Include headers for doors and windows

Location: Garage

2. SHEATHING: Install 1/2" OSB sheathing over new framing on walls and gable ends.

Location: Garage

3. 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 structure

Garage Siding

1. FASCIA OR FRIEZE: Install fascia with a #2 pine 1" x 8" fascia. Match the current profile and size to house.

Location: Garage exterior fascia, crown molding and trim

2. SOFFIT: Install soffits with a pine tongue and groove beaded soffit. Match the current profile and size to house.

Location: Garage exterior soffits

3. EXTERIOR CROWN MOLD: Install exterior crown molding with a pine 3 1/2" crown. Match the current profile and size to house.

Location: Garage exterior fascia/roof edge

4. BEVELED SIDING: Install smooth James Hardie board lap beveled siding, #15 felt or rosin coated paper, 5/4" x 4" & 5/4" x 6" Miratec outside corners, 5/4" x 3" Miratec inside corners; 1/2" x 4" smooth James Hardie Board lap beveled siding.

Location: Garage

Garage Roof

1. ASPHALT OR FIBERGLASS SHINGLES, 300 LB. (30 YR.): 300 lb. roof shingles 4-6 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: Garage exterior roof

2. ICE DAM BARRIER: Install Ice and water shield 36" wide, rubberized material placed under starter course and in valleys; Ice dam barrier

Location: Garage exterior roof

3. 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 structure

4. PLYWOOD: Install Oriented strand board ½" sheathing over new roof trusses with 2 3/8" galvanized ring shank nails.

Location: Garage exterior roof

Garage Windows and Doors

1. ENTRANCE 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: Garage service door

2. GARAGE DOOR, WOOD: Provide and install a 4 section 4 panel, oak carriage style overhead door. Including stops, hardware and exterior trim, 16'-0" x 7'-0" garage door

Location: Garage

3. GARAGE DOOR OPERATOR: Provide and install an automatic control with 1/3 HP motor for door up to 16 feet, two car remote set.

Location: Garage

Garage Painting

1. WOOD SIDING PAINTING: Paint James Hardie Board siding, 2 coats of exterior Duration paint by Sherwin Williams. Labor and materials.

Location: Garage exterior siding

2. STAIN 2 TO 6 PANEL ENTERANCE DOOR: Stain entrance door, 1 coat of stain and 2 coats of polyurethane. Labor and materials.

Location: Garage Service Door

3. STAIN GARAGE DOOR: Stain overhead garage door, both sides, including jambs and casings. 1 coat of stain and 2 coats of polyurethane. Labor and materials.

Location: Garage

4. FASCIA, SOFFIT, OR RAKE PAINTING: Paint, up to 12" fascia, soffit, or rake, one face and edge, 2 coats of exterior Duration paint by Sherwin Williams. Labor and Materials

Location: Garage exterior fascia, soffit, crown molding, and trim

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 and rear deck

2. CHIMNEY: Grind and tuck point mortar joints as needed. Remove and replace or repair any loose, deteriorated, or missing bricks. Install a concrete wash top on the chimney. Labor and materials.

Location: Exterior brick chimney from roof line up to the top

3. DRIVEWAY: Remove existing driveway and haul away. Provide and install an asphalt driveway, including 6" stone base, forming, spreading and rolling, oil base and topping.

Location: Exterior, from street to new garage

4. RE-INSTALL BLOCK FOOTINGS: Re-install block style footings on new front porch round pier footings from grade to the bottom side of the new round columns.

Location: Front Porch

5. SIDEWALK: Break up concrete sidewalk with pneumatic tool and haul away.

Location: Around House perimeter

6. SIDEWALK, CONCRETE: 4" sand, gravel or cinders base, 4" concrete, leveling, forming, pouring, and finishing, remove forms. Labor and materials.

Location: Around House Perimeter

7. REPOINT BLOCK FOUNDATION WALL: Cut joints in existing foundation wall as needed and re-point with Type N or less mortar. Match the current mortar color and joint profile as much as feasibly possible. Labor and materials

Location: Entire foundation as needed

8. 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
9. CONCRETE SLAB: Break up existing slab in basement with pneumatic tool and haul rubble away.
Location: Basement Floor in location of new footings
10. 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 floor slab. Labor and materials.
Location: Basement Floor in location of new footings
11. 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 ½" 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. Re-use as much existing as possible. New shall match in material, profile, size, and detail. Figure 33% of removal and replacement of siding and trim for estimate. Exact quantity will be determined prior to commencement of the trade. After removal of Non-Historic siding, contact of the Historic Preservation Committee staff will be made to arrange a site visit. They shall observe, document, and devise an appropriate siding treatment in moving forward with the repairs or replacement.
Location: Exterior where existing siding and trim are missing, rotted, or deteriorated

5. INSTALL SHINGLES: Install 16" cedar shingles; #15 felt or rosin coated paper, 3d rust resistant nails, woven outside corners, woven inside corners, 5" exposed cedar shingles
Location: Exterior siding gables
6. BRASS MAILBOX: Install brass mailbox
Location: Exterior, front of house

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. VALLEY FLASHING: Install valley flashing, 18" wide, and color to match closely with shingle selection.
Location: Exterior roof
6. DORMER FLASHING: Flash top of flat or shed roof to wall on wood sheathing with aluminum flashing. Color to match closely with shingle selection
Location: Exterior Roof
7. STEP FLASHING: Flash gable roof to wall with stepflashing, aluminum flashing on wood sheathing.
Location: Exterior roof
8. RIDGE VENT: Install a Continuous roof ridge vent with louvered side openings- include cutting existing shingles and sheathing
Location: Exterior roof

9. ROOF VENT: Install two 9" diameter screened metal roof vents on rear kitchen addition and future bathroom 1 story roof. Color of vents to match closely to shingle selection.
Location: Exterior rear kitchen addition and future bathroom 1 story roof
10. PLYWOOD: Install Oriented strand board ½" sheathing over existing roof decking with 2 3/8" galvanized ring shank nails
Location: Exterior roof
11. CHIMNEY FLASHING: Flash an average size exterior chimney with aluminum .032 gauge step flashing and counter flashing turned 1/2" into cut joints; including cutting joints.
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

Please Review Drawings

1. BRASS DOOR FINISHES: Install a brass lever door handle, a 6" brass kick plate, a brass door knocker, and a brass peep hole.
Location: Front entry door
2. EXTERIOR DOOR: Remove door, frame and trim from existing exterior wall, 3-0 x 6-8;
Location: All exterior entrance doors
3. ENTRANCE 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

4. 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

5. 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, 7-0 high x 2-6, 2-8 and 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

6. WOOD WINDOWS: Bates window package. Remove existing windows. Install full replacement, new construction windows with nailing fins. Detach and reset interior window trim, and replace to match existing where missing, rotted or deteriorated. Remove and replace exterior window trim to match the existing size and profile as currently there. Insulate weight chambers and air seal with sealant prior to setting new window units. Window shall be one-over-one with no grilles. Insect screens to be full frame, flush mount screens with exterior horizontal bar lining up with meeting rail.

Location: All windows throughout the house

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

Location: Basement Windows

8. WOOD WINDOW REMOVAL: Remove wood window from wall.

Location: All windows throughout the house

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. Studs to be 16" O.C.

Location: See plans

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

Location: See proposed plans

3. 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

4. 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, and rear deck footings

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

Location: Basement footings, front porch footings, and rear deck footings

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

Location: Rear deck floor

7. WOOD BEAM OR HEADER: Solid wood beam on existing supports with pressure-treated pine lumber; 2- 2" x 10" wood beam

Location: Front porch floor

8. 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 for rear deck floor. 2" x 10" deck joists for front porch floor

Location: Front Porch and rear deck

9. LATTICE/SLATS: 2" x 2" slats, fastened to existing joists 1-1/2" apart, red cedar lattice slats

Location: Front porch and rear deck, see plans for details

10. 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

11. DECK SURFACE: Install decking porch floor. Tongue and groove cedar wood decking laid perpendicular to the house front exterior wall.

Location: Front Porch and rear deck

12. BAND: Install porch perimeter band. Cedar 1" x 10" on rear deck floor. Cedar 1" x 12" on front porch floor and on front porch roof header, all sides.

Location: Front Porch and rear deck

13. STEPS TO DECK: Install porch steps. 3-2" x 12" stringers, 1- 2" x 12" cedar board per tread, 1" x 8" cedar risers, 4 ft wide step. Solid board treads and risers.

Location: Front Porch and rear deck

14. 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, colonial spindle fastened under top cap and on top edge of bottom rail, 5"OC; Colonial spindle railing

Location: Front Porch and rear deck, see plans for details

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

Location: Front Porch Roof Header

16. Fiberglass Round Columns: Install custom fiberglass columns. 10" at the base tapering to 8" at the top. 9 feet in height. Material allowance for all four columns is \$4,000. Columns should match existing in size, style, profile, and detail.

Location: Front Porch

17. PORCH SWING: Install and refinish porch swing on existing porch ceiling hooks.

Location: Front Porch

Finishing

1. OAK TAPERED COLUMNS: Install custom oak round fluted columns. 8" at the base tapering to 6" at the top. Columns to match existing materials, size, style, profile, and detail.
Location: 1ST living room, dining room, and foyer. See plans
2. SOLID WOOD PANELING: Install V-joint 3/4 "thick oak solid paneling.
Location: Basement stairway and landing walls
3. SHOE MOULD: 3/4" x 3/4" ; hardwood shoe mould
Location: On all base moldings in rooms with wood flooring
4. WINDOW AND DOOR CASING: Router to match existing 6" oak. Re-use as much of the existing casing as possible. Only router and install new if casing is missing, rotted, or deteriorated.
Location: Throughout house
5. CLOSET SHELVING: 12" White MDF shelf with support brackets and steal clothes rod
Location: All closets
6. REFINISH HARDWOOD TREAD: Refinish hardwood stair tread; sand and apply 3 coats of low VOC polyurethane. Labor and Materials.
Location: Main Staircase
7. REFINISH HARDWOOD RISER: Refinish hardwood stair riser, sand and apply three coats of low VOC polyurethane. Labor and Materials.
Location: Main Staircase
8. WOOD HANDRAIL: 4" Oak handrail with standard hardware; Wood handrail
Location: All stairways
9. BASE: Oak 10" to match existing base trim. Re-use as much of the existing casing as possible. Only router and install new if casing is missing, rotted, or deteriorated.
Location: Throughout house
10. DETACH WINDOW AND DOOR CASINGS: Pull nails, wrap in paper and store for re-use. Re-install casings during millwork installation phase
Location: Throughout house
11. DETACH BASEBOARDS: remove nails, wrap in paper and store for re-use. Re-install baseboards during the millwork construction phase
Location: Throughout house
12. PRE-HUNG DOOR: Interior 1-3/8" door, paint grade jamb, 2 sides casing, and privacy lock.

Location: All interior door throughout the house. See plans for details.

13. BI-FOLD DOOR: Interior 1-3/8" door, paint grade jamb, 2 sides casing, bi-fold stop trim, and bi-fold hardware

Location: 2nd Floor East bedroom

14. CROWN MOLDING: Remove and replace or install new 3 1/2" crown molding where missing, damaged, rotted, or deteriorated. Match current material, profile, size, style, and detail.

Location: Throughout the house

15. MAIN STAIRWAY RAILING: Install starting newel, oak handrail with easement and newel cap, oak balusters, shop built and installed on job by stair builder, one side open. Match current material, profile, size, style, and detail.

Location: Main Staircase

16. INSTALL CHAIR RAIL: Install 5/8" X 2-1/2" chair rail or base cap where missing on top of the base and skirt boards in the main staircase. Match current material, profile, size, style, and detail

Location: Main Staircase

Drywall and Durock

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 new framed drop ceilings

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 on new framed walls. 1/4" gypsum drywall over existing plaster walls. Labor and Materials.

Location: All walls throughout the house

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, porch ceiling, porch floor, and wood steps

2. WOOD SIDING PAINTING: Paint siding, 2 coats of exterior Duration paint by Sherwin Williams. Labor and materials

Location: Exterior siding

3. PAINT MOLDING: Paint or gel stain base, ceiling molding, chair rail or door or window trim up to 6", 2 coats with Pro Classic by Sherwin Williams or gel stain over existing finished wood work. Labor and material
Location: Throughout the house
4. FASCIA, SOFFIT, OR RAKE PAINTING: Paint, up to 12" fascia, soffit, or rake, one face and edge, 2 coats of exterior Duration paint by Sherwin Williams. Labor and materials.
Location: Exterior fascia, soffit, rake, or crown molding and trim
5. STAIN PORCH CEILING: Stain bead board porch ceiling, 1 coat of stain, and 2 coats of varnish. Labor and Materials.
Location: Front Porch
6. PAINT INTERIOR DOOR: Paint interior door, 2 coats of Pro Classic white enamel by Sherwin Williams. Labor and Materials.
Location: All interior doors
7. PAINT RADIATOR: Paint entire radiator, 2 coats of Pro Classic by Sherwin Williams. Labor and Materials.
Location: All radiators throughout the house
8. 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 Foundation
9. SEAL WOOD DECK OR PORCH FLOOR, AND EXTERIOR WOOD STEPS: Clear finish and seal deck floor, 2 coats of DeckScapes by Sherwin Williams. Labor and Materials.
Location: Front Porch and Rear Deck
10. PAINT CONCRETE SLAB: Paint top surface of concrete slab, 2 coats of Dri-lock or like product. Labor and Materials.
Location: Basement Floor
11. SEAL PORCH OR DECK RAILING: Clear finish and seal deck railing, 2 coats of DeckScapes by Sherwin Williams. Labor and Materials.
Location: Front Porch and Rear Deck
12. PAINT 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
13. STAIN SOLID WOOD PANELING: Stain and clear finish, on paneled walls, 1 coat of stain and 2 coats of varnish.

Location: Basement Staircase and Landing Walls

14. PAINT 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

15. 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

16. STAIN 2 TO 6 PANEL ENTERANCE DOORS: Stain and clear finish exterior entrance doors, 1 coat of stain and 2 coats of varnish.

Location: All exterior doors

17. 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 RE-FINISHING: Sand and re-finish old floors. Apply 3 coats of low VOC polyurethane. Labor and Materials.

Location: Wood floor throughout the house

2. HARDWOOD FLOOR INSTALL: Lay floor with T&G and end-matched oak flooring, 25/32" x 2-1/4"; #1 Common hardwood floor.

Location: 2nd floor hallway and East Bedroom

3. FLOOR FINISH: Sand and finish new floor. Apply 3 coats of low VOC polyurethane. Labor and Materials.

Location: 2nd floor hallway and East Bedroom

4. CERMANIC TILE WALLS: Install ceramic tile on kitchen cabinet backsplash walls over existing moisture-resistant wallboard; set 6" x 3" ceramic subway tiles in mastic, set tile cap, grout and seal with silicone; ceramic tile wall @ \$2.00 SF Allowance.

Location: Kitchen

5. SHEET VINYL: Furnish and install sheet vinyl, laid in adhesive over smooth surface underlayment; Install new ¼" luon underlayment as needed. Economy grade sheet vinyl floor. \$2.25/SF allowance for sheet vinyl floor material.

Location: Kitchen, and both bathrooms. See Plans.

Plumbing

1. Pull a city plumbing permit

2. SUMP PUMP: Install new sump pump and pipe to the exterior through the basement rim joist, in basket, for draining of interior drain tile. Labor and Materials.
Location: Basement
3. 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
4. CAP PLUMBING: Blind plug off all unused waste and vent piping in the basement after work is complete; patch cement floor. Labor and Materials.
Location: Basement
5. LAUNDRY TUB ROUGH-IN: Rough in for new laundry tub in the basement
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.
Location: Basement
7. FURNISH AND INSTALL: Furnish and install new energy star rated, high efficient, power vented water heater and vent to code
Location: Basement
8. PLUMBING ROUGH-IN: Rough-in waste and vent piping for the toilet and sink on the main level half bathroom next to the kitchen. Redo waste vent and water supplies for kitchen. Install hook-ups for dishwasher and ice maker for the refrigerator. Change out fixtures in the second floor bathroom. Stub hot and cold water supplies to each fixture and faucet in wirsbo aqua pex and fitting, starting at the water meter; throughout the house. 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. TUB AND FAUCETS: Furnish and install one Sterling left-handed tub with surround, and furnish one brushed nickel finish Delta Monitor tub shower valve.
Location: 2nd floor bathroom
13. TOILETS: Furnish and install two American Standard Cadet toilets
Location: All bathrooms
14. PEDASTAL SINK: Furnish and install one American Standard pedestal sink
Location: 1st floor bathroom
15. BATHROOM SINK FAUCETS: Furnish and install three Delta single handle faucets for all bathroom sinks
Location: All Bathrooms
16. WATER METER: Raise water meter off the floor 12" x 48" per city code
Location: Basement

Electrical

Existing 100 amp panel to remain. Wire house to St. Paul Bulletin 80-1 standards. Ensure that each room has at least one outlet greater than 80-1 standards. Walls and ceilings to be jumped. Knob and tube wiring has been disturbed in many places. Replace with Romex where possible. Install new ceiling light boxes throughout. Each room to have a switch and ceiling light. All second floor bedrooms to have a fan and light with two switches. This house has some walls that are to be moved. Demo and rewire to code and plans. HVAC to provide and install all bath fans. Electrician to wire with two switches when light is present. Wire all bathrooms to code and plans. Add recessed shower light to 2nd floor main bath. Wire for laundry, gas dryer, and gas range per plans. Wire dishwasher and disposer per plans. Under mount cabinet lights over all countertops; inch light style and maximum length. Wire for microwave. Install a light, switch, and GFI at the front and rear of the home on the exterior entrance walls. Wire basement to code for outlet over the water heater. Wire new furnace. Provide \$1,100 light fixture allowance. Add three cable and three phone jacks per owner's specifications. Provide an electrical permit

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. Any bathroom venting to the exterior shall not alter decorative detail. Must be flush mount and painted to match.
Location: All bathrooms
2. BASEBOARD RADIATOR: Furnish and install cast iron baseboard radiator in the 1st floor bath and kitchen to meet code.
Location: Kitchen and 1st Floor bathroom
3. CONCEAL WATER LINES: Conceal four water lines for the 2nd floor in the kitchen wall. Includes reconnecting to the radiator in the new location on the west wall.
Location: Kitchen
4. 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
5. HIGH EFFICIENT BOILER: Remove and replace existing boiler with a Peerless Purifier 95% efficient 110,000 BTU. Model # PF-110. Includes PVC venting, gas piping, drain piping, and reconnecting to the hot water piping.
Location: Basement
6. PROGRAMMABLE THERMOSTAT: Provide and install a Honeywell programmable thermostat.
Location: Main Floor
7. DRYER VENT: Provide and install dryer vent to meet code.
Location: Basement
8. 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. Historic Preservation Committee to review and approve of air conditioner condenser unit exterior placement and line set penetrations prior to commencing install of unit.
Location: Exterior, rear yard

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: 3rd Floor Attic
2. RIGID INSULATION: Install 2" rigid insulation on the attic side of the attic door interior door slab. Labor and Materials.
Location: Interior attic door
3. AIR SEAL BYPASSES: Seal all attic penetrations and bypasses. Labor and Materials.
Location: 3rd Floor attic
4. AIR SEAL RIM JOIST: Seal cracks and holes in basement rim joist. Labor and Materials
Location: Basement
5. INSTALL BAFFLES: Install ventilation baffles in rafter spaces
Location: 3rd Floor attic
6. WEATHER SEAL: Install weather stripping and a sweep on an attic interior door. Labor and Materials.
Location: Interior attic door
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		Auditor: Terry Cagle-Kemp	
Address: 314 Bates		Phone: 651-221-4462 x122	
Spec ID#	Spec Title	Specification	Location / Notes
502	Dense Pack Below Attic Floor and Blow Above 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. Total depth (above and below) 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.	Entire 3 rd floor
510	Blow Open Attic 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
524	Insulate Flat Roof	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. Insulate to R-50. If there is not enough room, insulate to capacity.	Kitchen
532	Build Dam, insulate and weatherstrip attic hatch	Access hatch door to attic shall be replaced and insulated to R-40 and insulation dam constructed around opening. Opening shall be weatherstripped to provide a tight seal.	

540	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.	
618	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.	Kitchen back walls. Remove existing paneling and insulation
802	Air Seal and Insulate Rim Joist	Apply two-part foam evenly and consistently according to manufacturer's instructions to insulate to R-10 around basement rim joist.	
912	Insulate crawlspace walls	Install poly on the ground. Crawl space walls shall be insulated by installing 6" (R19) 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 dampered roof vent.	
200	Replace Boiler with 85% AFUE Hot Water 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.	
304	Replace Water Heater with Power Vented .65 EF	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.	
1200	Replace incandescents with CFLs	Replace incandescent bulbs with ENERGY STAR rated compact fluorescent lights. Install fixtures that meet the lighting needs of the particular area.	

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.	
1212	Install ENERGY STAR Rated Dishwasher	Install ENERGY STAR rated dishwasher including all alterations and connections to plumbing and electric system. Remove existing dishwasher, 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, 20 LF.
Location: Kitchen. See plans.
2. LINEN CLOSET CABINET: Install a prefinished linen closet cabinet on bathroom wall at 27" w 7-0h 21" d.
Location: 2nd Floor Main Bathroom
3. WALL CABINETS: Install prefinished wall kitchen cabinets on walls, 23 LF
Location: Kitchen. See plans.

Countertops

1. INSTALL: Install 5/8" thick granite countertops with a 4" backsplash on new base cabinets. Labor and Materials.
Location: Kitchen and both bathroom vanity tops

Bathroom Accessories

1. INSTALL MIRROR: Install a wall mirror ¼" thick with polished edges, attached to wall with clips or adhesive
Location: All Bathrooms
2. INSTALL BATH ACCESSORIES: Install brushed nickel bath accessories: tow towel bars, paper holder, and hand towel ring per bathroom.
Location: All Bathrooms
3. INSTALL SHOWER ROD: Install a brushed nickel shower curtain rod, 5'
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: Basement laundry room