

**CONTRACTOR'S SCOPE OF WORK
& SPECIFICATIONS FOR**

**2002 Locust Street
Swissvale, PA 15218**

Development Staff
Mon Valley Initiative

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1. General Conditions

1.1 Location of Site

2002 Locust Street.
Swissvale, PA 15218

1.2 General Project Description

This is a description of work required, but is not meant to be totally inclusive.
This project is the partial demolition, renovation, and alteration to an existing
Two story brick and frame structure.

1.3 Documents Included as Part of this Scope of Work and Specifications

- a) Drawings of floor plans will be provided
- b) **Note: please refer to the drawings as well as the specifications. When bidding, please use both sources.**

1.4 Permits

The General Contractor, as required, shall obtain and pay for all necessary permits, tapping charges, easements, assessments and / or other charges necessary to furnish and install all work as indicated on the drawings and in this Scope of Work. Contractors for electrical, plumbing and HVAC shall be individually responsible for the design, drawing, and approvals for their portions of the work.

1.5 Temporary Utilities

The General Contractor is responsible for providing and paying all temporary utility charges and installation charges during the course of construction. This shall include but not be limited to:

- a) Electricity and adequate lighting
- b) Heating and or heat devices to maintain conditions for construction.
- c) Sanitary facilities and enclosure for construction workers.

1.6 Measurements

The General Contractor is responsible for accurate field measurements at the time of bidding since the Scope of Work & Drawings are Approximate. Field verify any dimensions before ordering materials or commencing work.

1.7 Quality of Work

All work must be done in accordance with all applicable codes of the local municipality, and must comply with manufacturer's recommendations for product use and / or installation of materials and Scope of Work. Any color of paint, style or pattern of material and fixtures shall be selected by the Owner, within the guidelines of the Scope of Work. All work is to be a finished product unless specified to the contrary and executed in good and workmanlike manner.

1.8 Insurance and Liability

a) The General Contractor shall be responsible for all damages to persons or property that occur as a result of his fault or negligence or that of his subcontractors, employees or assigns in connection with the performance of the work and shall be responsible for the proper care and protection of all work until completion and final acceptance.

b) The General Contractor shall carry, and provide evidence upon demand of Comprehensive Public Liability Insurance coverage protecting the Home Owner for not less than \$1,000,000 in the event of bodily injury or death for any one occurrence, and not less than \$1,000,000 in the event of property damage arising from the actions or performance of the contractor, his subcontractors, employees or assigns. In addition the General Contractor shall carry worker's compensation coverage and Employer's liability of the limit of \$100,000. The General Contractor shall also carry comprehensive automobile insurance, including "non-owned" automobiles, against bodily injury and death, for not less than \$1,000,000.

1.9 Change Orders

a) Change Orders must be executed for any deviation, addition or deletion made to the original job specifications. Change Orders must be executed prior to the commencement of work.

b) Any change must be discussed with and approved by the home Owner. Requests for changes must be made in writing.

Until such time as a Change Order is prepared, approved and signed by all parties, the changes are not incorporated into the contract.

1.10 Payments

a) Payments must be requested on the proper forms required by Well Fargo

b) Staging of payments shall follow any requirements that Lending Institution may have. No request for payment will be processed unless requested in writing.

The amount of work completed must be equal to or greater than the dollar amount applied for.

d) Before final payment, guarantee forms, warranty statements and instruction manuals must be furnished to the Home Owner for all applicable appliances and materials.

e) Final payment will not be processed unless all required permits have been

obtained, Note: **the General Contractor will have to obtain the Occupancy Permit for final payment** all work has been completed in every respect and in a workmanlike manner, and all permits are abated by the controlling agency. General Contractor is responsible for notifying appropriate inspection agency when ready for rough-in or final inspections.

1.11 Guarantees & Warranties

a) The General Contractor must furnish to the Home Owner a (Binder) with all instruction booklets, guarantee and warranty statements that are available for any appliances, equipment and / or materials on the job.

b) The Contractor must warrant that all workmanship covered by the agreement is guaranteed for a period of one (1) year from the date of completion.

c) It is understood that concrete is not guaranteed against hair cracks but any separation and subsidence due to unstable base material and preparation the concrete will be replaced at the general contractor's expense.

1.12 Security

The General Contractor shall be responsible for protecting the work from theft and damage during construction. At a minimum, the Contractor shall secure the premises immediately upon beginning the work. (The Home Owner must receive keys to access the property at any time.)

1.13 Work Schedule & Penalties

The General Contractor shall submit a weekly work schedule for this project to the Owner at the commencement of the project. The Contractor and the inspector/Owner shall meet weekly for Job Meetings, at which the General Contractor shall submit a schedule of intended work areas for the upcoming weeks. Total project construction completion date for this property will be determined by a representative of Wells Fargo, beginning on the day after the notice to proceed is received.

1.14 Rubbish & Clean-up

All waste material or other debris shall be promptly removed from site and disposed of in a code legal dump. Waste material shall not be allowed to accumulate. The Contractor shall make an effort to recycle or have recycled waste materials. Final cleanup will leave building in move in condition.

2.0 Site Work/Permits

Maintain existing utilities and protect from damage during demolition operations. Do not interrupt existing utilities; provide temporary service if required. If required, disconnect existing utilities, seal or cap at connection to service lines in accordance with utility requirements and re-route as necessary to maintain service before starting demolition operations.

As soon as water is turned on camera all existing sanitary sewers including house sewer for free flowing operation. Give the recording to Owner for this project to validate the final plumbing certificate.

Cost: \$2,500.00

2.1 Site Demolition

- a) Remove the existing porch railings and railing on front steps.
- b) Remove existing roofing materials down to sheathing. (Cost to be placed in specification on roofing)
- c) Removal of exterior debris, trees etc. (cost to be placed in Landscaping line item.)

Cost: \$ 250.00

2.2 Landscaping/ Fencing/ Parking

- a) Remove existing pine trees (3) at front of property. Trees shall be cut/grinded to below grade.
- b) Trim all other tree branches to not less than 10' away from structure.
- c) Rake out all debris fallen leaves etc from lawn. Maintain Ivy at front hillside. Provide soil in all areas to provide an even grade to lawn.

Cost: \$4,000.00

2.3 Windows

- a) Replace all existing windows (14) with new Vynex replacements or approved equal. New windows shall be double hung with ½ screens. All windows shall be newly capped from the exterior. All joints shall be fully sealed. Bedroom window replacements should be reviewed by the Swissvale building inspector to insure egress standards are met.

All damaged or missing window stops, trims etc shall be replaced with like materials.

- b) At dining area rear window, Install frosted double hung Vynex replacement with screen. If you choose the option to move the kitchen into this space, the window opening can be eliminated and the exterior bricked up. This would allow for better cabinet placement.

Note: the window manufacture will be Vynex Windows located on 40th St. in Lawrenceville or selected equal.

Cost: \$7,100.00

2.4 Glass Block Windows

Provide and install (2) vented glass block windows at front of structure. New G/B windows shall be installed directly to masonry.

Cost: \$525.00

2.5 Exterior Doors

- a) At exterior front: replace with a pre hung metal door (this door will be selected by Home Owner)
- b) Exterior side – replace both side doors with a pre hung metal door. (this door will be selected by Home Owner)
- c) All exterior and interior doors will have brushed nickel hinges, doorknobs and locksets

- d) Provide all exterior doors with key-in-knob lock sets (Schlage or Weiser only) and exterior keyed deadbolts. Note: Key all doors alike.
- e) Both front and rear doors will have full view storm doors with satin nickel hardware.

Cost: \$3,800.00

2.6 Exterior Painting / Power Washing

Chemically clean and power wash all brick on structure. (Remove all graffiti) Power wash all aluminum siding, soffit, fascia and foundation walls. Power wash front cement steps, walkways, and rear porch. All cleaned siding, foundation walls, front porch decking and all previously painted surfaces shall be primed and painted. Homeowner shall select up to (4) paint colors to be applied. It is suggested that Sherwin Williams paint and primer be used in this application.

Cost: \$5,600.00

2.7 Roofing / Gutters / Downspouts

Replace all roofing: including the wrap around front porch, remove existing roofing materials down to sheathing. Replace all roof sheathing including the front and rear porch roofs, Installation of new Owens's Corning 30 year architectural fiberglass shingles (Duration Shingles) Color of shingles shall be selected by the homeowner. All installations shall be installed according to manufacturer's specifications.

Note! All storm water shall go to daylight i.e. splash blocks and not the sewer system a minimum of 5' from the foundation of house structure. Discharging of rainwater on sidewalks and walkways will not be allowed unless approved by inspector for extreme cases.

Cost: \$12,400.00

2.8 Cement / Masonry Repair (Interior & Exterior)

At exterior foundation walls, chip out fractures/ cracks and fill with mortar mix. New repairs shall be consistent with original pointing.

At exterior brick structure, fill /point all fractures.

In the basement: Remove entire cement flooring, check with plumbing contractor on required floor drains as per Allegheny County plumbing codes. This would also include the usage and removal the existing basement toilet. Install new cement surface to a smooth level finish. New cement shall not be less than 3" in depth. Consult with Swissvale Borough Building Inspector on required footers needed for additional support beam to carry and stabilize the first floor joists.

Dirt floor at front of basement: The surface needs to be filled, compacted and leveled. Install not less than 3" of cement to a smooth level finish.

Interior foundation walls: Fill all voids with mortar to a semi-smooth finish.

Note! The plumber will need to have the water and sewage lines need tested prior to the installation of any cement flooring. Also consult with heating contractor on lifting boiler.

Cost: \$7,600.00

Interior

3.0 Selective Demolition

- a) If homeowner selects Option #2 gut existing kitchen walls, ceiling and cabinets. If Option #1 is selected remove only existing cabinets and appliances. (see kitchen specifications)
- b) Remove damaged area of ceiling in foyer.
- c) Remove all floor coverings
- d) Remove existing cement basement floor.(Price for demo of cement flooring should be added into cement line item.)
- e) Remove existing basement steps.
- f) Remove existing bathroom and powder room fixtures.
- g) Remove all materials that are not intended to remain.

Cost: \$2,700.00 If Option #2 Kitchen is selected Cost would be an additional \$400.

3.1 Finish / Rough Carpentry

- a) Replace existing basement steps with code approved treads and risers. Stringers to be cut to accommodate treads.
- b) Provide and install code approved handrails on basement steps and secondary railing on steps to second floor.
- c) Construct 2' deep by 4' wide closet for right rear bedroom. Install 30" pre-hung h/c to match existing doors.
- d) Replace existing front porch railing and railing on front steps. New railings shall be vinyl and installed according local code requirements.

Cost: \$2,900.00

3.2 Walls and Ceilings

- a)** Repair ceiling in foyer, replace area with new GWB to a finished smooth flat even surface, ready for painting.
- b)** If option #2 is selected for the kitchen. Gut existing kitchen down to studs. Provide R-13 Batten insulation and install new ½" GWB and finish to a smooth. Eliminate counter top outlets and provide new lower outlets according to NEC for dining room.

c) Repair all walls and ceilings where utilities are being added or replaced. (electric, plumbing etc.)

d) Fill and finish all nail holes ready for painting.

Cost: \$2,600.00

3.3 Floors

a) Remove all tile, parquet and carpeting and padding materials from any locations. Remove plywood build up in kitchen. Ensure that existing sub-floor is sound in all locations. It is the general contractor's responsibility to identify any sub floor repairs including steps prior to submitting bids. Install new ¼" Luan plywood in the bathroom and powder room.

b) Hardwood floors in the living room into the dining area shall be sanded, sealed and stained. Provide and install new carpeting at the following locations: Steps to 2nd floor, 3 bedrooms, hallway, front porch and closets. Provide and install wall-to-wall carpeting with padding. Carpet shall be Burlington with 16oz pad or better. Maximum cost of carpeting shall be \$23.00 per sq. yd. installed. Carpeting shall be installed with all necessary carpet strips, padding, accessories and equipment required for quality installation. The Contractor is to provide warranty for carpet and installation. All carpet shall run in the same direction. Submit a samples to homeowner for approval.

c) In the bathroom, powder room and foyer up to the existing kitchen. Provide and install (3) color VCT. As per manufactures specifications samples will be approved by home buyer prior to ordering.

Cost: \$4,900.00

3.4 Plumbing

Provide all fixtures and plumbing necessary to them, for the 1 ½ baths.

a) Scope of work: Reuse all water supply, waste/vent piping and gas Supply plumbing system as possible. Any missing or damaged supply pipes shall be replaced with like material (providing it meet code requirements).

b) Shop Drawings and Submittals: Plumbing Contractor shall submit catalog Cuts for the proposed fixtures to the Owner for review prior to construction. All plumbing shall be in accordance with the Allegheny County Health Department. Plans and applications must be filed And approved with the regulating authorities.

c) Design/Construct Contract: Plumbing Contractor shall be responsible for the design and installation of the scope of work to insure all code requirements are met. Any drawings or calculations required for permits or approvals shall be provided by the installing contractor.

This Contractor shall guarantee all new work installed under the contract to be free from the defective workmanship and materials, usual wear expected, and should any such defects develop within a period of one year after acceptance of the building by the homeowner, this Contractor shall repair and/or replace any defective items and all damage resulting from failure of these items, at no expense whatsoever to the homeowner.

d) Water Service:

Water service to house is a lead line. Provide new water supply and drainage if Option #2 is selected to move kitchen in dining room

e) Gas Service: Reuse existing to fullest extent possible. Test entire system for leaks. Notify Construction Manager immediately if existing service is not reusable. Gas shall service water heater, furnace, range and clothes dryer. Provide new gas lines as required. Provide individual shut-off valves at each appliance.

f) Water Heater: Replace existing water heater with new 40 gal gas high efficiency heater vented through the basement wall. Heater shall be installed in a plumb and level manner and according to the gas company and Allegheny County Health Department Regulations

g) The following fixtures shall be installed in the bathroom.

1) (2) Water Closets: American Standard -Cadet Series in white with seat.

2) (2) Lavatory Faucets: Delta two handled with p/o plug.

3) (2) Vanities with sink tops. Vanities shall be plywood sides and rear with Maple fronts. Homeowner to select finishes. Provide new traps in vanities.

4) New 5' steel tub with bone subway tile surrounds w/bone soap dish and a black accent border tile. Consult with homeowner for approval of quality of tile.

5) Delta single lever tub/ shower faucet. (Or approved equal)

6) Kitchen Faucet: Install Delta goose neck with spray

7) Provide and install a freeze proof lawn faucet at front of building.

8) Install a water line to the refrigerator.

9) Provide 22gauge double bowl stainless steel sink.

Note! Check specifications for new basement floor. Sewer line and water supply needs to be tested. Camera entire sewer line.

Cost: \$7,400.00

3.5 Interior Painting

a) Allow for 4 interior paint colors. (one trim color and three wall colors) Note: each room may be a different color selected from the 3 wall samples or an accent wall may be painted in any given room selected from the 3 wall colors.

b) Surface Preparation: All surfaces are to be clean and smooth. Wash down all wall and ceiling surfaces prior to painting to remove all dirt, mold and mildew. Scrape all previously painted surfaces to remove all loose paint. Sand and feather all edges which would be visible under new paint. All holes and cracks shall be patch plastered or spackled and sanded to match existing surfaces. All new drywall shall be sealed with one coat latex primer sealer. All new or used wood to be painted shall be sealed with one coat tinted alkyd primer. All corner and edges shall be caulked. All paint and finishes shall be applied according to manufacturer's Specifications for surface being covered.

c) Interior Woodwork Painted: Paint all repaired and existing trim with two coats alkyd semi-gloss enamel over primer in colors as selected by the Owner.

For previously painted surfaces, one finish coat over tinted primer is acceptable. Color selection limited to maximum of two different trim colors with one per room. For previously painted surfaces one finish coat over tinted primer is acceptable.

d) Interior Wall and Ceiling Finish: Paint all interior plaster and GWB surfaces with one coat latex egg shell wall finish over primer. Paint Kitchen and Bathroom walls and ceilings with one coat latex based semi-gloss enamel over latex primer. Color selection limited to maximum of three different wall colors. All ceilings shall be painted the wall color.

Cost: \$4,900.00

3.6 Kitchen

Option #1: Replace existing cabinets and countertops using existing layout.

a) Provide allowance for all necessary hardware including hinges, pulls, etc.

b) All cabinets to be screwed together to make one (1) unit. Tops are to be screwed to cabinets and leveled and screwed to walls. Wooden base on all cabinets.

c) Cabinets and counter-top style, color and finish and of kitchen to be selected by homeowner.

d) Provide and install the following appliances in kitchen. Provide all necessary electric and mechanical rough-in and hookups. Provide and install appliances as follows:

e) All cabinets shall be Wolf Brand or approval equal

1. Range Hood: Two speed 30" non-ducted range hood, with light Builders Grade (Color Black)

2. Dishwasher: Provide and install builders grade dishwasher color Black.

Cost: \$5,900.00 Cost for Option #2 will be an additional \$900.

Option #2: Relocate kitchen to dining area and making existing kitchen into a dining room. See drawing for new layout.

3.7 Bathroom/ Powder room

Maintain existing layouts as shown on drawings.

3.8 Specialties

Bathroom / Powder Room Accessories:

1. Provide and install one 24" towel bar near each tub, one 18" towel bar near each lavatory and one toilet paper holder at each toilet. Towel bars shall be firmly secured to wood blocking not to drywall.

2. Provide and install a 24" recessed medicine cabinet with oval mirrors with bevel glass over vanity.

3. Provide and install chrome-plated shower rods for tub. **Note! Shower rod is curved.**

4. Provide and install full wire shelving and chrome-plated closet rods for each closet.

5. Provide and install large satin nickel finish wall hung mail box.

6. Provide and install 6" satin nickel house numbers.

7. Provide and install door stops on all doors.

8. Provide and install new nickel hardware on all interior doors. This shall include hinges and locksets.

Cost: \$1,300.00

3.9 Heating

- a) Contractor will be responsible to clean and tune up existing hot water system.
- b) Contractor is responsible for control wiring, electrical and gas connections from junction provided by electrical contractor.
- c) Adjustment, check automatic pilot for proper operation and check draft to see that products of combustion are venting property.
- d) Install a new programmable thermostat

Cost: 425.00

3.10 Electric:

- a) All work must be performed by a registered electrician under permit and inspected and approved by the local electrical inspector.
- b) Electrical contractor shall be responsible for the design and installation of the work to meet all applicable code requirements. Any drawings or calculations required for permits or approvals shall be provided by the installing contractor. This contractor shall guarantee all work installed under the contract to be free from the defective workmanship and materials, usual wear expected and should any such defects develop within a period of one year after acceptance of the building by the homeowner, this Contractor shall repair and/or replace any defective items and all damage resulting from failure of these items, at no expense whatsoever to the homeowner. All electrical work shall be in accordance with NEC and all local codes.
All work shall be in accordance with the Utility Company's specifications. The Electrical Contractor shall include all utility company charges in his bid.
- c) Service Entrance and Interior Wiring: Replace interior wiring as per this scope of work and or to meet electrical code requirements. Install new service and 150 AMP circuit breaker box. Provide weatherproof GFI outlet at front and rear porches. All light fixtures shall be controlled by switches. Provide a decorative light fixture allowance of \$800.00. The homeowner shall select all decorative light fixtures. If Option #2 is selected to relocate the kitchen. Provide all electrical rough-ins and final connections for all kitchen appliances and required receptacles. If the kitchen is to be relocated as in Option #2, Rewire old kitchen location as a dining room.

- d) Smoke/ CO Detectors: Replace existing Smoke detector heads and install additional hardwired smoke C/O detectors to meet required codes. Installations throughout in accordance with manufacturer's recommendations and requirements of the local codes
- d) Doorbell System: Provide Heath Zenith hard wired door bell system at front and rear doors.
- e) Telephone & Cable Pre-Wiring: Pre-wire for telephone service in accordance with Telephone Company requirements. Locate one modular jack in each Bedroom, Living room and Kitchen Wall. A cable jack will be installed in all bedrooms & Living room terminate in the basement with enough cable coiled to allow access to exterior.
- f) Provide fan ready ceiling boxes in all bedrooms, living room and dining room.
- g) In full bathroom install Panasonic whisper bathroom ceiling vent which shall be vented to the outside.
- h) Provide an exterior wall light and GFCI outlet at each door location.
- i) Provide an additional outlets in unfinished basement to meet code requirements.

Provide a 220V line and outlet to the range in Kitchen & Dryer in Basement.

Cost: \$4,600.00

Estimated costs are \$81,400.00. Estimated Cost with Options \$82,700.00

Note! Water service was turned off during time of inspection.