

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

**7929 Graff Ave.
Swissvale, PA 15218**

Developed by
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1. General Conditions

1.1 Location of Site

7929 Graff Ave.
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 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 Developer, 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 Developer 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 Construction Manager and 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 or Construction Manager at the commencement of the project. The Contractor and the Inspector/Construction Manager shall meet regularly 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 or Construction Manager for this project to validate the final plumbing certificate.

Cost: 2,000.00_____

2.1 Site Demolition

- a) Remove Parking Pad at the front of the house
- b) Remove Path to front steps
- c) Remove the stairs to the side door.
- d) Remove metal awning over side door.

Cost: 1,800.00_____

2.2 Landscaping/ Fencing/ Parking

- a) Grass shall be scraped or tilled and reseeded after construction

Cost: 400.00_____

2.3 Windows

- a) All windows with the exception of the unit over the kitchen sink appear and small window in the dining room appear to be newer replacement units in good operating condition. Check all windows to insure proper installation and balance and repair as needed. Two side windows in the upper front bedroom will be removed, the resulting openings framed, insulated and sided over on the exterior.

- b) The window in the kitchen will be replaced with a white vinyl double casement unit the same size as the existing. The front vestibule window will be replaced with a white vinyl double casement unit the same size as the existing. The small dining room window will be replaced with a white vinyl single awning window unit the same size as the existing.
- c) All exterior window trim will remain and will be prepped for painting.

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

Cost: 2,000.00

2.4 Glass Block Windows

Cost: N/A

2.5 Exterior Doors

- a) Exterior Front door shall remain along with existing storm door. Option #1 Replace existing front door with a new full length glass with internal shade door sized for the existing opening.
- b) Exterior side – Remove existing side door and increase the opening to allow for a 5’ double French door unit. Replace existing side door with a new full length glass 5’ double French Door with associated screendoor unit. New trim shall be installed to replicate the original trim and match the other openings.
- 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 doors will have full view storm doors with satin nickel hardware.

Cost: 1,800.00 (2,500.00 with Option #1)

2.6 Exterior Painting

- A) Clean, prime and paint all existing foundations walls, after repairs and rough cast.
- b) Clean, scrape to refusal using leadsafe practices all exterior wooden trim including soffit and fascia. Prime and paint existing trim with one coat primer following by two coats of latex exterior enamel. Paint colors (maximum 4) to be selected by the Home Owner.

Cost: 3,000.00

2.7 Roofing / Gutters / Downspouts

The roof appears to be watertight although it is nearing the end of its functional life. Gutters and downspouts appears complete and do not require replacement or repair. If roof replacement is selected as an optional repair: replace all roofing: remove existing roofing materials down to sheathing. Replace any damaged roof sheathing as necessary, Installation of new Owens’s Corning 30 year architectural fiberglass shingles (Duration Shingles Driftwood color) shall be installed according to manufacturer's specifications.

Cost: 7,500.00 (optional selection)

2.8 Siding/ Soffit & Fascia

- a) Remove existing aluminium siding and insul brick siding under to expose the original finish. If insul brick was original, install new vinyl Dutch lap vinyl siding on entire house after installation of Tyvek. Gable fronts and details shall be a complimentary vinyl shake finish. Owner shall pick colors – allow for selection of premium colors. If wood siding and/or shingles are exposed, evaluate for areas of rot and replace in kind as needed. Upon repair, scrape to refusal using a lead safe practice, then prime and paint with two coats of latex exterior enamel.
- b) Existing soffit and fascia to remain. Evaluate for areas of rot and replace in-kind as needed.

Cost: 8,000.00 for siding replacement or 6,000 for siding paint and repair

2.9 Cement / Masonry Repair

- a) Re-pour a 4' sidewalk between house and parking pad.
- b) Cement patch and fill all voids in basement walls and floors.
- c) Repour 12'x20' parking pad at the location of existing pad

Note: block portions of basement will be painted.

Cost: 2,500.00

2.10 Insulation

- a) Spray cellulose insulation in attic ceiling to achieve an R-50.

Cost: 1,000.00

2.11 Front Porch

- a) Evaluate existing panel rails for soundness after removal of exterior aluminum siding covering; it is expected that they will require replacement. If deteriorated beyond repair, install new six include pt columns to be wrapped in wood sheathing and painting. Railings shall be constructed of exterior grade finish plywood panels with a 1"x4" exterior trim and quarter round detail. Insure caulking at all wood junctions. All components shall be primed six sided before installation. Replace existing ceiling with beadboard panels. Concrete slab shall be washed, with any cracks repaired and painted.

Cost: 1,000.00

2.12 New Deck

- a) Upon removal of existing staircase, construct with new pressure treated joists and hangers of adequate size an approximately 210 square foot deck per plans. Consult 3rd party inspection agency on preferred layout of support members. Provide and install new pressure treated 5/4' x 6" boards for decking. Construct new 36" pressure treated railings around the side of deck (install with 2" x 2" balusters spaced 3 1/2" apart).and panels of the front to match the existing porch. New decking shall be level with porch slab entry. Construct new wooden stair with pressure treated railing to access lower level yard as shown on plans.

Cost: 5,800

Interior

3.0 Selective Demolition

- a) Remove all existing paneling, plaster lath and drywall from all walls and ceilings.
- b) Remove all existing kitchen finishes.
- c) Remove all floor coverings
- d) Remove infill closets in upstairs bedrooms.
- e) Remove bathroom and interior second floor walls to allow for reconfiguration per the plans. Provide temporary support as needed.

Cost: 3,000.00

3.1 Finish / Rough Carpentry

- a) Frame second floor bedroom and bathroom reconfiguration per the plans
- b) Build closets in front bedroom that will finish out with a minimum of 24" deep. Note: closet doors will be two swinging doors - no bi-folds
- c) Install sized Glue laminated headers to increase opening to Kitchen area.

Cost: 5,000.00

3.2 Walls and Ceilings

- a) Install new ½" drywall on all exposed walls and ceilings and install moisture resistant drywall in Bath & Kitchen. Drywall will have a smooth finish including the ceilings
- b) Drywall and finish the basement stair rake and walls

Cost: 6,000.00

3.3 Floors

- a) Remove all tile and carpeting and padding materials from all locations. If hardwood floors exist on the first floor, evaluate for refinishing. 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. No change orders will be issued for floor repairs! Install new ½" OSB board over existing sub floors on second floor prior to the installation of the finish materials.
- b) Provide and install new carpeting at the following locations: Steps to 2nd floor, 2 bedrooms & hallway. Provide and install wall-to-wall carpeting with padding. Carpet shall be Burlington with 16oz pad or better. Maximum cost of carpeting shall be \$25.00 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 sample to owner for approval.
- c) In the bathrooms: Install sheet vinyl- **Tarkett -240 Monza 3 /Grege or Snow (w/ no pattern) or Tarkett –Comfort Style selection, Sku: CA041, Color: Beige**. As per manufactures specifications samples will be approved by home buyer prior to ordering. Provide and install ¼" Luan plywood sheeting before vinyl installation.
(www.tarkettna.com/Products/FiberFloor/ComfortStyle)
- d) If there are no hardwood floors on first floor, Entire 1st floor including kitchen: will receive an engineered floating floor. Manufacturer will be **Berry Floor Alloc Flooring system with a \$ 3.50 per Sq. /ft. price point** per material only. Available at Certified Carpet in Verona, PA.

Color will be chosen by owner.

Cost: 5,000.00

3.4 Plumbing

Provide all fixtures and plumbing necessary to them, for the 1 full bath; basement laundry to remain.

- a) Scope of work: Reuse all water supply, waste/vent piping and gas supply plumbing system as possible. Any missing pipes such as basement copper supply will be replaced with PEX tubing.
- 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 entire plumbing system to meet all code requirements. Any drawings or calculations required for permits or approvals shall be provided by the installing contractor.

Note: This Contractor shall guarantee all new work installed under the contract to be free from 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 owner, 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 owner.

d) Water Service:

Insulate all water lines in exterior walls or unheated areas.

e) Waste/Vent Piping: Replace the main stack from basement floor through the roof with 4" plastic. As per Allegheny County Health Department Regulations.

f) Gas Service: Reuse existing to fullest extent possible. Test entire system for leaks. Notify owner or 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.

g) 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.

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

- 1) Water Closets: American Standard -Cadet Series in white with seat.
- 2) Lavatory Faucet: Delta two handled with p/o plug.
- 3) White American standard pedestal sink or vanity selected by the owner.
- 4) New 5' steel tub with bone subway tile surrounds w/bone soap dish and a color accent border tile. Consult with owner for approval of quality of tile and color selection.
- 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.

Cost: 5,000.00

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 corners and edges shall be caulked. All paint and finishes shall be applied according to manufacturer's specifications for surfaces 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: 3,000.00

3.6 Kitchen

Renovate kitchen as shown in enclosed drawings to include the following:

Allow an allowance of \$3,800.00 for the **Wolf** kitchen cabinets in shaker style **Formica – (Basalt Slate)** countertops (Basic solid Kitchen- owners can upgrade as needed)

- a) Provide allowance of \$500.00 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) Provide and install the following appliances in kitchen. Provide all necessary electrical and mechanical rough-in and hookups. Provide and install appliances as follows:
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: 4,800.00

3.7 Bathrooms

Renovate Bathroom as shown on drawings.

Cost: 3,500.00

3.8 Specialties

Bathroom Accessories:

1. Provide and install one 24" towel bar near tub, one 18" towel bar near lavatory and one toilet paper holder at 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.
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.

Cost: 1,200.00

3.9 Heating & Air

- a) Existing hotair furnace is functional and can remain. Ductwork to front bedroom and bath will need to be addressed. Contractor will be responsible to provide proper ductwork to install a heating vent and returns in all rooms.
- b) Contractor will be responsible to clean and tune up existing Furnace.
- c) Contractor is responsible for control wiring, electrical and gas connections from junction provided by electrical contractor.
- d) After completion of installation, adjust burner input and primary air adjustment, check automatic pilot for proper operation and check draft to see that products of combustion are venting property.
- e) Install a 14 seer ac condenser/compressor unit.
- f) Install a new programmable thermostat

Provide a gas line and capped valve to the Range & Dryer

Cost: 4,500.00

3.10 Electric:

Note: regardless if you are removing drywall and or plaster or laminating the walls and ceilings, all wiring must be replaced and outlets spaced using the 6' rule as per residential building code.

- a) All work must be performed by a registered electrician under permit and inspected and approved by the local electrical inspector. 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 Developer. 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 Developer. 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.

- b) Service Entrance and Interior Wiring: Replace all interior wiring. Install new service and 150 AMP circuit breaker box. Provide weatherproof GFI outlet at front and side porches. All light fixtures shall be controlled by switches. Provide a decorative light fixture allowance of \$800.00. The Owner shall select all decorative light fixtures. Provide all electrical rough-ins and final connections for all kitchen appliances and for basement laundry facilities.
- c) Smoke Detectors: Smoke detectors shall be installed throughout in accordance with manufacturer's recommendations and requirements of the local codes. Install one hard wired detector with battery back-up in each bedroom and on the second floor halls with backup carbon monoxide detectors. Install detector on 1st floor between the kitchen and living room area. And install 1 detector in the basement. (All smoke alarms shall be hard wired and interconnected)
- d) Doorbell System: Provide Heath Zenith hard wired door bell system at front door.
- 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 and install required electrical service to new A/C unit.
- j) Provide an additional outlet in unfinished basement near a floor drain to allow a contractor supplied dehumidifier to be installed to operate continuously with hose to floor.

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

Cost: 6,000.00

TOTAL ESTIMATED PRICE \$74,300 - \$84,500 based upon selections

Estimate Acquisition	\$ 40,000
Estimated Renovations	\$ 80,000
<u>10% Construction Contingency</u>	<u>\$ 8,000</u>
<u>Total Construction Costs</u>	<u>\$128,000</u>
<u>Estimated After Rehab Value</u>	<u>\$130,000</u>

