

King Park Development Corp.

Detailed Scope of Work

Part "B"

2430 N. Delaware

King Park Development Corporation
SCOPE OF WORK AND COST ESTIMATE

JOB SITE: 2430 N. Delaware

PROJECT MANAGER: Mark Wright 590-5323

CONTRACTOR _____

RETURN DATE FOR BIDS: _____

DAYS NEEDED FOR COMPLETION OF PROJECT FROM TODAY'S DATE: _____

TOTAL BID AMOUNT, INCLUDE TAX: _____

GENERAL REQUIREMENTS:

Furnish all labor and materials to complete the work in compliance with the General Requirements which are listed in Part "A" of this document and the Work Specifications which are as follows.

POWER, PERMIT, AND DUMPSTER:

Power to site, permit for the work and a dumpster for removal of debris, shall be provided and paid for by the contractor: ALL DIVISIONS WHICH WILL GENERATE DEBRIS SUCH AS DEMOLITION AND ROOFING AS AN EXAMPLE SHALL INCLUDE ANY DUMPSTER FEES IN CONTRACTORS BID.

PROVISIONS

1. Target completion date shall be on or before: _____
2. A subcontractor list shall be submitted to the project manager prior to construction start.
3. The selected contractor shall submit to the project manager a written construction schedule.

BIDDING PROCEDURE STATEMENT:

The following construction scope of work reflects the typical construction specifications for work which will be performed to the interior and exterior of the structure. The specification writer has indicated the existing and proposed floor plans which shall be used for bidding, construction and permitting. The contractor shall review the detailed scope of work and develop prices for the entire project. All prices shall be totaled for each individual line item.

JOB SUMMARY:

1. Maintain a clean site at all times. Failure to maintain a clean site while under construction shall give the Owner the right to financially fine the general contractor.
2. Site and each unit shall receive a final clean upon completion of the project.

GENERAL REQUIREMENTS

Permits shall be obtained and posted on the job at all times. 1 EACH \$ _____
All trades that are licensed with the city of Indianapolis shall
provide a permit for this job.

LEAD DUST CONTROLS & SAFE WORK PRACTICES 1 EACH \$ _____

The contractor shall be responsible for all actions of his/hers Employees and sub-contractors and
therefore shall comply with Code of federal Regulations (CFR) Part 35.

LEAD INSPECTION & CLEARANCE 1 EACH \$ 500.00

This project must comply with Code of federal Regulations (CFR) Part 35. Owner shall pay for the first
clearance inspection & report which shall be approximately \$ 500.00 and shall be figured into this bidder
cost. If clearance is not achieved after the initial test, then the contractor shall be responsible for any
additional cost for additional inspections and clearance testing as well as site cleaning.

TOTAL COST \$ _____

INTERIOR DEMOLITION— **Entire home** 1 each \$ _____

Remove all contents to include all office equipment, furniture, bathroom fixtures and cabinetry. Use
caution not to damage the plumbing lines.

Remove all interior doors to include door jambs and haul away. 18 each \$ _____

Entry/living 405 sf. \$ _____

Remove the wood floor so that the original plank sub floor is exposed.

Remove the west wall coverings for the entire west wall so that
framing is exposed. 216 sf. \$ _____

Sunroom

Remove the VCT from the concrete floor and haul away. 88 sf. \$ _____

Bonus 99 sf. \$ _____

Remove the wood flooring so that the original sub floor is exposed.

Remove the ceiling covering so that framing is exposed. 99 sf. \$ _____

Remove the north, east and west wall coverings so that framing is exposed. 279 sf. \$ _____

Down bedroom 156 sf. \$ _____

Remove the wood flooring so that the original sub floor is exposed.

Remove the east wall covering so that framing is exposed. 108 sf. \$ _____

Remove the ceiling covering. 156 sf. \$ _____

Bathroom 426 sf. \$ _____

Remove all wall and ceiling coverings so that framing is exposed.

Remove the west wall framing and the closet wall framing so room is enlarged per the plan. 12 lf. \$ _____

Remove the tub head wall framing. 3 lf. \$ _____

Remove the vinyl floor so that the sub floor is exposed. 84 sf. \$ _____

Downstairs hall 66 sf. \$ _____

Remove the wood flooring so that the sub floor is exposed.

Remove the wall and ceiling coverings so that framing is exposed. 462 sf. \$ _____

Kitchen & dining 334 sf. \$ _____

Remove the carpet and tack stripes so that the sub floor is exposed.

Remove the ceiling coverings so that framing is exposed. 334 sf. \$ _____

Remove the chase framing along the south wall of the dining area. 8 lf. \$ _____

Remove the east wall covering so that framing is exposed. 88 sf. \$ _____

Remove the south wall covering so that the framing is exposed. 288 sf. \$ _____

Remove the west wall phone and computer equipment. 1 each \$ _____

Remove the west wall covering for the entire wall so that framing is exposed. 99 sf. \$ _____

Remove the north wall covering of the kitchen, stop at dining alcove so that framing is exposed. 135 sf. \$ _____

Stairs to the second floor 406 sf. \$ _____

Remove the carpet so that stairs are exposed.

Entire upstairs 832 sf. \$ _____

Remove the carpet and pad so that the original sub floor is exposed.

Bedroom # 2 9 lf. \$ _____

Remove the framing located along the east wall that creates the existing closet.

Upstairs bath 60 sf. \$ _____

Remove the flooring so that the sub floor is exposed.

Bedroom # 4 3 lf. \$ _____

Remove the west wall of the closet so that the closet is enlarged per the plan.

Bedroom # 5 352 sf. \$ _____

Remove all the wall coverings so that framing is exposed.

Remove the framing along the south wall that creates the two closets. 12 lf. \$ _____

Basement 1 each \$ _____

Remove the laundry sink on the north wall of the northwest room. Terminate the plumbing drain with a compression plug.

TOTAL COST \$ _____

Exterior demo—North elevation

296 sf. \$ _____

Remove the wheelchair ramp to include all support post and rails and haul all removed lumber off site.

West elevation

30 sf. \$ _____

Remove the rear deck and stairs and haul away.

East elevation

Remove the two handrails at each side of the front steps.

1 each \$ _____

Entire exterior

1550 sf. \$ _____

Remove all vinyl siding to so that wall framing is exposed.

TOTAL COST \$ _____

PEST CONTROL

1. Provide inspection.
2. Provide treatment if inspection shows no recent evidence of treatment.
3. Provide a standard HUD/VA inspection report.

TOTAL COST \$ _____

SITE WORK—GRADE AND SEED

1 each \$ _____

After all concrete work has been completed if needed haul humus grade top soil to the site to level all dips and holes in the yard. Shed earth from the foundation and walks so that water will run off. Sow a grass seed mix to establish a new lawn wherever bare dirt is present. Cover all new seed with straw and water seed until grass is established. To include filling the old exterior basement entry.

TOTAL COST \$ _____

CONCRETE--- WEST ELEVATION

1 each \$ _____

Form and pour a 6" thick concrete A/C pad that shall be large enough to accommodate the A/C unit as well as the steel cage.

NORTH ELEVATION

249 sf. \$ _____

Haul fill dirt to the site to build the grade along the entire north side of the home so that the yard is level with the neighbor's yard. Create a slight ditch at the property line for run off to drain into. Form and pour a new 36" sidewalk next to the homes foundation that shall connect to the rear walk and the front walk. New walk shall be complete with control joints that are evenly spaced between the east to west distance. New walk shall be pitched away from the foundation slightly so that water will run off. Install expansion joint material between the foundation and new walk and install silicone expansion joint sealant. Install New walk shall be edged and broom finished.

EAST ELEVATION

814 lf. \$ _____

Cut out the damaged sidewalk in front of the porch steps with a concrete saw, for 12" and form and pour a new concrete walk so that stress crack is removed. Install expansion joint material between the old and new walks and install silicone expansion joint sealant.

FRONT PORCH

1 each \$ _____

Install a heavy gauge aluminum handrail on the south side of the front porch steps. Drill the concrete steps to accept the new handrail and back fill the hole with epoxy bonded concrete patch.

Install a heavy gauge aluminum rail to close the north porch wall gap. New rail shall match the front step rail and shall be anchored into place with masonry anchors. Rail height shall be as tall as the brick wall caps.

5 lf. \$ _____

TOTAL COST \$ _____

MASONRY---BASEMENT Middle north room

1 each \$ _____

Cut the basement concrete floor out from the east masonry wall and out from the south masonry wall so that a new column can be built under the floor joist where the north wall of the proposed first floor coat closet will be located. Form and pour a footer to support the new column. Lay concrete block from the east wall out into the room for 36". Cap the column with a treated 2" X 6" plate that shall be placed underneath the floor joist header. Patch the concrete floor around the base of the new column.

TOTAL COST \$ _____

EXTERIOR CARPENTRY---BAND BOARD INSTALL

27 lf. \$ _____

Install a new 2" X 8" band board complete with an aluminum drip cap at the bottom of the wall framing on the west side of the home. Run flashing up onto the wall sheathing and down on top-of the drip ledge. New lumber shall be finish grade # 2 lumber or better without knot holes.

BRICK WALL CAPS

50 lf. \$ _____

Replace the wooden drip caps for the top of the brick walls at the north and south sides. New cap shall shed water away from the building and shall be anchored into place with masonry anchors.

CORNER BOARDS REPAIR

1 each \$ _____

At the west side of the home on south side the corner board has pulled away from the home. Install screws to pull the corner board back flush to the brick wall.

NORTH ELEVATION

1 each \$ _____

For the gang of two first floor windows at the west end replace the damaged window sill with new poplar or cedar lumber.

For the most east second floor window opening install a new window sill to replace the missing sill. New sill shall be poplar or cedar.

1 each \$ _____

SOUTH ELEVATION

1 each \$ _____

Replace the most west window sill at the first floor with new lumber. New sill shall be poplar or cedar.

WEST ELEVATION TRIM REPLACE

6 each \$ _____

Replace the window and door trim with new # 2 yellow pine or better with poplar sills. 2" X 6" trim complete with a pitched window sill for all windows except the first floor most north opening.

REAR DECK CONSTRUCT

140 sf. \$ _____

Install (3) 4" X 4" treated post placed 10'-0" out from the homes west wall. Deck shall start at the north outside corner and continue southwards. New post shall be placed at least 30" into the ground and back filled with concrete. Install a 14'-0", 2"X 8" doubled treated lumber band board on the outside of the post running from north to south. Install another 2" X 8" band board anchored into the homes framing. Install treated 2" X 8" floor joist anchored to each band board. Joist shall be hung with galvanized joist hangers; space floor joist at 16" O/C. Finished floor shall be placed underneath the rear door threshold. Install composite floor boards such as "Choice Deck" anchored in place per the manufactures specifications. New deck shall be complete with a set of steps off the west side that shall rest on the sidewalk. Steps shall be 36" wide and shall be constructed with three treated 2" X 6" members. Cut treads and risers uniform per code. Cover the treads with composite wood same as the deck floor. Install a handrail for the steps as well as a guard rail for the entire deck. Rail shall be constructed with treated 4" X 4" post and capped with a top 2" X 6" treated member and a treated 2" X 4" underneath the top rail to create an "L". Install a bottom treated 2" X 4" placed on its side that shall be 3" off the finished deck floor and treads. Enclose the rails with pre finished metal baluster spaced at 3-1/2" apart. All hardware shall be non-rusting per code.

TOTAL COST \$ _____

INTERIOR CARPENTRY NOTE: *SEE PROPOSED PLAN*---**Entry/living**

Install temporary supports so that the west wall at the north side of the hall can be removed. Install temporary supports so that the west wall south of the hall can be removed. Alter the ceiling joist so that a laminated beam can be installed into the joist cavity. New beams shall be sized for the second floor load. Hang the ceiling joist off the beam with joist hangers.

24 lf. \$ _____

Install new 2" X 4" framing to create the new coat closet per the plan at the west side of the room. New framing shall be complete with a rough door opening per the plan that shall accept a 30" pre hung door and shall be complete with a header. Framing shall be solid along the south and north sides of the closet framing to support the new beams.

7 lf. \$ _____

Install bracing and close any unused heat registers per the general spec. Install 7/16" OSB sheathing over the entire floor.

405 sf. \$ _____

Bonus

1 each \$ _____

Install framing to close the existing north wall door opening. New framing shall allow for the smooth and continuous installation of drywall.

Alter the existing north wall framing to create a new rough door opening per the plan. New rough door opening that shall accept a 30" pre hung door and shall be complete with a header. 1 each \$ _____

Install new 2" X 4" framing along the north side of the room to create the new 1/2 bath per the proposed plan. 14 lf. \$ _____

Install bracing and close any unused heat registers per the general spec. Install 7/16" OSB sheathing over the entire floor to include the 1/2 bath. 72 sf. \$ _____

Dining 13 lf. \$ _____

Install temporary support along the south wall so that the wall framing can be removed. Install a laminated beam up into the joist cavity designed to support the second floor load. Cut back ceiling joist and hang the joist off the new beam with joist hangers.

Install solid stud framing into the existing wall framing at the south to support the new beam. 2 lf. \$ _____

Install bracing and close any unused heat registers per the general spec. Install 7/16" OSB sheathing over the entire floor. 180 sf. \$ _____

Kitchen 13 lf. \$ _____

Install new 2" X 4" framing along the south wall to create the new pantry and HVAC chase per the plan. New framing shall be complete with a rough door opening that shall accept a 24" pre hung door and shall be complete with a header.

Remove the existing west wall window at the south end and alter the existing west wall to accept a new 36" pre hung exterior door. New rough door opening shall be complete with a header. 1 each \$ _____

Install new 2" X 4" framing along the west end of the room to create the new rear entry per the plan. New all framing shall be complete with a 32" rough door opening. New rough opening shall be complete with a header. 5 lf. \$ _____

Install upper and base cabinet wall blocking for the entire north wall and part of the east west wall. 24 lf. \$ _____

Install bracing and close any unused heat registers per the general spec. Install 7/16" OSB sheathing over the entire floor. 81 sf. \$ _____

Hall 1 each \$ _____

Install framing to close the existing hall bath door opening. New framing shall allow for the smooth and continuous installation of drywall on both sides.

Install bracing and close any unused heat registers per the general spec. Install 7/16" OSB sheathing over the entire floor. 66 sf. \$ _____

Bedroom suite

Install bracing and close any unused heat registers per the general spec. Install 7/16" OSB sheathing over the entire floor. 169 sf. \$ _____

Install framing to close the existing east wall closet door opening. 1 each \$ _____

Alter the existing east wall framing to create a new rough door opening per the proposed plan. New rough opening shall accept a 30" pre hung door and shall be complete with a header. 1 each \$ _____

Bath Suite 9 lf. \$ _____

Install new 2" X 4" wall framing to create the two new rooms. New wall framing shall be complete with a rough door opening that shall accept a 30" pre hung door complete with a header.

Install new 2" X 4" framing in the northeast corner of the bath to create the shower area. 6 lf. \$ _____

Install bracing and close any unused heat registers per the general spec. Install 7/16" OSB sheathing over the entire floor to include suite closet. 75 sf. \$ _____

Stairs to the second floor 1 each \$ _____

Replace the stair treads and risers with new material. Install new stringers to the existing stringers to make the stairs structurally sound. All treads and risers shall be nailed and glued in place.

Bedroom # 2 1 each \$ _____

Alter the existing east wall framing to create a new rough door opening per the plan. New rough opening shall accept a 30" pre hung door and shall be complete with a header.

Upstairs 1/2 bath 5 lf. \$ _____

Install 2" X 4" framing to create the new south wall to split the room per the plan.

Bedroom # 3

1 each \$ _____

Alter the existing north wall framing to enlarge the closet door opening to accept a 48" sliding door. New rough opening shall be complete with a header.

Bedroom # 4

1 each \$ _____

Alter the existing south wall framing to create a new rough door opening. New rough opening shall accept a 48" sliding door and shall be complete with a header.

Bath/laundry

Install new 2" X 4" framing to create a new tub head wall per the plan.

3 lf. \$ _____

Alter the existing south wall framing to move the entry door to the east per the plan. New rough door opening shall accept a 30" pre hung door and shall be complete with a header.

1 each \$ _____

Install framing to close the south wall door opening at the west end.

1 each \$ _____

Install new 2" X 4" framing along the west wall to create the new HVAC chase and laundry room per the plan. New framing shall be complete with a rough door opening to accept an 8'-0" BI-fold door. New rough door opening shall be complete with a header.

14 lf. \$ _____

TOTAL COST \$ _____

FINISH CARPENTRY--Entire home

Install four flush door jambs as follows: sunroom, bedroom # 3 & # 4 along with the laundry room.

4 each \$ _____

Install new 1" X 4" trim per the detail for the window and door openings. All windows shall have a stool per the spec sheet. Inside of closet trim shall not extend beyond the header.

1012 lf. \$ _____

Install new 9/16" X 5-1/4" prime coated pine base board for he entire home per the spec sheet.

533 lf. \$ _____

All closets & laundry room

Install wire closet shelves complete with all mounting accessories.
NOTE: Suite closet and bedroom #2 shall have shelves on three sides of the closets and laundry room shall have a shelf for the entire west wall.

57 lf. \$ _____

Pantry

Install four wire shelves evenly spaced within the pantry closet. 12 lf. \$ _____

Entry/ living, dining, kitchen, hall, bedroom suite and suite closet, laundry & two bathrooms & two ½ baths

Install shoe molding after the finished floor installation. 3168 lf. \$ _____

TOTAL COST \$ _____

INSULATION—all exterior walls 1 each \$ _____

Replace any damaged batt fiberglass insulation once selective walls have been opened.

Attic space 806 sf. \$ _____

Install plastic baffles into joist pockets and install R 50 cellulose insulation for the entire attic area.

TOTAL COST \$ _____

FIRE STOPPING---Entire House

All new and existing mechanical penetrations shall be fire stopped per city code.

TOTAL COST \$ _____

ROOFING---ENTIRE HOUSE

29 sq. \$ _____

Remove all layers of roofing so that solid sheathing is exposed. Replace any damaged sheathing with new sheathing to match the existing as close as possible. Install aluminum perimeter drip edge, install synthetic roofing underlayment and fiberglass shingles, color choice of owner. Install all roof accessories to include attic vents and plumbing boots. Replace two skylights with new fixed in place lights with "Energy Star" rating.

GUTTERS & DOWNSPOUTS---Entire house home 214 lf. \$ _____

Install new 6" continuous aluminum gutters with 4" X 3" downspouts. A spout shall be provided for every 30" of gutter run. All downspouts shall be 6" off the finished grade and shall have a concrete or plastic splash block. Gutter color choice of the owner.

TOTAL COST \$ _____

WINDOW REPLACEMENTS

21 each \$ _____

Install new "Energy Star" rated vinyl replacement windows, color white complete with insulated glass and argon gas filled for all openings except the sunroom. Windows shall be single hung. All single hung windows shall have a screen. For all first floor windows except the sunroom replace the exterior brick mold with new brick mold. NOTE: windows located within the bathroom must be tempered glass per code.

SUNROOM

10 each \$ _____

Remove the wooden exterior windows at three sides so that the new vinyl windows are exposed.

STORM WINDOWS

2 each \$ _____

For the two fixed windows at the front gable above the front porch install two fixed white aluminum storm windows once exterior painting has been completed.

TOTAL COST \$ _____

FIBER CEMENT SIDING INSTALL—ENTIRE HOME

1550 sf. \$ _____

To replace all vinyl siding

Wrap the homes exterior with house wrap to include sealing all joints of the wrap per the manufactures specifications. Install 5-16" X 5-1/4" fiber cement siding for the entire exterior of the home. Siding shall have a 4-1/2" revel and all nails shall be galvanized or any non-rusting nail. Siding shall be installed per the manufactures specifications.

ENTIRE HOMES SOFFIT REPLACE

266 lf. \$ _____

Remove the existing plywood soffit coverings and install fiber cement soffit panels that are vented for all soffit areas with gutters and all other areas shall be solid panels. Remove all fascia and install new lumber to match the existing fascia.

TOTAL COST \$ _____

DOORS---INTERIOR—NOTE: all door hardware shall be brushed nickel

Entry

1 each \$ _____

Install a new 60" pre hung raised panel insulated steel door and side lite unit to replace the existing door system. New door shall have a top insulated window, same as the existing door. New door shall be complete with a single cylinder dead bolt and a keyed knob lock, both locks shall be keyed alike. Door shall be complete with an aluminum threshold and weather stripping. New door shall open per the plan.

Coat closet

1 each \$ _____

Install a new 30" pre hung two panel entry door complete with a passage knob. New door shall open per the plan.

½ Bathroom

1 each \$ _____

Install a new 30" pre hung two panel door entry door complete with a privacy knob. New door shall open into the room's east wall.

Pantry

1 each \$ _____

Install a new 24" pre hung two panel entry door complete with a passage knob. New door shall open per the plan.

Rear entry door

1 each \$ _____

Install a new 36" pre hung raised panel insulated steel door with a top insulated window same as the front entry door. New door shall be complete with locking hardware same as the front entry door. Door shall be complete with an aluminum threshold and weather stripping. New door shall open per the plan.

Basement entry-interior

1 each \$ _____

Install a new 30" pre hung two panel door entry door complete with a privacy knob. New door shall open into the west wall.

Basement entry—exterior

1 each \$ _____

Install a new 32" pre hung raised panel insulated steel door. New door shall be complete with locking hardware same as the front entry door. Door shall be complete with an aluminum threshold and weather stripping. New door shall open into the south wall.

Bedroom Suite

1 each \$ _____

Install a new 32" pre hung two panel entry door complete with a privacy knob. New door shall open into the room's east wall.

Install a new 30" pre hung two panel entry door for the east wall closet opening. New door shall be complete with a passage knob and open into the south wall.

1 each \$ _____

Suite bath

1 each \$ _____

Install a new 30" pre hung two panel entry door for the bath opening. New door shall be complete with a privacy knob and shall open into the bath's east wall.

Bedroom # 2

1 each \$ _____

Install a new 32" pre hung two panel door complete with a privacy knob for the room entry. New door shall open into the rooms east wall.

Install a new 30" pre hung two panel entry door for the east wall closet opening. New door shall be complete with a passage knob and open into the south wall.

1 each \$ _____

Bedroom # 3

1 each \$ _____

Install a new 32" pre hung two panel door complete with a privacy knob for the room entry. New door shall open into the rooms west wall.

Install a new 48" two panel sliding door for closet door opening on the north wall. Doors shall be complete with track hardware and door pulls as well as a bottom door guide.

1 each \$ _____

Bedroom # 4

1 each \$ _____

Install a new 32" pre hung two panel door complete with a privacy knob for the room entry. New door shall open into the rooms west wall.

Install a new 48" two panel sliding door for closet door opening on the south wall. Doors shall be complete with track hardware and door pulls as well as a bottom door guide.

1 each \$ _____

Upstairs 1/2 bath

1 each \$ _____

Install a new 30" pre hung two panel entry door for the 1/2 bath opening. New door shall be complete with a privacy knob and shall open into the bath's east wall.

Bath/laundry

1 each \$ _____

Install a new 32" pre hung two panel entry door for the bath opening. New door shall be complete with a privacy knob and shall open into the bath's west wall.

Install a new 96" two panel Bi-fold door for laundry door opening on the west wall. Doors shall be complete with track hardware and door pulls as well as a bottom door guide.

1 each \$ _____

TOTAL COST \$ _____

DRYWALL-- Home shall be ready for paint after completion of drywall installation

Install 5/8" drywall for all first floor ceilings. Tape, mud and finish all drywall ready to accept paint. All ceiling shall be finished smooth. 827 sf. \$ _____
Excludes Entry/living & sunroom.

Entry/living 351 sf. \$ _____

Overlay the existing ceiling with 3/8" drywall to include tape, mud and sanded smooth.

Install 1/2 drywall complete with tape, mud and finished smooth for the west wall framing. 63 sf. \$ _____

Sunroom 88 sf. \$ _____

Overlay the existing ceiling with 3/8" drywall to include tape, mud and sanded smooth.

Bonus 153 sf. \$ _____

Install 1/2" drywall over the north wall and west wall framing. Tape, mud and finish smooth ready to accept paint.

Coat closet 162 sf. \$ _____

Install 1/2" drywall over both sides of the wall framing that creates the coat closet. Tape, mud and finish the drywall smooth.

Down 1/2 bath 234 sf. \$ _____

Install 1/2" drywall over all wall framing. Tape, mud and finish drywall smooth.

Kitchen 243 sf. \$ _____

Install 1/2" drywall over the north and west walls framing. Tape, mud and finish drywall ready to accept paint.

Rear entry 90 sf. \$ _____

Install 1/2" drywall over the east and west wall framing to include tape, mud and finished smooth.

Bedroom suite 108 sf. \$ _____

Install new 1/2 drywall over the east wall framing. Tape, mud and finish drywall smooth ready to accept paint.

Suite bathroom & closet 522 sf. \$ _____

Install new 1/2 "drywall complete to include tape mud for all walls. Sand all joints ready to accept paint. M.R. board shall be used at all wet walls per code.

Bedroom # 2 closet 40 sf. \$ _____

Install 1/2 drywall over the north wall framing complete with mud, tape and sand smooth.

Overlay the ceiling with 3/8" drywall and tape, mud and finish smooth. 30 sf. \$ _____

Up 1/2 bath 40 sf. \$ _____

Install 1/2 drywall over the south wall framing complete with mud, tape and sand smooth.

Overlay the ceiling with 3/8" drywall and tape, mud and finish smooth. 30 sf. \$ _____

Bedroom # 4 closet 64 sf. \$ _____

Install 1/2"drywall over the north, west and south wall framing. Tape, mud and finish drywall smooth.

Bath/laundry 336 sf. \$ _____

Install new 1/2 "drywall complete to include tape mud for all walls. Sand all joints ready to accept paint. M.R. board shall be used at all wet walls per code.

Overlay the ceiling with 3/8" drywall and tape, mud and finish smooth. 110 sf. \$ _____

Two bathrooms 2 each \$ _____

Install cement backer board for the suite shower walls and the bathroom tub walls. Cement board shall be anchored in place per the manufactures specifications.

TOTAL COST \$ _____

INTERIOR PAINTING---Entire home

7975 sf. \$ _____

Prep, prime and finish coat all walls and ceilings with "Glidden "brand or equal eggshell paint with a color approved by the owner. Prep, prime and finish coat all base boards and trims to include interior doors with "Glidden "brand or equal semi-gloss paint.

TOTAL COST \$ _____

**EXTERIOR PAINTING---- HOMES SIDING, SOFFIT,
WINDOW & DOOR TRIMS**

1900 sf. \$ _____

Prep, prime and paint the homes siding, soffit, porch lintel beam, porch ceiling. Porch column and wall caps as well as the window and door trims in accordance with the general spec. Apply wood putty to knot holes and sand all putty work smooth. Apply a primer coat such as "Porter" paints #515 latex exterior primer that is 1/2 tinted to the finish color. Spray application of paint shall be allowed but all sprayed paint must be back rolled and brushed. Apply a paintable latex caulk that is rated for at least 15 years to all gaps, joints and voids so that exterior wall surface is water tight. Apply a finish coat of latex exterior paint in accordance the paint manufactures specifications, color choice of owner. NOTE: Home shall have a three color scheme, a body color, trim color and door color.

TOTAL COST \$ _____

**FLOORING---- Engineered Wood flooring install
Entry/living room, sunroom, bonus, dining, hall,
bedroom suite & suite closet**

960 sf. \$ _____

Install 5mm tri-ply underlayment over the OSB sub floor so wood floor and ceramic floors will be on the same plane. Apply a floor leveler to smooth out all seams and gaps. Install sound and moisture foam padding over the sub flooring per the manufactures specifications. Install Matte Natural Acacia 3/8" X 5" hardwood flooring, this is a Home Depot product, see attached spec sheet of equal product. Material cost \$2.00 per sf, flooring only.

**CERAMIC TILE—Kitchen, rear entry, suite bath,
laundry/bath & two 1/2 bathrooms**

430 sf. \$ _____

Install cement board over the sub floor for the entire room. In the kitchen and rear entry install 6" X 24" Styles selections "Mahogany" Porcelain tile, Lowes product # 397694 ceramic tile complete with colored grout.

For down 1/2 bath install cement board and Hex black & white tile with white grout.

Suite bath install cement board and 9" X 12" Styles selections " Futuro white" porcelain tile, Lowes # 683087.

For the upstairs 1/2 bath & bath/laundry install 12" X 24" Styles selections "Ridgemont" silver porcelain tile, Lowes # 783040 with color grout. For all tile floors install threshold trims.

NOTE: prior to final tile purchase consult with the construction manager for any tile changes by the owner.

CARPET--- Stairs to the second floor, entire second floor excluding the bathrooms 93 yds. \$ _____

Install FHA rated 100% Olefin faced carpet over a 1/2" medium density commercial pad with a minimum of seams. Stretch carpe tin place to eliminate puckers, scallops and ripples. Install tack less strips, metal edge strips and mending tape for entire installation, MATERIAL ALLOWANCE \$ 18.00 YD. OWNERS CHOICE OF MATERIAL.

CERAMIC WALL TILES—Suite bath 1 each \$ _____

Install 9" X 12" Styles selections " Futuro white" porcelain tile, Lowes # 683087.

Kitchen back splash

Install owner's choice of tile, tile cost per sf=\$2.00. 1 each \$ _____

Upstairs bath shower walls

Install 9" X 12" tiles same as the suite bath. 1 each \$ _____

NOTE: prior to final tile purchase consult with the construction manager for any tile changes by the owner.

TOTAL COST \$ _____

SPECIALTIES--Provide all labor and material to complete the following installations.

Suite Bathroom

1. Install one 30" towel bar, finish nickel.
2. Install a toilet paper holder.
3. Install a glass shower door complete with all mounting hardware.
4. Install a 5'-0" wall hung mirror above the double vanity.

Bathroom # 2

1. Install one 30" towel bar, finish nickel.
2. Install a toilet paper holder.
3. Install a shower curtain rod mounted to the wall.
4. Install owner approved wall hung medicine cabinet above the vanity.

Two ½ baths

1. Install one 30" towel bar, finish nickel.
2. Install a toilet paper holder.

Front Exterior

1. Install 4" black metal house numbers anchored onto the front door trim.
2. Install a standard black locking mailbox on the house.

Rear exterior

1. Install 4" black metal house numbers anchored onto the rear of the garage.

TOTAL COST \$ _____

Cabinetry

Cabinets, vanities and countertops are supplied by the Contractor. Cabinetry shall be manufactured by "Cardell" brand Shaker-I series or equal quality cabinets. Contractor is responsible for installation and supplying any necessary accessories to include owner approved door pulls, material cost per door pull @ \$1.50.

1. Kitchen--Install base and upper cabinets per the proposed plan to include counter tops. **Counter shall be square with no back splash.**
2. Bathrooms & ½ baths--Install vanities complete for each bathroom and ½ baths.

TOTAL COST \$ _____

TWO CAR GARAGE CONSTRUCT

\$ _____

Owner will provide a site plan for permitting purposes, contractor shall secure all permits to include location improvement permit and a building permit. Construct a 24'-0" X 24'-0" two car garage with a single aluminum overhead garage door that is complete with an automatic garage door opener and two remote door openers. Provide a service door at the east side of the garage. Service door shall be a pre hung 36" raise panel steel door and shall be complete with a dead bolt and a keyed knob lock, both locks shall be keyed alike. Garage shall have a 10'-0" drive with apron off the alley. Install roofing shingles and painted cement siding complete to match the house. Install gutters and downspouts same as the house. Install underground power from the homes electrical panel located at the west side of the home to the garage. Garage circuit shall power the garage door opener as well as two ceiling lights for the interior of the garage. Install two exterior wall mounted lights at the alley at each side of the garage door. Install an exterior wall mounted light at the service door. All lights shall be controlled by light switches located next to the service door.

TOTAL BID AMOUNT \$ _____