King Park Development Corp.

Detailed Scope of Work

Part "B"

2435 N. College

King Park Development Corporation
SCOPE OF WORK AND COST ESTIMATE

JOB SITE: 2435 N. College Ave 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 1 EACH $_____

Permits shall be obtained and posted on the job at all times. 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** $_____

Remove all wall and ceiling coverings so that framing is exposed. Remove all building insulation from the walls and ceilings so that all framing is exposed.

Remove all building materials and contents and haul away. $_____

Remove all OSB floor coverings so that the original plank sub flooring exposed.

Living room $_____

Remove the wall framing along the north end of the room so that the room can be enlarged per the proposed plan. Wall removal shall also include the framing along the west side of the stair landing that creates a closet.

Remove the landing and stairs from the first floor to the second floor. $_____

Dining room $_____

Remove the remaining box beam framing from the entire ceiling as well as the plumbing pipes and haul away.

Remove the west double wall to include the pocket door and haul all materials away. $_____

Stair to the attic $_____

Remove the stairs, landing and all framing and haul away.

Basement $_____

Remove the contents of the basement to include the furnace and haul away. Remove all gas pipes and old water pipes as well as any old electrical wires, insulators and boxes. NOTE: main soil pipe shall not be damaged.

Remove the stairs into the basement. $_____

TOTAL COST $_____

Exterior demo—East elevation $_____

Remove the concrete patio that starts after the rear porch and continues eastwards. Removal shall include the steps to the rear porch as well as a portion of the sidewalk that leads to the alley. Remove the walk to the good control joint towards the east, approximately 6'0" past the patio. All removed concrete shall be hauled off site to a code legal dump.

Remove the curved walk at the south side of the patio and haul all concrete away. $_____

For the first floor portion of the home remove the lap siding so that the solid sheathing is exposed. Haul all remove siding off site to a code legal dump. $_____

Install temporary supports for the rear porch roof so that the existing porch deck and be removed. Remove the deck to include the floor framing so that a new exterior basement entry can be created. Haul the deck framing off site to a code legal dump site. $_____

South elevation $_____

Remove the sidewalk that runs alongside of the home and haul all concrete away.

For the first floor portion of the home remove the lap siding so that the solid sheathing is exposed. Haul all remove siding off site to a code legal dump. $_____

West elevation $_____

Remove the concrete porch steps as well as the concrete walk to the public walk and haul all concrete away.

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—EAST ELEVATION $_____

Remove the tree at the rear of the lot near the alley. Cut tree off at ground level and remove the stump with a stump grinder.

At the north property line remove the two trees one towards the home and the other, a large mulberry. Use caution not to damage the neighbor's privacy fence. $_____

Remove all the small brush along the north property line to include digging out all plants roots so that future growth will not occur. $_____

Remove the tree at the south property line at the alley and grind out the stump. $_____

Remove all other property line growth and roots so that future growth will not occur. NOTE: Walnut tree at the property line shall remain. $_____

NORTH ELEVATION $_____

Remove the ivy that is growing along the entire foundation as well as up the extertio0r wall of the home. Spray vines with a vegetation killer a week prior to vine removal so that the vine4 will not grow back. Pull all roots from the ground as well.

GRADE AND SEED $_____

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--- EAST ELEVATION $_____

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.

Form and pour a new set of steps off the rear porch. Place steps in line with the rear entry door. New steps shall be 48" wide and shall have uniform treads and risers per code. Broom finished and edge the new concrete. $_____

Form and pour a new concrete landing at the base of the new rear porch steps. Landing shall be 48" at the steps and then tapper into a 36" walk that shall join the existing walk that runs to the alley. New walk shall have control joints evenly spaced from the north to south distance. New walk shall be broom finished and edged. $_____

SOUTH ELEVATION $_____

Form and pour a new 36" walk along the entire side of the home and continue to the front of the front porch and then run along the west side of the porch and tie into the front walk off the porch. New south walk shall also run along the back of the home and tie into the basement exterior access and the new rear walk. New walk shall have evenly spaced control joints and shall be broom finished and edged.

WEST ELAVTION $_____

Form and pour a new set of steps off the front porch. Place steps in line with the front entry door. New steps shall be 60" wide and shall have uniform treads and risers. Broom finish and edge the new concrete.

WEST ELEVATION WALK $_____

From and pour a landing at the base of the new porch steps, landing shall be as wide as the steps and be 36" deep and shall tie into the south walk and also into a new front walk that shall continue to the Public walk. New front walk shall be 36" wide and shall have uniform control joints all new concrete shall be broom finished and edged.

FRONT PORCH SLAB REPLACE $_____

Install temporary supports to support the porch roof so that the porch slab can be replaced. Remove the existing porch slab and haul away. Once the foundation has been rebuilt form and pour a new concrete porch slab. New slab shall be the same thickness as the original slab so that the front door threshold is resting on the slab. New slab shall have uniform control joints spaced from the north to south distance. Porch surface shall be broom finished and edged.

BASEMENT $_____

For the northeast portion of the basement remove dirt so that a 4" floor can be poured to cap the existing dirt floor. At the northeast corner of the room install a plastic sump pit. Pour the concrete floor so that it pitches to the northeast corner of the room. Finish the concrete smooth to match the existing basement floor.

NEW BASEMENT ENTRY $_____

Once the block retaining is constructed form and pour a 4" concrete floor for the new basement entry. New exterior floor shall be at the same level as the interior basement floor. Install a plastic floor drain into the new concrete floor. Finish the new concrete so that all water will run into the drain. New drain shall have a grate. Cut the basements concrete floor with a concrete saw and install plastic drain pipe from the exterior floor drain into the new sump pit at the basements northeast corner. Once the drain pipe is in place patch the basements concrete floor with epoxy floor patching compound, finished smooth.

TOTAL COST $_____

MASONRY—FRONT PORCH WEST ELEVATION $_____

Once the porch slab has been removed remove the brick foundation at three sides of the porch down to grade and or a solid course of brick. Install new smooth faced brick to rebuild the porch foundation to the original height. Bricks that join the house foundation shall be toothed into the foundation.

FRONT PORCH ½ COLUMNS $_____

After the porch slab has been replaced construct (4) ½ columns. Each ½ column shall be (3) brick by (3) brick square and shall be (10) brick in height to create a 24" X 24" by 3'-4" column. Place one column at each corner of the porch and two columns at each side of the front porch steps. ½ columns shall be capped with a 1" concrete cap that shall be 25" X 25" so that cap overlaps the columns by an inch at each side. New columns shall be red brick smooth faced.

SOUTH ELEVATION $_____

Close the two window openings by removing the windows, window frames and jamb and install brick that shall be toothed into the existing foundation to closer each opening.

EAST ELEVATION—basement entry $_____

Excavate to create a new exterior basement entry at the south side of the rear porch, see new concrete block. Remove all dirt down to below the basement floor level. Form and pour footers at three sides of the new basement entry door that shall support new block walls. Install concrete block to build retaining walls at three side of the basement entry location. New walls shall be built to approximately 8" above finished grade and shall extend out from the homes foundation approximately 6'-0" to support a new "Bilco" classic series 55" X 72" steel hatch. Seal coat the block walls that shall be in contact with the earth. Cap the retaining walls with a concrete cap block. Install ½" treaded anchor bolts so that a treated plate can be anchored into place.

EAST BASEMENT DOOR $_____

Cut the newer concrete blocks with a concrete saw so that a new entry door can be installed into the basement. Install a new ¼" steel lintel under the wall plate to span the new entry opening. Install a 2" X 6" treated lumber jamb at each side of the newly create opening. Jamb shall be anchored into the mortar joints with masonry anchors and the anchor bolts shall be stainless steel. Install a new pre hung 36" insulated steel slab door complete with exterior brick mold trim. New door shall open into the basement and shall be complete with a single cylinder dead bolt and a keyed knob lock. Both locks shall be keyed alike. New door shall be complete with an aluminum threshold and weather stripping.

NORTH ELEVATION $_____

Remove two windows and install brick toothed into the foundation to close both openings same as the south elevation.

TOTAL COST $_____

EXTERIOR CARPENTRY---NOTE: see interior carpentry which also includes some exterior carpentry components.

EAST ELEVATION $_____

Install new treated lumber framing to create a new rear porch deck. New treated floor joist shall be 2" X 8" with a band board anchored into the homes framing. Install a doubled treated rim joist that shall rest on top of the brick piers, just east of the rear wall of the home. Install treated 2" X 8" floor joist anchored to band board and rim joist. Joist shall be hung with galvanized joist hangers; space floor joist at 16" O/C. Finished floor shall be placed underneath the rear doors threshold. Install composite floor boards such as "Choice Deck" anchored in place per the manufactures specifications, using clips. Install two 6" X 6" cedar post to support the roof. Po0st shall be placed at the outside corner of the porch above the brick piers. Post shall be raised up off the deck with galvanized post feet and post feet shall be anchored into the porch deck as well as the post. Anchor the top of the post into the roof framing.

TREATED BASEMENT STAIRS $_____

Install three 2" X 8" treated stringers to create a new stair into the basement. Install a 2" X 8" treated framing member anchored into the concrete block at the east retaining wall. 2" X 8" framing shall be anchored in place with masonry anchors. Hang stringers off the east wall framing with galvanized hangers. Cut stringer with uniform treads and risers. Cover the treads with treated 2" lumber, risers shall remain open. All hardware shall be non-rusting.

BASEMENT HANDRAIL $_____

Install a treated 2" X 6" anchored to the south retaining wall of the basement entry. Anchor framing member in place with masonry anchors. Install a 1-3/4" rounded handrail with non-rusting handrail brackets anchored into the framing member. Handrail shall have ends returned to the wall per code.

EAST LOWER WALL SIDING INSTALL $_____

Prepare the exterior sheathing by removing all unnecessary nails and hardware. Install house wrap over the solid wood sheathing. New house wrap shall be installed per the manufactures specifications to include taping all seams and points of termination. Install new finger jointed pre prime coated wood lap siding to match the siding at the north elevation. New siding shall align with the north siding and shall align with the new south siding that will also align with the existing west siding, so that all corners butt to each other and siding boards are all within the same plane.

EAST CEDAR SHAKE REPAIRS $_____

Above the rear porch roof extend the flared wall framing from each side of the roof along the roof pitch and to the ridge at both sides. After flared wall framing has been installed install new cedar shakes to complete the exterior wall area above the porch roof. Shakes shall be worked into the existing wall of shakes.

Install framing at the second floor to close the rough window opening at the south end. Install new OSB sheathing and wooden cedar shake to close the opening. Cedar shake shall be worked into the existing shake. $_____

Once the window opening at the north end has been framed for the two new windows install OSB sheathing to close the wall framing and install cedar shake. $_____

REAR PORCH CEILING AND SOFFIT $_____

Install new beaded ceiling boards to cover the ceiling and soffit framing. New beaded ceiling boards shall match the front porch ceiling and soffit. Install ¾" ¼ round to trim the gap between the lintel beam and the ceiling boards at both sides of the lintel.

SOUTH LOWER WALL SIDING INSTALL $_____

Install new wood lap siding same as the east elevation. New siding boards shall meet the corners of the east and west siding boards.

LOWER WALL OUTSIDE CORNERS $_____

Once all the wood lap siding has been repaired and or replaced install new aluminum outside corners to enclose the open ends of the siding boards. Aluminum shall form the actual outside corner and return back ½" on each siding piece and be held in place with aluminum nails, see outside corner pieces located at the front of the building for a pattern.

FRONT PORCH ROOF $_____

Install 2" X 4" blocking between the (6) full length rafters in the center of the roof. Blocking shall tie the rafters to the homes framing.

FRONT PORCH CEILING $_____

Replace the existing 2" X 4" ceiling joist with new 2" X 6" joist. Install a 2" X 6" framing member anchored to the homes sheathing and hang the new ceiling joist off the ban board with joist hangers. New joist shall extend beyond the lintel beam and tie into the 2" X 4" rafter tales so that the new framing will support new gutter boards.

FRONT PORCH SOFFIT REPAIRS $_____

At the two house corners replace the diagonal rafters that support the sections of roofing that extend to the south and north exterior walls, see the north side which is intact. New framing shall be a doubled 2" X 4" member that shall tie back into the roofs rafters and rest upon the lintel beam. Install a 2" X 4" roof rafter against the homes exterior wall.

FRONT PORCH LINTEL BEAM $_____

At the south exterior side of the lintel beam remove the crown molding and salvage the molding to use as a sample for locating new crown that shall match the existing. Remove the bottom 1" beam cover and salvage a section so that the outside corners can be recreated for a new bottom wrap piece. Remove also the covering at both sides of the beam so that the beam can be inspected. Inform the construction manager if any repairs are required of the concealed beam so that a change order can be approved. Once any repairs have been completed wrap the sides of the beam with new 1" poplar lumber and cap the bottom of the beam with a new 1" cap. Outside corners of the new bottom piece shall be rounded to match the original bottom cap.

FRONT PORCH CEILING AND SOFFIT COVERING $_____

Once the ceiling and soffit framing has been replaced cover the ceiling and soffit with T & G Hemlock beaded ceiling, 9/16" X 3-5/16" supplied by "Carter-Lee lumber or others. All joints shall break on framing members. All joints for each continuous boards shall be staggered so that no one joint line existing for all boards, especially boards next to each other. Install new crown molding at the exterior of the lintel beam and new ¾" quarter round at the inside of the beam to trim the gap between the beam and ceiling boards.

FRONT PORCH COLUMNS $_____

Install a 6" X 6" cedar post centered on the brick column. Post shall be raised off the concrete column cap with a galvanized post foot. Anchor the post foot into the concrete cap with a masonry anchor and the post with non-rusting screws. Attach the post to the top porch lintel beam. Install 1", # 2 yellow pine or better lumber without knots to the outside to create four new porch column. Each column shall be 20" at the base and tapper to 16" under the lintel beam. Install crown molding at the base of the columns and the top of the columns that shall match the porch soffit crown molding. All lumber joints shall be mitered and all hardware shall be non-rusting.

FRONT CEDAR SHAKE REPAIRS $_____

Once the front porch roof has been installed. Install new cedar shakes to cover the step flashing. Cedar shall terminate about 1" off the roof shingles.

NORTH ELEVATION SIDING INSTALL $_____

Install new wood lap siding where missing on the lower wall of the home for the entire elevation, approximately five rows. New siding shall match the existing siding rows for the front and back of the home.

NORTH ELEVATION UPPER WALL BAND BOARD REPLACE $_____

Replace the damaged band board at the west end of the north elevation. New band board shall be the same dimensional size as the existing.

ENTIRE HOMES SOFFIT TO INCLUDE DORMER $_____

Remove the existing plywood soffit covering at three sides of the home so that the soffit framing is exposed. For the front elevation install missing 2" X 4" soffit framing members. Install (6) new 2" X 4" supports so that each rafter is connected to the soffit supports. For all other sides of the home which are currently concealed inspect the 2" X 4" framing and inform the construction manager of any soffit framing that is missing or is rotten so that a change order can be approved for additional framing. Once all soffit framing is repaired install 1" X 6" painted gutter boards with a joints broken on rafter tails except for dormer install 1" X 4" gutter boards. Install T & G Hemlock beaded ceiling, 9/16" X 3-5/16" with joints staggered same as the front porch soffit.

TOTAL COST $_____

INTERIOR CARPENTRY NOTE: *SEE PROPOSED PLAN*---**Living** $_____

Alter the existing rough door framing on the west wall as necessary to allow for the installation of a new 42" X 90" pre hung wooden entry door. Install true dimensional 2" X 6" exterior trim at three sides of the door opening. Alter exterior siding as necessary to accept the new trim.

Alter the existing rough window framing at the north end of the west wall to accept two new casement wooden windows. Install a new 2" X 6" header to match the west wall, south end window header height. New rough window opening shall accept two 2'-8" wide by 2'-6" high windows. The entire window unit shall have a built-in center parting rail which is 2" and a continuous 1-1/2" window sill as the original window opening had, see section "D". Install true 2" X 6" exterior trim at three sides of the window unit. $_____

For the rough window opening at the south end of the west wall install framing to create three rough window openings. The center opening shall accept a 48" wide by 5'-6" double hung wooden window. The two side window openings shall each accept a 28" wide by 5'-6" double hung wooden window. Install parting rail framing at each side of the center window and install true dimensional 2" X 6" exterior trim at three sides and between windows, see detail drawings in section "D". The entire rough window opening shall be complete with a continuous 1-1/2" window sill. $_____

Alter the existing south wall framing to create three new rough window openings. Use the existing header. Each new rough opening shall accept a 20" wide by 36" wooden casement window. Install a new continuous window sill for the entire opening and install true 2" X 6" exterior trim at the sides and between the windows. $_____

Alter the existing rough window opening on the north wall, most west opening to accept a window unit to match the north window unit at the north end of the west wall. Verify that a header exists for the window opening. Install a new continuous window sill and exterior trim same as the west window unit. $_____

Alter the north walls rough window opening at the mid story landing to accept a 48" X 5'-6" double hung wooden window to match the west walls gang of three, center window. New rough window shall be complete with a continuous 1-1/2" window sill and true 2" X 6" exterior trim. $_____

Install three 2" X 8" stair stringer along the north wall per the proposed plan. New stairs shall be 36" wide and shall have uniform treads and risers per code. Install new 2" X 6" floor joist to create a new mid story landing. New landing shall be as wide as the stairs and 48" deep. Install ¾" sub floor over the landing framing that is glued and screwed in place. Install another set of stringer from the landing to the second floor. Cut back the second floor, floor joist as necessary to accept the new stairs. Install stair treads and enclose the risers with 1" lumber. Screw and glue treads in place. $_____

Install 2" X 4" framing to create a partial wall along the entire north side of the new stairs. Wall shall be angled with the top of the stair risers so that a railing system can be installed. $_____

Install new 2" X 8" floor joist to close the stair opening into the basement along the east wall. Install trimmers and anchor joist with joist hangers. Cover the new floor framing with ¾" T & G, OSB sub floor that is glued and screwed in place. New floor and the existing floor shall be even. $_____

Install new 2" X 4" framing to create a new east wall per the proposed plan. New all framing shall be complete with a rough door opening. New rough opening shall allow for the installation of a 24" pre hung door and shall be complete with a header. $_____

Underneath the stairs install 2" X 4" framing to create the coat closet per the proposed plan. $_____

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

Dining room $_____

On the south wall alter the existing rough window opening by installing framing to create three equal window openings. Each opening shall accept a 30" by 4'8" double hung window and the center window shall have parting rails to accept 6" exterior trim. Install a new continuous window sill and true 2" X 6" exterior trim.

For the rough window opening on the east wall install framing to accept a 48" by 5'-6" double hung window. Rough opening shall be complete with a continuous window sill and new 2" X 6" exterior trim. $_____

Alter the existing north wall by installing a laminated beam to create a new rough door opening into the kitchen per the proposed plan. New rough door opening shall allow for a 60 " finished opening once a flush jamb is installed. Header height shall match the window headers. $_____

Alter the north wall framing so that a new ½ bath can be created per the proposed plan. Install a laminated beam to span the bath. $_____

Install new 2" X 4" framing to create a new north wall per the plan. New wall framing shall be complete with a rough door opening. New rough opening shall accept a 30" pre hung door and shall be complete with a header. $_____

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

½ bath $_____

Install 2" X 4" framing to create the northeast corner chase as well as the east wall per the plan.

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

Kitchen $_____

Alter the existing rough door opening on the east wall to replace the header with a new doubled 2" X 6" header. New rough door opening shall accept a 36" X 80" pre hung door wooden door. New rough opening shall be complete with 2" X 6" exterior trim.

For the east rough window opening install framing to accept two 20" X 48" wooden double hung windows. Rough window opening shall be complete with a continuous window sill and 2" X 6" exterior trim. $_____

Install new 2" x 4" framing to close the rough door opening on the west wall at the north end to create a new HVAC chase per the proposed plan. New framing shall be continuous to allow for drywall. $_____

Install new 2" X 4" framing to bump out the frig location per the plan. $_____

Install new 2" X 4" framing to create the new pantry at the south end of the west wall. New framing shall be complete with a rough door opening. New rough door opening shall accept a 30" pre hung door and shall be complete with a header. $_____

Install upper and base cabinet wall framing for the entire north wall and west walls. $_____

Upstairs hall $_____

Install new 2" X 8" floor joist to the west side of the stairs from the first floor so that bedroom # 2 entry can be constructed. New joist shall be placed at 16" O/C and shall be hung off a double header which rest on top of the first floor framing with joist hangers. Install new ¾" T & G, sub floor over new joist that shall be continuous with the existing sub floor.

Install new 2" X 4" framing to create the new bed # 2 entry. New framing shall be complete with a rough door opening. New rough opening shall accept a 32" pre hung door and shall be complete with a header. $_____

Install new 2" X 4" framing to create a new west hall wall to replace the existing framing. New framing shall be complete with a rough door opening. New rough opening shall accept a 30" pre hung door and shall be complete with a header. $_____

Replace the entire south hall wall framing for the entire length of the home with new 2" X 4" framing. New framing shall be complete with two rough door openings per the proposed plan. New rough opening for bath shall accept a 30" pre hung door and the suite entry opening shall accept a 32" pre hung door. Both rough door openings shall be complete with headers. $_____

Install new framing at the east end of the hall to create the new laundry room and closet per the proposed plan. New east wall of the hall shall accept a 48" sliding door and shall be complete with a header. $_____

Install new 2" X 6" ceiling joist to close the opening into the attic. New joist shall be hung off the existing joist with hangers. Create a new rough attic access opening in the bedroom # 1 closet area. New rough opening shall be 30" X 30". $_____

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

Proposed bedroom # 1 $_____

Replace the existing south wall of the room with new 2" X 4" framing that shall be complete with two rough door openings. Closet rough opening shall accept a 30" pre hung door and room's entry opening shall accept a 32" pre hung door. Both rough door openings shall be complete with headers.

Install framing to close the west wall door opening so that a HVAC chase can be created per the plan. $_____

Alter the existing north wall rough window opening to accept a 42" by 4'-6" double hung wooden window. Install a new 2" X 6" header. Install a continuous window sill and exterior 2" X 6" trim same as all other altered window openings. $_____

For the east rough window opening install framing to accept two 20" X 48" wooden double hung windows. Rough window opening shall be complete with a continuous window sill and 2" X 6" exterior trim. $_____

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

Bed # 1 closet $_____

Alter the existing east wall rough window opening to accept a 42" by 4'-6" double hung wooden window. Install a new 2" X 6" header. Install a continuous window sill and exterior 2" X 6" trim same as all other altered window openings.

Bedroom # 2 $_____

Install framing to close the existing east wall door opening and then alter the existing east wall framing to create a new rough door opening per the proposed plan. New rough opening shall allow for a 48" finished opening once drywall is install. New rough opening shall be complete with a header.

Alter the existing north wall rough window opening to accept a new 40" X 4'-6" double hung wooden window. New rough opening shall be complete with a 2" X 6" header as well as a continuous window sill and exterior 2" X 6" trim same as all other altered window openings. $_____

Alter the existing west wall rough window opening to accept three, 28" X 4'-6" double hung wooden windows. The center window shall have parting rails at each side to accept 2" X 6" exterior trim. Install a continuous window sill for the entire opening and 2" X 6" exterior trim. $_____

Replace the south wall framing with new 2" X 4" framing to create two closets per the proposed plan. New wall framing shall be complete with a new rough door opening that shall accept a 30" pocket door. New rough door opening shall be complete with a header. $_____

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

Bedroom suite $_____

Alter the existing west wall rough window opening to accept three, 28" X 4'-6" double hung wooden windows. The center window shall have parting rails at each side to accept 2" X 6" exterior trim. Install a continuous window sill for the entire opening and 2" X 6" exterior trim.

Alter the existing south wall rough window opening, towards the west to accept a new 40" X 4'-6" double hung wooden window. New rough opening shall be complete with a 2" X 6" header as well as a continuous window sill and exterior 2" X 6" trim same as all other altered window openings. $_____

Alter the most east rough window opening to accept a 36" X 3'-4" double hung wooden window. New rough window opening shall be complete with a header, window sill and 2" X 6" exterior trim. $_____

Replace the existing east wall framing with new framing to create the hall bath, suite closets and the suite bath per the proposed plan. New rough wall framing shall be complete with three rough door openings. The east rough closet openings shall accept a 72" sliding door and the north closet opening shall accept a 60" sliding door. The bath entry opening shall accept a 30" pre hung door. All three rough door openings shall be complete with headers. $_____

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

Suite bath $_____

Install 2" X 4" wall framing to create the chase in the northeast corner of the room.

Alter the existing south wall rough window opening to accept a new 40" X 4'-6" double hung wooden window. New rough opening shall be complete with a 2" X 6" header as well as a continuous window sill and exterior 2" X 6" trim same as all other altered window openings. $_____

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

Hall bath

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

TOTAL COST $_____

FINISH CARPENTRY--Entire home

Install three flush door jambs as follows: Two suite closet openings and the laundry room. $_____

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. $_____

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

All closets $_____

Install wire closet shelves complete with all mounting accessories per the proposed plan. NOTE: pantry shall have four shelves evenly spaced and the linen closet shall have four shelves.

Stairs to the mid story landing $_____

Install a 4" X 4 post at the base of the stairs that shall be anchored into the floor framing. Post shall drop into the basement and the floor joist shall be tied into the post. Wrap the post with oak veneer and oak outside corners. Install an oak square post cap. Install a rounded oak handrail that shall tie into the post at the base of the steps as well as a flush mounted oak veneer post at the top of the stairs. Install an oak bottom rail that shall be anchored into the ½ wall framing. Install 2" square oak balusters that shall be spaced at 3-1/2" apart. Trim the sides of the bottom rail with oak trim and oak shoe mold.

Living, dining, kitchen, laundry & two & ½ bathrooms

Install shoe molding after the finished floor installation. $_____

Bed # 1 closet attic access $_____

Install ½" finish good one side plywood with streamline trim around the panel and install bulb type weather stripping on the ceiling at the perimeter of the attic opening so the panel is sealed tight once screwed in place.

TOTAL COST $_____

INSULATION—all exterior walls $_____

Spray the wall cavities full with stabilized cellulose insulation to achieve an R-13 rating.

Basement and first floor rim joist $_____

Prior to wall spray apply 4" of urethane foam to seal rim joist.

Attic space $_____

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—to include front & rear porches $_____

NOTE: prior to installing roofing provide the construction manager with a shingle sample so that Indiana Landmarks can approve.

Remove off all layers of roofing so that solid sheathing is exposed. At the front elevation remove 24" of sheathing at the main roofs perimeter so that the skip sheathing is exposed, it appears that the skip has given way & created a dip underneath the dormer. Replace any damaged skip and solid sheathing with new sheathing to match the existing as close as possible. For all roofs install aluminum perimeter drip edge, synthetic roofing underlayment and fiberglass shingles, color and style of roofing shall match the existing front porch roofing shingles. Install all roof accessories to include attic vents, step flashing, chimney flashing and counter flashing that shall be toothed into the mortar joints and plumbing boots.

GUTTERS & DOWNSPOUTS---Entire house home $_____

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 of plastic splash block. Gutter color choice of the owner.

TOTAL COST $_____

WINDOW REPLACEMENTS $_____

Install new "energy star rated" wooden double hung and casement windows with the upper sashes having multiple lights, see listing below. Window sizes and types are listed in the interior rough carpentry spec. NOTE: windows located within the stairway to include landing and windows in bathrooms must be tempered glass per code. All windows shall have screens. Windows shall be manufactured by "Pella" or equal and the actual window order shall be approved by Indiana Landmarks prior to an actual order placement.

Attic window $_____

Install a new fixed wooden window with non-insulated glass that shall have six by four lights.

West elevation—first floor $_____

1. Two casement windows at the north shall have six by four lights.
2. Two double hung windows at each side of the center window at the south, gang of three shall have three by five lights and a single lite bottom sash.
3. Large center window at the gang of three shall have six by five lights at the top sash and a single lite bottom sash.

West elevation--second floor $_____

1. All six windows shall be double hung with three by five top sash and a single lite bottom sash.

South elevation—first floor $_____

1. Gang of three at the west end shall be casements with three by four lights each.
2. Gang of three at the east end shall be double hung with four by four lights at the top sashes and a single lite bottom sash.

South elevation—second floor $_____

1. Most west and most east windows shall be double hung with the top sashes having five by fives lights and a single lite bottom sash.
2. Middle window shall be double hung with the top sash having four by four lights and a single lite bottom sash.

East elevation—first floor $_____

1. Most south opening shall be double hung with the top sash having six by five lights and a single lite bottom sash.
2. Gang of two most north shall be double hung with the top sash having three by three lights and a single lite bottom sash.

East elevation—second floor $_____

1. Middle window shall be double hung with the top sash having six by fives lights and a single lite bottom sash.
2. Gang of two at the north end shall be double hung with three by three lights at the top sashes and a single lite bottom sash.

North elevation—first floor $_____

1. Two casement windows at the west end shall have six by four lights.
2. Large Mid story window shall have six by five lights at the top sash and a single lite bottom sash.

North elevation--second floor $_____

1. Most west and most east windows shall be double hung with the top sashes having five by fives lights and a single lite bottom sash.

TOTAL COST $_____

DOORS---INTERIOR—**Entry** $_____

Install a new 42" X 90" pre hung wooden entry door, see section D for example. New door shall have a ¾ tempered insulated glass window as pictured. New door shall be complete with a single cylinder dead bolt and a keyed door handle similar to the example, 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 $_____

Install a new 24" pre hung two panel entry door complete with a passage knob. New door shall open into the room's south wall.

½ Bathroom $_____

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

Pantry $_____

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

Rear door $_____

Install a 36" pre hung door with three top windows, see section D for example. New door shall have tempered insulated glass and shall have three lower panels same as the example. New door shall be complete with a single cylinder dead bolt and a keyed door knob, both locks shall be keyed alike. Door shall be complete with an aluminum threshold and weather stripping. New door shall open per the plan.

Bedroom Suite $_____

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

Install a new 72" two panel sliding door for the east wall closet opening. New door shall be complete with door track that shall be recessed into the header and bottom guide hardware as well as door pulls. $_____

Install a new 60" two panel sliding door for the north wall closet opening. New door shall be complete with door track that shall be recessed into the header and bottom guide hardware as well as door pulls. $_____

Suite bath $_____

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 south wall.

Bedroom # 1 $_____

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

Laundry $_____

Install a new 48" two panel sliding door complete with door track that shall be recessed into the header and bottom guide hardware as well as door pulls.

Hall bath $_____

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

Linen closet $_____

Install a new 30" pre hung two panel entry door. New door shall be complete with a passage knob and shall open into the hall's north wall.

Bedroom # 2 $_____

Install a new 30" 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" two panel pocket entry door for the south wall closet opening. New door shall be complete with a door pull. $_____

TOTAL COST $_____

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

Install 5/8" drywall for all first & second floor ceilings. Tape, mud and finish all drywall ready to accept paint. All ceiling shall be finished smooth. $_____

Install new 1/2 "drywall complete to include tape and mud for all first floor and second floor walls. Sand all joints ready to accept paint. M.R. board shall be used at all wet walls per code. NOTE: Cement board shall be used in all showers. $_____

Two bathrooms $_____

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 $_____

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 & DOORS TO INCLUDE TRIMS $_____

Using lead safe work practices prep, prime and paint the homes siding, soffit, porch post, porch lintel beam, porch ceiling as well as the new windows and doors to include 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 ½ 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 four color scheme, a body color, trim color, door color and exterior column color.

TOTAL COST $_____

FLOORING---- **Engineered wood floors install—Living room & dining** $_____

Prep the existing flooring and apply floor leveler to smooth out all seams and gaps. Install sound and moisture foam padding over the existing flooring per the manufactures specifications. Install "Style Selections" 5" Prefinished Country Natural Engineered Maple hardwood flooring supplied by "Lowes" or equal, see spec sheet in section "D". material allowance 3.00 per sf.

Stairs to the second floor $_____

Install unfinished natural oak treads and #2 or better yellow pine without knots for the outside of the board to cover all risers. Landing floor shall be the same as the living room floor.

CERAMIC TILE—Kitchen, laundry & two & 1/2bathrooms $_____

Install cement board over the sub floor for the entire room. In the kitchen and upstairs bath install Cement board and 13" X 13" ceramic tile complete with colored grout, owner's choice of material.

For 1/2 bath install cement board and Hex black & white tile with white grout, see spec sheet.

Suite bath install cement board and "Calacatta" tile see spec sheet. For all tile floors install threshold trims.

CARPET--- Entire upstairs to include all closets $_____

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—**Hall Bathroom tub walls** $_____

Install white subway tiles with white grout. Install a ceramic corner soap dish and a corner shelf.

Suite bath $_____

Install GBI "Calacatta", see spec sheet tiles with white grout.

Kitchen back splash

Install white subway tiles with white grout. $_____

TOTAL COST $_____

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

1/2 Bathroom

1. Install one 24" towel bar, finish nickel.
2. Install a toilet paper holder, finish nickel.
3. Install a 30" wall hung mirror above the vanity.

Suite Bathroom

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

Bathroom # 2

1. Install two 30" towel bar, finish nickel.
2. Install a toilet paper holder, finish nickel.
3. Install a shower curtain rod mounted to the wall.
4. Install a 5'-0" wall hung mirror above the vanity.

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 southeast corner trim of the garage.

TOTAL COST $_____

Cabinetry

Cabinets, vanities and countertops are supplied by the Contractor. Cabinetry shall be manufactured by "Kraft Maid" brand "Polar Ridge" series, white or equal quality cabinets. Contractor is responsible for installation and supplying any necessary accessories.

1. Kitchen--Install base and upper cabinets per the proposed plan to include square Formica counter tops. Counter top color choice of owner.

A. Base and upper cabinets shall be white.
B. Upper cabinets shall be 42" in height and shall have crown molding.
C. Cabinets shall have a microwave above the range, appliance supplied by owner.

2. Bathrooms--Install vanities complete with Formica tops for each bathroom.

TOTAL COST $_____

TWO CAR GARAGE CONSTRUCT—**NOTE: contractor shall provide elevations of the proposed garage that shall be approved by Indiana Landmarks prior to applying for a building permit.**

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 west side of the garage and a wooden double hung window that shall match the homes windows to include a top sash with four by four lights. Service door shall be a pre hung 36" wooden door to match the homes rear door, see section "D". New 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, painted cement siding and bead board soffit complete to match the house. **Roof pitch of the garage shall be similar to the homes roof pitch.** 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.

GARAGE TOTAL COST $_____

TOTAL BID AMOUNT $_____