

Contractor Proposed Work Plan

Project: Renovation of Property located at 1565 East 7th Street

Project Tasks	Project Output	Target Date	Date Achieved	Partnerships	Budget
Post Performance Deposit		6/5/13	5/17/13	City of St. Paul	5000.00
Obtain Building Permit		6/5/13	5/20/13	City of St. Paul	103.14
Obtain Estimates from Subcontractors on Plumbing	\$12,850.00	6/5/13	6/5/13	McAllister Mechanical	12850.00
Obtain Estimates from Subcontractors on HVAC	\$12,463.00	6/5/13	6/5/13	McAllister Mechanical	12463.00
Obtain Estimates from Subcontractors on Roof	\$7,450.00	6/5/13	6/5/13	Inside Out Remodeling & Roofing	0.00
Obtain Estimates from Subcontractors on Electrical	\$4,069.00	6/5/13	5/23/13	Allied Electric	4069.00

Projected Total Cost: \$31,937.00

Building Renovation				Subtotal:	2350.00
dry out basement and eliminate source of moisture	6/5/13	5/31/13	SELF	0.00	
remove mold, mildew, and moldy or water damaged materials	6/5/13	5/31/13	SELF	0.00	
install handrails	6/5/13	5/31/12	SELF	0.00	
strap or support top of stair stringers for structural stability	10/1/13		SELF	0.00	
repair or replace deteriorated window sash, broken glass, sash holder, re-putty	10/1/13		SELF	50.00	
provide complete storms and screens, in good repair for all door and window openings	6/5/13	5/31/13	SELF	0.00	
provide functional hardware at all doors and windows	10/1/13		SELF	100.00	
exit doors capable of being opened from inside. Remove all surface bolts	10/1/13		SELF	0.00	
repair or replace damaged doors and frames	10/1/13	P	SELF	100.00	
weather seal exterior doors, threshold and weather-stripping	10/1/13	P	SELF	50.00	
install floor covering in bathroom and kitchen	10/1/13		SELF	500.00	
repair walls, ceiling, and floors	10/1/13		SELF	500.00	
prepare and paint interior	6/5/13	5/31/13	SELF	0.00	
prepare and paint exterior	10/1/13		SELF	500.00	
air-seal and insulate attic-access door	10/1/13		SELF	50.00	
install smoke detectors	6/5/13	5/31/13	SELF	0.00	
install carbon monoxide detectors	7/1/13		SELF	50.00	
provide major cleanup of premises	6/5/13	5/31/13	SELF	0.00	
provide proper drainage around house to direct water away from foundation	12/31/13		SELF	0.00	
replace house roof covering and vents	12/31/13		Inside Out Remodeling & Roofing	0.00	
provide durable, dustless parking surface openings in stair risers must be less than 4 inches	6/5/13	5/31/13	SELF	0.00	
grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil	12/31/13		SELF	0.00	
repair rear entry enclosure and roof	10/1/13	P	SELF	100.00	
install rear steps	10/1/13		SELF	100.00	
replace fascia, trim	6/5/13	5/31/13	SELF	0.00	
replace soffit	12/31/13		SELF	100.00	
install safety glass in window over bathtub			SELF	50.00	
repair all basement windows and openings	8/1/13		SELF	100.00	

repair loose limestone on front retaining wall	6/5/13	5/31/13	SELF	0.00
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Electrical

Subtotal: 4119.00

ground electrical svc to the water svc w/ copper condutor w/in 5 ft of entrance pt of water svc	12/31/13		Allied Electric	INCLUDED
bond around water meter w/ copper wire sized for the electrical svc	12/31/13		Allied Electric	INCLUDED
provide complete circuit directory at svc panel Indicating loc & use of all circuits	12/31/13		Allied Electric	INCLUDED
verify/install separate 20 amp laundry circuit & separate 20 amp kitchen appliance circuit	12/31/13		Allied Electric	INCLUDED
verify fuse amp matches wire size	12/31/13		Allied Electric	INCLUDED
close openings in service panel/junction boxes w/ knockout seals, breaker blanks, & junction box covers	12/31/13		Allied Electric	INCLUDED
properly strap cables & conduits in basement	12/31/13		Allied Electric	INCLUDED
install/replace GFCI receptable in basement/first/second bath adjacent to sink	12/31/13		Allied Electric	INCLUDED
ground bathroom light in basement/second bathroom	12/31/13		Allied Electric	INCLUDED
Install globe-type enclosed light fixture on all closet lights	7/1/13		SELF	50.00
remove any 3-wire ungrounded outlets & replace w/ 2-wire or ground-3 wire to code	12/31/13		Allied Electric	INCLUDED
repair or replace all broken, missing, or loose light fixtures, switches and outlets, covers & plates	12/31/13		Allied Electric	INCLUDED
check all outlets for proper polarity (Incl 2-prong) and verify ground on 3-prong outlets. Insure all GFCI outlets functioning properly. Rewire or replace.	12/31/13		Allied Electric	INCLUDED
Install hard-wired, battery backup smoke det.	6/5/13	5/31/13	SELF	0.00
Install carbon mono det w/in 10ft of all bedrooms	7/1/13		SELF	0.00
Install exterior lights at front/side/back doors	12/31/13		Allied Electric	INCLUDED
remove and re-wire all illegal, improper, or haz wiring in basement	12/31/13		Allied Electric	INCLUDED
replace all painted-over recepticles	12/31/13		Allied Electric	INCLUDED
purchase permit for 8 circuits	12/31/13		Allied Electric	INCLUDED
provide access to all ceiling boxes in basement	12/31/13		Allied Electric	INCLUDED
add receplaces on first floor for floor spacing	12/31/13		Allied Electric	INCLUDED
add receptacle on west wall in upper bedroom	12/31/13		Allied Electric	INCLUDED
relocate GFCI receptable w/in or directly over a tub or shower space	12/31/13		Allied Electric	INCLUDED

Plumbing

Subtotal: 13005.00

Basement-Water Heater

no gas shut off or gas piping incorrect	12/31/13		McAllister Mechanical	INCLUDED
vent must be in chimney liner	12/31/13		McAllister Mechanical	INCLUDED
water plping incorrect	12/31/13		McAllister Mechanical	INCLUDED
gas venting incorrect	12/31/13		McAllister Mechanical	INCLUDED
not fired or in service	12/31/13		McAllister Mechanical	INCLUDED
meter is removed or not in service	12/31/13		McAllister Mechanical	INCLUDED

	raise meter to min 12 in above floor	12/31/13		McAllister Mechanical	INCLUDED
	remove meter from pit service valves not functional or correct	12/31/13		McAllister Mechanical	INCLUDED
Basement - Water Piping	pipe sizing incorrect	12/31/13		McAllister Mechanical	INCLUDED
	provide water piping to all fixtures & appliances	12/31/13		McAllister Mechanical	INCLUDED
	repair or replace all corroded, broken, or leaking piping	12/31/13		McAllister Mechanical	INCLUDED
Basement - Gas Piping	run 1 in water line f/ meter to 1st major take off	12/31/13		McAllister Mechanical	INCLUDED
	replace improper pipings or fittings	12/31/13		McAllister Mechanical	INCLUDED
Basement - Soil and Waste Piping	improper connections, transitions, fittings or pipe usage	12/31/13		McAllister Mechanical	INCLUDED
	no front sewer clean out	12/31/13		McAllister Mechanical	INCLUDED
	no soil stack base clean out	12/31/13		McAllister Mechanical	INCLUDED
	unplugged or open piping, back pitched piping	12/31/13		McAllister Mechanical	INCLUDED
Basement - Laundry Tub	waste incorrect	12/31/13		McAllister Mechanical	INCLUDED
	water piping incorrect	12/31/13		McAllister Mechanical	INCLUDED
Basement - Laboratory	unvented	12/31/13		McAllister Mechanical	INCLUDED
	waste incorrect	12/31/13		McAllister Mechanical	INCLUDED
	water piping incorrect	12/31/13		McAllister Mechanical	INCLUDED
Basement - Toilet Facilities	unvented	12/31/13		McAllister Mechanical	INCLUDED
	water piping incorrect	12/31/13		McAllister Mechanical	INCLUDED
Basement - Tub and Shower	faucet missing, broken or parts missing	12/31/13		SELF	50.00
	fixture broken or parts missing	12/31/13		SELF	50.00
	provide anti-scald valve	12/31/13		McAllister Mechanical	INCLUDED
	unvented	12/31/13		McAllister Mechanical	INCLUDED
	water piping incorrect	12/31/13		McAllister Mechanical	INCLUDED
First Floor - Gas Piping	range gas shut off, connector or piping incorrect	12/31/13		McAllister Mechanical	INCLUDED
First Floor - Sink	unvented	12/31/13		McAllister Mechanical	INCLUDED
	waste incorrect	12/31/13		McAllister Mechanical	INCLUDED
Second Floor - Laboratory	waste incorrect	12/31/13		McAllister Mechanical	INCLUDED
Second Floor - Toilet Facilities	reset the toilet on a firm base	6/5/13	5/31/13	SELF	0.00
Second Floor - Tub and Shower	provide access	7/1/13		SELF	0.00
	fixture broken or parts missing	7/1/13		SELF	50.00
	provide anti-scald valve	12/31/13		McAllister Mechanical	INCLUDED
	provide stopper	7/1/13		SELF	5.00
	replace waste and overflow	12/31/13		McAllister Mechanical	INCLUDED
	waste incorrect	12/31/13		McAllister Mechanical	INCLUDED
Exterior	verify that there is one full size plumbing stack out of the roof	12/31/13		McAllister Mechanical	INCLUDED
	lawn hydrants require backflow assy or device	12/31/13		McAllister Mechanical	INCLUDED

Heating				Subtotal: 12463.00	
	clean and orsat test furnace burner	12/31/13		McAllister Mechanical	INCLUDED
	replace furnace flue venting to code	12/31/13		McAllister Mechanical	INCLUDED
	connect furnace and water heater venting into chimney liner	12/31/13		McAllister Mechanical	INCLUDED
	provide clearance f/ flue vent connector to combustible matls	12/31/13		McAllister Mechanical	INCLUDED
	vent clothes dryer to code	12/31/13		McAllister Mechanical	INCLUDED
	provide adequate combustion air and support duct to code	12/31/13		McAllister Mechanical	INCLUDED
	provide support for gas lines to code	12/31/13		McAllister Mechanical	INCLUDED
	plug, cap and/or remove all disconnected gas lines	12/31/13		McAllister Mechanical	INCLUDED

clean supply & run ducts	12/31/13		McAllister Mechanical	INCLUDED
repair/replace heating registers	12/31/13		McAllister Mechanical	INCLUDED
reconnect heating ducts in basement	12/31/13		McAllister Mechanical	INCLUDED

PROJECTED TOTAL COST: 31937.00