

DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES, INC.
(DBNHS)
823 EAST SEVENTH STREET, ST PAUL MN 55106

Phone: (651) 774-6995 Fax: (651) 774-0445

DATE: DECEMBER 18, 2013
HOMEOWNERS: BETH WOOLSEY & RONALD ADAMS
ADDRESS: 676 WELLS STREET
TELEPHONE: BETH 612-250-0208; RONALD (RJO) 651-503-2605

POLICIES AND PROCEEDURES Division1

1.00 OWNER ACCEPTANCE

1. The Owner accepts that the work items described in this Bidscope constitutes a full listing of items to be competitively bid. Additional work items can be added to the Bidscope only via written Addenda.
2. Owner is aware that lending qualifications and fund availability may limit the work items that can be included in the Contract.

OWNER'S SIGNATURE _____ **DATE** _____

1.10 CONTRACTOR QUALIFICATIONS

1. State of Minnesota Contractors License.
2. Section 3 Letter of Approval from the City of St. Paul.
3. Vendor Outreach program approval from the City of St. Paul.
4. State of Minnesota Lead Abatement Supervisor's Certificate.
5. Employees of Contractors must have Lead Safe Work Practices Training Certificates and follow HUD and EPA protocol when working on sites containing lead.
6. EPA Renovators Training Certificate.
7. State of Minnesota Workers Compensation Insurance Certificate.
8. Liability Insurance Certificate.
9. List of Authorized Personnel who may sign DBNHS Official Documents.

1.50 PERMITS, FEES, CODES, WARRANTIES, SPECIFICATIONS \$ _____

1. The contractor shall secure and pay for all permits and fees necessary to complete this Scope of Work.
2. All work shall comply with all local building code regulations and ordinances.
3. The contractor shall provide a 2 year warranty on materials and labor. Manufacture's warranties may be invoked by the contractor during this period.
4. DBNHS Bidscope signed by owner and signed addendums are the only authorized bid documents.

1.55 LEAD CLEARANCE TEST \$ _____

1. Before final payment to contractor is approved, the contractor will call for and pass a lead clearance test performed by the Ramsey County Department of Public Health or other party licensed to perform such test.
2. Testing and/or retesting will be at contractor's expense.

SITE WORK Division 2

2.10 GRADE AND DRAINAGE \$ _____

1. Provide approved drainage system for water basin at south exterior of house at vicinity of atrium door.

2.20 STEP SYSTEM: EXTERIOR \$ _____

1. Remove step system at basement walk-out.
2. Provide new step system with consistent rise and run.

METALS Division 5

5.00 RAILINGS \$ _____

1. Provide approved handrail at basement stairs.

CARPENTRY Division 6

6.10 STRUCTURAL REINFORCEMENT: BASEMENT \$ _____

1. Provide structural repairs to joists, posts, and beams at basement
2. Implement the recommendations listed in Lindau Companies, Inc.'s "Structural Notes" and "Framing Plan" dated December 17, 2013, documents attached.

6.20 ROUGH CARPENTRY FRAMING: BASEMENT \$ _____

1. Provide stud walls for proposed basement bathroom to be approximately 8 by 8 feet. Floor plan with specific dimensions to be supplied by owner prior to the bidding process.
2. Plumbing walls to be 2X6 construction. Other walls may be of 2X4 construction. Include a rough opening for a 2-6 X 6-8 door.

6.30 WOOD EXTERIOR STEPS: FRONT ENTRY \$ _____

1. Provide treated wood rear entry step with landing at rear entry. Landing to be XX inches wide. Provide X rise step. Provide guardrail at perimeter of step and landing. Provide handrail at one side of step.
2. Provide frost footings to code. Footings to extend 2 to 3 inches above grade.
3. Provide lattice skirt at sides. Skirt to be backed by a bottom rail and finish 3 inches above grade.

6.40 WOOD DECK \$ _____

1. Correct height of step off from rear entry door to deck. Height cannot exceed 7 3/4 inches.
2. Repair or replace guard railings at wood deck at south side of house to code.

6.50 MISCELLANEOUS \$ _____

1. Demo wood steps at east retaining wall.
2. Eliminate trip hazards at walking surface at east side of house.

THERMAL AND MOISTURE PROTECTION Division 7

7.00 THERMAL BY-PASSES: SEAL \$ _____

1. Provide insulation at weather side of attic access.
2. Provide weather stripping at perimeter.

7.20 SIDING, SOFFIT, FASCIA REPAIRS \$ _____

1. Install aluminum covering at fascia and rakes where missing. Consult with owner regarding missing pieces.
2. Provide vinyl siding panels where missing. Consult with owner regarding missing pieces.

DOORS/WINDOWS Division 8

8.00 POCKET DOOR \$ _____

1. Restore pocket door at top of basement stairs door to working order.

8.10 EGRESS WINDOW: BASEMENT \$ _____

1. Provide ladder at area well to code.
2. Replace broken glass at upper sash.
3. Ensure transition from window to foundation at exterior is weather tight.

8.20 ATRIUM DOOR: BASEMENT \$ _____

1. Replace Atrium door at south basement wall.
2. Door manufacturer and model to be specified by the owner.

8.30 EXTERIOR DOOR: FRONT ENTRY* \$ _____

1. Provide adjustable oak threshold with vinyl bulb insert. Provide vinyl bulb weather stripping at side jambs and head jambs.
2. Provide passage door hardware, and deadbolt lock. Passage set to be Schlage or Weiser, key in knob type with thumb release, single throw with 2 3/8" minimum back set. Deadbolt to be one inch throw, 2 3/8 inch minimum back set, with heavy duty strike plate secured at a solid surface with 3" screws. Key to match rear/side entry door. Provide two keys to owner.
3. *Vintage door. Get owner approval if locks will require borings in new locations.

8.40 EXTERIOR DOOR: REAR ENTRY \$ _____

1. Provide adjustable oak threshold with vinyl bulb insert.
2. Provide vinyl bulb weather stripping at side jambs and head jambs.

8.70 METAL STORM DOOR \$ _____

1. Provide pneumatic door closer and wind chain at side entry storm door.
2. Adjust door for proper fit and even reveal at meeting point with jambs.
3. Prime and paint exterior casing white.

PLUMBING Division 15

15.00 GAS PIPING: BASEMENT AND KITCHEN \$ _____

1. Remove unused gas piping at basement back to main line and cap to code.
2. Provide a listed and tested flexible connector from shut-off valve to dryer at basement.
3. Provide a listed and tested flexible connector from shut-off valve to stove at kitchen. Provide gas pipe test for Xcel meter-unlock.

15.20 PLUMBING ACCESS DOOR: FIRST FLOOR \$ _____

1. Provide plumbing access panel for tub/shower at first floor bathroom.
2. Suggest pre-manufactured type available in various sizes "off the shelf" at Menards or Home Depot.

15.30 DRAIN, WASTE AND VENT: KITCHEN SINK \$ _____

1. Provide drain, waste and vent at kitchen sink to code.
2. Note: There is a window directly behind the kitchen sink. Consider "loop" or island venting.

15.40 WATER SUPPLY PIPING \$ _____

1. Replace water supply piping with PEX from water meter to use points at basement and main floor to code.
2. See Section 15.50 for relocation of water heater.

15.50 RELOCATE HOT WATER HEATER \$ _____

1. Move hot water heater to a new location at the west side of the basement. Ensure water heater meets code
2. Provide gas hook-up, water supply piping, full-flow shut off valve, overflow pipe, and T PR valve.
3. Consult with owner for preferred location. Coordinate with new floor drain specified in Section 15.60.

15.60 FLOOR DRAIN: BASEMENT \$ _____

1. Provide new vented floor drain with water back-up prevention device at west side of basement.
2. Consult with owner for precise location. Coordinate with relocation of hot water heater in Section 15.50.

15.70 WASTE PIPING: BASEMENT \$ _____

1. Provide cleanout at base of soil stack.
2. Provide cleanout at front (north end) of basement.
3. Replace floor drain cover and cleanout plug at existing floor drain.
4. Remove and/or cap all bathroom facility waste piping to code. Open pipes exist, some cut at floor, at east-central sector of basement.
4. Remove and/or cap all laundry facility waste piping to code.

15.80 DRAIN, WASTE, AND VENT: PROPOSED BASEMENT BATHROOM \$ _____

1. Provide drain, waste, and vent for toilet, lavatory sink, and shower at basement bathroom.
2. Floor plan with fixture placement to be supplied by owner prior to the bidding process.

HEATING Division 15

15.10 RADIANT HEATING: BASEMENT \$ _____

1. Provide radiant heat system at basement floor to code. Provide 96% efficient condensing heater and stainless steel indirect water heater.
2. System to include Pex tubing, brass manifolds, and thermostats
3. Provide ceramic or other permanent finished floor.

ELECTRICAL Division 16

16.10 GROUND FAULT INTERRUPTER RECEPTACLE \$ _____

1. Provide G.F.C.I. receptacles at outlet boxes with in a 10 foot radius of the first floor kitchen sink to code.
2. Provide G.F.C.I. receptacles at outlet boxes with in a 10 foot radius of the second floor kitchenette sink to code.

16.20 SMOKE AND CARBON MONOXIDE DETECTORS \$ _____

1. Provide combination smoke and carbon monoxide detectors to code at basement and floors with bedrooms to code.
2. Provide smoke detectors at bedrooms too code.

16.30 WIRING AND DEVICES \$ _____

1. Install dead front at electrical panel in front hall at first floor. Provide blank covers for open breaker positions.
2. Install light fixtures (2) at second floor. Fixtures to be supplied by owner. Ensure previously installed is in working order. See owner for switch locations.
3. Provide cover plates where missing at receptacles and switches throughout house to code.
4. Correct hot-neutral reverse at receptacle behind stairs in basement.
5. Correct open ground at receptacle at kitchenette at second floor.
6. Correct open ground at receptacle at north bedroom at second floor.

BASE BID (TOTAL LUMP SUM): \$ _____

DATE _____

CONTRACTOR: _____

SIGNATURE: _____

TITLE _____

STRUCTURAL NOTES:

LOADS AND MATERIAL STRENGTHS:

DESIGN CODE	2007 MINNESOTA BUILDING CODE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC)
DESIGN LOADS:	
FLOOR LIVE	40 PSF TYP
FLOOR DEAD	20 PSF TOP CHORD 5 PSF BOT CHORD
ROOF SNOW LOAD	35 PSF TYPICAL,
WIND LOAD	90 MPH EXP B

MATERIALS (U.N.O.):

STRUCTURAL WOOD:

DIMENSIONAL LUMBER	
STUDS	SPRUCE-PINE-FIR STUD GRADE
POSTS	SPRUCE-PINE-FUR NO. 2
CAP PLATES	F _c (PERP) = SEE PLAN
JOISTS	SPRUCE-PINE-FUR NO. 2 F _b = 1100 PSI

ENGINEERED LUMBER	
BEAMS AND HEADERS (1.9E LVL)	F _b = 2600 PSI 2.0E F _v = 285 PSI

GENERAL

1. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AFFECTED BY THE WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER FOR REVIEW AND POSSIBLE REVISIONS TO THESE DOCUMENTS.
2. NO BEAMS, JOIST, COLUMNS OR SLABS SHALL BE CUT OR MODIFIED WITHOUT THE ENGINEER'S WRITTEN APPROVAL.
3. ALL CONSTRUCTION TO CONFORM WITH THE RESIDENTIAL CONSTRUCTION PRACTICES OUTLINED IN THE IRC AND THE MINNESOTA BUILDING CODE

STRUCTURAL WOOD

1. HORIZONTAL FRAMING MEMBERS SHALL BE ASSEMBLED BY DIRECT BEARING OR BY THE USE OF MANUFACTURED SHEET METAL JOIST HANGERS. THERE SHALL BE NO NAILING INTO END GRAIN OF HORIZONTAL MEMBERS NOR SHALL THEY BE ATTACHED TO OTHER MEMBERS BY TOE-NAILING.
2. WHERE SPECIFIC NAIL SIZES ARE CALLED FOR THE NAILS SHALL BE COMMON NAILS ONLY.
3. ALL JOISTS SHALL BE INSTALLED WITH THE CAMBER UP. REJECT ALL LUMBER THAT HAS KNOTS OCCURRING AT THE EXTREME EDGE OF THE LUMBER PIECE.
4. PROVIDE BRIDGING AT 8' O.C. OR AS NOTED IN THE FABRICATIONS DRAWINGS AND CALCULATIONS. PROVIDE END BRACING FOR ALL OPEN WEB WOOD JOISTS. SEE CERTIFIED SHOP DRAWINGS FOR OTHER BRACING AND BRIDGING REQUIREMENTS.
5. FRAMING ANCHORS AND JOIST HANGERS SHALL BEAR THE APPROVAL OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (I C B O).
6. USE TREATED LUMBER FOR ALL LUMBER WHICH IS IN CONTACT WITH CONCRETE, MASONRY, OR EARTH. SEE PLAN NOTES.
7. ALL FASTENERS, ANCHOR BOLTS, AND HANGERS IN CONTACT WITH TREATED WOOD SHALL HAVE THE APPROPRIATE GALVANIZED FINISHES. SEE MANUFACTURER AND SUPPLIER.
8. ALL CONSTRUCTION TO COMPLY WITH THE CONVENTIONAL CONSTRUCTION PROVISIONS OF THE MINNESOTA BUILDING CODE, INTERNATIONAL BUILDING CODE, AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

SPECIAL INSPECTION AND TESTING REQUIREMENTS

1. OWNER SHALL OBTAIN ALL REQUIRED BUILDING PERMITS, HIRE INDEPENDENT INSPECTION AGENCIES AS REQUIRED FOR FULFILLING ALL SPECIAL INSPECTION AND TESTING REQUIREMENTS, AND SCHEDULE ALL INSPECTIONS. THESE SERVICES ARE NOT PROVIDED BY THE ENGINEER OR ARCHITECT. SUBMIT ALL INSPECTION AND TESTING REPORTS TO ENGINEER AND ARCHITECT FOR REVIEW.

THIS DRAWING, BEING AN INSTRUMENT OF SERVICE, IS AND REMAINS THE PROPERTY OF LINDAU COMPANIES, INC. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

William H. Lindau

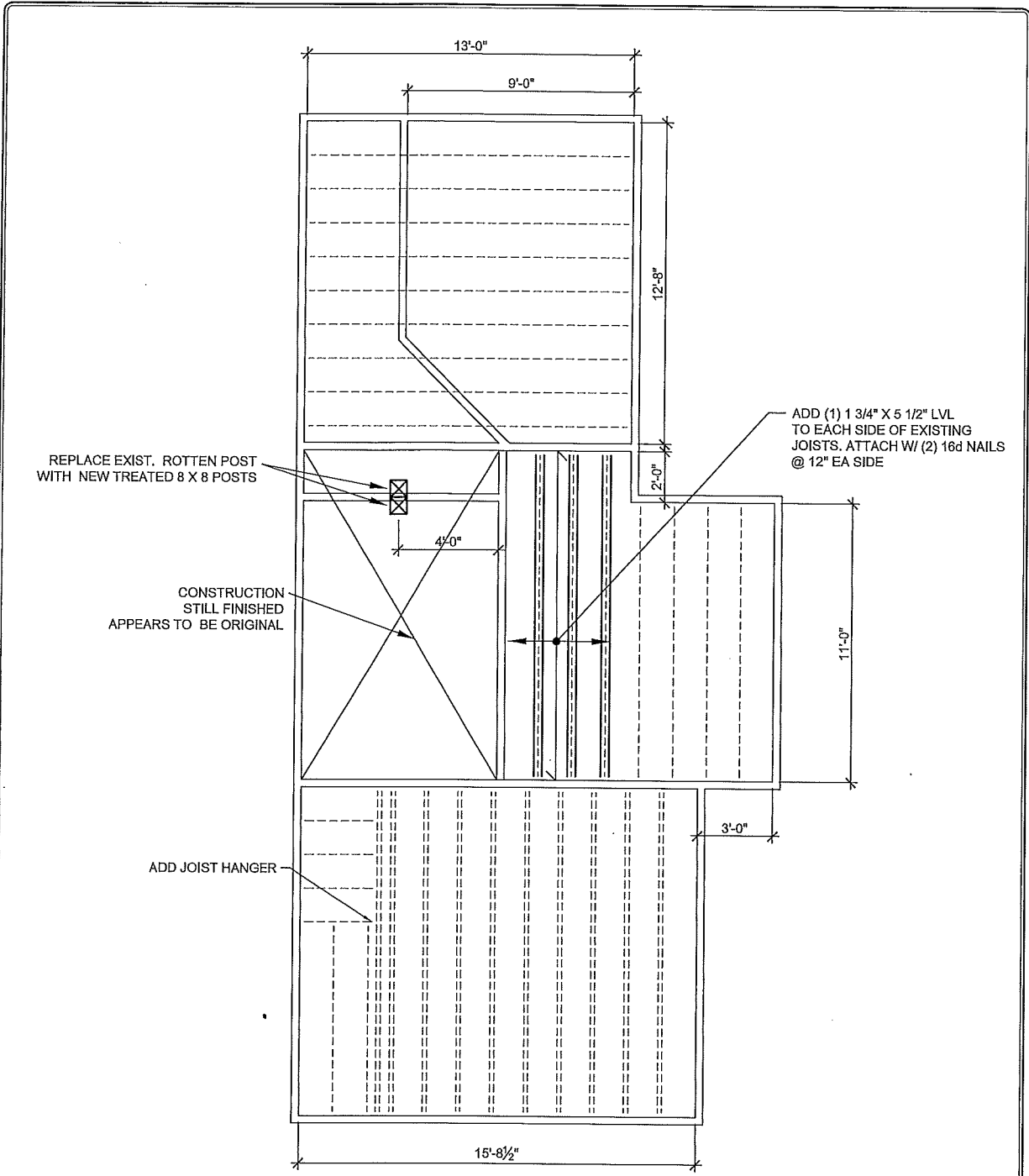
WILLIAM H. LINDAU REG. NO. 24781 DATE: 12-17-2013

LINDAU COMPANIES, INC
 STRUCTURAL ENGINEERS
 1074 OLD HIGHWAY 35
 HUDSON, WI 54016
 PHN. (715) 386-4444

STRUCTURAL NOTES
DETAIL NAME
 FLOOR PLAN 12-17-13
DRAWING NAME DATE

676 WELLS
 ST. PAUL, MN

S-0
 2 OF 2



1
S2 **FRAMING PLAN**

SCALE: 1/4" = 1'-0"

FRAMING PLAN NOTES

- 1) ALL JOISTS TO HAVE LT. GA. JOIST HANGERS OR BEAR DIRECTLY ON BEAM, WALLS OR FOUNDATION

KEY
EXISTING JOISTS - - - - -
NEW JOISTS - - - - -

THIS DRAWING, BEING AN INSTRUMENT OF SERVICE, IS AND REMAINS THE PROPERTY OF LINDAU COMPANIES, INC. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

William H. Lindau

WILLIAM H. LINDAU REG. NO. 24781

DATE: 12-17-2013

LINDAU COMPANIES, INC
STRUCTURAL ENGINEERS
1074 OLD HIGHWAY 35
HUDSON, WI 54016
PHN. (715) 386-4444

FRAMING PLAN
DETAIL NAME
FLOOR PLAN 12-17-13
DRAWING NAME DATE

676 WELLS
ST. PAUL, MN

S-1
2 OF 2