

Work plan description - timeline

Once bid plan approved, contractor will pull all the permits. Depending on how long it takes the city to approve the permits, work will begin following. Materials will need to be ordered, but due to the amount of work, all materials cannot be stored at property, so may need to be ordered as they go. The electric panels / main wiring will need to be replaced first so that electric service can be restored. Contractors will need this for other aspects of work within the property. Main electric outside up to the meter will be the utility company and may take 3 – 4 days for them to complete. Walls and old plumbing, wiring and duct work will need to be removed first. Then, while walls and ceilings are accessible, wiring, plumbing and HVAC can be run, then insulation & fire block can be installed. Inspections will then be done for those items while walls open, scheduling dependent on City. Following that, would be the wall and floor coverings and installation of fixtures. Installation and hookup of piping (gas & water), installation of electric fixtures and furnace & water heaters would then be finalized. Some of these items could be completed simultaneously depending on locations. Exterior work would start with stucco and foundation repairs, followed by soffit and fascia prior to gutters. The steps would most likely be torn out prior to the grading so as to be able to complete grading all at once. Sidewalk and steps would be completed, then grading followed by ground cover install. Garage could be completed along with some of the other items as most likely specialty crews (plumbers, electricians, etc) would try to complete all work at one time.

Again, time frame depends on complications such as weather and material availability, cannot give exact days but tentatively would be about 60 days total. Scheduling of inspections of work while being completed will depend on the city and not within our control.

Individual timing of items

- 1] Foundation – 1 Full Day
- 2] Painting of property (once all repairs completed) – 4 Days
- 3] Fireblock construction/Seperation (between units) – 8 Full Days
- 4] Install fire doors – 1 Day
- 5] Spray insulate – 2 Days
- 6] Foil seal Attic – 1 Day
- 7] Major Clean up (during and after all work completed) – 1 Full Day
- 8] Shower enclosures – 1 Day
- 9] Siding, soffit & fascia trim – 2 Days
- 10] Rehab garage – 3 Days
- 11] Install ground cover (re-seed) – 1 Day [AFTER WEATHER BREAKS]
- 12] Grade so drains away from house – 1 Day
- 13] Replace sidewalk & steps – 3 Days depending on availability of concrete [AFTER WEATHER BREAKS]
- 14] Gutters – 2 Days (after Soffit & fascia repairs & stucco completed)
- 15] Replace soffits – 1 Day
- 16] Stucco finish / repair – 2 Days
- 17] Install handrails – 2 Days
- 18] Storms & screens – 2 Days
- 19] Install/replace door & window hardware – 1 Day
- 20] Install bathroom & kitchen flooring – 2 Days
- 21] Electrical Repairs throughout building – 6 Days
- 22] Main plumbing Repairs for entire property (except below) – 9 Days

- 23] Install water Heaters – 2 Days
- 24] Main water meter work – 1 Day
- 25] Install furnaces & Test – 4 Days
- 26] Install HVAC duct work – 5 Days
- 27] Misc hook ups, repairs, and maintenance – 2 Days