

PROJECT MANUAL

**REHABILITATION OF A TWO FAMILY DWELLING IN
THE DAYTON'S BLUFF HISTORIC DISTRICT OF ST. PAUL**

668-670 CONWAY ST.

SAINT PAUL, MN

Developer/Owner

Ramsey County

Department of Property Records and Revenue

90 West Plato Blvd.

Saint Paul, MN 55107



FRONT STREET VIEW –AUG 2015

668-670 CONWAY ST

ST. PAUL, MN 55106

YEAR BUILT: 1912

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Scope Introduction:

The following introduction will be considered read and understood by all participating bidders.

This property is located in the Dayton's Bluff Heritage Preservation District. Exterior work on the structure and grounds require review and approval from the Heritage Preservation Commission (HPC) before the building permit can be issued. Some of the materials that fall into this category are fencing, exterior doors, trim, windows, siding, railings, steps, roofing, decking, paint colors and lighting. The materials listed in this scope of work were chosen in collaboration with the HPC staff; with the intention of refining the scope to be reviewed administratively by HPC staff. Any changes to a listed material within this scope will require an additional review.

The Dayton's Bluff Historic District Handbook is attached to this Project Manual. This handbook must be read, understood and followed by all participating contractors working on this project. This will supply, in detail, the guidelines and information needed to be in compliance with the building and rehabilitation practices and materials that are acceptable within this historic district.

Code Compliance Report: (Attachment B) The contractor shall correct all items listed in the attached code compliance report as well as the items listed and described in the Scope of Work. The intent of the Scope is to identify and correct all items but ultimately it is the contractor's responsibility to identify, correct and pass final inspection and obtain Certificate of Code Compliance as required by the City of St. Paul.

Hazardous Materials Survey: (Attachment C) Sample Testing and Lab Analysis has been conducted on various suspected building materials within and on the structure. A full written report of the Survey is included in your Project manual folder It will be the Contractor's responsibility to read and understand the report.

- ❖ **Asbestos:** All interior building materials that tested positive for asbestos have been removed and abated. All exterior building materials that tested positive for asbestos are still intact and remain on the structure. **It will be the contractor's responsibility to handle these materials in compliance with Local and State regulations when removing, and provide the County with disposal documentation that coincides with the quantities listed in the report.** According to the report this material includes the exterior (white) window glazing present on a total of 24 encased windows of the structure.
- ❖ **Lead Paint:** All lead based painted materials are still present within the structure. It is the contractor's responsibility to follow proper procedures and be in compliance with regulations when

handling and disposing of lead based paint chips. The Hazardous Materials Report lists the building materials within the structure that contain lead based paint. This list can be found on page 3- C.2. The contractor will also be required to follow the Lead Hazard Reduction Guidelines located at the end of this project manual.

- ❖ **Previously Unidentified or Unknown Hazardous Waste:** The contractor must notify The Construction Manager immediately upon finding any previously unknown, hidden or concealed waste that would be considered hazardous or regulated waste material, and instructions will be given to the contractor for proper disposal. Additional compensation will be allowed to the contractor if the contractor disposes of the materials at the request of the County. Alternatively, TFL may arrange for the disposal of the hazardous materials at the expense of the County.

Quality Control: All subcontractors are to be familiar with this Scope of Work and attached Plans and the work of all subcontractors that may affect their own. It is the responsibility of the contractor to check all dimensions provided and the methods of construction. Contractor to verify, on site, all dimensions, sizes and existing conditions listed in the Scope and Plans; report any discrepancies upon discovery to the Construction Manager (CM) Exposed deteriorated or missing framing visible at time of pre-bid walkthrough shall be repaired, reinforced or replaced as necessary and included in the bid. Such items that are not exposed during pre-bid walkthrough and uncovered during rehab are to be reported to the CM to be addressed.

Surfaces and substrates shall be clean, smooth, plumb and level and properly prepared prior to applying finish materials; bidding should take this into consideration. Cover and protect all finished surfaces (floors, counters, bathtubs, new door thresholds, etc.) All labor is to be performed in a “workman-like” manner, consistent with industry/trade standards and practices of the City and manufacturers’ installation instructions.

All products, equipment and materials are to be furnished “in the box” new (unless salvage material for reuse), install in accordance with the manufacturer’s instructions: set in place, leveled and hooked up complete with all parts and in smooth and proper working order **and** ready to use. Materials, products or equipment that are damaged or defective in operation or appearance shall be replaced.

All mounted items with moving parts shall open, latch, lock and operate smoothly. Contractor is to assure that all doors, drawers, etc. operate smoothly and properly.

Safety and Security: The Contractor shall take all necessary precautions and reasonable care to render the entire site safe and free from all reasonable hazards. All work shall be performed in a safe and orderly manner. Any project related injuries shall be reported to the County. The Contractor shall secure the house against unintended entry, including locking all exterior doors and windows when occupied. Unauthorized persons shall be prohibited from entering. It is the Contractors responsibility to

keep the house secure at all times. All contractors, subcontractors and county employees must have an identification badge or card, stating the agency or company in which they represent, on their person at all times while on the work site. Anyone who cannot present such identification will not be allowed onto the work site.

Adjacent Property: Any damages to adjacent private or public properties shall be repaired at the contractor's expense and in a timely manner. The contractor shall give neighbors prior notice and receive the County's permission for any work requiring access to their property. The contractor shall clean up any construction debris on adjacent private or public property daily.

Permits: All active permits and HPC approvals associated with the work site must at all times be visibly mounted or posted inside, at or near the main entry or access point to the structure. At projects end contractor must turn in all closed out permits. All permits must be closed out before final draw.

Mandatory Job Site Postings: There must be designated area at the work site that visibly posts the following documents. It must always be accessible and included the following:

1. All active permits
2. Code Compliance Report
3. Project Manual
4. Hazardous Materials Report
5. Prevailing Wage Documentation
6. The Dayton's Bluff Historic District Handbook
7. HPC Certificate of Approval or final HPC resolution

It will be the contractor's responsibility to make sure that each of these documents are present at all times.

Utilities: Owner will pay for natural gas, water, and electric use during construction. Contractor is responsible to order service, coordinate connections and maintain utilities.

Manual and Warranty Information : Contractor will provide a house manual at completion of the project that includes all manuals for mechanical units, windows, storm doors, lighting fixtures, faucets, cabinetry care guide, shower door, etc. and any other warranty information. Also include keys:
Each Unit has three entry doors that require keyed entry:

- Front Entry Door – Will be supplied by Ramsey County

- Rear Interior Entry Door
- Rear Exterior Entry Door

*Each unit must be supplied with 3 copies of key for each door

Punch List: The Construction Manger punch list walk-through shall be conducted after the final clean-up. Items not in accordance with the Scope of Work shall be listed and corrected to the satisfaction of the Construction Manager. Dirt, dust or debris caused by the performance of punch list items after final clean is to be cleaned again.

Final Walk Through will be with the CM and contractor. All punch list work must be done in a timely Manner.

***The materials listed in this scope of work are an indication of the quality, style and finish of what we want to see incorporated into the rehabilitation. If the contractor would like to use a different product than what is stated in this scope of work; it must be equal in quality, style and finish and must also be approved by the Construction Manager.**

Specifications writer/designer - Paul Scharf
Construction Manager : ("CM") – Paul Scharf

The County shall be represented by

Paul Scharf

Lead Real Estate/ Property Mgmt. Specialist
Ramsey County Tax Forfeited Land
90 West Plato Blvd.
St. Paul, MN 55107
Cell: 651-334-7223 (Main Contact Number)
Office: 651-266-2035
Fax: 651-266-2022

All correspondence, documents, submittals and questions shall be directed to him.

Waste Management Plan: (Attachment D)

All demolition and renovation waste building materials must be sent to an acceptable C&D Facility. Acceptable facilities are:

- Dem-Con site in Jordan, MN
- Veit at Como/280, St. Paul
- SKB, various locations, MN
- Atomic, Mpls. MN

All concrete and aggregate that is demoed or removed from the site is required to go to a separate recycling facility. Contractor is to provide load tickets documenting quantity and final destination.

***Additional practices are required at the worksite to initiate further recycling goals.**

See Waste Management Plan:

***If the contractor feels it necessary to secure dumpsters, temporary fencing may be installed to enclose them to deter theft, contamination and outside dumping.**

IMPORTANT:

The 4R Program emphasizes and promotes the reuse of old building materials where practical

Reclaimed / Re-Used / Salvaged / Donated Building Materials

That pertain to his Project Manual are listed and described below. Any contractor found mishandling these materials, such disposing of or giving them away will be terminated from this project immediately.

-Materials that will be DONATED to the contractor for mandatory use for this project are:

1. Quantity 2 – Americast : Cast Iron 5' tub- For use in Unit 1 and Unit 2 bathrooms.
2. Interior and Exterior Door Hardware – This includes all door knobs, plates, hinges and mortise locks associated with all doors (newly installed and existing)

3. Quantity 5 – All Exterior Doors (slabs only) to the structure will be repaired and refinished off-site and delivered during the finishing phases of the project.
4. Quantity 3 – MDF 2 panel interior, primed doors, equipped with door jambs – For use on the third floor installation of the entry doors to each of the three rooms.
5. Quantity unknown – Replacement cast iron radiators for install at any location in which a unit has been compromised or cracked.
6. Quantity unknown – All interior and exterior door hardware. This will include any and all hinges, door plates, door knobs and locks.
7. Quantity unknown – Replacement to any interior door that has been identified as non-repairable or damaged beyond repair.
8. Quantity unknown – Replacement to any unpainted, interior millwork that has been identified as non-repairable or damaged beyond repair.

-Existing Materials that are to be SALVAGED by the contractors and given to the C.M. for potential future reuse are:

1. Any doors that are being replaced.
2. All associated door hardware.
3. Any structural wood (2x4's, 2x6's, etc.) within demoed or removed walls

Exterior Site Work: (See Exterior Site Sketch)

Private walkways: (See Entry Steps – Front Porch)

All private walkways:

The existing front, east side and rear private walkway are to remain where there is no compromise or unrepairable damage.

- Repair/fill any voids, missing areas or cracks within the walkways. Ensure all surfaces (old and new) blend and match in height, design and color.

- Ensure that all private walkway areas provide for positive drainage, designed to carry water away from the foundation of the structure on all sides
- Install additional new concrete at private walk area in front to accommodate for the new porch steps where footprint will become wider than the existing.

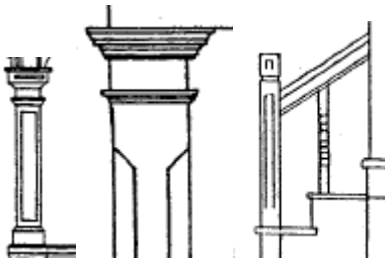
Entry Steps (Front and Rear):

*** (Refer to page 17 of the Historic District Handbook for Acceptable Repair Procedures.)**

- **Front Porch – Wood steps, railings and decking:** Demo and remove only the non-structural components to the treated wood front porch. This would include:
Floor boards, stair treads, handrails and baluster systems

Inspect joists once floor boards have been removed for any signs of compromise that will require repair, replacement or installation of additional support. Notify C.M. and take photo documentation if repair is necessary.

1. Replace removed floor boards with new cedar wood tongue-and-groove deck boards running perpendicular to the front elevation. This is not to be painted.
2. New treads and risers shall span the width of the opening revealed after the removal of the concrete under the front porch. Treads and risers shall be wood and solid boards.
3. Replace removed 2x2 spindles with new decorative spindles and grip able handrail system to code. To be painted. Balustrade shall have both a top and bottom rail with the spindles terminating within the bottom rail.
4. Wrap existing support post with trim material in order to obtain a recessed middle panel with top crown like finish and more substantial bottom base. The idea is to obtain a more decorative and age appropriate look. To be painted. See below for examples of design:



(SEE EXTERIOR PAINTING SECTION) This would include railings, spindles, hand-rails, support post and skirt boards. The newly installed cedar materials are to remain unpainted.

- Front Porch Foundation: Remove the concrete material that is currently covering the voids/openings in the front foundation stone supporting the front porch; do not remove historic contour block.
- Rear Concrete Entry Steps and Landing: These steps are to remain. Remove existing metal handrail system and old hardware and footing brackets associated with it. Install new handrail system to match in style and design as existing. Ensure that it is mounted solid to concrete and attached to the structure of the house. Repair any cracks or missing pieces to the concrete.

Landscaping: (See Grading/Yard Section)

- At the front of the house, remove the left over stumps and root systems of the two previously removed trees.
- Install a defined planter area at the front of the house where two evergreen shrubs have been removed. Install landscape plastic edging to define planter area in the front and along north and west side of house. Install weed barrier fabric (25 year premium guarantee) and top with a minimum of 3" of brown mulch to planter area.
- Demo and remove existing retaining wall that is present along the front and west portion of the house. Grade yard to have a natural slope at these locations

Fencing:

- Demo and remove the chain link fencing and gates that are currently located at the front and west side of the house. Remove all associated materials including the post footings. The portion of chain link fencing that is currently located on the east property line from front to rear is to remain. Repair any areas that is damaged, compromised or missing hardware/fabric.

Curb – Cut:

- No repair needed. NOTE: If damage to the curb cut occurs resulting from actions, vehicles or machinery utilized by the contractor or subcontractors, it will be the contractor's responsibility to repair at no expense to the county.

Driveway:

- Currently in negotiations and discussion with adjoining homeowner who shares this driveway. **Update to be given at a later date. If the C.M. asks the contractor to make any future repairs to the driveway, he or she will be asked to submit an estimate which will be reviewed prior to receiving notice to proceed.**

Grading/Yard:

Demo and Remove and Dispose all trees, shrubs and stumps, including their entire root system located around the house and neighboring fence lines. Remove all stones, bricks, rocks and other debris that are scattered around the property.

- Grade slope away from west and front side foundation walls where there is no concrete as ground cover. These areas must be conducive to positive water run-off from the house.
- Once retaining wall has been removed, front yard is to be graded to have a natural slope.
- Grade yard to prep for sod laying, minimize any ruts and remove large stones and debris.

Sod:

- Install sod to entire yard that currently consists of grass. No bare soils at yard areas from front to rear. All bare soils must be covered with sod and maintained by contractor until completion

of the project. If sod is disturbed during construction it will be the contractor's responsibility to repair or replace it.

House Exterior:

Roofing:

- Inspections have determined that the roof does not need replacement at this time. If the contractor discovers compromise or identifies unknown areas in need of repair, the C.M. is to be notified and photo documentation must be provided. At that time, a decision will be made on how to address any concerns brought forward. Additional compensation will be allowed for any roofing repair that is approved by the C.M.

Chimney:

*** (Refer to page 13 of the Historic District Handbook for Acceptable Repair Procedures.)**

Repair any areas of compromise and deterioration to the exposed brick chimney. Repoint where necessary to fill any voids, cracks or gaps that exist to the structure. Ensure no water penetration to all sides. A mortar specification shall be submitted to HPC staff for review and approval. Please include mortar strength, color, and joint profile. If any new bricks are necessary, they shall match existing in size, color, and texture. No water sealant or repellent shall be applied to masonry.

Siding: (See Exterior Painting Section/ Exterior Rough Carpentry Section/Window Section))

- Remove any existing cables, wiring or other abandoned hardware including all satellite dishes that are attached to the house
- Repair or replace any aluminum siding and corner edging/trim that is damaged or missing. This includes but is not limited to pieces that have holes or dents. Replaced siding must exactly match the existing in type, width, thickness and quality. Ensure smooth and unnoticeable transitions to areas where existing siding is being replaced with new.
- Install new siding at locations where window/door openings are to be altered. (Rear exterior entry door located in the basement stairwell)
- Make sure all siding is adhered properly to the structure. Appropriately secure any loose sections.

Areas where alterations will be necessary due to a changes made to window openings:

- Second Floor Kitchen Window is being replaced with a shorter window to accommodate a new kitchen layout for Unit 2. Once window has been reframed, install aluminum siding to match existing in size, width and style. Ensure smooth transition between existing siding and new siding. Caulk and prep for painting.

Exterior Soffit, Fascia and Trim: (See Exterior Painting Section)

- Repair or replace any aluminum soffit, fascia and trim components that are damaged or missing. This includes but is not limited to pieces that are bent or have holes/dents.
- Make sure all soffit, fascia and trim components are adhered properly to the structure. Appropriately secure any loose sections.

- Apply caulking to areas of window and door trim where existing has deteriorated or is missing. Ensure water tight seal to all seams and areas vulnerable to water intrusion.

Aluminum Trim: (See Window Section) All windows, with the exception of the second floor, west wall kitchen window and the bathroom windows in Unit 1 and Unit 2 are going to remain and be repaired.

This work will be hired and managed by Ramsey County and will not require a quote from the awarded contractor. If removing of the existing window involves the removal of the exterior aluminum wrapping to expose the trim and window flange, then the contractor is responsible to reinstall the wood trim if uncompromised and wrap with new aluminum. If the wood trim shows signs of rotting then it as well must be replaced with new to match the existing in material, size, profile, and detail

Gutters and Downspouts:

- Design and install all new seamless 5" aluminum gutter system at all drip edges with matching downspouts on entire house. The installation of gutters shall not result in any removal or alteration of the fascia or decorative details. **Color: (shall not be a raw metal finish).**
- Downspouts are to have a minimum of 2' to 4' rain leader extension.
- **Install Splash Guards** to ensure positive water run-off away from the foundation of the structure.

Exterior Foundation Wall:

*** (Refer to page 12 of the Historic District Handbook for Acceptable Repair Procedures.)**

- Remove the areas of old paint where it is still intact and visible to the stone foundation walls. (It is required that contractor's use products low in VOC's. Product recommendation: Green Acetone or something containing similar qualities/ingredients. Removal shall be done with the gentlest means possible: low pressure water with a fan tip and/or soft bristle brush. NO SANDBLASTING. (See National Park Service Preservation Brief 1: <http://www.nps.gov/tps/how->

[to-preserve/briefs/1-cleaning-water-repellent.htm](https://www.hpc.com/to-preserve/briefs/1-cleaning-water-repellent.htm)) (**Note:** According to the Hazardous Materials Report, the paint being removed is not lead containing. See Reading Number-307 located on Table III of the report for details supporting this.)

- Repair, repoint and seal all deteriorating joints, cracks or voids in the exposed foundation of the house and garage. A mortar specification shall be submitted to HPC staff for review and approval. Please include mortar strength, color, and joint profile. If any new bricks are necessary, they shall match existing in size, color, and texture. No water sealant or repellent shall be applied to masonry.

Exterior Entry Doors: (See Hardware Section)

*** (Refer to page 19 of the Historic District Handbook for Acceptable Repair Procedures.)**

Temporary Steel Construction Doors have been installed to all entry locations until the finishing stages of the project. This is to allow for adequate security during the rehab and to allow for off-site restoration to the doors before they are re-installed.

-The original entry doors and associated millwork, including the casing and crowns have been removed to an off-site location for reconstruction and refinishing. Ramsey County will provide the contractor with the doors and trim for installation once work has minimized to the finishing stages of the project. All door hardware for each will be provided with the doors. This includes the hinges, knobs, pates, mortise locks and keys.

-The existing door jambs and thresholds were damaged beyond repair. It will be the contractor's responsibility to reconstruct and install new door jambs, matching in size, shape, style and wood species, to accommodate the refinished doors. Exterior door openings are not being altered at any of the 4 locations.

5 Exterior Door locations and detail:

Front Entry Unit 1- 36" Oak Beveled Glass Half Lite with 2 recessed panels

Front Entry Unit 2- 36" Oak Beveled Glass Half Lite with 2 recessed panels

Common Rear Entry- 32" Oak Beveled Glass Half Lite with 3 recessed panels

Common Rear Basement Entry- 32" Oak Beveled Glass Half Lite with 3 recessed panels

Unit 2 Front Porch Entry- 32" Oak Beveled Glass Half Lite with 3 recessed panels



Unit 1-Front Entry

Unit 2-Front Entry

Unit 2- Porch Entry

Rear Entry

**Cost for refinishing the 4 exterior doors is not to be included within the awarded contractor's schedule of values. Only the cost for reconstructing, installing and staining/sealing the new exterior door jambs will be at the contractor's expense.

**Ensure that all exit doors are weather sealed according to code requirements. Install bottom door weather stripping and appropriate doorjamb weather stripping where necessary.

Rough Carpentry (Exterior): (See Window Section)

Unit 2 – Kitchen Window Opening: Once this window is removed, the existing opening is to be made smaller and framed to accommodate a new window that will be located above a kitchen base cabinet. When measuring for placement, ensure that the window casing will be clear to fit around all four sides of the window with enough room between the casing and the countertop once installed. Match the size and placement as close as possible to the existing opening of the rear or south wall kitchen window.

Windows:

(See **Hazardous Materials Report**- Asbestos containing.)

***According to lab test results, the exterior (white) window putty that encases the existing windows has been identified as a Cat II Non-Friable asbestos containing material. Refer to page 2 for mandatory instructions and submittals required.**

NOTE- Bidding contractors will only be responsible for the below repairs listed here under the Windows Section. Due to availability and the historic guidelines in place for window specifications in this neighborhood, all other window repair will not be included as part of the awarded contractor's responsibilities and will be managed and paid for by Ramsey County utilizing a separate contract with an outside vendor specializing in this type of repair.

Bidding contractors must include the following in their proposal:

Unit 2- Kitchen- The west side existing window is to be removed and reframed to fit a new window that will accommodate the new kitchen layout. The window opening is to be altered to accommodate a pair of double-hung windows with a 2 : 1 height to width ratio to maintain the vertical orientation. There will be a kitchen base cabinet at this location. Ensure that the window casing can be installed to clear all for sides of the window. Match in size and style to the historic kitchen window located on the rear or south wall.

Window finish to be:

Exterior Side- Wood

Interior Side- Wood

Unit 1 Bathroom- The existing window located in the tub surround exterior wall is to be replaced with a double-hung window to match in size, and style of existing. Install privacy window film to glass for privacy.

Window finish top be:

Exterior – Wood

Interior - White vinyl

Unit 1 and Unit 2 Living Room West Wall windows- Currently there are double hung windows, installed horizontally to act as slider windows. These are to be removed and replaced with non-operational windows to fit the existing openings. Do not alter size.

Window finish to be:

Exterior – Wood

Interior - Wood

Third Floor Bedroom Casement Windows: THESE ARE TO REMAIN. (See Exterior Painting Section)

- Repair or replace broken or missing hardware and screens associated with each. Ensure easy - operation and locking capabilities.
- Install a horizontal, fixed center muntin to the casement windows in order to give the appearance of a double hung window meeting rail. Faux muntin shall have both an interior and exterior profile and is to be attached to the casement frame allowing it to move with the window.

Basement Windows: THESE ARE TO REMAIN. There are two units to each opening. (See Exterior Painting Section)

- Repair any broken or non-functioning windows and associated components
 - All windows must be operational and have locking capabilities.
 - Replace any glazing to deteriorated or missing areas of each.
 - Window frames (interior and exterior sides) to all units are to be painted to match the exterior finish of the house windows. (White)
-
- Ensure that windows in stairwells are equipped with tempered glass. Refer to building code inspector for other areas that require tempered glass.

NOTE: Bidding contractors are not to include the below specifications in their bidding. This will be the responsibility of Ramsey County and the work will be contracted separately from the awarded contractor.

The following window specifications is for
Borden Window LLC. ONLY

For all house windows with the exception of:

-Third floor casement windows

- Unit 2 West wall window
- Basement windows
- Unit 1 east wall bathroom window
- Unit 1 and Unit 2 - Living Room West wall sliding windows

- Install new weather stripping to all windows.
- Remove and abandon weight pulley system to all operating double-hung windows and insulate the cavities using Greenguard certified fiberglass insulation including bulb seal on tops, center and bottom of sash.
- Install a new track system to all double hung windows for operation. All to have appropriate seal and operate smoothly with tilt-in function for cleaning and access.
- Remove all loose putty to exterior sides and meld new to match.
- Remove and dispose of all debris associated with the work above.

Build new non-operating wood transom windows to fit existing openings at 2 locations where originals are missing:

- 1st floor west side bay center window
- 2nd floor front side picture window

**At end of project, the contractor is to include waste manifest and proof of proper disposal for the removed existing putty that is positive for asbestos containing material.

Storm Windows: All existing openings are not to be altered
Restore original wood storm window located on the 2nd floor front/porch side. Re-install to opening.
Install all new storm windows throughout: Qty 37
2ND Floor porch will require installation of mulls for mounting new storms.

Larson Gold Series, Flush Mount- ½ screen Historic Look Aluminum (color charcoal)

Exterior Painting/Staining :

Product Requirements:

Paints : Only use approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard

Caulks, Sealants, Strippers and Adhesives : Comply with regulation 8, rule 51, Air Quality Management. Low or no Voc (Urethane Caulk)

Exterior building materials that are to be painted are:

1. Front porch balusters, handrails, support post and stair risers only: These materials will be made up of multiple paint colors. The newly installed cedar stair treads and deck boards are to remain unpainted. (Color: _____ To be announced _____)

2. Front porch aluminum ceiling: Apply 3 coats of exterior clear polyurethane to raw bead-board material. Finish – Semi-Gloss. (Do not apply stain)

3. Exterior door jambs: Stain and finish to match the entry doors. Apply 3 coats of exterior clear polyurethane.

4. Siding: (See below for instructions on painting aluminum)
(Color: _____ To be announced _____)

5. Soffit: (See below for instructions on painting aluminum)
(Color: _____ To be announced _____)

6. Fascia: (See below for instructions on painting aluminum)
(Color: _____ To be announced _____)

7. Window and door trim wrapping: (See below for instructions on painting aluminum)
(Colors: _____ To be announced _____)

Exterior House Window Sashes: Once restored and re-glazed, paint all windows (exterior sides) (Colors: _____ To be announced _____)

8. Both interior and exterior sides of basement wood window frames: Color to match the exterior windows of the house. (Colors: _____ To be announced _____)

Process for painting aluminum siding, fascia, soffits and trim materials located on the exterior:

- Power wash all areas with low pressure
- Once dry, remove any powdery residue with a detergent containing TSP (TRISODIUM PHOSPHATE)
- Sand all areas (starting with 80 grit, moving up to 150 grit) Be cautious of damage when using a power sander
- Power wash to remove sanding dust.
- Prime with spray application, using an acrylic primer.
- Paint with spray application, using a select paint meant for aluminum that's acrylic exterior, all season grade paint. Must be Eggshell sheen. Work from top to bottom doing two full coats.

Process for painting vinyl exterior window frames of casement windows on the third floor:

- Dissolve 1 to 2 teaspoons of degreasing cleanser in 1 quart of warm water. Dish liquid is formulated to cut through grease, rinses off easily and will not damage vinyl.
- Dampen a sponge with soapy water and clean off the window frames. Rinse them with a damp cloth and then dry them thoroughly with a shop cloth that will leave no lint behind.
- Rough up the surface of the vinyl with 220-grit sandpaper. Be gentle, because you only need to remove the surface shine to help the primer adhere to the vinyl.
- Coat the window frames with a thin spray of primer that is specifically formulated to adhere to vinyl. Primer labels generally state which surfaces they work with.
- Let the primer dry according to the time the label recommends. Add one to two hours if you're painting on a rainy day or your climate is generally humid.
- Apply a thin, even coat of paint that's formulated for use on vinyl. Use a spray application. Let the first coat dry completely in accordance with the time frame recommended by the manufacturer.
- Apply a second coat if you feel that your window frames need it. Sand the paint very lightly with 220-grit sandpaper between coats for a smoother finish.

House Interior:

Rough Carpentry and Demolition: (Refer to Floor Plan Sketches)

***Any supporting walls that are relocated or removed are to have the appropriate sized header installed and must be designed to accommodate the weight load it was intended. All structural work must be approved by the building inspector before it is covered up with drywall.**

***Any stained/unpainted millwork that is to be removed must be carefully removed with reuse intentions in mind. Save removed millwork and store on site for potential reuse in other areas of the house.**

***All framing, insulation, plumbing, heating and electrical work is to be approved during the permit process, inspected and passed by city building inspector before covering up with new dry wall.**

Interior wall alterations/removal Detail:

- Kitchen (Unit 1 and Unit 2):

The pantry walls and associated cabinetry and shelving are to be removed in their entirety to open the kitchens as an undivided spaces. There will no longer be a dedicated pantries at these locations.

- Kitchen (Unit 1):

-Remove the wall that is creating the hallway and separating the kitchen from the bathroom entry door.

- Remove the plaster and lath to expose the brick chimney on the three visible sides opposite of the dining room.
- Remove the door, jamb, associated hardware and millwork creating the doorway leading from the hallway to the staircase. Frame and close up this opening to create only one access point to Unit 1 and the rear stairwell common area.

- Bathroom (Unit 2):

- Remove the 3 doors, jambs, associated hardware and millwork creating the hallway area outside the bathroom and hallway location. (The hallway space will become part of the bathroom square footage.)
- Remove the wall that houses the existing bathroom entry door in its entirety.
- Frame and close up the openings that lead to the bedroom and stairwell so they become contributing bathroom walls.
- Remove the hallway/kitchen wall to accommodate for a 30" pocket door installation. This will become the new entry door location to the bathroom.
- Frame and build a narrow, floor to ceiling wall within the bathroom space to accommodate toilet and linen closet placement.

- Basement Stairs (Lower set coming off from basement slab only):

Remove the stair treads to the lower portion of the staircase where they are currently exposed (uncarpeted). This section will remain uncarpeted. Replace with new solid wood treads. The new treads are to be painted.

Millwork: (See Interior Painting Section)

****Any Removal of materials testing positive for lead must be done by a certified contractor.**

See Lead Hazard Reduction Guidelines

*All stained and unpainted millwork, built-in components and door jambs within the house is to remain unless deemed damaged beyond repair. All is to be refinished, re-toned and sealed with polyurethane. Any areas removed for replacement must match to be identical in size, style and finish of the existing.

*All painted millwork is to be removed and replaced to the following areas:

- Unit 1 Kitchen
 - Unit 2 Kitchen
 - Unit 1 Bathroom
 - All of the third floor including stairwell trim components to this location
- I. Unit 1 Bathroom window casing will be replaced with primed/prefinished white vinyl millwork for water proof qualities. Baseboards to be primed poplar or other approved paint grade lumber.
 - II. Unit 1 and Unit 2 Kitchen window casing and baseboard will be replaced with primed primed paint grade lumber (poplar) millwork. The design, size and style of the millwork is to replicate the design, size and style of the rest of the house.
 - III. Third Floor window casing and baseboard throughout will be replaced with primed paint grade lumber (poplar) millwork. Casing and baseboard to match the style and size of the first and second levels with the exception of the window and door casing will not include the crown molding window sills like the other two levels. Instead, the door casing is to be mitered to flow continuously around on all three sides. The window casing is to be mitered to flow continuously around all four sides.
 - IV. Unit 2 Front Porch casing and baseboard is to remain. (See Interior Painting Section)

Stairwells (Front and Rear)

- Handrails- Install new grip able wooden system per city code, at all appropriate locations. To be stained to match the millwork throughout.
- Stair Treads- All existing stair treads are to remain and be fully stripped, sanded and refinished. To be stained to match the millwork throughout.
- Stair Risers- Remove staples, nails and tack strips to all surfaces. Risers to be painted **(See PAINTING Section)**
- Skirt Board Molding- Remove staples, nails and tack strips to all surfaces. Refinish to match millwork throughout.
- Basement Stairwell- To be painted **(See PAINTING Section)**

Walls and Ceilings: (See Rough Carpentry Section and Interior Painting Section)

Demolition:

**At areas where plaster has deteriorated, cracked or missing, it will be the contractor's choice on whether to remove the existing plaster for new dry wall replacement or repair the damaged areas with patching. If the plaster shows signs of coming loose from the wall and has movement to it; it must come out and be replaced.

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Remove All:

- Paneling, Dropped Ceilings and any other wall coverings other than gypsum board, that have been installed over the plaster walls
- Remove all existing cabinets, hardware, hooks, certain rods, fixtures, etc.
- Remove all handrails at stairway locations.
- Pantry walls and cabinets are being removed in their entirety.
- Unit 1 Bathroom ceiling is to be completely free of existing lath and plaster from old ceiling coverings.

Do not remove the Built-in-Buffer cabinetry or the Room Dividers with Decorative Posts that are located in both Unit 1 and Unit 2.

***Once framing has become exposed; all electric, plumbing, HVAC, insulation and framing are to be brought up to current building code per enforcement of City inspectors.**

- Install 5/8" Gypsum Board (Sheet rock) to all ceilings that need repair.
- Install 1/2" Gypsum Board (Sheet rock) to all walls that need repair.

All walls- To be flush, smooth and even throughout

All ceilings – Popcorn acoustical texturing is to be removed. Apply new knockdown texture to all ceilings.

Front Porch Ceilings (Unit 1 and Unit 2): Repair any heaved, loose, damaged or uneven boards. Fill any voids and prep for painting.

Interior Doors: (See Interior Painting Section)

All interior doors are to remain with the exception of :

- Third Floor Bedrooms/Closets
- Rear Interior Entry Doors to Common areas
- Basement Door

Third Floor Bedroom Doors: Demo and remove doors and door jambs to all bedrooms and closets. At the three doors are to be replaced with the 2 panel, mdf doors donated for reuse by the Ramsey County 4R Program. Accommodate openings to fit the donated doors. To be painted.

Third Floor Closet Doors: Install new bi-fold 4 panel, mdf doors to both closet locations.

All other doors that are located within Unit 1 and Unit 2 are to be refinished to match refinished millwork throughout. To be painted.

Rear Interior Entry Doors: Qty 2_- Demo and remove doors and door jambs to these locations. Install 6 panel, steel, primed entry doors. Must be a minimum of 20 min fire rated and include a self closing device. Refer to sketch to see location of rear interior entry door at rear stairwell. See code compliance report. To be painted.

Basement Door: Qty 1 - - Demo and remove doors and door jambs to these locations. Install 6 panel, steel, primed entry doors. Must be a minimum of 20 min fire rated and include a self closing device. See code compliance report. To be painted.

All other Unit 1 and Unit 2 Interior Doors are to remain. All are to be refinished and sealed to match existing millwork which is also to remain.

Door Swings:

- Door swings are shown and depicted on floor plans and layouts. Do a pre walk through with the Construction Manager before doors are ordered. Consult with CM if an opening needs to be altered.

Hardware:

***Interior door hardware at room locations will be supplied by Ramsey County 4R Program. Contractor will be responsible to install all door hardware.**

***Interior Door hardware for all newly installed, steel fire rated doors, are to be supplied and installed by the contractors.**

For any doors that are being replaced with new:

All existing door hardware is to be saved and given to the C.M. for potential reuse with the Exception of the third floor hollow doors.

Flooring:

Product Requirements:

Adhesives: for vinyl floor covering – Roberts 2001 Premium Sheet goods Adhesive or comparable product

Demolition- Demo and remove existing layers of floor coverings and subfloor materials to all flooring throughout the house that is not the original hardwood flooring. Remove any tack strips, staples and left over adhesives throughout.

*** Carpet:**

Areas:

- Third floor staircase
- All rooms on the third floor

Wall to wall carpeting installed over ½” medium density rebound pad with a minimum of seams. Carpet and pad must meet the Carpet and Rug Institute’s Green Label certification and FHA requirements for *moderate and heavy traffic*. **Color and Style to be selected by County.** Stretch carpet and tack all edges. Carpet seems must be sewn or glued to provide a well bonded joint.

Harwood Floor Refinishing :

Areas:

- Unit 1:
 - Front Entry Area
 - Front Porch
 - Living Room
 - Dining Room
 - Bedroom
 - Rear Landing
- Unit 2: (2nd Floor)
 - Front Porch
 - Living Room
 - Dining Room
 - Bedroom

Repair/replace any areas that are rotted or missing or where walls have been removed. Fill any voids or gaps. Sand down (machine sand) to raw wood surface / even out any waves from warping. County to inspect before moving forward after sanding. Apply stain to sanded floors. Coloring of stain to be approved by county before application. Varnish with 3 coats water based polyurethane sealer, sanding between coats. To be satín finish.

Tile :

Areas:

- Unit 1 – Bathroom floor
- Unit 1 – Bathroom tub surround

- Unit 2 – Front entry landing (directly inside of front door)
- Unit 2 – Bathroom floor
- Unit 2 – Bathroom tub surround

County to select style

Tub Surround Areas: Install new ½” cement board substrate over tub surround walls to a minimum of 5’ from the top of tub. Install new 6”x6” ceramic tile finish on walls at bathtub with bull nose edges. Ceramic tile to extend full length of wall to the ceiling. **County to select style**

Laminate:

Areas:

- Unit 1 Kitchen
- Unit 2 Kitchen : Extend laminate out to landing of staircase going up and down.

Install using manufacturer recommended underlayment: **County to select style**

Painted Area : (Basement stairs and Basement floor)

-Basement Floor: Concrete floor paint. Color: **Battleship grey/ Medium grey.** To be painted with **two** coats.

-Basement Stairs : Basement stairs lower section of staircase, Color: **Battleship grey/ Medium grey.** To be painted with **two** coats.

***If any rooms have extensive staining possibly from animal urine. Before new floor coverings are installed over existing floor, contractor is to eliminate as best as possible any odors from urine satins with bleach and then seal with a coat of polyurethane or similar product. This will attempt to stop any future odors that the urine may present.**

***As soon as flooring gets completed it is to be protected immediately. Hardwoods, Vinyl and Tile are to be covered with rosin paper and carpets are to have carpet protector installed on stairs and walkways throughout carpeted rooms.**

Cabinets and Countertops: (See Kitchen Drawings and Layout)

Cabinetry Construction Standards are to be:

½" finished plywood sides, bottoms and ends

¾" solid hardwood face frames

Cabinet interiors are laminated natural wood of choice species

Fully concealed adjustable hinge

¾" laminated plywood shelves

Designed with solid integrated backs

Drawers to have ¾" dovetail sides with ¼" laminated plywood bottom

All Cabinetry Specs: **Medallion Criterion (Centennial Maple) Finish: Chestnut.** Distributer: Menards

Contractor is to schedule an onsite meeting with CM and Ramsey County prior to ordering cabinetry to confirm layout, placement and sizes.

It is ultimately the contractor's responsibility to check provided design for accuracy and measurements to ensure complete fit before installation. The contractor may submit a make and model of cabinetry if they choose not to use the cabinetry specified. The contractor can only submit a product equivalent in quality and style as specified. It must be approved by Ramsey County.

Kitchens Cabinets (for Both Units 1 and 2)– Install new pre-finished maple cabinets and according to attached drawings, layout provided.

Kitchen Countertops (for Both Units 1 and 2) - Provide and install new High Resolution Laminate Formica Counter Tops per plans. **County to select style.**

Bathroom Vanity (Unit 2)– Install new pre-finished maple cabinets and according to attached drawings, layout provided. Finish, style and make to match kitchen cabinets. **Note:** Unit 1 bathroom will have a pedestal sink installed.

Bathroom Countertops (Unit 2) - Provide and install Cultured Marble Counter Tops to vanity base. **County to select style.**

Insulation :

- **Window and Doors:** Insulate appropriately according to manufacturer's recommendations.
- **Air Bypasses:** Seal all air bypasses in the entire house
- **Exterior walls where framing has become exposed:** Insulate walls to 2012 code using batting with vapor barrier or sprayed insulation.
- **Basement Rim Joists:** Insulate between all joist cavities with batting or sprayed insulation
- **Attic access door:** to be insulated with foam board, no seams, according to City Code. Install weather stripping around door.

Attic :

- Perform general clean-up, (cobwebs, dirt, abandoned personal property or other debris.)
- Seal all by-passes.
- Replace any broken or missing floor boards.

Basement: (See Painting Section)

Demolition – Remove and dispose of all contents including:

- Abandoned and existing mechanical units and components-pipes, wires, conduits, ducts, etc.
- Laundry sink and associated components.

-Concrete: * (Refer to page 12 of the Historic District Handbook for Acceptable Repair Procedures.)

- Repair any areas of broken, cracked and heaved flooring prior to painting.
- Repair and repoint walls where there may be voids or cracks in the block as well as those around windows. Remove existing loose and failing skim coat or limestone throughout the entire basement
- Use lime wash process to all basement walls.

-Mold remediation:

- Treat and eliminate mold from all surfaces such as floors and walls.
- Completely dry out basement and eliminate all sources of moisture and water leakage from the exterior.
- Sweep entire ceiling area clean of all dirt, cobwebs and dust.
- Provide fire block construction as necessary and seal all chases in basement ceiling.

-Crawl Space:

- Install plastic vapor barrier to crawl space as specified in code compliance report.

Interior Painting, Staining and Texturing:

Product Requirements:

Paints: Only use approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard

Caulks and Sealants: Comply with regulation 8, rule 51, Air Quality Management. Low or no Voc (Urethane Caulk)

Walls: Prime and paint all interior walls – 2 coats (sheen to be Eggshell)

Areas-

Benjamin Moore: **Berkshire Beige AC-2**

1. Unit 1 Entry Area (Foyer)
2. Unit 1 Front Porch
3. Unit 2 Front Porch

Benjamin Moore: **Edgecomb Gray HC-173**

1. Unit 1 Kitchen

2. Unit 2 Kitchen
3. Unit 1 Bathroom
4. Unit 2 Bathroom
5. All Staircases (Common Areas)
6. Entire Third Floor

Benjamin Moore: **Pale Oak OC-20**

1. Unit 1 Living Room
2. Unit 1 Dining Room
3. Unit 1 Bedroom
4. Unit 2 Living Room
5. Unit 2 Dining Room
6. Unit 2 Bedroom

Ceilings: Remove all popcorn acoustical texturing. Prime and paint all ceilings – 2 coats (Sheen to be **Flat**) Color : **Bright White Ceiling Paint.**

Front Porch Ceilings (Unit 1 and Unit 2): Once repaired to be even, prime and paint bead board (Sheen to be **Flat**)

Benjamin Moore: **Ferret Brown 2108-10**

Locations with Unpainted/Stained Millwork, Interior Doors and Window Sashes- Casing, baseboard, courter-round and window stops and sashes, built-in components, doors etc.: To be refinished using the same 3 step process as the hardwood floors. Repair any scratches and dents. Stain color to be darker than the hardwood floor to give a contrast between. C.M. to pick stain color before application. Finish and seal with : **Satin sheen.**

Locations with Painted Millwork and Interior Doors - Casing, baseboard, courter-round and window stops, etc. Caulk all trim to prep for painting. Prime and Paint (sheen to be **Satin**)

Sherwin Williams: **Dover White SW 6385**

Basement Steps and Floor: Fill cracks and holes; paint with compatible concrete floor paint:

Sherwin Williams: **Gauntlet Gray SW 7019**

Handrails, Stair Treads and Skirt Boards: Stain and Poly – To match stained (unpainted) millwork throughout

Stair Risers (Front and Rear): Remove all staples and tack strip material. Fill and repair any dents, holes and scratches. Paint 2 coats (sheen to be **Semi-Gloss**) Color Sherwin Williams: **Tricorn Black SW 6258**

****All painting requires two coats and for finish to be smooth and even.**

Radiators: Scrape any loose or old flaking paint. Paint, two coats giving full coverage to visible portions and fins.

Rust-Oleum: Metallic Accents Line

Metallic Classic Bronze 253535

Accessories:

- **Address Numbers:** Install new Black reflective address numbers to be mounted in the same location as existing. To be centered over each mailbox
- **Mail Box:** Install 2 new Galvanized Steel, locking wall mounted mailboxes (Bronz): to be mounted in the same locations as existing.



- **Bathroom fixtures:** Install one bronze color towel bar, one towel ring, one bronze color toilet paper holder and one bronze color shower curtain rod in each bathroom.
- **Closet Shelving:** Install new $\frac{3}{4}$ " white melamine shelf and wood hang-rod in all closets; include all necessary metal brackets for shelves and hang-rods (Hang-rods at 5'.0"). Mounted solid and secure to wall studs.
- **Install wireless doorbell systems for both Unit 1 and Unit 2.**

Plumbing:

(SEE KITCHEN, BATHROOM ROOM DESIGN AND FLOOR PLAN SKETCHES)

- In addition to this scope of work, plumbing contractor shall correct all items listed in the plumbing section of the attached code compliance report.

- **Demolition:** Remove and dispose of existing plumbing fixtures: water heaters, kitchen sinks, Bathroom vanity and sinks, toilets as well as any abandoned pipes and associated hardware. The 1st and 2nd floor existing kitchen plumbing, supplies and fixtures are to be demoed and removed.
- **Main Waste Stack :** Inspect for signs of compromise and repair where needed. Refer to building code inspector and code compliance report for further detail on levels of repair needed.
- **Water Supply Pipes:** Re-plumb supply lines to all fixtures. Use PEX Supply Lines. Ensure cut-off valves and backflow preventers at laundry tub, exterior hose bibs per code; shut-off valves at laundry tub, kitchen sink, toilet and bathtub. Exposed piping and valves behind toilet are to be chrome-plated. All supply lines are to be within heated space and properly insulated against freezing. Do not notch any structural framing members without prior review and approval by developer.
- **Water Meter: (See Code Compliance Report)**
- **Warranty:** The entire plumbing system shall meet the requirements of the MN State Building Code, and the City of St. Paul Building Inspections Department.
- **Sewer Cleanout Service: Do this at the beginning of the project to ensure proper drainage in case the floor may need to be torn up for new waste lines.** Sewer line to be cleaned out (augured) from floor drain to street. Install new floor drain. Assure proper hook-up and operation to floor drain. Provide documentation of work. Include cost of floor demo and repair for the new floor drain.
- **Water Heater:** Replace with (Qty 2) **new gas fired, direct vent through sidewall, 40 Gallon Richmond** or approved equal. Include installation and all utility hook-ups. Venting shall be through non-primary elevations and shall not remove or alter any decorative details and be low-profile and painted or finished to match the surrounded area.
- **Hose Bib:** Install 2 new anti-siphon frost proof type with back flow preventer; one to be located on the west wall of house and one to be located on the rear wall of the house.
- **Washing Machine:** Provide for and install supply lines to future washing machine location.

- **Laundry Sink:** Provide for and install a new 2 compartment laundry sink in basement.
- **New venting and waste piping:** Provide for and install new venting and waste lines to accommodate new design and meet requirements written in the code compliance report. Venting shall be through non-primary elevations and shall not remove or alter any decorative details and be low-profile and painted or finished to match the surrounded area.

Bathroom Fixtures:

- (All Bathrooms)Provide and install new; **White Kohler or Pro-Flow 1.3 GPF toilet.**
- (1st and 2nd Floor Bathrooms) Install Donated **new cast iron Tub/Shower**, to fit space indicated in layout and design. Install new drains and vents to code.
- (1st Floor Bathroom)Provide and install new **Kohler K-2844-8-0 White Tresham 24" Pedestal Bathroom Sink with 8" Centers and Pedestal Base** Item #: BCI1740468
- (2nd Floor Full Bathroom)Provide and install **new cultured marble countertop and sinks** for bathroom vanities.
- (All Bathrooms)Provide and install new **Moen Lav faucet – Series Chateau, Model #4621 set to 2.0 GPM max flow.**
- (All Bathrooms)Provide and install new **Moen Tub/Shower faucet – Series Chateau, set to 2.0 GPM max flow.**
- Install new drains and vents to code. Venting shall be through non-primary elevations and shall not remove or alter any decorative details and be low-profile and painted or finished to match the surrounded area.

Kitchen Fixtures:

- Provide and install **stainless steel, two compartments, 22x33 inch Moen sink.** Install new drain and vent to code.
- Provide and install **Moen Faucet, Series – Chateau, Model # 7430 set to 2.0 GPM Max Flow** or approved equal.
- Install gas supply line and shut-off valve for future range. Locate as close to the baseboard as possible.

***New tubs are to be protected once installed from construction debris and standing. Rosin paper or cardboard should be taped in place.**

HVAC:

Duplexed Steam and Electric Heated. (Separated Units)

-In addition to this scope of work, HVAC contractor shall correct all items listed in the Heating section of the Code Compliance Report as well as provide for all other repairs listed in this scope of work.

****Any radiators that have been identified as compromised or unrepairable must be shown to the C.M. Ramsey County will donate a replacement radiator similar to size and style as existing. The contractor will be responsible for installing the new radiator.**

- **Demolition:** Dismantle and remove both existing boiler units, all of its compromised components and abandoned piping associated with the existing unit. Remove all disconnected gas lines.
- **Boiler Systems:** Design, provide for and install 2 new separate **new high efficiency, side wall vented, boiler heating systems to code.** Venting shall be through non-primary elevations and shall not remove or alter any decorative details and be low-profile and painted or finished to match the surrounded area.
- **New system to be a Bryant, Trane (or approved equal) gas furnace minimum 92+, sealed combustion unit.**
- The new systems may be reconfigured and moved to a different location if it will provide for an easier install.
- The new units are to be placed on a 2" concrete pad.
- Inspect all radiators throughout the house, ensure that all are in working condition, including bleed hardware.
- Change all existing valves to radiator units.
- **Kitchen- UNIT1 and UNIT 2:** Refer to the new kitchen layout sketch attached. The existing radiators in each unit is to be relocated and re-plumbed in order for it to be housed on the opposite wall (northwest corner of the room against the wall that is shared with the dining room. This must be done to accommodate the new kitchen layout once the pantry walls have been removed.

- **Unit 2 (Third Floor):** Replace all existing electric baseboard heating systems and associated components with new efficient systems designed for their intended space. Each unit must have their own operable thermostat mounted near entry door.
- **Kitchen Ventilation:** Provide and install a Microwave range hood with a fan and light, exhaust to exterior. Located above future range. Venting shall be through non-primary elevations and shall not remove or alter any decorative details and be low-profile and painted or finished to match the surrounded area.
- **Laundry Ventilation:** Install new rigid metal ductwork thru wall for future gas dryer. Venting shall be through non-primary elevations and shall not remove or alter any decorative details and be low-profile and painted or finished to match the surrounded area.
- **Bathrooms and Second Floor Laundry Ventilation:** Install new Panasonic FV-08VKSL1 w/ light exhaust fan in each bathroom properly vented to the exterior per manufacturer's recommendations. Set for continuous ½ speed with switch for full speed boost. Laundry exhaust fan does not need a light. Venting shall be through non-primary elevations and shall not remove or alter any decorative details and be low-profile and painted or finished to match the surrounded area.
- **Gas Lines:** Use Gastite Tubing instead of copper. Ground per Code
- **Gas Line Testing:** Air Test at 50 PSI for 24 hours all new and existing gas piping. (per code)

Contractors are to provide both gas and electric hook-ups for future range.

Electrical:

(SEE KITCHEN AND BATHROOM DESIGN AND LAYOUTS) (See Lighting Section)

-Electrical contractor shall correct all items listed in this Project Manual as well as the electrical section of the attached code compliance report.

Warranty- The entire electrical system shall meet the requirements of : MN State Building Code and the City of St. Paul Building Inspections Department.

Demo and Disconnects:

Remove and all existing abandoned wiring, electrical hardware and equipment throughout the house.

Main Panel: Install Two (2) new 200 amp services. Rewire circuits as necessary for code. Clearly identify all circuits on inside of panel covers.

Existing Devices: Remove and replace all existing switches and outlets.
All outlets must be grounded.

Install **new white color switches, outlets and cover plates.**

Hook-ups for future appliances: Provide for and install electrical hook-up for future range and Dryer

Smoke and CO Detectors: Remove all existing. Install new hard wired devices according to City Code. Contact city building inspector for their placement

Exterior Outlets: Install two (2) new GFCI exterior outlets; one located at front and one located at back of house.

Telephone: Assure proper working phone jack in the kitchen, living room and all bedrooms.

Cable T.V.: Assure proper working cable TV jack in the living room, kitchen and all bedrooms with home-runs to a single location in the basement. Remove any existing exterior surface run cable.

New Wiring and/or relocation of electrical boxes:

- **Natural Gas line:** Properly ground the gastite gas line to code
- **Bathrooms-** Wire to 2013 Code and accommodate new - layout when providing GFCI receptacles. Wire for exhaust fan/light combo unit, and above mirror vanity lights.
- **Kitchens-** Add appropriate number of backsplash GFCI outlets to accommodate new floor plan and layout. Provide for and install electric hook-up for future range.
- **Kitchens-** Wire for new pendant style lighting to be located above the sinks in both Unit 1 and Unit 2 Kitchens
- **Front Porch Exterior Ceiling Light:** This is to be relocated and centered on the ceiling.
- **Front Staircase Entry to Unit 2:** There is currently no light fixture in the stairwell. Incorporate two wall mounted sconce lights; one to be located at the bottom of the staircase and one located at the top of the staircase. They are to be wired with a switch that allows for operating both lights at the bottom and top of the stairs.

All existing light fixtures are to be replaced.

Light Fixture Selections :

Exterior

- Front Porch Ceiling: Patriot Lighting Elegant HomeTristan 2 Light 14 3/8 Outdoor Pendant 356-4107
- Rear of House– Double Light Motion Detecting Security Light –White Must have dusk till dawn automatic on/off capability

Interior

UNIT 1

- Entry Area: Patriot Lighting- Savannah 2 light Semi-Flush 352-2967
- Living Room: Allendale 52" 4 Light Tri-Mount Ceiling Fan 355-0476
- Dining Room: Patriot Lighting Verona 5 Light Chandelier 351-0098
- Front Porch: Patriot Lighting – Mavis 2 Light Flush Mount: 351-0083
- Bedroom: Patriot Lighting – Mavis 2 Light Flush Mount: 351-0083
- Kitchen Ceiling: Mission 3 Light 15" Charcoal Chestnut Semi Flush Ceiling Light 351-0067
- Kitchen above sink pendant: Verona 1 Light 8.5" Royal Bronze Mini Pendant 351-0099
- Hallway: Patriot Lighting- Savannah 2 light Semi-Flush 352-2967
- Bathroom: Patriot Lighting – Palmer 3 Light Vanity 351-5443 Note: Hang globes facing down
See HVAC Section for Exhaust Fan details.
- Rear Entry Common Area: Patriot Lighting- Savannah 2 light Semi-Flush 352-2967
- Rear Stairwell-Common Area: Bristol 2 Light Wall Sconce. Oil rubbed bronze finish Model # 504407

UNIT 2

- Front Entry Stairwell (Newly wired for lighting): Bristol 2 Light Wall Sconce. Oil rubbed bronze finish Model # 504407
- Living Rooms: Allendale 52" 4 Light Tri-Mount Ceiling Fan 355-0476
- Dining Room: Patriot Lighting Verona 5 Light Chandelier 351-0098
- Front Room before front porch- Patriot Lighting- Savannah 2 light Semi-Flush 352-2967
- Front Porch: Patriot Lighting – Mavis 2 Light Flush Mount: 351-0083
- Kitchen Ceiling: Mission 3 Light 15" Charcoal Chestnut Semi Flush Ceiling Light 351-0067
- Kitchen above sink pendant: Verona 1 Light 8.5" Royal Bronze Mini Pendant 351-0099

- Bathroom:** Patriot Lighting – Palmer 3 Light Vanity 351-5443 Note: Hang globes facing down
See HVAC Section for Exhaust Fan details.
- Bedrooms (3 qty.):** Patriot Lighting – Mavis 2 Light Flush Mount: 351-0083
- Third Floor Stairwell:** Bristol 2 Light Wall Sconce. Oil rubbed bronze finish Model # 504407
- Third Floor Family Room:** Patriot Lighting – Mavis 2 Light Flush Mount: 351-0083

Basement:

-Install **(4) Porcelain lights** spaced appropriately that will all be operable off of one switch at the top of the stair well for the main room. Install one switched light in each smaller room.

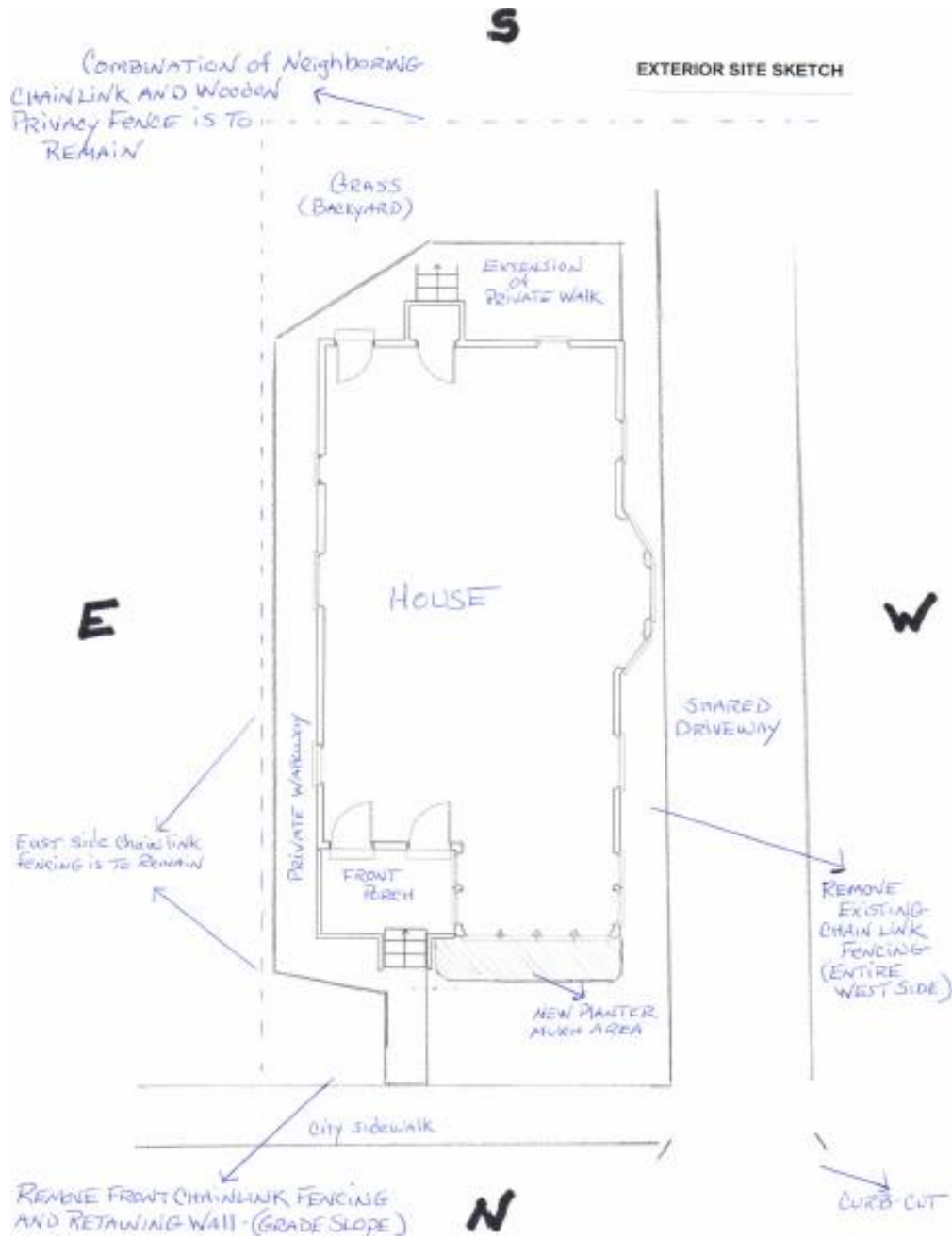
Lead Hazard Reduction

- **General:** All work to be done in accordance with applicable city, state and federal rules and regulations and laws. Work to be done by certified lead workers.
- **Scope of Work :** Properly control / or dispose of all Lead Based Paint as identified in the Hazardous Materials Survey prepared by Peer Engineering Inc.
- **Dust Removal:** Contractor to use appropriate practices and methods to reduce generation and transmission of lead paint dust. At the conclusion of lead abatement and upon the projects substantial completion and prior to the contractors final payment, all walls trim and floors shall be :
 1. Vacuumed with high efficiency particle accumulator vacuum (HEPA)
 2. Washed with a lead-specific detergent and rinsed with clean water
 3. Vacuumed with a high efficiency particle accumulator vacuum (HEPA) to remove remaining dirt and dust.
- **Disposal:** All materials testing positive and being removed, paint chips and dust must be double-bagged and properly disposed of.
- **Clearance Testing:** Upon project substantial completion and prior to the contractors final draw request a Lead Clearance for the property will be required. The owner shall arrange for a Lead Clearance Test. Cost of the first clearance test is to be paid for by the owner. Any necessary subsequent clearance tests shall be contractor's expense

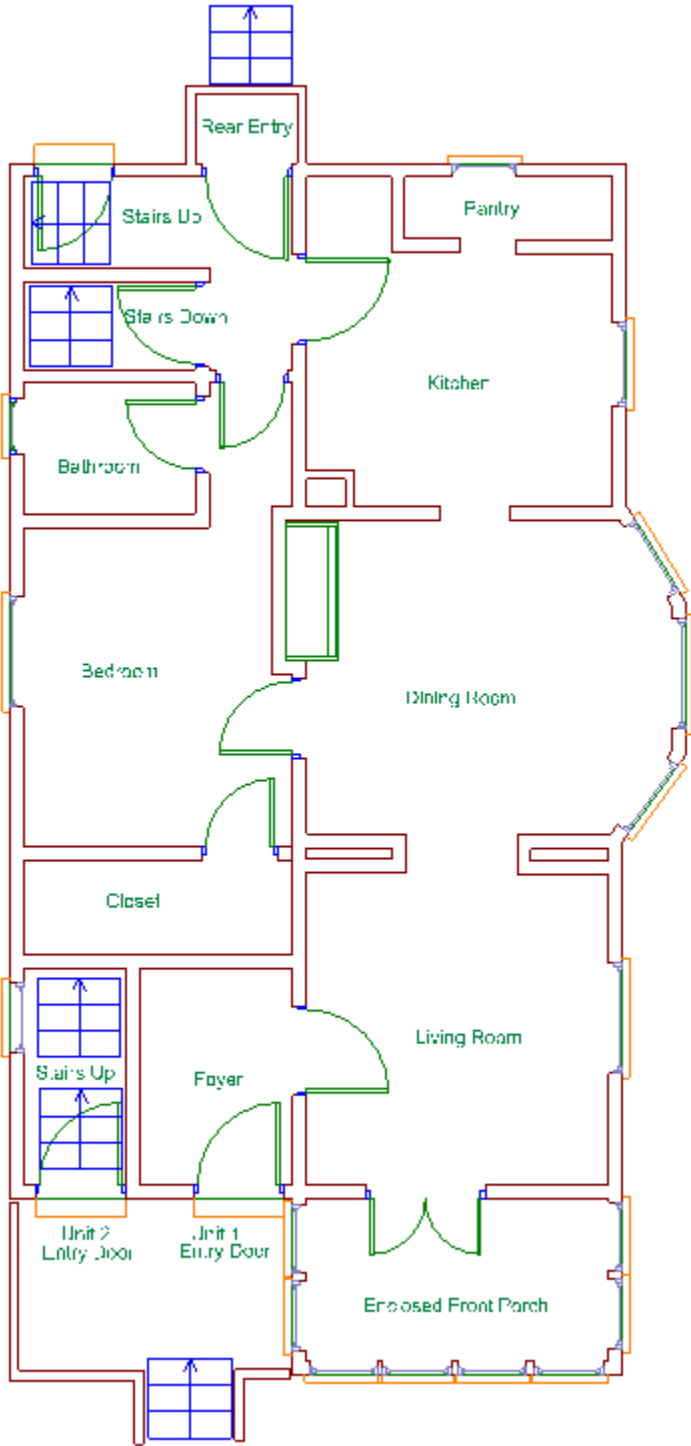
and deducted from the contract by change order at \$200 per additional test until clearance is achieved.

SKETCHES and FLOORPLANS

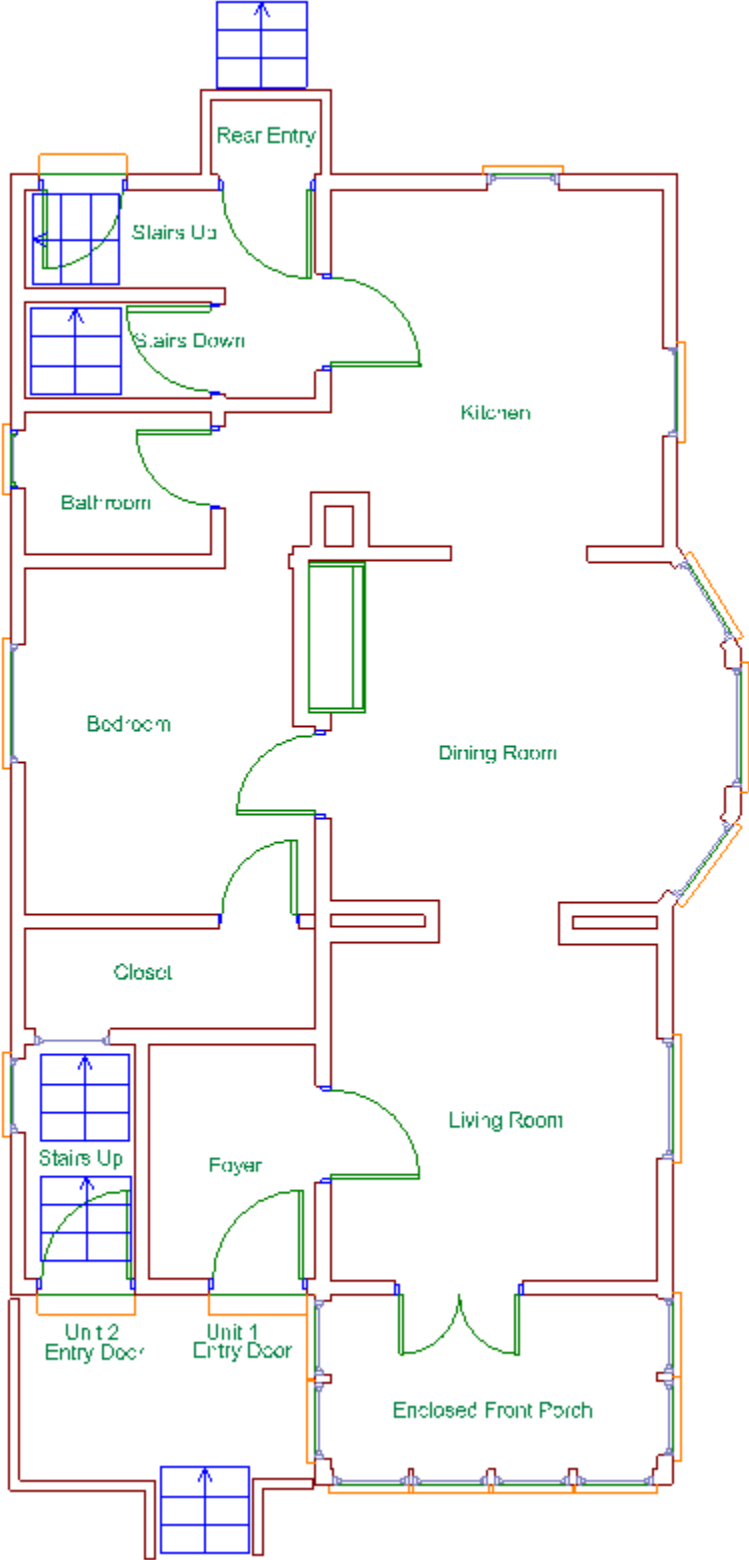
EXTERIOR SITE SKETCH



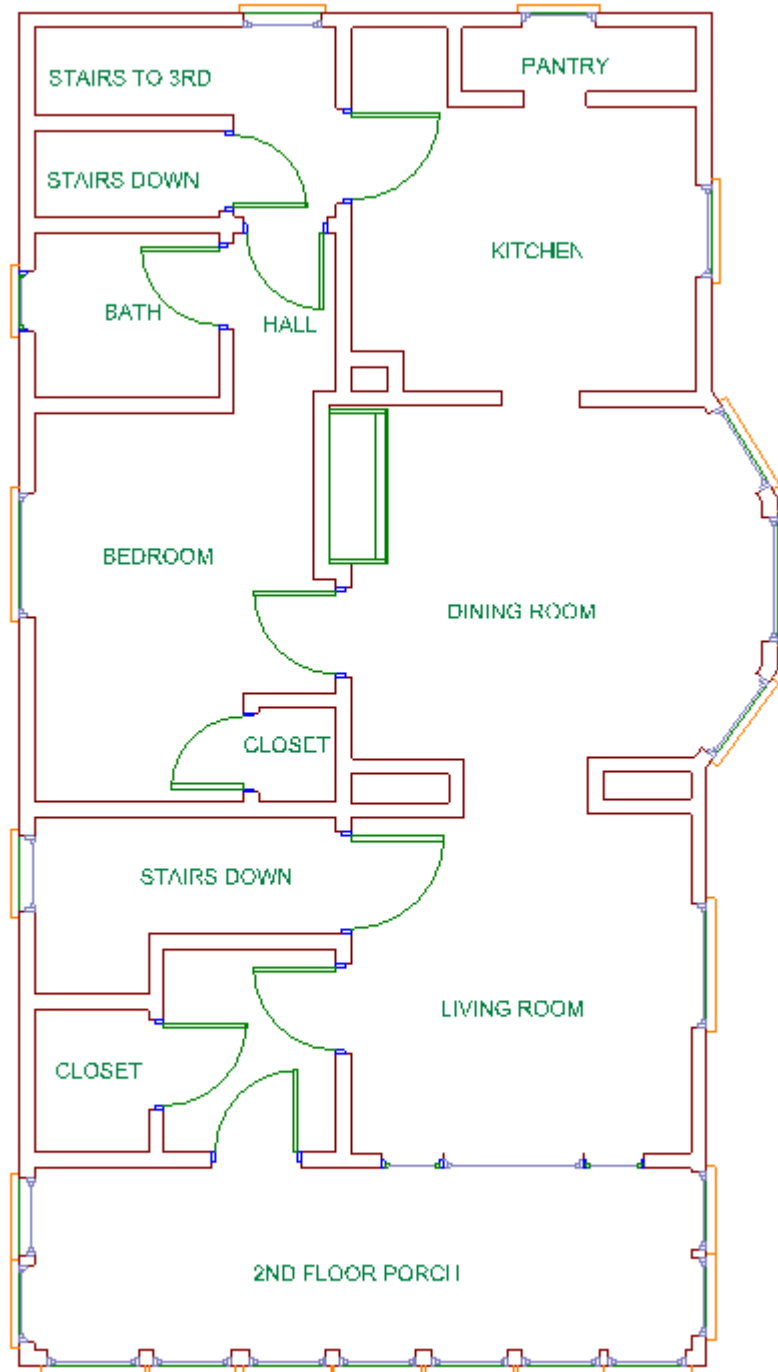
UNIT 1 – EXISTING FLOOR PLAN



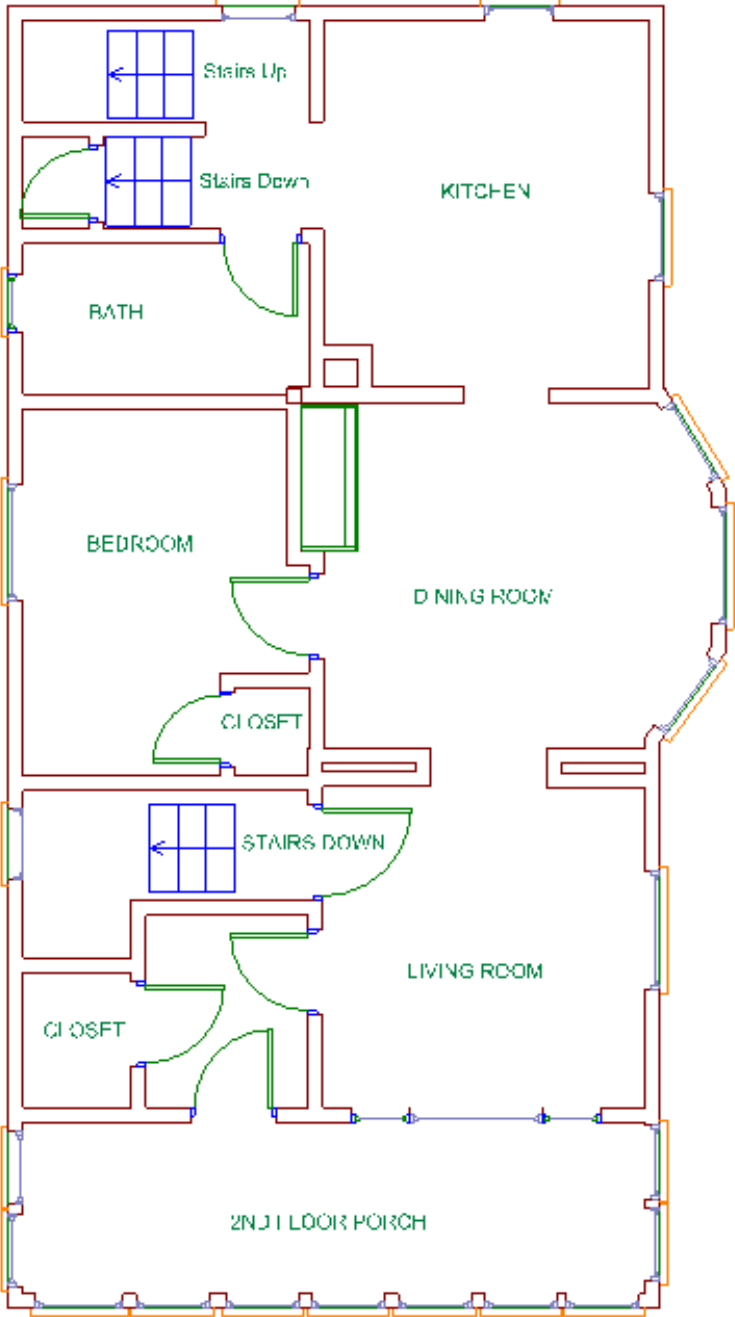
UNIT 1 – NEW FLOOR PLAN



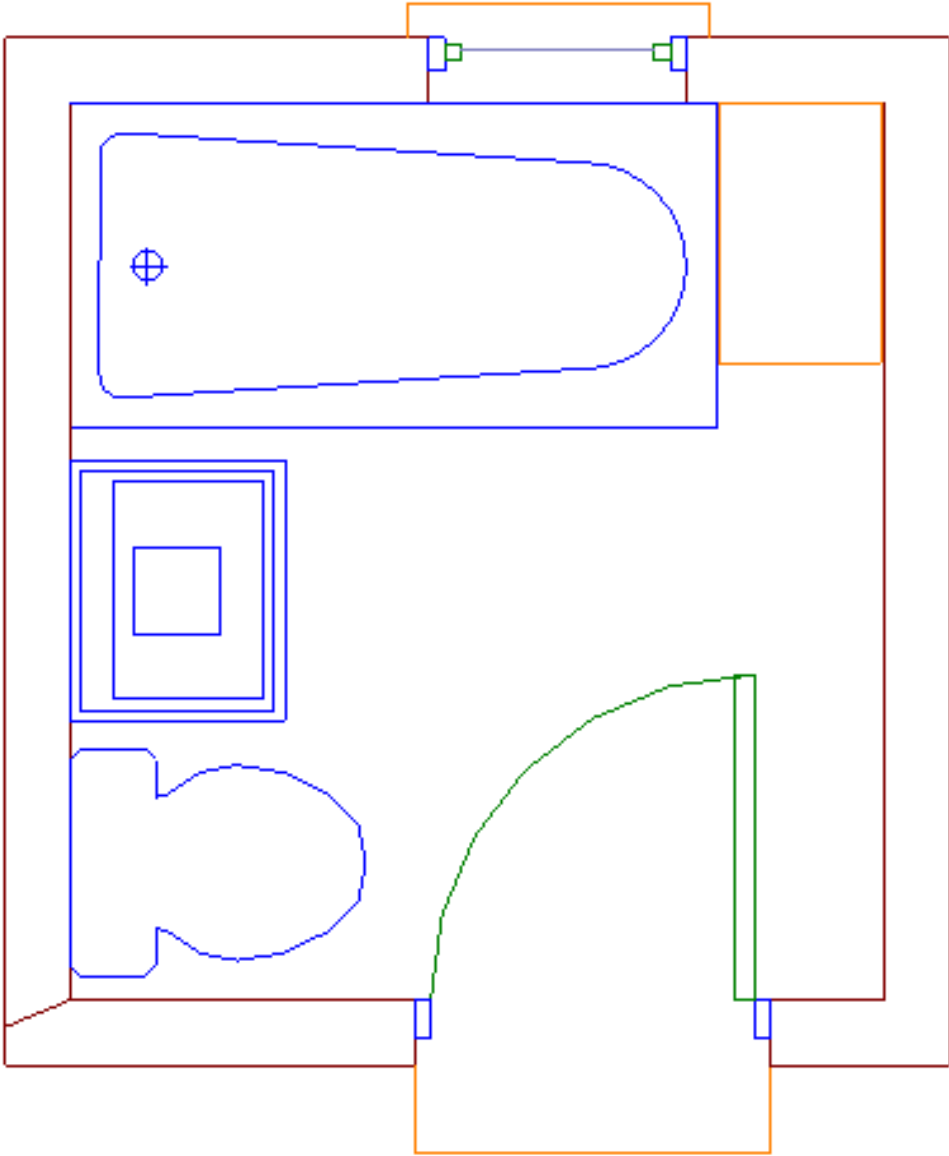
UNIT 2 – EXISTING FLOOR PLAN



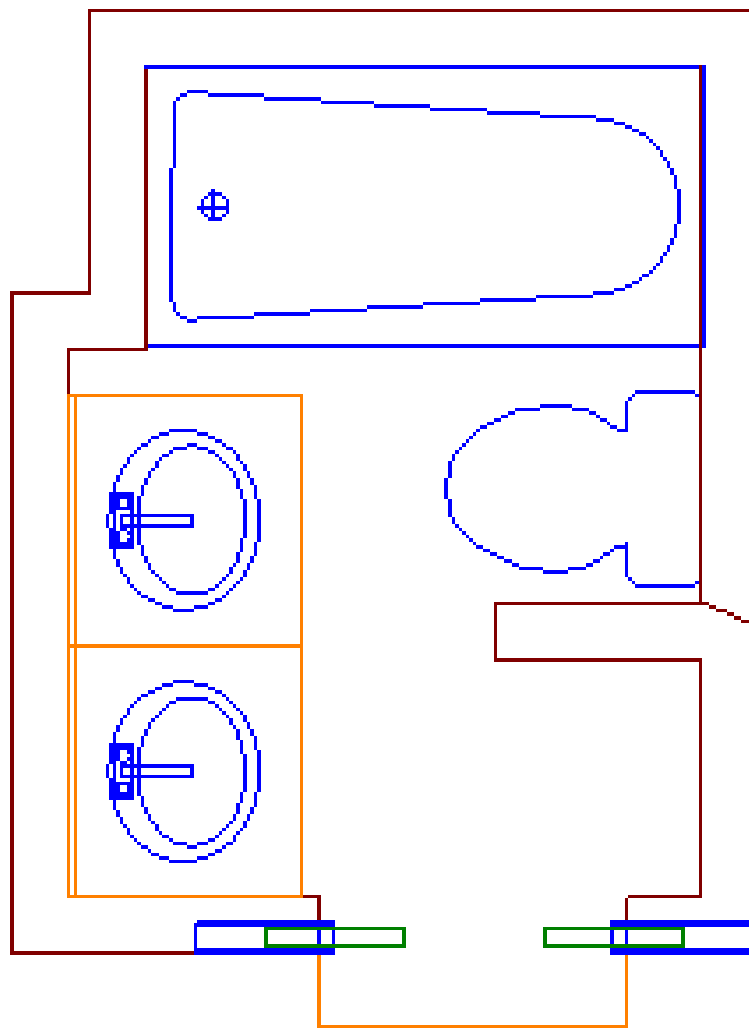
UNIT 2 – NEW FLOOR PLAN



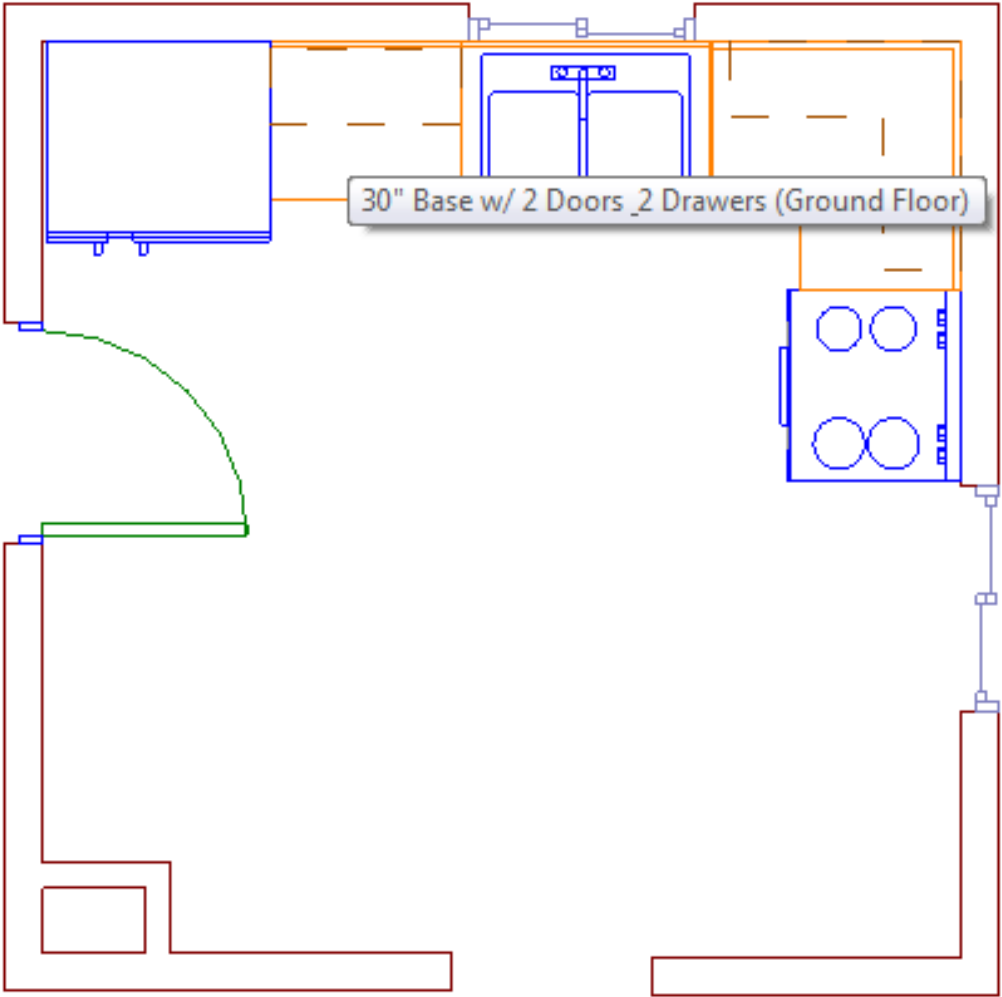
**UNIT 1 – NEW
BATHROOM
LAYOUT**



**UNIT 2 – NEW
BATHROOM
LAYOUT**



**UNIT 1 – NEW
KITCHEN LAYOUT**



UNIT 2 – NEW KITCHEN LAYOUT

