

Work Plan - Breakdown Cost

For Building Rehabilitation at:
887 Charles Ave.
St. Paul, MN 55104

Building Code Compliance Repairs

1- Cover water meter pit with concrete or decay resistant, screwed down cover. Cleanouts to be flush with floor slab.

Completed by owner.

Materials: 50 lbs. Sand to fill water meter pit level to slab. $\frac{3}{4}$ inch ground contact pressure treated pine plywood. Floor epoxy on both sides. Screwed down.

Supplies: \$ 50

Labor: \$ 60

2- Install smoke detectors and carbon monoxide detectors per MN conservation code and the MN department of labor and industry. Install per code where feasible.

Completed by owner.

Materials: 4 combo smoke detectors and carbon monoxide detectors. Plus 2 additional smoke detectors.

Supplies: \$ 200

Labor: \$ 40

3- Repair siding, soffit, fascia, trim, etc. as necessary.

Completed by owner.

Materials: Exterior sealant, exterior primer paint, exterior paint.

Supplies: \$ 150

Labor: \$ 240

4- Install downspouts and a complete gutter system.

Completed by owner. (New in 2017)

Materials: Aluminum gutters and downspouts. Mounting brackets.

Supplies: was \$400, current amount \$0

Labor: was \$400, current amount \$0

5- Install rain leaders to direct drainage away from foundation.

Completed by owner.

Materials: 2 Flex ground downspout extension. 2 Low profile ground downspout extension.
Supplies: \$ 45
Labor: \$ 40

6- General rehabilitation of garage

Completed by owner.

Materials: Sealant and paint (materials and labor for garage included in #3). Locking door handle for garage service door.

Supplies: \$ 35

Labor: \$ 40

7- Permits (Double Fee)

Completed by owner.

Cost: \$ 700 Approximate

8- Open walls where necessary to expose uninspected work for inspection.

Completed by owner.

Yet to be determined by inspectors.

Supplies: \$ TBD

Labor: \$ TBD

9- Move contents of garage to center so inspections can be done.

Completed by owner.

Supplies: \$0

Labor: \$ 80

10- Install handrails and guardrails at all stairways, and return handrail ends into a newel post or wall per attachment.

Completed by owner.

Supplies: \$0

Labor: \$ 80

11- Provide complete storms and screens, in good repair for all door and window openings.

Completed by owner.

Materials: New storm door for side door. 2 screens for two storm windows. 1 glass window insert for one storm window.

Supplies: \$ 540

Labor: \$ 100

12- Weather seal exterior doors, threshold and weather stripping.

Completed by owner.

Materials: Weather stripping for side entry.

Supplies: \$ 25

Labor: \$ 40

13- Install floor covering in bathroom and kitchen that is impervious to water.

Completed by owner.

Materials: Sanding discs, wood stain, floor polyurethane

Supplies: \$ 240

Labor: \$ 320

14- Repair walls, ceilings and floor throughout, as necessary.

Completed by owner.

Materials: Wall patching compound, sealant, sanding pads, tape

Supplies: \$ 120

Labor: \$ 240

15- Prepare and paint interior and exterior as necessary.

Completed by owner.

Materials: Interior paint and tape

Supplies: \$ 300

Labor: \$ 600

16- Where wall and ceiling covering is removed, install full thickness or code specified insulation.

Completed by owner.

Materials: R-19 kraft faced insulation batts. Staples and sealing tape

Supplies: \$ 200

Labor: \$ 80

17- Air seal and insulate attic and access door.

Completed by owner.

Materials: R-60 unfaced insulation batts.

Supplies: \$ 300

Labor: \$ 120