

Greater Metropolitan Housing Corporation			
Project Address	1117 Jenks Avenue St Paul MN 55106		
Building Type	Single Family (1-1/2) story, (3) bedroom, (1) bath, 2 car detached garage		
Buyer			
Owner	GMHC		
Owner Phone Number			
Owner Fax Number			
E-Mail Address			
Lock Box Code	3701		
Security System Code	N/A		
Cons MGR	Curt Bennett-GMHC		
Inspection Date	April 30, 2024		
Estimate Date	May 5, 2024		
Final Scope IFB Date:			
Scope of Work Contract			
City approval Scope			
Year Built	1921		
Well Status	N/A		
Lead	Lead Assessment completed by Environmental Health Testing Services on May 14, 2024, Lead Work Required.		
Code Compliance	City of St Paul Code Compliance from March 15, 2023, Revised report pending.		
Radon	Radon testing pending		
Section 3 Req.			
Asbestos			
Enterprise Green Certified	Items Included in the Scope of Work		
Energy Audit/ HERS	HERS Pending		
Scope of Work-Estimate			
Section Number	Area	Description of construction rehab	Value of Priority Items
DIVISION 2		SITE WORK	
Demolition			
02050	Ext	*Remove and dispose of the plywood window covers and the existing aluminum and wood storm windows on the house and porch.	\$450.00
	All	*Remove and dispose of any remaining misc. debris in the house, basement, garage and yard.	\$750.00
	All	*Clean and remove any mold, mildew, moldy or water damaged materials from the basement and 1st and 2nd floor.	\$450.00
	All	*Remove and dispose of any damaged plaster, lath and gypsum board on main and 2nd floor walls and ceilings.	\$250.00
	Main	*Remove and dispose of the flooring on the main and 2nd floor down to the original wood floors.	\$650.00
	All	*Remove and dispose of any misc. blinds, drapes, shutters and the associated hardware in the home.	\$250.00
	Kit	*Remove and dispose of the kitchen and pantry cabinets, countertops, appliances.	\$750.00
	All	*Remove and dispose of the existing wallpaper in the home.	\$750.00
	Gar	*Remove and dispose of the gutters on the garage.	\$450.00

Final Clean			
02055	All	*Provide a final clean of the house and property after the rehabilitation work is completed.	\$750.00
		Construction Waste Management	
		The project is required to reduce non-hazardous construction waste by at least 25% by weight by using an approved dumpster company. (Provide waste log at the complete of the project).	
Radon Mitigation			
System	Main	*Supply and install an EPA/State of Minnesota approved Radon Mitigation System; Seal entry routes and mechanical penetrations, provide an exhaust fan located in attic vented to the exterior, provide a visual performance indicator, piping and required suction points in the basement.	
02080			\$3,500.00
Landscaping			
02900	Ext	*Remove the existing misc. debris, paving, volunteers, stumps and landscaping materials & plants @ and around the perimeter of the house and garage.	
		-Save the existing plants to be replanted after the grading is completed. (See Construction Manager on what plants are to be saved)	
		-Remove and dispose of the concrete pavers in the rear yard (newer pavers to be reused).	
		-Install a 12 x 12' rear patio and walkway to the garage using the existing newer pavers.	
		-Remove and dispose of the window well covers.	
		-Install, replace and adjust the window wells as required, remove 1' of material from the bottom of the window wells and install 9" of landscape rock.	
		-Grade the entire site to insure the proper drainage of ground water away from the house and garage..	
		-Maintain 6" of clearance from the bottom of the siding to grade/landscaping.	
		-Re-sod disturbed areas of the lawn as required	
		-Provide topsoil as required.	
		-Supply and install 6 mil poly and landscape rock w/ edging, to be placed 4" deep at the perimeter of the home. the front and rear porches.	
		-Contractor to water plantings and sod until established.	
		(Owner to approve final landscape materials used, no non native or invasive species are to be used)	\$6,400.00
		*CM to perform a final inspection of the final grading before any flatwork or landscaping materials are installed.	
	Ext	*Remove the three trees behind the garage including the stumps.	\$2,500.00
	Ext	*Trim and balance the large Silver Maple in the front yard.	\$1,200.00
	Ext	*Remove the smaller Elm tree in the rear yard including the stump.	\$450.00
	Ext	*Trim and balance, or remove larger Elm tree in the rear yard.	\$1,200.00
	Ext	*Repair the exiting chain link fencing and gate as required. Remove and replace the front gate which is the wrong size.	\$700.00
Asphalt Paving	Ext	*Remove and replace the new and old sections of the existing asphalt driveway.	\$4,500.00
DIVISION 3 CONCRETE			
Cast in Place			
Concrete	Ext	*Remove and replace the front sidewalk from the city sidewalk to the front entry steps.	\$2,100.00
03300	Ext	*Remove and replace the front concrete stoop 36 depth minimum, the existing metal balustrade to be recoated (black) and reinstalled.	\$3,500.00
	Ext	*Remove and replace the garage apron.	\$2,500.00
DIVISION 4 MASONRY			
Masonry			

Restoration	Bsmt	*Scrape, clean, repair, repoint and parge the interior basement walls.	\$1,500.00
04520	Ext	*Remove the existing chimney from the roof to the 1st floor ceiling, repair and replace the damaged/alterd ceiling and wall components after the chimney is removed.	\$3,200.00
	Bsmt	*Remove the existing metal post in the basement and supply and install a 6" x 6" treated wood post with new concrete footing and concrete block.	\$2,100.00
DIVISION 5 METALS			
DIVISION 6 CARPENTRY			
Rough Carpentry			
06100	Main	*Remove the wall and reframe the opening between the pantry and kitchen. (See St Paul College Cabinet Layout)	\$2,500.00
	Gar	*Replace the (3) missing damaged ceiling joists in the garage roof.	\$750.00
Finish Carpentry			
06200	Ext	*Remove the existing and supply and install a set a better quality 4" min. aluminum address numbers on the front of the house and garage (Owner to approve product & style)	\$200.00
	Ext	*Supply and install a better quality steel mail box on the front of the porch, owner to approve product.	\$200.00
	Ext	*Remove the existing exterior door hardware and supply and install new hardware/handle sets with dead bolts on the (3) exterior doors with a better quality brushed nickel, Schlage or approved equal, keyed alike.	
		(Owner to approve product and style) (See Section 08110 Exterior Doors)	\$450.00
	Base	*Supply and install a continuous handrail with returns on the basement stair case, finish to match other millwork.	\$350.00
	Main	*Supply and install a continuous handrail-balustrade with returns from the first floor to the 2nd floor and finish to match the new millwork.	\$350.00
	All	*Remove and replace all of the existing closet and linen shelving and supports with vinyl wire shelving.	\$750.00
	All	*Repair or replace the exiting millwork as needed on the main and 2nd floor. (See Section 09990 Painting)	\$1,500.00
	All	*Supply and install interior door hardware in the home Shalage or approved equal (brushed nickel).	\$300.00
	Bath	*Remove the existing and supply and install a better quality porcelain 24" towel bar and T.P holder in the upper bath.	\$250.00
DIVISION 7 INSULATION			
Insulation			
07210	Attic	*Seal all attic bypasses airtight including the chimney chase, sewer stacks, conduits, ceiling light fixtures and open interior walls.	\$250.00
	Attic	*Repair the existing attic hatches on the 2nd floor insulate with 8" Thermax type rigid insulation and seal.	\$450.00
	All	*Supply and install dense packed cellulose insulation in the 2nd floor slant floors to capacity using the slip tube method.	\$2,500.00
	Bsmt	*Remove the existing insulation, concrete, etc. and supply and install spray foam insulation to a R-19 minimum in the basement rim joist.	\$3,200.00
	All	*Seal all wall, floor and joint penetrations with Low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.	\$350.00
*All performance upgrades to be retested at the completion of the insulation and mechanical upgrades to confirm there ENERGY STAR performance requirements.			
Asphalt Roofing	Ext	*Remove and replace the asphalt roofing materials on the house and garage with a "Better" quality 30 year minimum architectural shingle.	\$12,000.00
07250			
Siding & Accessories	Ext	*Remove the existing siding and trim on the house and garage, repair the substrates and supply and install LP siding and trim on the house and garage. (The window in the garage is to be removed and sided over).	\$25,000.00
07460			

Gutters &			
Downspouts	Ext	*Remove the existing on the house and garage and supply and install 5" seamless aluminum gutters and 3"x 4" downspouts & extension on the house.	\$3,500.00
07720			
DIVISION 8 DOORS & WINDOWS			
Entry Doors			
& Frames	Ext	*Supply and install steel raised panel pre-hung door and re-trim opening, w/new dead bolt and handle set keyed alike.	
08110		(Final products and finish to be approved by the owner).	
		*Rear Entry Door (Raised Panel 1/2 lite steel door).	\$950.00
		*Garage Service Door (Raised Panel)	\$950.00
	Ext	*Repair and refinish the front entry door and jamb. Install new weather-stripping, dead bolt and handle set keyed alike.	
		(Final products and finish to be approved by the owner).	\$750.00
Overhead Garage			
Door	Gar	*Repair or replace the exiting overhead garage door.	\$750.00
082150	Gar	*Supply and install a garage door opener.	\$450.00
Aluminum			
Storm Door	Ext	*Remove any existing and supply and install (2) storm doors with a better quality Larson or	
08230		approved equal storm door (Owner to approve final color and product).	
		-Front Entry (Full view with self storing screen)	\$600.00
		-Rear Entry (3/4 view with self storing screen)	\$450.00
Vinyl Replacement			
Windows	Ext	*Remove and replace the existing windows with an "Better" quality vinyl; Double Hung, Double Insulated,	
08620		Argon Gas, Min .27 U Value and .29 SHGC.	
		Front Porch Windows (6) Double Hung Window	\$5,400.00
		House Windows (10) Double Hung Windows	\$9,500.00
DIVISION 9 FINISHES			
Plaster/Gypsum			
Patching	All	*Repair and or replace any altered, damaged, missing, cracked or uneven interior plaster/gypsum board	
09210		on the front porch and first and second floor ready for paint.	\$1,800.00
Wood Floor			
Refinishing	All	*Replace any altered, damaged or missing wood flooring on the 1st and 2nd floor of the home and sand & re-finish.	
09550		(Supply and install any missing or damaged base shoe and finish to match).	
		-Front Porch-	\$750.00
		-Living Room	\$1,800.00
		-Bedrooms-(Main Floor)	\$1,200.00
		-Lower Hall	\$650.00
		-Dining	\$750.00
		Note: To include any repairs or replacement of any damaged, missing or heavily stained flooring.	
	Main	*Install carpet on the main stair case; owner to approve final style and color.	
		-Main Stair Case	\$950.00
		-2nd Floor	\$2,500.00

Resilient Sheet			
Flooring	All	*Remove and dispose of remaining flooring/underlayment's and supply and install a	
09665		"Better" quality sheet vinyl floor; includes new underlayment, base shoe	
		shoe and transition strips.	
		(Owner to approve final product and color).	
		-Bath	\$500.00
		-Kitchen	\$1,500.00
		-Rear Entry	\$750.00
		-Basement Stairs (Vinyl stair treads and risers).	\$950.00
Painting			
09900	All	*Remove any hooks and hangers, fill holes, sand and supply and install 2 coats of a "Better Quality" interior	
		acrylic top coat to the 1st and 2nd floor interior walls & ceilings including the stairwell and front porch.	\$5,400.00
	All	*Clean, repair, sand, prime, caulk and enamel the new and existing millwork, on the main, second floor and basement stair well.	\$3,200.00
	Ext	*Prime, caulk and coat the inside and outside of the (3) entry and garage service doors with 2 coats of a better quality enamel topcoat.	\$450.00
	Porch	*Front Porch	
		Structure: Walls Feature: Wall	
		Comment: Blue wood walls and trim were positive and in poor condition.	
		Walls/Ceilings Option 4 STABILIZE AND PAINT	
		Mist defective paint area with water. Lightly scrape all loose paint, wallpaper and plaster. Repair where necessary. Rinse	
		and HEPA vacuum all visible chips. Allow surface to dry, spot prime and topcoat with a premium acrylic latex or alkyd enamel.	\$950.00
	Ext	*Exterior Trim	
		Structure: Exterior Trim Feature: White Sills/Trim	
		Comment: White Wood Exterior Trim/Sills.	
		Exterior Trim 4 STABILIZE AND PAINT	
		Mist defective paint area with water. Lightly scrape all loose paint, wallpaper and plaster. Repair where necessary. Rinse	
		and HEPA vacuum all visible chips. Allow surface to dry, spot prime and topcoat with a premium acrylic latex or alkyd enamel.	\$450.00
	All	Treat all smooth floors and windows components	
		with the following method. First vacuum area with HEPA	
		vacuum. Next wet wash with a lead specific detergent with	
		single use paper towels followed by clean water rinse. Finally,	
		vacuum again with HEPA vacuum.	\$850.00
		*Anyone who is paid to perform work that disturbs paint in housing built before 1978 must comply with Environmental	
		Protection Agency Lead-Based Paint Renovation, Repair and Painting Program. HUD Lead Safe Housing Rule 24	
		CFR 35 AND MN State Laws	
		*Provide a ASTM-approved lead encapsulate product applied by brush or roller. Encapsulates shall be applied in	
		accordance to Chapter 13 of the HUD Guidelines and manufacturer's requirements. An adhesion-cohesion test will be conducted	
		by an independent third party licensed Lead Risk Assessor prior to full application.	
		All paints and primers will meet Green Seal G-11 Environmental Standards	
		*Unless low/no VOC adhesives and/or sealants will void/invalidate the warranty, all adhesives will comply	
		with Rule 1168 of the South Coast Air Quality Management District, All caulks and sealants will comply with	
		regulation 8, Rule 15 of the Bay Area Air Quality Management District.	

		*All composite wood products must be certified as compliant with California 93120 Phase 2 OR	
		if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges	
		must be sealed with low-VOC sealants, per Criterion 6.2	
DIVISION 11 APPLIANCES			
Appliances			
011000	Kit	*Supply and install a better quality multispeed Energy Star kitchen recirculating range hood (Owner to select final product, color to match existing new gas range)	\$450.00
	Kit	*Supply and install a better quality Energy Star Rated Whirlpool, GE or approved equal 20 cu. ft. refrigerator with glass shelves	\$1,250.00
	Kit	*Supply and install a better quality Energy Star Rated Whirlpool, GE or approved equal self cleaning, gas range with a glass door, to include a new gas valve and line if required.	\$1,200.00
	Kit	*Supply and install a better quality Energy Star Rated dishwasher with a stainless steel tub, Whirlpool, GE or approved equal to include all required plumbing and electrical.	\$800.00
DIVISION 12 FIXTURES			
Cabinets			
12300	All	*Kitchen and bath cabinets and countertops to be supply and installed by St Paul College.	N/A
Post Form			
12305	All	*Kitchen and bath cabinets and countertops to be supply and installed by St Paul College.	N/A
		*All composite wood products must be certified as compliant with California 93120 Phase 2 OR	
		if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges	
		must be sealed with low-VOC sealants, per Criterion 6.2	
DIVISION 15 PLUMBING & GAS			
Plumbing & Gas			
15400	Bsmt	*Clean the drain lines from the plumbing fixtures and floor drains to the street .	\$450.00
	Bsmt	*Remove and recaulk the bath tub surround.	\$150.00
	All	*Remove the existing plumbing as required, upgrade the existing plumbing vents, drains and water lines in the home to code.	\$750.00
	Kit	*Remove the existing kitchen sink and supply and install a better quality 8" double bowl SS sink; to include new single handle chrome Delta or Moen .	
		single handle faucet (chrome) 1.5 gpm, new supply lines, supply valves, drain components and trap.	\$850.00
	Ext	*Supply and install a frost free anti-siphon hose bibs at the east and west side of the home.	\$800.00
	All	*Remove and replace all of the steel water lines in the home from the water meter to the fixtures on the first floor.	\$2,500.00
	Bsmt	*Supply and install a new water meter in the basement.	
	Main	*Remove the existing and supply and install a power vented Energy Star Rated gas fired water heater with an Efficiency Factor of .067EF or higher, (to include pressure relief valve and discharge tube any electrical needs.	\$3,200.00
	All	*Upgrade the gas lines and valves in the home as required according to code.	
	All	*Remove all unused waste, vent, water and gas piping to the main and cap and plug.	\$750.00
	Bsmt	*Install a front sewer cleanout (MPC 709.1)	\$650.00
	Bsmt	*Soil and water piping (MPC 704 & 706) replace all improper connections, transitions, fittings or pipe usage	\$250.00
	Bsmt	*Install a gas shut off and piping on the water heater to code.	\$350.00
	All	*Dewinterize and repair the plumbing and gas systems in the home.	\$350.00
	Bsmt	*Raise and install the water meter 12" above the basement floor and install the required service valves, install a one inch water line to the first major take off.	\$250.00
	Bsmt	*Repair or replace all corroded broken, or leaking water piping.	\$750.00

	Main	*Seal the plumbing fixtures between the floor and wall.	\$250.00
	Ext	Provide a backflow preventer on the exterior faucets.	\$75.00
	Bath	*Upgrade the waste piping in the main bath lav to code.	\$150.00
	Kit	*Upgrade the waste piping in the kitchen sink to code.	\$150.00
	Bath	*Clean the existing toilet, remove and replace the toilet flange (MPC 402.6) and reinstall the toilet.	\$250.00
	All	*Properly support and secure the gas lines.	\$250.00
	All	*Plug, cap and/or remove all disconnected gas lines and unsupported valves.	\$250.00
	Bsmt	*Remove and replace the laundry tub 24", laundry supply valve and trap and drain.	\$850.00
Forced Air Furnace			
15500	Main	*Clean and Orsat test the existing forced air furnace, check all controls for proper operation, check the heat exchanger for leaks, provide documentation that unit is safe.	\$550.00
	All	*Provide return air from each habitable room to the furnace.	\$2,500.00
	All	*Repair or replace, clean and top coat the heat registers as required.	\$350.00
	All	*Provide heat to each habitable room.	\$750.00
	Ext	*supply and install a new air conditioning condenser,	\$3,500.00
Ventilation			
15600	Bath	*Supply and install Energy Star Rated two-speed rated for continuous use, 110 cfm min. 1 sone max. bath fan vented to the to the exterior in upper bathroom (Main bath fan switch to have a continuous 1/2 speed and full speed boost) initiated by a wall switch or motion detector manual or automatic two speed switch, the switch will not turn the fan off.	\$1,200.00
	Main	*Have the duct work in the home professionally cleaned.	\$350.00
	Bsmt	*Supply and install a rigid-type dryer vent, insulated and vented to the exterior in the upper laundry area to code. remove and dispose of any existing.	\$350.00
DIVISION 16 ELECTRICAL			
Power, Wiring & Devices			
16100	All	*Provide interconnected hardwired smoke/CO detectors in the 2 upper bedrooms and on all 3 levels and remove and and dispose of the old smokes.	\$1,500.00
	Gar	*Upgrade the electrical service to the garage and upgrade the electrical outlets/circuits to GFCI protected outlets.	\$1,500.00
	Kit	*Provide GFCI protected and dedicated appliance and kitchen counter outlets to code in the kitchen	\$1,200.00
	Bsmt	*Remove and upgrade the existing wiring/lighting on the basement ceiling; 4 keyless/porcelain fixtures with CFL bulbs with (1) lite switch located at the bottom of the exterior stairs.	\$750.00
	Ext	*Supply and install (1) GFCI protected exterior outlets/circuits at the back of the home.	\$350.00
	Main	*Replace the hardwired door bell system: switches, chime, wiring, etc. at the front entry.	\$250.00
	Bsmt	*Repair the illegally upgraded electrical service panel, wire and ground to current NEC.	\$750.00
	Bsmt	*Replace the electrical service panel, due to excessive corrosion including the mast head.	\$3,200.00
	Bsmt	*Properly wire the forced air furnace to current NEC.	\$450.00
	Bsmt	*Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 NEC from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter.	\$250.00
	Bsmt	*Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps and or junction box covers.	\$150.00
	All	*Properly strap and support cables and or conduits, including exterior and garage	\$150.00
	All	*Repair or replace all broken, painted over, corroded, missing or loose receptacles, light fixtures, switch covers and plates and plates. Includes the removal and replacement of all of the switch and outlet covers in the house, porch basement and garage.	\$750.00
	All	*Repair and reversed polarity or open grounds in the electrical outlets.	\$200.00
	2nd	*Repair the baseboard heat on the 2nd floor.	\$750.00
Light Fixtures			
16200	All	*Remove the existing interior and exterior light fixtures on the 1st and 2nd floors and supply and install Energy Star light fixtures, includes all required circuits, switches, wiring, etc.	

		-Dining Room Ceiling (1) Braylon 5 lite chandelier brushed nickel or approved equal.	\$450.00
		-Kitchen Ceiling	\$350.00
		-Kitchen Sink (1) Pendant Light-Brayton 1 lite mini pendant or approved equal	\$150.00
		-Bedroom Ceiling (2) Flush Ceiling Lights- 2 bulb brushed nickel white glass	\$300.00
		-Upper Hall and Bedroom (2) Flush Ceiling Light-2 bulb brushed nickel white glass	\$150.00
		-Bath Vanity (1) -Braylon 3 lite bath or approved equal.	\$150.00
		-Livingroom Ceiling s	\$450.00
		-Front & Rear Porch Entry Lights (2) Nuvo lighting cove neck-1 light 12" outdoor lantern	\$300.00
		-Garage (2) Nuvo lighting cove neck-1 light 12" outdoor lantern.	\$300.00
		Total Cost of Items	\$183,225.00