

SOUTH BEND HERITAGE
803 Lincoln Way West
Telephone 574 289-1066
Fax 574 289-4550

November 9, 2017
(Revised:)

RE: 113 Garfield Court - Renovation

Attention bidders: South Bend Heritage is pleased to release the following single family residential project for bid. This project will renovate an existing single family residential structure.

Please note that this project has specific contract, insurance, and billing requirements that some bidders may not be familiar with. Read the RFP carefully and do not hesitate to ask any questions you may have.

There will be a non-mandatory walk through at 1:45P Friday November 10, 2017 at 113 Garfield Court. If you have questions please attend this walk through or submit them anytime via email to patlynch@sbheritage.org before November 22, 2017. Visiting the structure interior is a requirement for bidding.

Bidder registration (General Contractors only) is required to SBH by November 16, 2017. Registration is achieved if SBH notified your company about this project or if you submit an email noting your intention to bid. Bid proposals on this package are due to SBH by Thursday November 30, 2017. Please carefully review RFP package for further information. Good luck.

Cordially,

A handwritten signature in black ink, appearing to read 'Patrick Lynch', written in a cursive style.

Patrick Lynch
patlynch@sbheritage.org

113 Garfield Court
RFP Document List –

All documents listed below are available in .pdf format on the South Bend Heritage website. Please go to <http://sbheritage.org/projects-blog/contractors/>

- 113 Garfield Court Project Manual 11-09-2017
 - RFP Invitation to bid
 - Specifications
 - Schematic cabinetry layout
 - Bid form
 - Insurance minimums
 - Lead assessment documents
- Drawing Set dated 11-09-2017 (11x17)
- Addenda when issued

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Residential remodeling Bid Package for
113 Garfield Court
South Bend, IN 46601

Levels	2.0
Exterior	New – wood trim w/ vinyl lap siding
Square Feet	1,750 SF
Color	TBD
Garage	Not incl.
Roof	Partial

Date issued: 11/09/2017

Revised: ----

Deadline for bid submittal: by 2:00 PM on Thursday 11/30/2017

Instructions for bidders:

You are invited to submit a proposal for the Work as described in this Bid Package.

1. This Bid Package includes:
 - a. written specifications and bid form
 - b. floor plans
 - c. kitchen cabinetry preliminary layout
 - d. Exhibit B - HUD requirements for CDBG funded projects
 - e. SBH insurance requirements (under 1.00 General Conditions)
 - f. lead inspection report
 - g. addenda if issued

1. The floor plans included with this bid package are intended to supplement the written materials. If there is a conflict between the drawings and written material, the written material is to take precedence.

2. Carefully review the written specifications and corresponding drawings. Field verify all conditions. Contact Pat Lynch at SBH with any questions concerning specifications. Report any discrepancies or errors you may find

immediately. Any changes or clarifications will be addressed with an addendum to these specifications.

3. Keys for the property may be checked out from SBH for brief periods so that you and/or your subcontractors can walk through again. It is advisable to call first to verify key availability.
4. Submitted bids must have at least one line item price for each applicable category (i.e. 1.00 General Conditions; 6.00 Siding; 10.00 Walls; etc.) and a separate Interior / Exterior number for 12.00 Painting. If it is helpful to you when figuring your bid, you may enter individual line item prices in the attached written specification sheets. Include any mark-up, overhead & profit, etc., you may have into each line item. There is no line item for overhead and profit on the bid form.
5. Alternates - any substitutions allowed in the Bid Package must be approved by SBH, preferably prior to award of project.
6. If you wish to propose changes or revisions to the Bid Package, you must do so prior to the bid period deadline. At SBH's discretion an addendum describing the change may be issued to all bidders.
7. If all bids received by the above deadline are above the SBH determined maximum price, a verbal or written notice of revision will be issued to all bidding general contractors. SBH will then work with the bidders to identify areas to reduce scope and/or identify areas within their bids that are excessively out of line with other received bids. All bids are held in confidence until after contract award.
8. This Bid Package (as revised and approved by both the contractor and SBH) will become a referenced part of the final SBH Residential Remodeling Contract. A copy of the SBH Residential Remodeling Contract is available upon request for review. Your draw requests will be based upon the written specification line items, work completed, & SBH inspection/approval. Draw requests must be submitted per the SBH draw schedule for prompt payment.
9. Payments. Due to the nature of our funding sources, SBH cannot pay a retainer or any money down at contract signing. The contractor will submit an AIA G702/703 request for payment to SBH by the 25th of each month or as otherwise agreed. Payment can then be anticipated within 30 days. Payment(s) to the contractor are limited to inspected work-in-place and approved purchased/stored materials. 5% retainage will be held on this contract. SBH will provide blank G702/703 forms for contractor use.

BID FORM

The undersigned, after reviewing this Bid Package and becoming thoroughly familiar with 113 Garfield Court and the local conditions affecting the execution of the Work, proposes to complete the Work for the sum of \$_____ dollars.

The undersigned has received and considered the following addenda (if issued by SBH) : _____ dated: _____ dated: _____ The undersigned can start the Work within ___ days of SBH's notice to proceed and substantially complete the Work within ___ calendar days thereafter.

Company: _____

Address: _____ Phone: _____

Mobile: _____ Employer ID: _____

Signature: _____ Date: _____

This bid is good until this date: _____

I am able to provide a lead safe work practices supervisor for this project as required. Y / N (please circle)

Minimum acceptable bid numbers for GC:
 Fill in as applicable per written specifications

113 Garfield Court		11-09-2017	
Totals by Division/Trade			
1.00 - General Requirements			
1.10 - Overhead and Profit			
2.00 - Demolition			
3.00 - Concrete			
4.00 - Masonry			
5.00 - Metals			
6.00 - Wood, Plastics, and Composites			
Including cabinetry allowance:			\$8,000 mat'l allowance.
7.00 - Thermal & Moisture Protection incl. siding			
7.00 - Roofing			
8.00 - Openings (Doors and Windows)			
9.00 - Finishes (Walls, Ceilings, Trim)			
9.00 - Insulation			
9.00 - Painting (exterior)			
9.00 - Painting (interior)			
22.00- Plumbing			
23.00- HVAC			
24.00- Electrical			
Light fixture/lamp mat'l allowance			Fixtures by SBH
17.00- Appliances		N/A	
Total goes to bid form			\$

113 Garfield Court - Specifications

Issued: 11-09-2017

Bid due date: Wednesday, November 30, 2017

Revised: _____

1.00 General Requirements

Bidder is responsible for all insurance, permits, dumpsters.

Temp heat – contractor is responsible for any temporary heat equipment required during construction. SBH will provide up to 1500KWH elec. per month as defined by the AEP billing cycle for this address. Contractor is responsible for electrical utility costs for additional electrical use. Temporary lighting is by contractor.

During the Contract Time, additional construction work performed by Owner will be taking place. Major aspects of work under other contracts are indicated in this RFP. Coordinate construction operations and cooperate with Owner to minimize possible conflicts.

Lead: Contractor is responsible for all means, methods, and required cleaning to pass the lead clearance test for house, exterior grounds, basement, and as otherwise indicated on the lead assessment tests. Coordinate lead cleaning and any required re-cleaning with SBH.

SBH requires that a state licensed lead abatement contractor supervisor oversee this project. Please indicate that you have a HUD lead certified supervisor on staff on the bid form.

Lead assessment tests and results are provided as part of this Request for Proposals. SBH will pay for one lead clearance test by Greentree Environmental or equal. If exterior and/or interior fail lead clearance then contractor will be responsible for all subsequent testing costs until the property passes.

2.00 Existing Conditions

Demolition; General

1. Carry out all demolition work in a neat and orderly manner. Keep noise, dust, and similar nuisances to a minimum. Do not collapse walls. Do not

throw or drop materials. All demolition must follow guidelines for lead safe work practices.

2. Where material indicated to be removed is suspected of containing asbestos, inform SBH immediately. Do not disturb materials suspected of containing asbestos until asbestos content has been verified by SBH.
3. Contractor is responsible for all means, methods, and required cleaning to pass the lead clearance test for the house, exterior grounds, basement, and as otherwise indicated on the issued lead assessment. Coordinate lead cleaning and any required re-cleaning with SBH and the Health Department. Lead assessment tests and results are provided as part of this Request for Proposals.

Demolition; Architectural, Concrete and Site

1. Remove front porch walls, panels, and drop ceiling to reveal original construction. If no corner column remain provide temporary bracing as required.
2. Rebuild chimney from below roof deck back to original height.
3. Remove interior elements as shown on demolition plans. Prior to demolition confirm load bearing status of wall and provide temporary bracing for existing structure as needed.
4. Remove all existing kitchen and bathroom fixtures and cabinetry. Gut kitchen and existing bathrooms to original framing and remove all existing plumbing, ductwork, and electrical from these areas.
5. Carefully remove and save door and base trim from all demolished walls and work with SBH to determine best way to use salvaged trim for patching and at new walls. All interior doors to be replaced. (exterior entry saved per plans)
6. Remove all existing HVAC equipment; remove existing water heater(s); existing supply and RA ductwork may be reused unless revised per plan.
7. Remove all existing drain and waste plumbing. Re-plumb entire house per plan and connect new sanitary to existing lateral per plan.
8. Remove any interior and exterior surface applied conduit and mechanical system.

9. Contractor is responsible for protecting interior from weather damage during demolition and re-roof work. Protect existing wood floors from water damage. Protect existing plaster from water damage.
10. Contractor is responsible for all lateral bracing and shoring as needed to maintain a safe structure during demolition.
11. Remove existing one story addition on rear (west) side of house. Remove foundation below completely. Shore up existing house and selectively remove west foundation wall and north foundation wall under dining room. Saw cut existing basement floor slab per drawing and as required to install new footing and block foundation wall.
12. Remove garage and garage slab on grade completely.
13. Remove existing top soil 36' wide x 4" deep around entire existing structure. Remove this soil AFTER lap siding is removed.

Landscaping

1. New plantings not in contract.
2. Any sitework required to pass lead clearance is included in the scope of work.
3. Bring in new clean top soil to replace soil removed around foundation perimeter.

3.00 Concrete

1. See Masonry for footings at foundation repair.
2. Flatwork – new walkways and stoop pads as noted on drawings.
3. Cement post bases at new decorative front porch.
4. Precast basement stair unit.

4.00 Masonry

1. New 8" CMU block wall per plan. New conc. Footing below.
2. Parge and paint existing brick foundation. Paint new CMU foundation to match.
3. Refer to demo for notes on existing chimney. Rebuild chimney to original size and height. Flash and counterflash to new roofing.

5.00 Metals

1. Save existing north side gutters and downspouts for reuse.
2. New gutters and downspouts at south roof edges and west addition.

6.00 Wood, Plastics, and Composites

Framing

1. Framing per plans. Inspect existing framing for structural integrity and impact of any proposed framing. Identify bearing walls as required and carry all loads per code.
2. Assume LVL beam will NOT be required where wall removed at kitchen area.
3. 2x2 furring 24" o.c. at entire second floor ceiling. Refer to section 7 for information on rigid foam between furring strips.
4. Patch subfloor throughout as required to address deterioration and abandoned mechanical penetrations.
5. New balustrade at second floor stairway. Replicate existing box newels as required. New handrail. Stained handrail with painted balusters.
6. Soffits – at kitchen/dining west wall ceiling provide mech. soffit for HVAC & plumbing to second floor.
7. Chase – at west kitchen wall provide vertical mech. chase per plans.
8. Coordinate chase for new supply duct in NE corner of middle parlor with HVAC contractor.
9. Existing wood HVAC RA floor grate(s) in dining room to be repaired by carpenter.
10. Kitchen and bathroom cabinetry & tops purchased under an \$8,000 material allowance. Installation labor and incidental materials not included in the allowance. This allowance includes medicine cabinets. Refer to kitchen layout drawings provided with this RFP.

7.00 Thermal and Moisture Protection

Insulation

1. Cellulose insulation installed by an insulation contractor. No fiberglass is permitted in walls in this job unless approved by SBH.
 - a. Wet blow cellulose at opened walls.
 - b. Drill and blow cellulose from exterior at walls with existing plaster.
2. Refer to 2x2 furring at second floor ceiling in section 6.
3. 4" closed cell spray foam at underside of roof deck throughout to fill cavity between roof deck and rigid insulation.

4. After closed cell spray foam is placed under roof deck, place 1.5" rigid poly iso board between furring. Board to fit tightly and snug to furring.

Exterior

1. Remove all existing lap siding from house. Corner, frieze, and window trim to remain. Remove existing addition and small "roof" over dining room window from west side.
2. Repair missing, damaged, or deteriorated fascia, soffit, frieze, window, and/or corner trim as needed with new 5/4 MiraTEC or approved equal of same width.
3. New siding to be .044 double 4 vinyl siding over new Tyvek house wrap. Certainteed or approved equal. Color to be determined.
4. New beaded front porch panel ceiling over existing. Stained. Cove molding or sim. edge trim at perimeter to hide panel edge.
5. New front porch column to be 6" square fiberglass post with cap and base. Painted. No balustrade is specified.
6. Front yard decorative fence. Vinyl. White. 36" height with (5) newels. Coordinate with site plan and new front walkway. Fence to be Certainteed Bufftech "Yorkshire straight". 36" tall. Color: white.
7. Gutters and downspouts
Existing to be reused. Remove and reinstall as necessary. Protect from damage.
8. Provide and install one mailbox – adjacent to front door. Basic metal unit. Black. New address numbers.

Roofing

1. North of main roof east/west ridge: Existing roof to remain including second story flat roof and front porch.
2. South of main roof east/west ridge: Remove existing diamond shingles and replace with new. New roof framing, decking, drip edge, and shingles as required where sun-room is removed per plan. Ice and water shield at all new roofing.
3. New shingle roof at west addition. Match existing "overlay" grey diamond shingle type.
4. Roof assembly is converted to unvented "hot roof". Eliminate any existing roof vents. No new roof vents!

8.00 Openings

1. Windows

- a. Windows vary throughout the project. Refer to plans and window schedule.

KEY	Location	QTY	Approx. size*	Product Line		Muntin	NOTES
A	Front Parlor	2	29x86	Andersen Insert	Dbl Hung	SDL	wood interior
B	N Middle Parlor	2	29x69	Andersen Insert	Dbl Hung	SDL	
F	S Mid Parlor	1	52x28	Anderson Insert	Casement - Fixed	none	
C	Dining Area	2	52x23	Andersen Insert	Dbl Hung	none	
D	Mud Room	1	22x48	Anderson 200	Dbl Hung	none	new const.
E	Kitchen	1	29x36	Anderson 200	Dbl Hung	none	new const. i
	West rear entry	1	?x80	Therma-Tru	from stock	no	new frame - Oak St
G	East Bedroom	1	29x65	Andersen Insert	Dbl Hung	SDL	
N	E Bdr Dormer	1	29x35	Andersen Insert	Casement	SDL	
H	North Bedroom	1	29x65	Anderson Insert	Dbl Hung	SDL	
I	Master Closet	1	32x57	Andersen Insert	Dbl Hung	none	
J	Master Bath	1	32x57	Andersen Insert	Dbl Hung	none	
K	Hall Bath	1	28x54	Andersen Insert	Dbl Hung	none	
L	Hallway	1	28x48	Anderson 200	Dbl Hung	none	new const.
M	Landing	1	29x65	Andersen Insert	Dbl Hung	SDL	
*ALL REPLACEMENT WINDOW SIZES MUST BE FIELD VERIFIED. SUBMIT SHOP DRAWINGS FOR REVIEW.							

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F	S Mid Parlor	1	52x28	Anderson Insert	Casement - Fixed	none			
C	Dining Area	2	52x23	Andersen Insert	Dbl Hung	none			
D	Mud Room	1	22x48	Anderson 200	Dbl Hung	none	new const.		
E	Kitchena	1	29x36	Anderson 200	Dbl Hung	none	new const. in existing RO		
	West rear entry	1	?x80	Therma-Tru	from stock	no	new frame - door from Oak St		
G	East Bedroom	1	29x65	Andersen Insert	Dbl Hung	SDL			
N	E Bdr Dormer	1	29x35	Andersen Insert	Casement	SDL			
H	North Bedroom	1	29x65	Anderson Insert	Dbl Hung	SDL			
I	Master Closet	1	32x57	Andersen Insert	Dbl Hung	none			
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*ALL REPLACEMENT WINDOW SIZES MUST BE FIELD VERIFIED. SUBMIT SHOP DRAWINGS FOR REVIEW.									

2. Entry Doors

- a. Entry door – existing 3'-0"x7'-6" to remain. Paint interior and exterior surfaces. Add or replace deadbolt at existing entry doors.
Repair/adjust existing knob-set.
- b. Rear door – New Therma-Tru Smooth Star prehung unit #S6021.
New Schlage "Plymouth" handset and deadbolt.
- c. New basement access doors – Bilco metal doors.
- d. Basement door – 36x80 insulated fiberglass inswing door with deadbolt and leverset. Keyed to match main house entry.
- e. All entry locksets to be keyed the same.

3. No new storm doors or screen doors at this time.

4. No storm windows are required at new/replacement windows.

5. Door hardware: All new interior door hardware to be Schlage knob-sets in ORB finish. Exterior door hardware to be Schlage entry sets with deadbolts. All keyed to match.
6. Door stops – spring type – throughout.
7. Interior doors
Unless noted otherwise, replace all existing interior doors with new pre-hung doors per plan. New doors to be Simpson or Lemlux solid core 4 panel doors. Painted. Door sizes per plans. Please note that second floor east bedroom door is 6-0 tall. Custom door this location may be required. Existing first floor French doors to remain. Repair to close and latch smoothly.

Relocate existing front entry door, transom, and trim to mud room as noted on plans.

All interior door hardware to be Schlage knob-sets. Oil Rubbed Bronze finish.

9.00 Finishes

Interior elements

1. Existing interior trim to remain unless otherwise noted. (all doors are new)
2. Patch missing baseboard with reused from demo.
3. Reuse existing baseboard trim at second floor. All new door casings to be 1x4 with eased edges. Consolidate existing baseboard trim to complete the upstairs hallway and as many bedrooms as possible. Remaining rooms to receive 1x6 baseboard with eased edge.
4. New shower curtain rods at tub and shower unit. No curtain required.
5. T.P. hanger at each stool. (1) 18” towel bar at each bathroom.
6. Repair and/or new closet shelves and rods throughout. Solid shelf 1x material. Cleat and support brackets as required. Maximum span is 36” between brackets.
7. New closet rods are to be wood or metal with appropriate metal hangers spaced 36” OC max.
8. Base shoe at vinyl and refinished hardwood areas.
9. Blocking as required at cabinetry to support range hood.

10. New interior handrails as required per code. Including at Bilco exterior access. Reuse existing handrail if possible – note that spaces for balusters
11. Medicine cabinet is to be surface mounted. All bathrooms shall have a medicine cabinet with mirror 16" wide by 20" tall (minimum). (med cabinet and light fixtures by SBH)

Walls & Ceilings

1. All second level flat and sloped ceilings to be removed. Kitchen and dining room ceilings to be removed. Kitchen and second floor existing bathroom wall plaster to be removed.
2. There are many layers of wallpaper throughout this structure. Remove from walls determined to remain.
3. Existing plaster walls and remaining first floor ceilings - Contractor's option to remove/replace, overlay (overlay ceilings only), or repair. Finish face of any new wallboard to maintain same relationship to existing trim.
4. New half-inch gypsum wallboard all new construction.
5. Please note that existing interior trim is generally to be left in place unless noted otherwise.
6. All new ceilings to be finished smooth.
7. Moisture resistant board at bathrooms. When a tub/shower unit is on an exterior wall, provide a vapor barrier and water-resistant gypsum board behind the tub/shower unit.

Paint

Exterior

1. All exterior trim to be primed and painted.
2. Foundation masonry to be painted. Color t.b.d..
3. Paint color and type:
 - a. t.b.d.
 - b. t.b.d.

Interior

1. All walls are to receive two coats of washable, latex enamel. Satin. Ceilings to be flat sheen. Trim to be semi-gloss.
2. Paint color
 - a. Ceilings SW6119 "antique white" flat
 - b. Walls SW 6108 "latte" eggshell
 - c. Trim SW 6077 "everyday white" semi-gloss

3. Paint basement floor as required for lead clearance. Med grey.
4. Clean existing/new newel and reused handrail. Poly finish.
5. Fireplace – no work.
6. Paint previously painted elements in basement as req'd for lead clearance.

Flooring

1. New carpet in bedrooms and second floor landing area. Carpet to be cut pile broadloom nylon material over min. 2lb rebond pad.
Carpet on stairs.
2. Existing oak/pine flooring at dining room, middle parlor, and front parlor to remain. Protect during construction. Repair, sand, and poly.
3. New LVT plank vinyl flooring at kitchen, mud room, first floor half bath, and laundry area per plans. Vinyl flooring at second level bathrooms per plan. LVT flooring to butt joint to existing oak dining room flooring. Any metal transition trim between these two floor areas to be minimal.
4. Paint basement floor and as otherwise required for lead clearance.
5. New baseboards to match existing. Existing may be saved from demo and reused as needed. At areas where baseboard is all new, use 1x6 with eased edge. Painted. Base shoe at all non-carpet areas.

22.00 Plumbing

1. Refer to list this section for specified plumbing fixtures.
2. Garbage disposal is included. Provide and install. Refer to product list.
3. Dishwasher connection under kitchen sink. Provide hot water shut off valve that can isolate dishwasher and still allow kitchen sink function.
4. New PEX water supply plumbing throughout. Manifold not required. New frost resistant sill cocks located at front and rear of structure. Provide loop for future water softener and separate sill cocks from soft water circuit.
5. No drain or vent plumbing is permitted in any exterior walls. Coord VTR with roofing work.
6. One new 5/8" water meter and ram's horn as needed. Reuse existing service.

7. One new water heater. 40 gallon power vent. Repair and/or add to existing water service, meter base, etc. as required.

8. Plumbing fixtures. Submittal required for all listed products.

Toilet:	Delta Corrente C43904-WH (HET). Max. 1.28 gpf. With coord. seat/lid, wax ring; Color: white Clear silicone at base.
Lavatory Sink:	Drop in sink PF19164 or approved equal. Color: white
Lavatory Faucets:	Delta Foundations B2515LF-PPU (1.5 gpm)
Shower Faucet:	Delta Foundations BT13010 valve trim (where applicable) plus Delta 7-spray hand held shower 75701 (2.0 gpm) Handheld shower faucet is for all shower units and ADA Xfer showers.
Tub/Shwr Faucet:	Delta Foundations B114900 (fixed head shower is 2.0 gpm) Include tub spout and drain stopper.
Tub/Shower:	60" fiberglass tub/Shower unit. Color: white.
Acceptable mnfr:	Sterling Ensemble 71124106; Aker ; approved equal.
Shower	36x60 fiberglass shower unit. Verify L/R. Color: white. Acceptable mnfr: Sterling; Aker ; approved equal. Verify L/R. Color: white.
ADA Xfer shower	fiberglass. color: white. Acceptable mnfr: Sterling 62050125-0; Aker OPS-3636 141274-R/L; approved equal. Verify left/right compliance per ADA.
Ped sink	ProFlo PF1045WH (leg) & PF5004WH (bowl)
SS Kit Sink:	Sterling Middleton 20-Gauge Double-Basin Drop-In model #R14708-4-NA (coord. 3 or 4 holes w/ faucet soap dispenser)
Kitchen Faucet:	Delta B4310LF-SD. Chrome. ADA compliant. 1.8 gpm (Verify that faucet comes with required accessory soap dispenser before ordering sink)
Garbage Disposal:	Insinkerator Badger 1. Switch at wall.

23.00 HVAC

1. New bath fan/lights to exterior at each 2nd floor bathroom. Provide ext vent caps at exterior sidewall or to soffit. Bath fans to be separately switched light and fan. Broan 80cfm unit.
2. Kitchen vent hoods – 30" white broan recirc. unit. Provided and installed by electrical contractor.
3. New gas furnaces w/ both combustion intake and exhaust vented to exterior. Min. 95% efficient. Inspect existing ductwork and returns and repair/reroute as needed. Standard 1" filter in enclosed housing at RA plenum. No humidification. Provide central AC. Min. 14 SEER. Provide pump for condensate to main sewer line.

4. Ductwork to be galvanized. No flex duct is permitted for HVAC furnace system unless specifically discussed and approved by SBH.
5. HVAC contractor to provide all new gas piping throughout as required. Existing may be reused if in good condition. Pipeflex is approved. Gas to furnace, water heater, kitchen range, dryer.
6. Vent bathrooms to exterior soffit with pvc rigid 4" stormdrain pipe or approved equal. No flex dryer venting is permitted. New vent caps at exterior. Dryer is located on an exterior wall. Dryer wall cap to be Lambro 289W mounted on 5/4 trim block.
7. New laundry connections. Vent dryer to exterior soffit. Recessed dryer vent box. Gas fitting for dryer.
8. Existing wood HVAC floor grates in dining room to be repaired. (carpenter)
9. New ducted HVAC supply to second floor north bedroom. (existing is not ducted).
10. New supply and return air boots and grates throughout.

26.00 Electrical

1. Rewire existing structure and new addition complete. Provide new 100A service from meter base to new breaker panel in basement. Locate panel on plywood near south wall such that an exterior service disconnect is not required. Existing meter base and aerial service to remain.
2. New hardwired and interconnected smoke detectors throughout per code.
3. New ceiling fixture in each bedroom, master bedroom hallway, one switched per bedroom closet at wall over closet door, 2 switched recepts in living room; one ceiling fixture each in dining room and kitchen; pendant fixture over kitchen sink; ceiling at mud room; and 3 keyless in basement. Fan in each bathroom switched separately; Fan/light in second floor hall bath; One motion flood at rear w/ switch override; 1 ceiling light at front porch; and as otherwise indicated on lighting plan.
4. All light fixtures and lamps will be provided by SBH from contractor provided list. Install per lighting plan. Provide and install 4 keyless light fixtures in basement all controlled by switch near basement door.
5. GFIC dedicated recep at laundry location.

6. Provide electric for range hood. Electrician to provide and install 30" Broan recirculation type range hood.
7. Provide an electrical receptacle under sink base for dishwasher and garbage disposal connection. Switched garbage disposal.
8. Provide all devices and cover plates in ivory or light almond – all to match. Add and replace receptacles as required to meet current code for new construction.
9. Run power as required for new AC unit; washer/ elec. dryer connections; fan/lights, furnace, and water heater. Coordinate with HVAC contractor and plumber.
10. Exterior lighting flood located at NW corner of house. Install SBH provided motion flood units. Provide switch override at rear door. Porch lights at other porches to be ceiling mounted. SBH will provide fixtures and lamps.

South Bend Heritage Foundation, Inc.
803 Lincolnway West
South Bend, IN 46616

Requirements for Certificates of Insurance

- Commercial General Liability Requirements: \$1,000,000
- Commercial Auto Policy Requirements: Minimum Combined Single Limit per Accident: \$500,000

NOTE: If using a personal vehicle you must carry non-owned/hired auto liability

- Workers Compensation and Employers Liability* Minimum Employers Liability Limits: \$100,000/\$500,000/\$100,000
- Umbrella Liability Requirements: Minimum Limits \$2,000,000

South Bend Heritage Foundation, its subsidiaries and agents must be listed as an additional insured. ~~Any contractor doing work for the Northeast Neighborhood Revitalization Organization must also list that organization (NNRO). Any contractor doing rehab work should also list South Bend Heritage Properties LLC.~~

*SBHF will accept a valid Indiana Department of Revenue Workers' Compensation Clearance Certificate for Independent Contractors in lieu of Workmans Comp coverage. Sole proprietors and/or partnerships meeting certain criteria are eligible for apply. Information and applications are available on line at the Dept. of Revenue's website at www.state.in.us/dor.