

COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

Owner: Jay Sallstrom

Business

Name: C&Q Investment Group, LLC

Address: 1215 N Riverfront Drive, Mankato, MN 56001

GENERAL CONSTRUCTION CONTRACT

All Work and Materials Must Meet or Exceed All State and Local Codes. Only Good Quality Materials and Workmanship Will Be Acceptable. Each Trade Is responsible for disposing of their related debris. If you are the General Contractor, all other trades and Subs will be hired and paid by the General Contractor. Each trade must cooperate and coordinate with other trades on this project. Lead Safe Work Practices must be performed in accordance with 29CFR1926.62 OSHA Lead Safety Standards or Contractors can be a Certified Renovator, Repair & Painting Contractor with the Environmental Protection Agency to work on homes 1978 and older. No changes or additional work may be completed without the prior written approval of MVAC. All Contractors are responsible for obtaining required building permits and inspections.

The Specifications listed below are Intended to provide guidance and relevant details to the work performed as part of this Rehabilitation Project. In all cases, the Contractors and Subcontractors are to install all materials, fixtures, and appliances in accordance with Manufacturer's Specifications and/or as per State and Local Building Codes. In the event that a listed specification is contrary to the Manufacturer's Specifications or State and Local Building Codes, the Manufacturer's Specifications and/or State and Local Building Codes Shall supersede the listed specification. If this occurs, contact the Housing Rehabilitation Coordinator to discuss and confirm. Any other code violations identified by the General Contractor or Subcontractors during initial inspection shall be corrected as needed to comply with codes.

SIDING & GUTTERS

ITEM

SCOPE OF WORK SPECIFICATION DESCRIPTIONS

1 REMOVE EXISTING HARDBOARD SIDING & BUILD-OUT FOR NEW SIDING

Remove and dispose of the existing horizontal hard board siding on the south 93' section of the office area down to the existing T-1-11 siding. Build-out area from top of T1-11 siding to underside of the metal roof on the south, west and north sides of the office building to accommodate the new siding. Repairs to include but not limited to:

- On the south facing 93' of the office building, remove the 12" horizontal lap siding, leaving the T1-11 siding beneath it.
- Build out the exposed area on southside above the T1-11 siding so it is flush with the T1-11 siding.
- Contractor will need to loosen & re-secure roof panels and remove the brown fascia cover below the metal roofing to build-out area.
- Contractor will also need build-out the areas above the windows on west and north sides of office area to be flush with upper section and cover with OSB sheathing for smooth surface.
- Provide and install a weather resistive barrier/house wrap over all areas on structure to be sided per owner provided plans & drawings.
- Install a weather resistive barrier/house wrap per manufacturer's specifications, taping all seams with approved tape.
- Clean-up work areas daily and dispose of all debris at an approved landfill.

Note: Building owner will have work to remove windows & doors, re-frame exterior walls and openings as needed and close-up those areas completed by a separate contractor not included with the scope of work listed above. In addition the owner will also have that contractor reframe and sheath the back garage/storage area wall sections of the building to prep them for siding. All this work is excluded from the scope of work for this portion of the project but must be coordinated with and in conjunction with the work specified above to prep the structure for the new siding.

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2 INSTALL NEW STEEL SIDING PER PLANS & DRAWINGS

Provide and install new Board and Batten steel siding and Vesta Plank Wood Look steel siding from Quality Edge products on the north, west and south sides of the office area and garage/storage area per owner provided drawings and plans. Installation to include but not limited to:

- Provide & install the Ironstone board & batten steel siding on all areas of the structure per plans and per manufacturer's specifications and building code.
- Provide & install the horizontal Vesta Wood Plank like steel siding all areas of the structure per plan and per manufacturer's specifications and building code.
- Include all trim, corner pieces and mounting blocks for exterior fixtures and receptacles per plans and per manufacturer's specifications and building code.
- All doors and windows to have drip flashing installed above them per code.
- Seal around doors and windows with code approved caulks and sealants.
- Clean-up work areas daily and dispose of all debris at an approved landfill.

3 NEW SEAMLESS METAL GUTTERS/DOWNSPOUTS -213 LN FT

Provide and install new 5" "K" style, pre-finished metal seamless gutters fastened into fascia in locations noted below. Installation to include:

- All joints are to be sealed using approved gutter sealant.
- Downspouts shall be securely attached to exterior walls and be installed with minimum 60" leaders or extensions that direct water down slope away from foundation/structure.
- Color selection by owner.
- Gutters to be installed on the south side only of office area and garage/storage area (213 ln ft)

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4 ALTERNATIVE/ADD-ON #1 - ATTACH DETAILED DESCRIPTION AND COST

All contractors are required to bid on the listed projects as specified and in accordance with listed materials and instructions. However, we recognize that there may be alternatives to completing one or more of the listed project items based on a contractor's knowledge and experience that may work equally well and at a lower cost. Any contractor that wants to propose an alternative approach and/or material to complete a project line item may do so by entering the cost on the bid page and attaching a separate detailed page that identifies the line item you are proposing an alternative for and includes a detailed description of the proposed alternative including methods, materials and related cost. In addition, if the Contractor discovers some other required repair not included in the scope of work, the contractor can add the item to the bid proposal here and attach a detailed description of the work and cost.

CONTRACTOR WILL NEED TO OBTAIN CURRENT PLANS AND DRAWINGS FROM THE BUILDING OWNER