

PROJECT SPECIFICATION

Project #:	1822
Model #:	Single Family Rehab
Project Address:	1205 Eldridge Avenue West
	Roseville, MN 55113
Project Type:	Rehab
Project Manager:	Rhonda Thorson (612.328.0283)
Site Supervisor:	TBD
Vol. Start:	TBD

SUBCONTRACTED WORK

Approximate Start Date	Type of Work
8/4/2025	220-220 Asbestos Abatement
8/4/2025	221-221 Lead Abatement
8/18/2025	307-308 Foundation Waterproofing - Drain Tile Retrofit
8/18/2025	360-365 Radon Mitigation

SCOPE OF WORK

220-220 ASBESTOS ABATEMENT - SUBCONTACTED

- Work must be done by someone with required training and certification.
- Utilize asbestos assessment from: Angstrom Analytical, dated June 12, 2023.
- Abate all asbestos as listed in assessment.
- Remove linoleum floor from basement bath
- Remove 9x9 floor tile & mastic from basement floor
- Remove kitchen sink
- Remove flue patch
- Upon completion, provide Hazardous Waste Manifest documentation and air sampling documentation.

Material Supply:

- All materials, including dumpsters, supplied by subcontractor.

Clarifications:

- Prior to abatement, TCHFH will remove bath fixtures in the basement.
- Running water will be available on site for abatement contractor.

222-220**LEAD ABATEMENT - SUBCONTRACTED****Note***

- Lead abatement shall be done in a timely, safe and professional manner in such that TCHFH will only be financially responsible for one clearance test, The abatement subcontractor will be responsible to pay for any additional clearance tests thereafter.
- Work must be done by someone with required training and certification.
 - Utilize lead assessment from: Angstrom Analytical, dated June 12, 2023 and April 14, 2025.
 - Abate all lead as listed in assessment.
 - Remove all windows and window frames. Cover all openings with OSB or plywood. Do not damage blue metal siding.
 - Remove door and frame at front entrance. Cover door opening with OSB or plywood. Do not damage blue metal siding.
 - Remove all lead components from the breezeway, including structural components. Temporary roof support will be required. See option cost below.
 - Upon completion, provide documentation of passed lead clearance test

Material Supply:

- All materials, including dumpsters and materials to cover openings, supplied by subcontractor.

Option Cost:

- Provide option cost to supply material and labor needed to build temporary supports for both sides of the breezeway roof.

Clarifications:

- Prior to abatement, TCHFH will remove bath fixtures, trim, and non-structural framing in the basement.
- Running water will be available on site for abatement contractor.

307-308**WATERPROOFING - Drain Tile Retrofit****Note***

- All foundation waterproofing to include a ten year warranty.
- Replace existing Beaver drain tile system and sump basket.
 - Utilize existing sump basket location and discharge location if possible.
 - Install drain tile around interior perimeter of footing. To include installation and tie in to sump basket.
 - Install new 1/3HP sump pump and piping to discharge to the exterior.
 - Waterproofing system and drain tile installation by: Subcontractor.
 - Demo and repair of concrete floor to be done by: Subcontractor.

Material Supply:

- All materials supplied by: Subcontractor.
- Dumpster supplied by: Subcontractor

360-365

RADON MITIGATION

Note*

Radon Sub

Radon piping not to be in the sump basket.

- Install an active radon system to include a 3" schedule 40 pipe running from below the concrete slab up and out the basement rim to the exterior. Radon fan will be on the exterior of the home. In the basement, break through the concrete floor and dig out enough dirt to create a void approximately 20" in diameter. The pipe is to be set at the bottom of the slab rather than the bottom of the hole and should be T'ed to run 3" in two directions. The hole is to be sealed with foam-rubber backer rod and patch concrete around base of the pipe. The pipe run should have as few horizontal sections and elbows as possible. This work is also to include the installation of the manometer.

Option Cost:

- Provide pricing for post-construction radon testing.
- Electrical Sub: (By TCHFH Electrical Subcontractor)**
- Install wiring to radon fan as required by code.

Material Supply:

- Radon fan, cord, and manometer supplied by TCHFH Warehouse.
- All other materials supplied by Subcontractors.