

## **EXHIBIT A- Proposed scope of work for 1329 Farnam St**

The City of La Crosse is selling 1329 Farnam St as an owner occupied single family dwelling. The purchaser must complete, at minimum, the below scope of work as part of the sale of the property. The City and the Purchaser reserve the right to modify the scope of work as part of negotiating the sale of the property. The City retains its right to approve or reject offers based on purchase price, the proposed scope of work, the estimated tax value and purchaser's capacity.

**Offers to purchase shall include:** proof of financing, detailed plans for the renovation such as bids/proposals/a list of materials, floor plans and/or a written explanation of who and how the scope of work will be completed. Purchaser must contract with a licensed general contractor or demonstrate their ability to act as a general contractor by providing references and previous job history.

The Purchaser shall work with an Agency (financial institution or title company) to assist with the disbursement of payments. Before closing the City will request a detailed copy of the project cost breakdown listing subcontractors and/or suppliers. At closing the cost breakdown will be submitted to the Agency along with the funds necessary to perform the renovations.

The City will collect a good faith deposit 15% of the sales price, the good faith deposit will be returned upon completion and inspection of the scope of work by Planning Staff. The Purchaser has 6 months from the date of closing to complete the below scope of work, unless a written extension is granted by the City. The completion timeline can be modified as part of the negotiating the sale of the property. A fee of \$100.00 per week will be assessed and deducted from the good faith deposit.

**Purchaser is responsible to obtain all required permits prior to commencing work. Purchaser is subject to all and any permit fees required to complete the scope of work. Purchaser is subject to any and all State and Municipal code standards.**

### **A. LAYOUT AND ARCHITECTURE**

Purchaser shall work with a licensed structural engineer and architect to reconfigure the layout of the home. Create open concept living on the main level, increase the size of the bathroom on the main level, install new interior stair case to meet current state and municipal code standards, add a bathroom on the second level and add closets for all bedrooms. At the end of the project, there shall be a minimum of 3 bedrooms and one and two bathrooms.

### **B. WINDOWS AND DOOR REPLACEMENTS -**

1. Replace all windows, except the stain glass windows on the main level
2. Replace all windows on the porches
3. Replace all exterior doors

### **C. KITCHEN –**

1. Gut the Kitchen
2. Update electrical to State and Municipal code standards
3. Update plumbing to State and Municipal code standards
4. Install new kitchen cabinets and counter tops

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### **D. BATHROOMS-**

1. Add bathroom to second level
2. Gut bathroom on main level, enlarge and reconfigure space
3. Install all new fixtures (toilet, bathtub/shower, etc.)
4. Install new water heater, plumbing shall meet State and Municipal code standards
5. Update electric to State and Municipal code standards

### **E. INTERIOR-**

1. Ceilings, walls and floors must not have serious defects such as bulging, buckling or leaning, large holes, loose surface materials, or other serious damage
2. Ceiling tiles shall be removed from bedrooms and basement
3. Wood paneling shall be removed from the basement walls
4. Insulate side wall cavities to capacity, insulate attic to R50

### **F. FLOORING-**

1. Install new flooring or refurbish wood flooring throughout the main level
2. Install new flooring throughout the second floor

### **G. PORCHES-**

1. Broken, rotted or missing steps and boards shall be replaced
2. Ensure porches are properly supported; provide adequate foundation/footers if necessary
3. Rear porch maybe removed; consider replacing with a new mudroom type entryway or a rear addition

### **H. EXTERIOR**

1. Replace any rotting siding, fascia, soffit, trim boards, shakes, window casing and frieze board
2. Re-attach any loose siding, shakes or trim using exterior rated nails
3. Scrape and sand loose paint from siding, fascia, soffit, trim boards, shakes, window casing and frieze board.
4. Remove any loose caulk and/or sealants
5. Prime and paint all surfaces using an exterior wood primer/paint
6. Preference for use of multiple exterior colors (ex. siding one color, shakes & window casing second color, front door third color)
7. Tuck point foundation as necessary

### **I. HVAC**

1. Install duct work where necessary
2. Install new furnace, AFUE rating of 85% or greater
3. Install new A/C, 13 SEER or better

### **J. ELECTRIC**

1. Upgrade to 200 AMP service, shall meet State and Municipal code standards
2. Knob and tube wiring shall be replaced

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### **K. GARAGE-**

1. Construct single or double car garage, consult Fire Prevention and Building Safety (FPBS) for specifics regarding size
2. Existing concrete slab may be utilized if permitted by FPBS
3. Siding shall be a similar size and material as the main structure. Color should match or compliment the main structure.

### **L. LANDSCAPING**

1. Remove large pine tree in the rear yard
2. Remove bush by the close line
3. Trim shrubs as needed

### **M. OTHER**

1. Prior owners disclosed a defect in the chimney that caused water damage. The defect has been repaired however purchaser may want to consider removing the chimney as part of the scope of work.

The negotiated scope of work will become an exhibit of the real estate purchase agreement. Purchaser must agree to execute the real estate purchase agreement at or before closing. The Community Development Committee (CDC) must approve all offers to purchase. CDC approval is for the sale of the property and proposed scope of work only. Purchaser must obtain necessary approvals and permits from other City and/or County Departments and Committees prior to commencing and upon completion of proposed work.

Questions contact Dawn Reinhart at 608-789-7360 or [reinharda@cityoflacrosse.org](mailto:reinharda@cityoflacrosse.org) or Caroline Gregerson at 608-789-7393 or [gregersonc@cityoflacrosse.org](mailto:gregersonc@cityoflacrosse.org).