

EXHIBIT A- Proposed scope of work for 921/23 5th Ave S

The City of La Crosse is selling 921 5th Ave S for \$15,000 with the requirement that the Purchaser must convert the structure back to a single-family dwelling and perform the renovations identified in the below scope of work **OR** to purchase the structure for \$1.00 to demolish the structure and construct a new single-family dwelling. Purchaser's wishing to acquire the property for demolition, please refer the City's Guidelines for Vacant Land Property Sales and the Single-Family Design Standards; found at: <https://www.cityoflacrosse.org/your-government/departments/community-development-and-housing/residential-lots-for-sale>.

The property is subject to an owner-occupied deed restriction, whether home is renovated or demolished. The City does allow Builders, Developers or Investors to purchase the property, perform the renovations and upon completion of the renovations, sell the property to an owner-occupied purchaser. The property may not be rented at any time.

Property has a non-exclusive easement for driveway purposes with the property to the North, 919 5th Ave S.

OFFERS TO RENOVATE

Purchasers interested in renovating the dwelling must complete, at minimum, the attached 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 to MUST include: proof of financing, detailed plans for the renovation such as bids/proposals/materials, floor plans and a written explanation of what the scope of work will entail. Please feel free to include anything else you deem as important for the Committee/Staff to know. 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 City will collect a good faith deposit of \$5,000, the good faith deposit will be returned upon completion and inspection of the scope of work by Planning Staff. The Purchaser has 9 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 negotiated as part of the sale of the property. A fee of \$100.00 per week will be assessed and deducted from the good faith deposit for any work not completed by the established deadline.

Prior to closing: Purchasers will be asked to provide a copy of the contract with their General Contractor. If acting as their own General Contractor, Purchasers will be required to provide a detailed copy of the project cost breakdown, list all subcontractors and provide copies of the contracts with their subcontractor(s). If applicable, Purchaser's will need to demonstrate that a licensed structural engineer was consulted.

The Purchaser shall work with an Agency (financial institution or Title Company) to assist with the disbursement of payments. Purchasers with cash offers will be asked to submit their cost breakdown to the Agency along with the funds necessary to perform the renovations.

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The negotiated scope of work will become an exhibit of the Real Estate Purchase Agreement (renovate) (agreement). Purchaser must agree to execute the agreement at or prior to 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 or Caroline Gregerson at 608-789-7393 or gregersonc@cityoflacrosse.org.

A. LAYOUT AND ARCHITECTURE

Purchaser shall work with a licensed structural engineer and architect or designer to reconfigure the layout of the home. Create open concept living on the main floor, increase the size of the bathroom on the second floor and ensure all bedrooms have a closet. At the end of the project, there shall be a minimum of 3 bedrooms and 1 ½ bathrooms.

B. WINDOWS AND DOOR REPLACEMENTS -

1. Replace all windows,
2. Replace all exterior window trim with a trim that is two inches from the façade or at least four inches in width that features a color that contrasts the siding color
3. Replace all exterior doors, purchaser is encouraged to have a decorative front door.

C. KITCHEN –

1. Gut the Kitchen, down to the ceiling and wall studs
2. Properly insulate exterior walls
3. Update electrical to State and Municipal code standards
4. Update plumbing to State and Municipal code standards
5. Install new kitchen cabinets and counter tops
6. Remove Kitchen from the 2nd floor

D. BATHROOM (main floor)-

1. Gut bathroom on main floor down to the ceiling and wall studs.
2. Reconfigure bathroom layout (at minimum ½ bath)
3. Properly insulate the walls
4. Install new fixtures (toilet, bathtub/shower, etc.)
5. Install new gas water heater, plumbing shall meet State and Municipal code standards
6. Update electric to State and Municipal code standards

BATHROOM (2nd floor)-

1. Gut bathroom on 2nd floor, down to floor joists, ceiling and wall studs
2. Reconfigure bathroom layout
3. Properly insulate the walls
4. Install new fixtures (toilet, bathtub/shower, sink and vanity)
5. Update plumbing and electrical to State and Municipal code standards

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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 and wall texturing shall be consistent throughout the home
3. Ceiling, walls and floors shall be free of water damage
4. All interior doors and trim shall be replaced or refurbished
5. Purchaser must consult a structural engineer if they are proposing to remove or add any structural components
6. Insulate side wall cavities to capacity, insulate attic to R50

F. FLOORING-

1. Install new or refurbish flooring throughout the structure

G. PORCHES-

1. Front and rear porches shall be removed and replaced; porch must be properly supported by an adequate foundation and footer
2. Front porch must be similar in size and nature

H. EXTERIOR

1. Replace any rotting or broken siding, fascia, soffit, trim boards, shakes, window casing and frieze board
2. Re-attach any loose siding, shakes or trim using
3. Replace fascia, soffit, trim boards, window casing and frieze board as necessary.
4. Remove any loose caulk and/or sealants
5. Prime and paint all wood surfaces using an exterior wood primer/paint
6. Home must include at least 2 of the following architectural design elements:
 - a. Use of multiple exterior colors (ex. siding one color & window trim second color, front door third color),
 - b. Decorative door designs, including transom and or side lights,
 - c. Decorative building materials (ex. Stone, tile, brick, brackets),
 - d. Shake or shingles
 - e. Windows with a grid system
7. Tuck point foundation as necessary
8. Recoat/seal roof

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 and removed when possible

K. LANDSCAPING

1. Grading around the foundation of the home is recommended

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2. Front yard shall be landscaped with sod or a combination of seed and shrubs
3. Rear yard at minimum shall be landscaped with seed

L. GARAGE

1. Construct a new single car garage, consult Fire Prevention and Building Safety for state and municipal code requirements for size/location
2. Siding on garage should be of a similar material and color as the main structure.
3. Install driveway in accordance with municipal code standards

M. OTHER

1. Replacement of the 1st floor primary structural beam with a new engineered laminated veneer lumber (LVL) and steel post/concrete footing system sized adequately for the live and dead loads **is required**.
2. A wood destroying insect inspection report was conducted on July 16, 2019. No evidence of wood eating insects present. Report does note the old termite damage that was previously treated.
3. Current interior stair cases do not meet current municipal code standards, please note that it may be necessary to reconfigure stair cases to meet municipal code standards
4. The Purchaser is encouraged to obtain an asbestos inspection report prior to commencing any type of demolition. Any materials that contain asbestos shall be encapsulated or disposed of properly.

Purchaser is responsible to obtain all required permits prior to commencing work, is subject to all and any permit fees required to complete the scope of work, and is subject to any and all State and Municipal code standards. Approval of the renovation plans does not warrant approval from any other City or County Departments or Committees.

PLEASE SEE EXAMPLE OF REAL ESTATE PURCHASE AGREEMENT