

EXHIBIT A- Proposed scope of work for 912 Avon St

The City of La Crosse is selling 912 Avon St as an owner occupied single family dwelling to Habitat for Humanity for \$15,000. They have agreed to complete the City's scope of work below. Before each draw, City Staff will inspect the property to ensure the work has been completed as described. They 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 will sign an agreement with Habitat for Humanity, which includes an agreed upon timeline. If the renovation is not completed according to the timeline or the scope of work is not completed, the City reserves the right to withhold CDBG funds.

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

Habitat shall work with a licensed structural engineer and architect to completely re-do the layout of the home to create more open concept living, a larger kitchen and bathroom, and spaces that "flow" better. At the end of the project, there should be a minimum of 3 bedrooms and one and half bathrooms. The architectural plans shall be completed and approved by the City before the work begins. The City is looking for an entire "gut rehab" on the home. New walls where necessary and new paint throughout.

B. OVERALL

1. Re-wire the home
2. Update the plumbing to State and Municipal code standards
3. Insulate and install new energy efficiency appliances to meet Focus on Energy HOME Performance with Energy Star; (please work with Kevin Conroy on this- he can help Habitat meet these requirements)

C. KITCHEN –

1. Gut the Kitchen and create larger kitchen/dining room space
2. Completely re-do and re-construct

B. DOOR REPLACEMENTS

1. Replace all exterior door and repaint/replace interior doors if necessary

D. FLOORING-

1. Refurbish wood flooring on the main level if possible
2. Install new flooring throughout the house

E. BATHROOM- must have at least a 1 ½ bath

1. Flooring shall be replaced
2. Add sink, plumbing shall meet State and Municipal code standards
3. Update electric to State and Municipal code standards

EXHIBIT A- Proposed scope of work for 912 Avon St (cont.)

BATHROOM (main floor)-

1. Update plumbing & electric to State and Municipal code standards
2. Install new vanities
3. Install new shower and/or tub

F. INTERIOR

1. Replace wood burning fireplace with natural gas inserts
2. Install 5/8" sheetrock to the ceilings and 1/2" sheetrock to the walls. Mud tape, sand, and finish and apply paint.

G. GARAGE-

1. Construct 1 1/2 or double car detached garage, consult Fire Prevention and Building Safety for state and municipal code standards regarding size and location
2. Installation of the driveway to be constructed in accordance with municipal code standards**

H. BASEMENT

1. Address any reinforcement of foundation
2. Remove carpeting present, clean and repaint

K. EXTERIOR

1. Remove existing side and install new siding. Add shakes in gables
2. Siding on garage should be of a similar material as the main structure. Color should match or complement existing siding color
3. Replace roof, consider putting on brand new roof to remove flat roof
4. Clean up and trim landscaping
5. Knock down chimney currently servicing boiler and install new water heater

K. HVAC

1. Remove existing boiler system to include all piping and radian baseboard units.
2. Add new forced air furnace and central air conditioning system to meet focus on energy home performance with energy star heating and cooling equipment standards
3. Water Heater. Replace the existing unit with new natural gas power vent unit with an energy factor of .70 or greater