



VI Housing Finance Authority
 3202 Demarara Plaza Suite 200 • St. Thomas, USVI 00802
 Telephone (340)777-4432 • Fax (340)755-7913
 COMMUNITY DEVELOPMENT BLOCK GRANT -DISASTER RECOVERY (CDBG-DR)



DURATION OF PROJECT:
COMPANY NAME:
PHONE:
EMAIL:

NAME:
TITLE:
RFB#:
DATE:

VI HRR-00031

PROPERTY DESCRIPTION

Madeline Oscar was present at the listed property at the time of inspection. The Applicant is currently living in the home. The house is a three-bedroom, single story, combined framing system, where the original section of the home appears to be load bearing wood framed perimeter walls with intermittent CMU walls supporting the roof system. This structure is supported by CMU block piers on footing and floor wood joist framing. The front porch and right side of building are supported by CMU foundation stem walls along the perimeter and interior CMU piers. The porch section appears to be cast concrete deck while the right-side construction (living, walk in closets) appears to be wood joist floor framing. The laundry/ master bath and storage room foundation appear to be cast-in place concrete columns, beams and concrete deck. There is intermediate line of piled round wood post columns with notched flat facing girder beams in between floor spans. The exterior walls are either CMU or wood framed. The pitched/gabled shed roof is wood framed with rafters, plywood sheathing and corrugated metal panels. The electrical system consists of a 100-amp service meter and disconnect with overhead mounted on separate post along the Property boundary. The plumbing system consists of a cistern with underground service to the house and 30-gallon electric water heater located in adjacent pump house. House waste disposal and treatment is via a site septic tank and leach field

SCOPE

Repairs needed according to the Project Manager are as follows:

The needed repairs observed by the Project Manager are the following: Remove and replace metal roof, sheathing, fascia and gutters and downspouts. Rafters are currently (2"x 6") spaced at ± 30" on-center, and rafter span and spacing to be installed per U.S.VI building code. Replace two exterior doors. Replace master bath door casing. Install accordion shutters per the program directive. Install new wood guardrails along perimeter of upper landing, and on open side of kitchen stairs/ ramp; and at porch stairs. Install new storage room ingress/egress access stairs on cast in place concrete pad. Remove and replace selective ceramic wall tile in bathroom 1 and Master Bath. Remove and replace selective floor tile in hallway/ laundry; Master bed to bath threshold and selective tile flooring in the kitchen/dining area. Remove and replace shower tile on floor and walls at Bathroom 1. Repair/ or replace the shower wall tile in Master bath. Repair wall crack and resurface before painting at living room roof beam, bath 1 and at exterior wall (Left side elevation). Paint the interior ceiling/ rafters and paint interior walls. Power wash clean and paint all exterior walls, porch ceiling and perimeter soffit. Replace kitchen and bathroom standard or GFCI outlets. Rewire, and replace missing light fixtures in Master bed 1, bedroom 2 and bedroom 3. Remove, rewire and replace ceiling fan/light fixture in master bed and bedroom 2. Install smoke detector as required by code. Remove and replace circuit breaker panel located in the kitchen. Repair plumbing as required to replace Bathroom 1 shower diverter, fittings and shower head

PRIORITY OF REPAIRS (PROJECT MANAGER)

When insufficient funds are available to complete the entire scope of work described in this Estimated Cost of Repair (ECR), the generalized prioritization of storm related repairs for this property is first the restoration of the weatherproof integrity of the structure, followed by the restoration of the structure's security, plumbing system, electrical system, HVAC system, thermal components, completion of the interior, and then any other remaining repairs. The determination to proceed with partial repairs will require additional coordination between the Construction Manager and Contractor to identify repairs that should be performed with available funds.

ENVIRONMENTAL NOTE(S)

Homes are assumed to have mold. Contractors are tasked with completing a mold inspection of the property. If mold is identified pictures should be taken to document the presence of mold. Contractors are then asked to clean surfaces identified with mold contamination, Clean-up should follow EPA guidelines which can be found on EPA's website. Pictures should be taken after to document mold clean-up.

DIV ID	DESCRIPTION CASE VI-HRR- ADDRESS: , USVI 008	Priority Level	QTY	UNIT	UNIT PRICING	TOTAL (\$)
01 00	Division 01 00 - Mobilization/General Requirements					
02 30	Division 02 30 - Geotechnical Investigations					
02 40	Division 02 40 - Demolition (Prices include Bins & Disposal)					
02.41	Demolition of Building Elements					
02.41.01A	Demolition of Floor Tile	3	1,233.80	SF	\$0.00	\$0.00
02.41.01B	Demolition of Wall Tile	3	430.90	SF	\$0.00	\$0.00
02.41.03	Demolition of Partition Walls	3	1,186.95	SF	\$0.00	\$0.00
02.41.05A	Removal of Windows	1	3.00	EA	\$0.00	\$0.00
02.41.05B	Removal of Doors	1	6.00	EA	\$0.00	\$0.00

02.41.06	Removal of Roofing	1	1,646.06	SF	\$0.00	\$0.00
02.41.07	Removal of Kitchen Cabinetry/Fixtures	2	1.00	EA	\$0.00	\$0.00
02.41.08	Removal of Bathroom Cabinetry/Fixtures	2	4.00	EA	\$0.00	\$0.00
02.87	Biohazard Remediation					
02.87.01	Mold Remediation	3	36.40	LS	\$0.00	\$0.00
31.00	Division 31 00 - Site Clearing, Earthwork & Excavation					
31.01	Site Clearing					
31.01.02	Removal of Fences and other Structures	2	1.00	LS	\$0.00	\$0.00
31.02	Earthwork					
31.03	Excavation for Foundations and Bases (Footings)					
31.03.01	Excavation	1	15.00	CY	\$0.00	\$0.00
31.03.02	Select Backfill around Structures	1	15.00	CY	\$0.00	\$0.00
03.00	Division 03 00 - Concrete					
03.01	Minor Concrete Elements					
03.01.02	Concrete Slab on Grade	1	8.00	SY/CY	\$0.00	\$0.00
03.02	Structural Concrete Elements					
03.02.01	Concrete Bond Beams – For Roofs	1	2.91	CY	\$0.00	\$0.00
03.02.02	Concrete Columns	1	1.20	CY	\$0.00	\$0.00
03.02.03	Concrete Footings	1	7.50	CY	\$0.00	\$0.00
03.02.04	Concrete Beams	1	0.30	CY	\$0.00	\$0.00
03.02.07	Cast-in-Place Concrete Walls	1	7.08	CY	\$0.00	\$0.00
04.00	Division 04 00 - Masonry Units					
04.00.03	8" CMU Walls	1	183.60	SF	\$0.00	\$0.00
05.00	Division 05 00 - Metal Works					
05.05	Metal Straps (for Propane Tanks)	1	2.00	EA	\$0.00	\$0.00
06.00	Division 06 00 - Woods, Plastics Composites					
06.01	Baseboards					
06.02	Wood Trim					
06.02.01	Door Casings	3	9.80	LF	\$0.00	\$0.00
06.03	Wood Deck Systems					
06.03.02	Timber Stair Risers	1	24.00	SF	\$0.00	\$0.00
06.03.03	Timber Hand/Guardrail	1	27.00	LF	\$0.00	\$0.00
06.41	Cabinetry					
06.41.01	Kitchen Cabinetry w/Countertop	2	15.00	LF	\$0.00	\$0.00
06.41.02	Medicine Cabinet	2	1.00	EA	\$0.00	\$0.00
07.00	Division 07 00 - Roof Assembly					
07.00.01	Roof Assembly	1	1,485.10	SF/LS	\$0.00	\$0.00
08.00	Division 08 00 - Doors and Window Openings					
08.01.01A	36" Exterior Door w/Frame, Casing & Molding	1	2.00	EA	\$0.00	\$0.00
08.01.03	30" or 32" Interior Hollow-Core Door	2	4.00	EA	\$0.00	\$0.00
08.01.06	Windows (See window schedule)	2	3.00	EA/LS	\$0.00	\$0.00

08.01.08	Shutters (See shutter schedule)	2	240.00	SF	\$0.00	\$0.00
08.01.09	Bi-Fold Closet Door	2	2.00	EA	\$0.00	\$0.00
09.00	Division 09 00 - Finishes					
09.01	Wall Finishes					
09.01.03	Wall Tile (Bathroom & Kitchens)	3	92.40	SF	\$0.00	\$0.00
09.01.04	Chip, Repair, Plaster Conc./Masonry Wall Surface Cracks	3	162.00	SF	\$0.00	\$0.00
09.02	Floor Finishes					
09.02.01	Ceramic Tile (over concrete slabs/hardwood)	3	524.88	SF	\$0.00	\$0.00
09.03	Ceiling Finishes					
09.03.02	Prime/Paint/Stain T&G T-111 Timber Ceiling	3	1,485.10	SF	\$0.00	\$0.00
10.00	Division 10 00 - Building Structures					
10.01.01	Timber Partition	3	1,516.50	SF	\$0.00	\$0.00
15	Division 15 00 - Plumbing & Sanitary					
15.01	Water Supply					
15.01.00	Plumbing Per Fixture Point	2	5.00	EA	\$0.00	\$0.00
15.01.01	Water Heater (Tank or Tankless)	1	1.00	EA	\$0.00	\$0.00
15.01.02	Water Pump/Storage Tank Assembly	1	1.00	EA	\$0.00	\$0.00
15.01.03	Cistern Cleaning, Sanitize, Reseal	2	1.00	LS	\$0.00	\$0.00
15.02	Sanitary Waste					
15.03	Rain Water Drainage / Catchment					
15.03.01	5" Aluminum Guttering Assembly	1	158.00	LF	\$0.00	\$0.00
15.03.02	3" PVC Pipe Drain Assembly	1	60.00	LF	\$0.00	\$0.00
15.04	Plumbing Fixtures					
15.04.01	Toilets	2	1.00	EA	\$0.00	\$0.00
15.04.02	Tub/Shower Enclosure	2	1.00	EA	\$0.00	\$0.00
15.04.03	Vanity Sink	2	2.00	EA	\$0.00	\$0.00
15.04.05	Kitchen Sink and Faucet	2	1.00	EA	\$0.00	\$0.00
16	Division 16 00 - Electrical Works					
16.01.01	Electrical Service Relocation/Base Monument	1	1.00	LS	\$0.00	\$0.00
16.01.02	New Service Panel	1	1.00	EA	\$0.00	\$0.00
16.01.03A	Electrical Service Points (Switches)	1	10.00	EA	\$0.00	\$0.00
16.01.03B	Electrical Service Points (Outlets)	1	14.00	EA	\$0.00	\$0.00
16.01.03C	Electrical Service Points (GFCI)	1	4.00	EA	\$0.00	\$0.00
16.01.04	Electrical Conduit System & Wiring	1	1.00	LS	\$0.00	\$0.00
16.01.05A	Fixtures (Fan/Light Combinations)	1	4.00	EA	\$0.00	\$0.00
16.01.05B	Fixtures (Ceiling or Wall Mount)	1	4.00	EA	\$0.00	\$800.00
16.01.06	Smoke Detectors (10 year Lithium Battery)	1	4	EA	\$0.00	\$0.00
TOTAL (\$)						\$800.00

Repair Priority Levels

Level 1 Items required for restoration of Habitable Living Conditions

Address any health, safety (Structural, Electrical & Plumbing) code deficiencies. Examples:

- (i) Roof Repair to meet code requirements;
- (ii) Minimum Electrical and Plumbing Code requirements; and
- (iii) Matters of any Building or Building Component Structural concern.

Level 2 Items required to mitigate adverse impacts against future storm improvements. Provide essential mitigation improvements against future storms and or provide the Owner/User with Program Enhancements. Examples:

- (i) Storm Shutters; and
- (ii) Walk in Showers for age/ health condition for applicable Homeowners.

Level 3 All other Non-Essential Level 2 corrections, repairs or improvements. Examples:

- (i) Painting Exterior;
- (ii) Refurbishing metal or handrails; and
- (iii) Replacing wall tiles and base boards