

Three Family, Bridgeport, CT

Project Introduction and Overview

Description

3 family home, 3000sq/ft with 3 bedrooms, 1 bathroom, kitchen and living room on each floor. House built in 1925 and had been abandoned for a number of years. Property located in a working class neighborhood in an up and coming area.

Rehab Overview

Fire damaged property in need of full gut and rebuilding inside and out. New flat roof, vinyl siding and double hung vinyl windows on the exterior. The entire interior layout was redesigned on all floors. All new plumbing, electrical, heating, insulation and sheetrock installed on all floors. Brand new kitchens and bathrooms and new paint and flooring throughout.

Contractors Overview

Multiple sub contractors were needed to complete this job. Including carpenter, roofing contractor, electrician, plumber and heating contractor.

EXTERIOR:

1. Install new burn down flat roof
2. Install new Alcoa vinyl siding on entire exterior with new siding insulation
 - a. Alcoa siding – Frosty Pine #409-3 V, from Dreamcolor Collection
3. Replace all windows with new vinyl double hung dual pane
4. Demo 2nd floor front deck
5. Rebuild overhang over front entrance
6. Rebuild entire rear decking



INTERIOR

1. Demo entire interior
2. Rebuild and reframe entire 1st, 2nd and 3rd floors
3. All New insulation as per city building code
4. All new 5/8 fire rated sheetrock throughout entire building
5. All new paint – see color scheme below



- **Paint scheme:** Navajo eggshell walls, white trim, white ceilings, white closets, white doors
 - Purchase all paint thru Approved Vendor Pratt & Lambert

Color	Name	Product Code
Dover White	Dover White	
Ceiling White	Gold Flat Super 1-Coat White	Z8100
Trim White	Gold Semi-Gloss Super 1-Coat White	Z8300

3 NEW BATHROOM

- a. New Jacuzzi Tub on 1st floor with tile surround
- b. New vanity
- c. New toilets
- d. New shower/tub combo
- e. New tile floors

3 NEW KITCHENS

- f. New cabinets
- g. New ceramic tile floors
- h. New sinks
- i. 3 new dishwashers
- j. 3 new refrigerators
- k. 3 new gas stoves



6. All new carpet and padding from **Shaw Industries Inc.**
 - a. Bedrooms - Focal Point – color Aloe #00320 (made from recycled materials)
 - b. Common Hallways – Cortino – color Milano #00376
7. All new hardwood in living rooms from **Shaw Industries Inc.**
 - a. 1st Floor – Brazilian Cherry II - #00818
 - b. 2nd and 3rd Floors – Epic, Spokane – finish Butterscotch #841, HW119
8. All new ceramic tile flooring in kitchen and bathrooms from **Shaw Industries Inc.**
 - a. Kitchen – African Slate, color #200...CS66A
 - b. Bathroom – Enclave, color #700...CS978
9. All new self closing fire rated exterior doors with hardware
10. All new interior doors – 6 panel raised with hardware
11. All new light fixtures in all rooms
12. Sheetrock basement ceiling and paint



ELECTRICAL

1. All new Romex plastic insulated wiring throughout entire house with hardwired smoke detectors running on battery back up (ACDC)
2. All 3 apartment hardwired for phone and cable
3. All new electrical service with 4 meters and 7 panels (4 in basement and 1 in each unit)



HVAC AND PLUMBING

1. 3 New direct vent high efficiency hot water boilers – gas fired
2. 4 New hot water heaters in basement (1 for washing machine)
3. All new plumbing throughout entire house – CPVC



COST BREAKDOWN

Carpenter - \$86,000.00

- Roof*
- Frame new third floor*
- Siding*
- Flooring*
- Windows*
- Framing*
- Painting*
- Finish work*
- Dumpsters*

Electrician - \$12,000.00

Plumbing & Heating- \$24,000.00

TOTAL - \$122,000.00