



401 McIntire Road, Charlottesville, Virginia 22901

434.872.4501

Blight House Scope of Work

Date: 10/10/16

Prepared by: Blake Abplanalp, Chief of Project Management Division

Location: 2514 Smithfield Road, Canterbury Hills Development, Charlottesville, VA (map attached)

Description of Work:

Residence at above-mentioned address has been damaged by a large tree that has fallen on the roof of the house (see attached photos Tree 1,2 & 3). The tree is in the back yard of the residence. There is significant overgrowth of plants and trees in the back yard as well as a large hole on the front side of the roof (see attached "Roof" photo).

The required work that would be needed in the near future would be comprised of clearing brush, tree limbs and debris from back yard. Also required would be cutting and removal of the large tree that is currently sitting on the roof. Also required are repairs to the roof to close up the hole that is allowing the elements and animals to enter this vacant home. The roof work would include removal of damaged shingles and damaged plywood roof sheathing and replacement with new materials. This area was observed from the sidewalk and adjacent yards only so our work is a conservative estimate of what we can see from these points. No examination of structural components was able to be done. Our estimate does include a small placeholder for damage to rafters but the extent (if any) of any structural work cannot be properly determined without removing existing damaged sheathing.

Our estimate for the base scope of immediate required work is included as well as an estimate on the same sheet for "optional" items that are in poor condition and could be replaced. Again, the estimate was based on limited information due to lack of access to the property and the price could be subject to change.

Albemarle County FES Project Management Division Project Estimate

Project:	Blight House - 2514 Smithfield Road	Date:	9/19/16
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Item #	Description	Cost
1	Clearing, pruning to access rear yard	\$1,770
2	Tree and vegetation removal / disposal	\$5,310
3	Demolition - damaged area of roof	\$2,124
4	Framing for rafter damage and plywood sheathing replacement	\$2,596
5	Shingle replacement for damaged area only	\$2,183
6	Generator for power	\$590
7	Portable toilet	\$118
8	Landfill expense	\$944
9	Subtotal	\$15,635
10	PMD Project Manager Based on Scope Above	\$2,345
11	Project Contingency 20% of line item # 9	\$3,127
12	Total	\$21,107
13	Optional Items	
14	Replace all shingles on roof	\$7,800
15	Gutter removal and replacement	\$1,227
16	Fascia and soffit removal including some rakeboards	\$5,723
17	Painting and staining	\$2,667
18	Locksmith for home access	\$177
19	Optional Subtotal	\$17,594
20	Added PMD Project Manager Based on Optional Scope Above	\$2,639
21	Optional Items Project Contingency 20% of line item # 19	\$3,519
22	Optional Total	\$23,752

