

INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 10:00 A.M. on Friday, August 5, 2016

TO: Town of Wolcott
Mayors Office
10 Kenea Avenue
Wolcott, CT 06716

To be noted on the outside of the envelope:

DO NOT OPEN UNTIL 10:00 A.M. on Friday, August 5, 2016
Project # 166-284
57 Cedar Lane
Wolcott, CT 06716

There will be a mandatory pre-bid conference on Friday, July 29, 2016 at 9:00 A.M. at

57 Cedar Lane
Wolcott, CT 06716

NOTE: CONTRACTOR IS TO SUBMIT THE ENTIRE BID PACKAGE AND ANY ADDENDUM ISSUED. ALL BIDS MUST BE FILLED IN COMPLETELY. IT IS SUGGESTED THAT THE CONTRACTOR RETAIN A COPY OF THE ENTIRE BID PACKAGE.

ALL BIDS SHALL REMAIN IN EFFECT FOR FORTY-FIVE (45) CALENDAR DAYS AFTER THE RECEIPT OF BIDS.

CONTRACTOR'S BUSINESS NAME: _____

**AN AFFIRMATIVE ACTION/ EQUAL OPPORTUNITY EMPLOYER
WBE/ SBE/ MBE & SECTION 3 DESIGNATED BUSINESSES
ARE ENCOURAGED TO APPLY**

**TOWN OF WOLCOTT
GENERAL CONDITIONS**

OWNER: Domenic & Dawn Farrere
ADDRESS: 57 Cedar Lane
Wolcott, CT 06716

Project # 166-284

1. The Contractor, unless otherwise specified, shall provide all labor, materials, tools, equipment, and related items, and pay all necessary taxes, fees, and permits necessary to complete all of his work as detailed on the attached scope of work.
2. All rehabilitation, alterations, repairs, or extensions shall be in compliance with all applicable codes of the Municipality. All electrical, heating, and plumbing work shall comply with the rules and regulations of the National, State and Local Codes. Before commencing work, contractors and/or subcontractors shall obtain all necessary permits and provide a copy to the Owner.
3. The Contractor certifies that he has familiarized himself with the requirements of the specifications and plans and understands the extent and character of the work to be done, and inspected the premises and given his full attention to any and all areas with which he might become specifically involved. He must familiarize himself with all conditions relating to and affecting his work and bid.
4. The selected Contractor must, prior to contract signing, supply the Town of Wolcott and the Owner with the original certificates of insurance for workers compensation insurance and general liability insurance with a broad form contractual endorsement with minimum limits of one million (\$1,000,000.00) dollars per occurrence for bodily injury and five hundred thousand (\$500,000.00) dollars per occurrence for property damage and Auto Liability insurance in accordance with State law. The Contractor shall indemnify and save harmless the Owner and the Town of Wolcott under these policies, which shall list the Town of Wolcott, its agents and the Owner as additional insured.
5. The Contractor agrees that all services offered by the Municipality through L. Wagner & Associates, Inc. (hereinafter referred to as the "Project Manager"), which may affect the Contractor, are offered by the Municipality in order to assist in the project implementation and the necessary program compliance. The Contractor agrees to, upon review and acceptance of such services provided, indemnify, defend, save and hold harmless the Municipality and Project Manager, their officers, agents and employees from and against any and all damage, liability, loss, expense, judgment or deficiency of any nature whatsoever (including, without limitation, reasonable attorney's fees and other costs and expenses incident to any suit, action or proceeding) incurred or sustained by Municipality or Project Manager which shall arise out of or result from Project Manager's performance in good faith of services pursuant to the Professional Services Contract. The Contractor agrees that the Project Manager shall not be liable to the Contractor, its heirs, successors or assigns, for any act performed within the duties and scope of employment pursuant to Professional Services Contract.

6. All materials shall be new and of acceptable quality. The property Owner shall select all colors, models, etc. All materials and work must be applied in accordance with the applicable manufacturer's latest instructions and specifications, and in accordance with Federal prohibitions against the use of lead paint. All manufacturers' warranties are to be extended to the property Owner free and clear of all liens. Unless otherwise specified, all labor, material, and workmanship provided by the Contractor shall be guaranteed by the Contractor for a one (1) year period from the date of the Certificate of Completion. This guarantee shall be in addition to and not in limitation of, in lieu of, or modify any other guarantee that is due the property Owner from any manufacturer.
7. The Contractor shall repair or replace all work, materials, and equipment which are found to be defective during construction and the guarantee period. Repair shall include all damage to surrounding work caused by the failure and/or necessary for the repair or replacement of the defect. All repairs and replacements shall be performed at no additional expense to the Owner and shall be completed promptly after the Contractor receives notice of the defect.
8. The Contractor shall take all necessary measures and precautions to protect the surroundings from damage occurring due to performance of the work. If such damage occurs it will be repaired by the Contractor at no cost to the Owner.
9. The Contractor shall dispose of all debris and remove all material resulting from his work in accordance with local and State law. The Contractor shall police and maintain a clean and safe job site daily. He shall reinstall accessories taken down and clean up all scrap around the project and remove fingerprints. All on-site maintenance relating to the performance of the work shall be the responsibility of the Contractor until the Certificate of Completion is issued. The project shall be maintained in a habitable and safe condition daily if the project is to remain occupied.
10. All work shall be neat and accurate and done in a manner in accordance with customary trade practices.
11. The Contractor shall not make any changes to the scope of work unless a change order is processed and fully executed by the property Owner and the Program.
12. The Owner may cancel this contract by _____ and not be liable to the Contractor or the Municipality. Should the Owner opt to cancel they must sign and send the attached cancellation notice, see Attachment A, to the Contractor, otherwise the Owner shall issue a Notice to Proceed authorizing the contractor to commence with the proposed improvements. Should the Notice to Proceed not be issued prior to 10 consecutive calendar days from the date of the expiration date of the right to cancel then the Contract will become Null and Void.
13. The Contractor shall commence work under this contract prior to _____ and complete the work by _____.

14. If the Contractor is delayed at any time in the progress of the work by any act or neglect of the Owner or by any employee of the Owner, or by any separate Contractor employed by the Owner, or by changes ordered in the work or by labor disputes, fire, unusual delay in delivery of materials, transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Contractor's control, or by delay authorized by the Owner pending arbitration, or by any other cause which justifies the delay, the contract time shall be extended by Change Order for such reasonable time as may be agreed upon by all parties. It shall be the responsibility of the Contractor to request and document in writing such extensions within three (3) calendar days.
15. In the event that the Contractor does not commence or pursue the work as hereinafter stated, then the Owner shall have the right to terminate this agreement and to hire a successor Contractor to perform the work. Any such termination shall be by certified mail to the address noted in this agreement, and shall be effective as of the date of mailing. Payments by the Owner in the event of termination shall be as follows:
16. The successor Contractor shall first be paid and then the terminated Contractor. Payments to the terminated Contractor shall be limited both as to those funds remaining after payment to the successor Contractor but shall not exceed the value of the work actually performed by the terminated Contractor. Further, should the total cost for work performed under this contract exceed the amount stated in this agreement due to the Contractor's termination; then the Owner shall have a cause of action against the terminated Contractor for any such additional cost.
17. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the Owner shall, thereupon, have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date of such termination. In such event, all unfinished work required by the Contractor under this Contract shall, at the option of the Owner, be completed or not.
18. The Contractor may request a maximum of _____ progress payments as work is completed in accordance with the attached specifications. No down payments or payments for materials stored on site shall be authorized. Payment applications shall be addressed to the property owner in the form of an itemized bill for the portion of work completed by the Contractor. The first payment application shall be accompanied by a copy of the Building Permit. Fully executed Lien Waiver(s) shall be provided by the Contractor upon receipt of the payment. Lien waivers from the Prime Contractor, sub-contractors and material suppliers will be required on a form provided by the Program. Final payment is contingent upon the receipt of a signature of the respective inspector for which each permit was issued. The Contractor shall be responsible for obtaining the signatures and presenting them upon final payment.
19. All claims or disputes between the Owner and Contractor arising out of or related to the work shall be resolved in accordance with Construction industry arbitration rules of the American Arbitration Association (AAA), unless the parties mutually agree otherwise. The Owner and Contractor shall submit all disputes or claims, regardless of the extent of the work's progress, to AAA. Notice of the demand for arbitration shall be filed in writing, with a copy to the other party to this Construction Agreement, and shall be made within a reasonable time after the dispute has arisen.

The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. IF the arbitrator's award is in a sum which is less than that which was offered in settlement by the Owner, the arbitrator may award costs and attorney's fees in favor of the Owner. If the award of the arbitrator is in a sum greater than that which was offered in settlement by the Contractor, the arbitrator may award costs and attorney's fees in favor of the Contractor.

It is understood and agreed by the parties hereto that neither party will institute any form of legal action, including, but not limited to, attaching the assets of the other party, unless and until it has made a good faith attempt to have the dispute resolved in accordance with the provisions of this Section. Noncompliance with the conditions precedent constitutes a waiver of the right to assert said claim.

20. Section 3 of the Housing and Urban Development Act of 1968 applies to this contract if the amount of HUD assistance exceeds \$200,000 or the contract or subcontract exceeds \$100,000. The Contractor shall, to the maximum extent feasible, provide opportunities for training and employment in connection with this contract to low income persons residing in the PMSA relevant to the project location. The Contractor must make a good faith effort to fill any job vacancies and training opportunities with low income persons residing in the PMSA relevant to the project location. Where the preceding applies, contractors must comply with the following Section 3 Clause:

- A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1791u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers representative of the Contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference shall set for the minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking application for each of the positions; and the anticipated date the work shall begin.

- D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 CFR part 135.
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
21. The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, sexual preference, national origin, or mental or physical disability during the performance of this agreement. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship, without regard to their race, color, creed, religion, sex, sexual preference, national origin or mental or physical disability. This provision will be inserted in all subcontracts for work covered by this agreement.
22. In the event of the Contractor's noncompliance with this equal opportunity clause or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further contracts in accordance with procedures authorized in Presidential Executive Order 11246, or by rule, regulations, or order of the Secretary of Labor or as provided by law.
23. The following applies to all contracts of \$10,000.00 or more: SECTION 402 VETERANS OF THE VIETNAM ERA. AFFIRMATIVE ACTION FOR DISABLED VETERANS AND VETERANS OF THE VIETNAM ERA. The Contractor will not discriminate against any employee or applicant for employment because he or she is a disabled veteran of the Vietnam era in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment and otherwise treat qualified disabled veterans and veterans of the Vietnam era without discrimination based upon their disability or veteran status in all employment practices such as the following: employment upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.

24. The premises herein shall be occupied during the course of the construction work.
25. No officer, employee or member of the Governing Body of the Town of Wolcott shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
26. The Owner and/or Town retains the right to reject any or all bids or any part of any bid in part or in whole if deemed to be in the best interest of the Owner and/or Town.
27. Substitutions of materials from that specified are only allowed on an approved/equal basis. The Contractor must submit written documentation of the substitute item or material for approval by the Owner and Program prior to making such substitution. Any items or material substituted by the Contractor without prior written approval of the Owner and Program will at Contractor's expense be replaced if it is determined not to be equal to the item or material specified. Any surrounding, adjoining, or dependent items affected by replacement of unequal substituted material shall also be replaced, reworked, and reinstalled at no cost to the Owner.
28. Bids shall contain prices for general categories of work and/or items as specified on the attached sheets. In the event of a discrepancy between prices listed in the specifications and those on the cost summary sheet, the prices listed on the specification for that section shall prevail. In the case of a mathematical error by the Contractor, the correct sum of the individual line items in the specifications (not in the cost summary) shall be the Contractor's bid.
29. All bids shall remain in effect for forty five (45) calendar days.
30. The Owner will supply all necessary power required by the Contractor at no additional cost to complete his work. Power shall be limited to the use of existing outlets and shall not exceed the existing capacity of the system. Power required over the capacity of the existing electrical system shall be the responsibility of the Contractor. Heating during construction shall be supplied by the owner.
31. OTHER PROVISIONS – LEAD BASED PAINT
 - A. Any and all rehabilitation work under this Agreement will comply with the requirements of the Federal Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) which prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal Assistance in any form. The construction or rehabilitation of residential structures with assistance provided under this contract is subject to the final regulations "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally owned Residential Property and Housing Receiving Federal Assistance". The regulation is at 24 CFR Part 35. It implements sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X, of the Housing and Community Development Act of 1992. Sections 1012 and 1013 amend the Lead-Based Paint Poisoning Prevention Act of 1971.

- B. Provided, however, that the Owner shall have sole responsibility for assuring that his property conforms to the Lead-Based Paint Removal Requirements and the Program shall not assume any liability whatsoever as a result of identifying volatile levels of Lead-Based Paint or its removal except insofar as to comply with applicable environmental regulations.

- C. PUBLIC LAW 91-695 "LEAD-BASED PAINT POISONING PREVENTION ACT"
The Contractor shall adhere strictly to the provisions of the "Lead-Based Paint Poisoning Prevention Act". Specifically, the Contractor will not utilize lead-based paint as a finish or undercoat or any other use in or out of residential dwellings funded in whole and/or part by the Federal Government.

32 The specifications and drawings, if any, are complimentary. Work described in the specifications does not necessarily have to appear on the drawings, nor does work described on the drawings necessarily have to appear in the specifications. The Contractor is responsible for estimating all work whether described in the specifications, the drawings, or both. If there is a discrepancy between the drawings and the specifications, the specifications shall prevail. All work, whether described in the specifications, or the drawings is to be included in the bid summary sheet by appropriate line item. The contract will only be awarded to general Contractors bidding on ALL line items.

Attachment A

Notice of Cancellation

(Date)

You may cancel this transaction without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within twenty days of the date of the cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to *(Contractor Name)* at *(Contractor Address)*, not later than midnight of *(Date)*.

I hereby cancel this transaction.

Signed: Domenic Farrare

Date

Signed Dawn Farrare

Date

Lead Paint Information and Lead Report

Lead Hazards

1. The contractor will address all lead hazards listed in the enclosed lead report.
2. If the total cost of the project exceeds \$25,000 the contractor carrying out the work must comply with the licensing requirements established pursuant to Connecticut General Statute sections 20-474 through 20-476, and the Lead Licensure and Certification Regulations sections 20-478-1 through 20-478-2. The contractor carrying out the work must be licensed by the Connecticut Department of Public Health as a Licensed Lead Abatement Contractor. Employees carrying out the work must be certified as Lead Abatement Workers. At least one employee onsite must hold certification as a Lead Abatement Supervisor.
3. If the location of the rehabilitation project is the residence of a child under the age of six, then the contractor carrying out the work must comply with the licensing and certification requirements described in paragraph A, above. The contractor must also carry out lead abatement work, as described under the Lead Poisoning Prevention and Control Regulations section 19a-111-1 through 19a-111-11. A contractor shall not begin work until after the lead abatement work plan has been approved by the local Director of Health.
4. If the total cost of the project is under \$25,000 the contractor carrying out the work must comply with the requirements of the U.S. Environmental Protection Agency's (EPA) Renovation, Repair and Painting Rule (RRP Rule), as well as with HUD's Lead-Safe Work Practices requirements. The company or firm hired to carry out the work shall hold the credential of "EPA RRP Certified Firm." An individual representing that firm, must hold the credential of "EPA certified Renovator." Workers onsite must be trained in lead-safe work practices. (Please note: Although the HUD Lead-Safe Work Practices requirements do not apply to projects that are below \$5,000, the EPA RRP Rule does apply to projects that cost less than \$5,000. Also, the EPA and HUD lead-safe work practices 'certifications' are not equivalent to the licensure and certification requirements of the Connecticut Department of Public Health.)

Disposal

1. The Contractor shall perform a Toxicity Characteristic Leaching Procedure test, TCLP, as pursuant to Regulations of Connecticut State Agencies Section 22a-449(c)-101(a) (1), incorporating 40 CFR 262.24.
2. The TCLP test will determine the toxicity of the material being disposed of and classify it as either bulky waste or hazardous waste.
3. The Contractor shall assume in their bid price that the TCLP test will result in the disposal of the material as bulky waste. In the event that the TCLP test determines the material to be disposed of as hazardous waste a change order will be negotiated prior to the disposal.
4. The Contractor shall provide the Owner, Town and Consultant with copies of the TCLP test results.

Clearance Testing

1. The Contractor shall hire a Licensed Lead Abatement Consultant, who employs a Certified Lead Inspector or Certified Lead Inspector Risk Assessor to carry out a re-inspection of the work area where lead hazards have been controlled or eliminated. The re-inspection and clearance sampling shall be done only after completion of the project. If visible debris remains in the work area, the project is not complete. The licensed lead consultant and certified inspector shall issue a letter of compliance when the lead remediation or lead abatement work, and dust wipe results are found to be acceptable.
2. The Contractor shall provide the owner, and town with copies of the dust wipe clearance results and the letter of compliance.



SafeHomes Inc.

July 4, 2016

Domenic & Dawn Ferrare
57 Cedar Lane
Wolcott, CT 06716

Dear Mr. & Mrs. Ferrare,

Thank you for choosing me to do the Risk Assessment of your house at 57 Cedar Lane, Wolcott, CT In addition to this report, I am enclosing the following information:

1. Summary Report showing information on readings at or above the action level of 1.0 mg/cm². This report shows only the leaded surfaces.
2. Detailed Report showing results of all readings. Both reports identify:
 - The readings, organized by room.
 - *Wall*: this shows the side of the house where the reading was taken. Note that the wall closest to the street is always the "A" wall – the remaining walls are named in clockwise fashion, with B to the left side, C on the Rear side, and D on the right side. For example, if the inspection refers to a door on the "A side" of a room, it would be located on the wall of the room that is closest to the street.
 - *Structure*: This identifies the component that was tested – for example a window or door.
 - *Location*: This indicates if the reading was on the left, right or center side of the wall.
 - *Member*: This identifies what part of the components was tested. For example, the window sill or the stair tread.
 - *Paint Condition*: The condition of the paint (I for intact, and D for defective) Note that "D" simply means that there are visible defects in the surface.
 - *Lead (mg/cm²)*: This shows the amount of lead measured in milligrams per square centimeter. Note that anything at or greater than 1.0 mg/cm² is considered a toxic level of lead.
 - *Mode*: All readings were taken in "QuickMode", which means the XRF automatically tests as long as necessary to provide a 95% confidence level.
3. Rough drawing of the house. (The drawings are intended only to show room layout; they are not to scale)
4. Dust wipe results.

Scope of Work

A risk assessment was done using XRF readings on selected painted and stained surfaces on the interior and exterior of the house. Ground cover was good: No soil samples were taken. Dust wipes were taken on a representative floor and a sill; all wipes were below toxic limits.

Results

The following is a summary of all surfaces that contain lead. *Lead hazards* need to be addressed; intact surfaces that are not currently hazards do not need to be addressed. Note that the assessment reflects the condition on the day of the walkthrough – if additional painted surfaces become defective, they will have to be stabilized and repainted.

Exterior

	Lead Hazards	Intact leaded Surfaces
Exterior	C-right basement door, jamb & ext. jamb	
Front Porch	Door to Living Room & ext. jamb	
Deck	Door to Kitchen, jamb & ext. jamb.	

Interior

Bath		Pink & Black ceramic tile
Basement Den	Door frame to Exterior	

Exterior:

1. Replace the door to the Basement Den with a custom, pre-hung, exterior door. Enclose the exterior jambs and trim in aluminum and paint the interior trim/frame.
Alternate 1A: Trim the door to the basement so it opens and closes without rubbing. Enclose the exterior jamb in aluminum and paint the door on both sides, the friction jamb, and the interior trim/frame.

Front Porch

2. Replace the unleaded door and leaded jamb to the Living Room with a pre-hung, exterior door. Enclose the exterior jamb in aluminum.

Deck

3. Replace the door to the Kitchen with a pre-hung, exterior door. Enclose the Exterior jamb in aluminum.
Alternate 3A: Discard the Door to the Kitchen, frame-over the opening per L. Wagner specs. and install finished surfaces on both sides of the wall per L. Wagner specs.
Alternate 3B: Trim the door to the Kitchen so it opens and closes without rubbing. Enclose the exterior jamb in aluminum. Paint the friction jamb & the door on both sides.

Interior**Basement Den (addressed in exterior)****Scope of Work: Non-Hazardous/Code Correction**

See the L. Wagner spec for all other non-lead work.

1. Prime and then paint any new surfaces, repaired surfaces, or stripped surfaces to match the surrounding color scheme.

Relocation

The residents are not required to relocate during the door replacement. The residents may not, however, occupy the workspace during the workday and may only reoccupy the workspace after the contractor has thoroughly cleaned the area – minimally to an RRP standard. (there are no children under 6 yrs. of age in residence and dust generation is minimal)

Staging of the work

The specific dates for the work will be established after the project has gone out to bid and a lead-safe contractor has been selected.

Clearance

Note that the contractor is responsible for hiring an independent lead inspector/risk assessor to perform clearance. Clearance wipes must be taken on separate floors, sills (or wells) in all rooms in which lead work was done, per the Connecticut standards and must meet the dust wipe standards established by HUD. The lead inspector/risk assessor must issue a letter of compliance at the end of the project and send it to the owner, contractor, health department and L. Wagner and Associates.

Management Plan

The owner will be responsible for monitoring surfaces with lead based paint to ensure surfaces do not become defective. All renovation and maintenance work must be done using lead safe work practices.

The owner must also include in their monitoring any lead based paint surfaces that are enclosed to ensure that the enclosure has not become defective and exposed the lead based painted surfaces. Monitoring will be done formally on a quarterly basis.

Note that the lead test was done based on testing the materials on the surface. The XRF penetrates only about 3/8"; therefore there may be additional leaded surfaces below the existing walls or trim that were not accessible for testing. Any additional painted surfaces that are uncovered in the future should be assumed to be leaded (or tested for lead) and lead safe work practices should be used.

The owner will ensure that anyone who is called in to do maintenance (i.e. plumbers, electricians, and so on) on any enclosed leaded surface will be notified that they are working on a leaded surface. This notification will be in writing.

Exterior

	Remaining intact leaded surfaces
Exterior	C-right door jamb, & ext. jamb
Front Porch	Ext. jamb to Living Room
Deck	Jamb & Ext. jamb. to Kitchen

Interior

Bath	Pink & Black ceramic tile
Basement Den	Door frame to Exterior

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Disclosure

The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based hazards, including the test results contained in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Again, I appreciate the opportunity to work with you.

Sincerely,



Bob Kennedy
Lead Inspector # 002240
Planner/Designer #002158

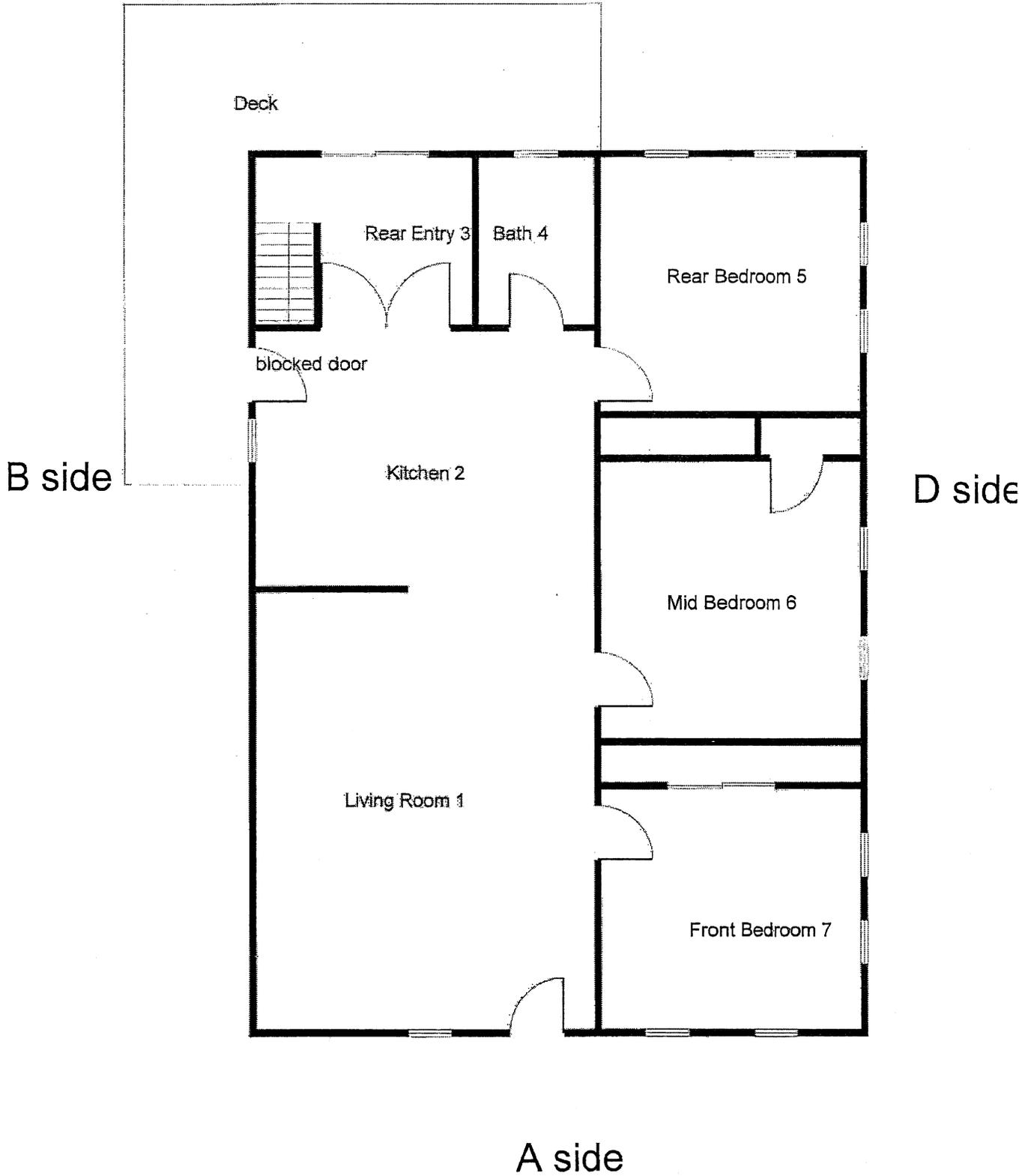
Cc; David Sgro, L. Wagner & Associates

57 Cedar Lane, Wolcott

x: indicates approx. location of soil sample

Not to scale: for room layout only

C side





Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer Address: SAFE HOMES (677)
493 Willow St.
WATERBURY, CT 06710

Order #: 174922

Matrix: Wipe
Received: 06/27/16
Analyzed: 06/27/16
Reported: 06/28/16

Project Location Number: 57 Cedar Lane

Sample ID	Cust. Sample ID	Location	Sample Date	Area	Total	Conc.	RL*
Parameter		Method					
174922-001	1	Liv Rm Floor	06/24/16				
Lead		EPA 7000B / 3050B		1.00 ft2	15.1 µg/wipe	15.1 µg/ft2	10.0 µg/ft2
174922-002	2	Mid BR Sill	06/24/16				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
174922-003	3	Blank	06/24/16				
Lead		EPA 7000B / 3050B			<10.0 µg/wipe		10.0 µg/wipe

Analyst MHB
174922-06/28/16 10:59 AM

Abisola O Kasali
Reviewed By Abisola Kasali
Metals Supervisor

Minimum Total Reporting Limit: 10.0 µg/wipe. EPA Clearance Std: 40 µg/ft² for floors, 250 µg/ft² for interior window sills, and 400 µg/ft² for window troughs. All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The test results reported relate only to the samples submitted.

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01123 - 06/24/16 09:10

INSPECTION FOR: Domenic & Dawn Ferrare
57 Cedar Lane
Wolcott, CT 06716

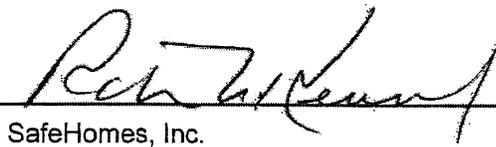
PERFORMED AT: 57 Cedar Lane
Wolcott, CT 06716

INSPECTION DATE: 06/24/16

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01123

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 002240

SIGNED: 

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 06721-1125

Date: 6-26-16

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Domenic & Dawn Ferrare

Inspection Date: 06/24/16 57 Cedar Lane
 Report Date: 6/26/2016 Wolcott, CT 06716
 Abatement Level: 1.0
 Report No. S#01123 - 06/24/16 09:10
 Total Readings: 127 Actionable: 9
 Job Started: 06/24/16 09:10
 Job Finished: 06/24/16 10:00

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 001 Exterior									
118	C	Door	Rgt	L Ctr	D			1.0	QM
119	C	Ext Jamb	Rgt		D			1.0	QM
Comment: House has unpainted stucco body with painted upper trim. No window casings. Combination of original metal framed/sashes windows & vinyl replacement windows.									
Exterior Room 003 Deck									
108	B	Door	Ctr	U Ctr	I			1.0	QM
109	B	Ext Jamb	Ctr		I			1.0	QM
Interior Room 001 Living Rm									
009	A	Door	Lft	Rgt jamb	D			1.7	QM
012	A	Ext Jamb	Lft		I			1.0	QM
Comment: B wall is unpainted wood.									
Interior Room 004 Bathroom									
042	A	Wall	U Rgt		I	CeramcTile Pink		>9.9	QM
043	C	Chair rail	Lft		I	CeramcTile Black		6.1	QM
Interior Room 008 Basement									
100	C	Door	Lft	Rgt casing	D			1.4	QM
Door Frame									
Comment: C-left door to exterior blocked by owner's possessions.									
Calibration Readings									
----- End of Readings -----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Domenic & Dawn Ferrare

Inspection Date: 06/24/16 57 Cedar Lane
 Report Date: 6/26/2016 Wolcott, CT 06716
 Abatement Level: 1.0
 Report No. S#01123 - 06/24/16 09:10
 Total Readings: 127
 Job Started: 06/24/16 09:10
 Job Finished: 06/24/16 10:00

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 001 Exterior									
102	A	Soffit			I			0.0	QM
103	A	Soffit			I			0.2	QM
112	B	Soffit			D			0.0	QM
113	B	Window	Lft	Sash	I	Metal		0.2	QM
106	B	CelWinSash	Rgt		I	Metal		0.5	QM
117	C	Fascia			I			0.1	QM
116	C	Soffit			I			0.0	QM
115	C	Window	Ctr	Sash	I	Metal		0.0	QM
118	C	Door	Rgt	L Ctr	D			1.0	QM
119	C	Ext Jamb	Rgt		D			1.0	QM
120	C	DoorFrame	Rgt		D			0.1	QM
121	C	DoorFrame	Rgt		D			0.1	QM
Comment:									
House has unpainted stucco body with painted upper trim. No window casings. Combination of original metal framed/sashes windows & vinyl replacement windows.									
Exterior Room 002 FrontPorch									
124	A	Foundation	Ctr		D	Concrete		0.3	QM
105	A	Railing	Ctr	Railing	D	Metal		0.4	QM
104	A	Floor	Ctr		D	Concrete		0.0	QM
Exterior Room 003 Deck									
108	B	Door	Ctr	U Ctr	I			1.0	QM
111	B	Railing	Ctr	Railing	D	Metal		0.4	QM
109	B	Ext Jamb	Ctr		I			1.0	QM
110	B	Threshold	Ctr		D			0.0	QM
107	B	Floor	Rgt		D	Concrete		0.1	QM
outside Kitchen door.									
114	C	Door	Rgt	Rgt casing	I			0.0	QM
123	C	Railing	Rgt	Railing	D			-0.1	QM
122	C	Floor	Rgt		D			-0.1	QM
Interior Room 001 Living Rm									
006	A	Wall	L Lft		I			-0.1	QM
005	A	Floor			I			-0.1	QM
004	A	Ceiling			I			0.0	QM
015	A	Window	Ctr	Sill	I			-0.2	QM
016	A	Window	Ctr	Lft casing	I			0.1	QM
009	A	Door	Lft	Rgt jamb	D			1.7	QM
008	A	Door	Lft	Rgt casing	I			0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Domenic & Dawn Ferrare

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
010	A	Door	Lft	U Ctr	I			0.1	QM
011	A	Ext Door	Lft		I			0.4	QM
012	A	Ext Jamb	Lft		I			1.0	QM
013	A	Threshold	Lft		D			0.0	QM
007	A	Radiator		Ctr	I			0.0	QM
014	D	Wall	L Rgt		I			-0.2	QM

Comment:

B wall is unpainted wood.

Interior Room 002 Kitchen

017	A	Ceiling			I			-0.4	QM
019	A	Radiator		Ctr	I			0.2	QM
020	B	Wall		U Ctr	I			-0.3	QM
021	B	Wall		U Rgt	I			0.1	QM
018	C	Wall		U Ctr	I			-0.2	QM
022	D	Wall		L Lft	I			-0.1	QM
024	D	Door		Rgt Rgt jamb	I			-0.1	QM
023	D	Door		Rgt Rgt casing	I			-0.1	QM
025	D	Door		Rgt U Ctr	I			-0.1	QM

Comment:

Linoleum on floor. Vinyl cove baseboards. B-right door to Deck blocked by owner's possessions.

Interior Room 003 Rear Entry

027	A	Wall		U Ctr	I			-0.2	QM
026	A	Ceiling			I			-0.2	QM
040	A	StairBeam		Ctr	I			0.1	QM
029	B	Wall		U Rgt	I			0.0	QM
037	B	Window		Ctr Sash	I	Metal		0.4	QM
035	B	Window		Ctr Sill	I			0.0	QM
036	B	Window		Ctr Lft casing	I			-0.3	QM
038	B	Stairs		Ctr Wall	I	ConcBlock		0.3	QM
039	B	StairLedge		Ctr	I			0.0	QM
028	B	RailwallCap		Ctr	D			-0.1	QM
030	C	Wall		L Lft	I			0.1	QM
033	C	Door		Ctr Rgt jamb	I			-0.3	QM
034	C	Door		Ctr Rgt casing	I			0.1	QM
032	C	Door		Ctr U Ctr	I			0.0	QM
031	D	Wall		U Lft	I			0.0	QM

Comment:

Linoleum on floor.

Interior Room 004 Bathroom

042	A	Wall		U Rgt	I	CeramcTile Pink		>9.9	QM
041	A	Ceiling			I			-0.1	QM
051	A	Door		Lft Rgt jamb	I			-0.1	QM
050	A	Door		Lft Rgt casing	I			0.1	QM
052	A	Door		Lft U Ctr	I			-0.4	QM
045	C	Wall		U Lft	I			-0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Domenic & Dawn Ferrare

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
043	C	Chair rail	Lft		I	CeramcTile	Black	6.1	QM
049	C	Window	Ctr	Sash	D	Metal		0.1	QM
047	C	Window	Ctr	Sill	I			0.0	QM
048	C	Window	Ctr	Lft casing	I			0.0	QM
046	D	Wall	U Lft		I			-0.2	QM
044	D	Floor			I	CeramcTile		-0.1	QM
053	D	Radiator	Ctr		I			0.2	QM

Interior Room 005 RearBedRm

058	A	Wall	U Ctr		I			-0.1	QM
059	A	Wall	U Ctr		I			-0.1	QM
055	A	Floor			I			-0.3	QM
054	A	Ceiling			I			-0.2	QM
063	A	Door	Lft	Rgt jamb	I			-0.2	QM
061	A	Door	Lft	Rgt casing	I			0.0	QM
062	A	Door	Lft	U Ctr	I			-0.4	QM
064	A	Closet	Lft	Wall	I			-0.3	QM
056	B	Wall	U Ctr		I			-0.2	QM
057	B	Baseboard	Ctr		I			0.1	QM
068	C	Wall	U Ctr		I			-0.1	QM
067	C	Window	Rgt	Sash	I	Metal		0.4	QM
066	C	Window	Rgt	Sill	I			-0.1	QM
065	C	Window	Rgt	Lft casing	I			0.0	QM
060	D	Wall	U Rgt		I			-0.1	QM

Interior Room 006 Mid BedRm

074	A	Wall	U Ctr		I			0.0	QM
069	A	Ceiling			I			-0.1	QM
073	B	Wall	L Ctr		I			0.0	QM
070	C	Wall	U Ctr		I			0.0	QM
071	C	Baseboard	Ctr		I			-0.1	QM
072	C	Floor			I			-0.2	QM
078	C	Door	Rgt	Rgt jamb	I			0.0	QM
076	C	Door	Rgt	Rgt casing	I			0.1	QM
077	C	Door	Rgt	U Ctr	I			0.0	QM
079	C	Closet	Rgt	Wall	I			-0.3	QM
075	D	Wall	L Ctr		I			-0.1	QM
081	D	Window	Lft	Rgt casing	I			-0.2	QM
080	D	Window	Lft	Sill	I			-0.2	QM

Comment:

Vinyl replacement windows.

Interior Room 007 FrontBedRm

084	A	Floor			I			-0.1	QM
082	A	Ceiling			I			-0.3	QM
083	B	Wall	U Rgt		I			-0.2	QM
085	C	Wall	U Lft		I			-0.1	QM
087	C	Door	Ctr	Rgt jamb	I			-0.2	QM
086	C	Door	Ctr	Rgt casing	I			-0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Domenic & Dawn Ferrare

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
088	C	Door	Ctr	U Lft	I			-0.3	QM
089	C	Closet	Ctr	Wall	I			-0.1	QM
090	D	Wall	L Ctr		I			-0.1	QM
093	D	Window	Lft	Sash	I	Metal		0.0	QM
091	D	Window	Lft	Sill	I			-0.1	QM
092	D	Window	Lft	Lft casing	I			0.0	QM

Interior Room 008 Basement

096	A	Wall	U Ctr		I	ConcBlock		0.2	QM
094	A	Floor			D	Concrete		0.0	QM
097	B	Wall	L Ctr		I	ConcBlock		0.0	QM
099	C	Window	Rgt	Sash	I	Metal		0.3	QM
098	C	Window	Rgt	Sill	I			0.0	QM
100	C	Door	Lft	Rgt casing	D			1.4	QM
		Door Frame							
101	C	Door	Lft	U Ctr	I			-0.1	QM
095	D	Wall	U Ctr		I	ConcBlock		-0.1	QM

Comment:

C-left door to exterior blocked by owner's possessions.

Calibration Readings

001								1.0	TC
002								0.9	TC
003								0.9	TC
125								0.8	TC
126								0.8	TC
127								0.9	TC

---- End of Readings ----

General Construction Notes

1. The Contractor shall perform the work to accommodate to the greatest extent reasonable the normal use of the premises by the Owner during the construction period.
2. It is the Owners intention to proceed with the dwelling occupied during the entire construction project. Coordinate with the Owner in all construction operations to minimize conflict, and to facilitate the Owners usage of the dwelling, parking, and access to the building. Working hours are Monday – Saturday, 7:30 AM - 5:00 PM, unless otherwise agreed to by the Owner.
3. The Contractor shall maintain containment within the work area when performing lead based paint reduction activities as required, until such time as clearance is received.
4. The Contractor shall coordinate any and all short-term interruptions or shutdowns with the Owner prior to commencing.
5. The Contractor shall take every precaution to ensure the safety of the occupant(s) during all phases of construction. The Contractor shall to the greatest extent reasonable maintain at least one exit for access. Coordinate restrictions and closures with Owner.
6. The Contractor shall be responsible for protecting the dwelling and contents from weather and or physical damage during construction.
7. The Contractor shall be responsible for any damage caused to the building and or its contents caused by lack of said protection to the dwelling or its contents until completion of the contract at no additional cost to the Owner.
8. The Contactor will be responsible for the movement of the owner's furnishings as required to facilitate the proposed work The Owner is responsible for the movement and safe keeping of valuable personal items and kick-knacks.
9. The Contractor shall assume full responsibility for the protection and safekeeping of his materials and products under this Contract stored on the site. The Contractor shall move any stored products under the Contractor's control which interfere with operations of the Owner.
10. Plants, shrubs, and lawn areas are to be protected from damage and debris. Repair and/ or replacement of all damage to existing landscaping shall be done at no additional cost to the Owner.

Project Meetings

1. The selected Contractor shall attend a contract signing and pre-construction meeting as scheduled by the Owner and Project Manager.
2. The selected Contractor shall attend periodic job meetings during the course of construction, on site, as required.

Product and Execution

1. Workers shall be experienced and skillful in performing the work assigned to them.
2. Contractor shall verify critical dimensions, operations and functions in the field before ordering or fabricating items which must fit adjoining construction. The Contractor shall verify all existing conditions and dimensions prior to the work. Any and all discrepancies shall be reported to the Owner and Project Manager prior to ordering any materials or performing the work.
3. The Contractor shall follow manufacturer's instructions for assembly, installation and product adjustment. In the event of conflicting specifications the specifications of the manufacturer shall prevail.
4. The Contractor shall notify the Owner and Project Manager, within 24 hours of discovery, in the event unforeseen circumstances. If the work is deemed additional or extra by the Project Manager then a change order will be negotiated, executed and authorized by the Contractor, Owner and Project Manager prior to the commencement of the work. Any work performed prior to the execution of a change order may not be considered for payment.
5. The specifications do not attempt to detail every task and procedure required to perform the work in full. The Contractor shall perform the work as required to complete the work in a professional manner using customary trade practices and standard work practices.

Removal of Debris and Site Maintenance

1. The contractor shall include in their bid the cost of trash containers and the removal and lawful disposal of said debris off site as required.
2. The Contractor shall coordinate with the Owner for the placement of trash containers if necessary prior to the start of demolition.

3. The Contractor shall be responsible for the daily clean up and maintenance of the site. All debris, construction materials, scrap, rubbish etc. shall be placed in a trash container or dumpster on a daily basis. Sidewalks, driveways and pedestrian ways shall be clean and free of debris at the end of each day.
4. The Owner shall not place anything in the dumpster without prior approval from the Contractor.

Material Delivery, Storage and Handling

1. The Contractor shall determine and comply with manufacturer's recommendation on product handling, storage installation and protection.
2. Products shall be delivered to the job site in their manufacturers' original containers, with labels intact and legible. Do not deliver materials to job site until they can be properly protected.
3. Maintain packaged materials with seals unbroken and labels intact until time of use.
4. The Owner and or Project Manager may reject materials and products which do not bear identification satisfactory to the Owner or Project Manager

Submittals

The following list of submittals is for the convenience of all parties concerned it is not necessarily a complete list of all submittals required.

1. Submit the following before the start of work:
 - a. Copy of building permit.
 - b. Material submittals.
 - c. Construction schedule.
2. Submittals before Certificate of Completion and final payment.
 - a. Acceptance of work from local Building Official.
 - b. All warranty and guarantee information.
 - c. Signed and notarized lien waivers from first tier subcontractors and suppliers.
 - d. TCLP and lead clearance test results if required.

3. Submittals before Certificate of Completion and final payment.
 - a. Certificate of Occupancy or acceptance of work from local Building Official.
 - b. All warranty and guarantee information
 - c. Signed and notarized lien waivers from first tier subcontractors and suppliers.

Warranties and Guarantees

The Contractor shall issue the Owner a written Notice of Guarantee after the date of receipt of Certificate of Completion. Submit to the Owner on letterhead in the following form;

Name of Project and Date

I/We, Company Name hereby warranty and guarantee the labor and workmanship on the renovations performed at 57 Cedar Lane, Wolcott, CT 06716 as per the contract signed on Contract Date for a period of one (1) year from the date of the Certificate of Completion.

Signed Contractor Name, Date Same as Certificate of Completion

ROOFING & VENTILATION

General

Work in this section shall be governed by the Contract Documents. Contractor shall provide all materials, labor, equipment and services necessary, to perform and complete the work specified herein and or as required by job conditions.

Intent

1. The intent of the proposed work is to remove and dispose of all roofing materials from the house and attached garage
2. Provide and install 30 year rated, architectural, strip type shingles including but not limited to metal rake and drip edging, ice & water shield, shingle underlayment, ridge vents, plumbing boots, and flashings. Contractor to verify all measurements in the field.

References

1. ASTM D 224 - Standard Specifications for Smooth Surfaces Asphalt Roll Roofing
2. ASTM D226 - Standard Specifications for Asphalt Saturated Organic Felt used in Roofing & Waterproofing
3. ASTM D 3018 - Standard Specification for Class A Shingles Surfaced with Mineral Granules.
4. ASTM 3161 - Standard Test Method for Wind Resistance of Asphalt Shingles (Fan Induced Method)
5. ASTM 3462 - Standard Specification for Asphalt Shingles Made from Glass felt and Surfaced with Mineral Granules.
6. ASTM 4586 - Standard Specification for Asphalt Roof Cement, Asbestos Free
7. ASTM D4869 - Standard Specification for Asphalt – Saturated Organic Felt Shingle Underlayment used in roofing.
8. ASTM D 6757 - Standard Specifications for Inorganic Underlayment for Use with Steep Slope Roofing
9. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings.

Materials

1. Rake & Drip Edge - White aluminum rake & drip. Drip edge shall be 5" wide.
2. Underlayment - GAF "Shingle Mate" or approved equal for strip type shingles. Underlayment shall conform to ASTM - D226, Type 1 or ASTM D4869 type 1.
3. Leak Barrier - GAF "Weather Watch" mineral surfaced leak barrier or approved equal. Material shall conform to the requirements of ASTM D 1970. Thickness to be min. 40 mils. Tensile strength MD (lbf/in) minimum 25.
4. Starter strip shingles shall be Pro Start Eave and Rake starter strip as manufactured by GAF or approved equal.
5. Laminated fiberglass shall be GAF Timberline HD Shingles or approved equal. Shingles shall carry Underwriter's Laboratories labels, UL® 790 Class A Fire Resistance, UL® 997, Wind Resistance and ASTM D3462. Shingles shall be Class A, strip type, self-sealing.
6. Hip and Ridge shingles shall be Seal-A-Ridge, ridge cap shingles as manufactured by GAF or approved equal.
7. Gable Vent (If applicable) – Mid-America Gable Master, or approved equal.
8. Fasteners - Aluminum or galvanized sharp pointed conventional roofing nails with smooth shanks, minimum 3/8" diameter head and of sufficient length to penetrate 3/4" into solid decking or penetrate through plywood sheathing. Provide 6 nails per full shingle. Staples are not acceptable.
9. Roof boots/ Flashing Vents - EPDM rubber-aluminum boots.
10. Flashing cement - trowel grade non asbestos mineral- fibered roofing mastic ASTM D-2822 Type 1 and ASTM D-4586 Type 1, equivalent to Karnak.
11. Step and roll flashing - Aluminum 0.040" thick, color mill finish.
12. Chimney flashing – step and lead counter flashing.

Shingle Removal

1. Remove and legally dispose of existing roofing materials such as but not limited to shingles, roof boots, roof vents, plumbing boots, flashing materials, rake and drip edge, felt paper and fasteners from roof.
2. Contractor shall remove only as much material as can be replaced in a single work day. Contractor shall be responsible for any water damage to the structure and to Owners' property as a result of inadequate protection.
3. Removal work shall be done in a manner and by such means as is necessary to protect the buildings from damage; to cause minimum interruption to activities; to avoid hazard or injury to persons or property during the entire construction project.
4. Inspect roof sheathing. If after shingle removal, decking surfaces are determined to be inappropriate for installation of new roofing, Contractor shall notify the Owner & Project Manager of any decking which requires replacement.

Unit Price #1: Remove existing damaged or rotted decking and install new APA exterior exposure plywood decking of appropriate thickness to match existing. Include all required labor and materials in cost per 4' X 8' sheet. Unit price sheathing cost is limited to 5 sheets of plywood. Sheathing replacement in excess of 5 sheets will be at a negotiated price not to exceed unit price listed.

(Do not include in base bid.) \$ _____ / per 4 x 8 sheet

Preparation of Roof Deck

1. The contractor shall inspect the entire area to be roofed and verify it is clean and free of debris, nails, or any other item which may cause interference with the installation of the new roofing materials.
2. Install two (2) courses of ice & water shield along all eaves. Install full coverage ice & water barrier on any roof with less than a 4/12 pitch.
3. Install full sheet of ice & water barrier centered in valleys allowing for 18" overlap onto either roof deck. Overlap minimum of 6" at head laps.
4. Install (18") eighteen inch wide strip of ice & water barrier along the rakes. Overlap and seal joints a minimum of 6".

5. Install a minimum of 18" x 18" piece of ice & water shield around any roof penetrations such as vent, hoods, plumbing stacks etc.

Contractor shall call and schedule a visual inspection of leak barrier installation in all areas of roof with Project Manager prior to installation of roof covering with shingles or siding. If Project Manager is unavailable, Contractor will provide real time photos of leak barrier. Photos shall be taken in a manner that identifies the property where installation is being performed. Failure to obtain visual or photo inspection will result in removal of material to verify existence of leak barrier to the satisfaction of the Project Manager.

6. Install new metal rake and drip edge on all rakes and eaves. Fasten new metal edging every 8" on center using approved fasteners.
7. Install roofing underlayment over all roof decks to receive new roofing. Lap each course a minimum of 6" over lower course, and side lapping 4" at all joints.
8. Install underlayment on remaining areas of roof upon completion of installing ice & water barrier.

Shingle Installation

1. Install starter course along eaves per manufacturer's written instructions.
2. Install shingles per manufacturer's written instructions. Apply six nails per full shingle. Fasten shingles at or below nailing line. Maintain six inch (6") clearance from butt end of proceeding course with any fasteners. Install shingles to meet wind zone requirements per the local building code.
3. Contractor shall provide one additional unbroken bundle of shingles identical to those installed for the Owners usage in the event of future need.

Valleys

1. Valleys shall be constructed using a closed cut style installation. Install shingles as per shingle manufacturer's written instructions. Install shingles on smaller area of roof and extend a minimum of 24" beyond center of valley. Contractor shall not nail within the valley. Over lay shingles from larger area of roof over new valley shingles and cut to form straight line centered in valley.

Roof Boots

1. Replace existing roof boots and install EPDM rubber-aluminum roof boots on all plumbing vents as existing. Boot shall have soft rubber gasket.

Soffit Venting

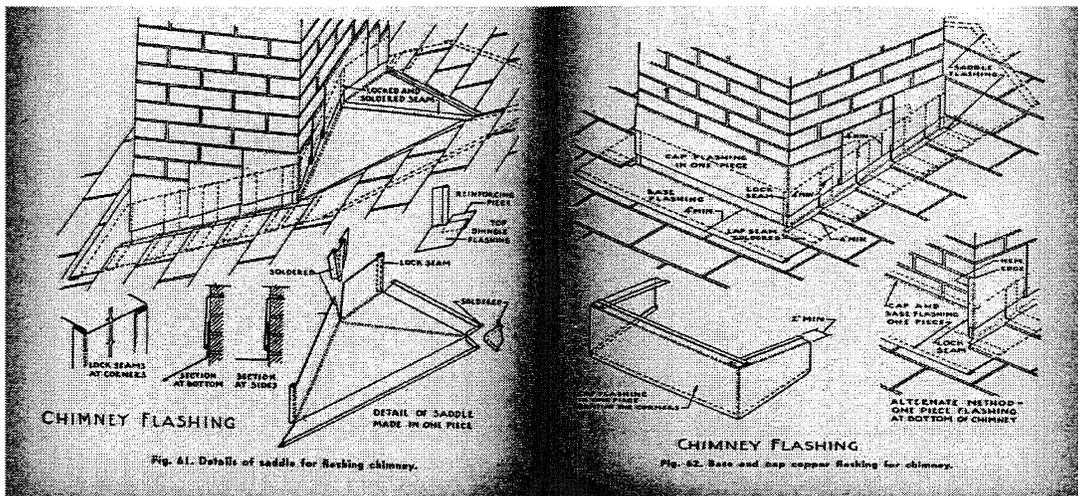
1. Remove and discard of existing plywood soffit material.
2. Install Proper-Vent in all rafter bays.
3. Install white third vented triple 4 soffit materials on all eaves, soffits.
4. Wrap all fascia boards with white aluminum cladding before installation of gutters.

Roof Mounted Vent

1. Install roof mounted Galvanized Steel Static Roof Vent as manufactured by Master Flow or approved equal.
2. Contractor will be responsible for determining the number and size of roof vents needed for proper attic ventilation.

Chimney Flashing

1. Re-flash all existing chimneys with step flashing and lead counter flashing, as detailed in below diagram.



Cost \$ _____

GUTTERS

General

Work in this section shall be governed by the Contract Documents. Contractor shall provide all materials, labor, equipment and services necessary, to perform and complete the work specified herein and or as required by job conditions.

Intent

The intent of the proposed work is to remove and dispose of the existing gutters and provide and install new seamless aluminum gutters at the same location(s).

Installation

1. Remove and recycle to greatest extent possible existing gutters.
2. Inspect fascia materials and notify Owner and Consultant of condition.
3. Wrap all fascia boards with white aluminum cladding before installation of gutters.

Alternate # 1; Replace rotted fascia material as required. Install 1" nominal pre-primed pine. Price per 4' minimum section. \$ _____. (Do not include in base bid).

4. Provide and install new seamless aluminum gutter and leaders on house.
5. Fasten gutters 32" on center maximum to fascia with concealed brackets.
6. Gutter shall have a minimum wall thickness of .032. Gutters shall be pitched towards downspouts.
7. Provide and install aluminum leaders, at down spout. Leader shall have a minimum wall thickness of .019. Leader pipe shall be fastened to the building every 8' using concealed brackets.
8. Provide and install splash blocks at downspout if no sub surface drains exist. Connect leader drains to sub surface drains with appropriate adaptor if existing.

Cost \$ _____

WINDOWS

General

The Contractor shall provide all labor, material, equipment, and tools necessary to remove existing windows and install new vinyl windows as follows. **Contractor will be responsible for verifying all measurements** and ordering new windows and all related materials.

Intent

1. The intent of the proposed work is to remove and dispose of the existing windows in locations listed below. Contractor shall replace any rotted wood frames, jambs or sills.
2. Reframe 1 opening in each bedroom, (3 total), to accommodate egress compliant windows.
3. Provide and install new vinyl windows as listed below.

Manufacturers

1. Harvey Building Products Waltham, MA 1-800-598-5400 www.harveyind.com or approved equal.
2. Mercury Excelum East Windsor, CT 1-800-292-1802 www.mercuryexcelum.com or approved equal.

Quality Assurance

1. Manufacturer Qualifications: Minimum ten (10) years producing vinyl (PVC) windows.
2. Source Limitations: Obtain window units from one manufacturer through a single source.
3. Provide window units independently tested and found to be in compliance with ANSI/AAMA/NWDA 101/I.S.2-97 and current A440-05 performance standards listed above.
4. Specified fenestration with the following characteristics;

U-Factor: Less than or equal to 0.30
Solar Heat Gain Coefficient: Less than or equal to 0.3
5. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority over the project.
6. Energy Star Rated- windows shall carry Energy Star Rating.

Window Features

1. Provide and install new construction windows as specified below.
2. New Construction windows shall be as specified regarding size, shape, operation and features.
3. Window frames shall be nominal 0.070 inch (1.8mm) thick polyvinyl chloride (PVC) with miter cut and fusion welded corners. Contoured sash design shall be a nominal 0.070 inch (1.7mm) thickness with fusion welded corners. Color: White.
4. Glazing: Low E, 5/8 inch (22mm) nominal thickness, insulated glass units are silicone glazed with an exterior glazing bead.
5. Sash Balances: Block and tackle, complying with AAMA-902. Balance cords shall be anchored to locking terminal housings when the sash is tilted in.
6. Weather Stripping: In compliance with AAMA 701.2.
7. Screens: Half screen, with extruded aluminum frame and 18 x 16 charcoal finished fiberglass mesh screening.
8. Grill work: None

Installation

1. Remove existing draperies and reinstall upon window installation as required.
2. Remove and dispose of existing window.
3. Reframe openings as listed below to accept code compliant egress window. Contractor shall be responsible for installing headers, jacks, king studs, sills and all other required framing necessary for installation of new windows. Contractor shall be responsible for sizing window to comply with code requirements.
4. Install new vinyl window units in the following locations;

Locations & Window Type

Bedroom 1:

- a) A wall; Remove and dispose of existing window. Frame in existing opening to accept new 74 3/4" w x 24 3/4" h vinyl replacement 2 lite rolling window unit.

- b) D wall; Remove and dispose of existing window. Cut exterior cinder block wall and interior drywall and wood frame wall to prep for framing of new egress window. Finish cinder block masonry as required to produce a smooth square and plumb opening to accept new wood framing. Frame in new opening to accept new construction mulled double hung unit 74 3/4" w x 47" h.

Bedroom 2:

- a) D wall; Remove and dispose of existing window. Frame in existing opening to accept new 36 3/4" w x 24 3/4" h replacement awning window unit.
- b) D wall; Remove and dispose of existing window. Cut exterior cinder block wall and interior drywall and wood frame wall to prep for framing of new egress window. Finish cinder block masonry as required to produce a smooth square and plumb opening to accept new wood framing. Frame in new opening to accept new construction double hung unit 36" w x 47" h.

Bedroom 3:

- a) C wall; Remove and dispose of existing window. Frame in existing opening to accept new 74 3/4" w x 24 3/4" h vinyl replacement 2 lite rolling window unit.
- b) D wall; Remove and dispose of existing window. Cut exterior cinder block wall and interior drywall and wood frame wall to prep for framing of new egress window. Finish cinder block masonry as required to produce a smooth square and plumb opening to accept new wood framing. Frame in new opening to accept new construction mulled double hung unit 74 3/4" w x 47" h.

Bathroom:

- a) C wall; Remove and dispose of existing window. Frame in existing opening with pressure treated material to accept new vinyl replacement double hung unit in existing opening.

Basement:

- b) C wall; Remove and dispose of existing window. Frame in existing opening with pressure treated material to accept new vinyl replacement double hung unit in existing opening.
- a) D wall; Remove and dispose of 3 existing basement hopper windows. Frame existing opening with pressure treated material to accept new replacement gliding basement windows.

5. Install window into new framing plumb, level and square so as to operate freely and latch securely. Install window tape over nailing flange prior to installing siding and /or exterior trim.
6. Install spun fiberglass insulation between window jambs and rough framing material before installing trim.
7. Install new gypsum wallboard as required in area of new window. Tape and compound as required ready for paint. If painting is required contractor will be required to paint from corner to corner on the construction wall. Match existing wall color as close as possible.
8. Install pine casings on interior of new window matching trim on existing windows. Picture frame trim on windows with appropriate sized casings to accommodate installation. Glue and miter corners before installation. Fasten with appropriate sized finish nails for rigid installation.
9. Finish new windows and trim to match remaining as close as possible.
10. Install exterior casings on new egress window to match existing configuration of exterior trim on remaining windows as close as possible.
11. Install break formed white aluminum coil stock over exterior window casings on new egress window.
12. Install break formed white aluminum coil stock over exterior window casings on remaining windows.
13. Double hung windows are to be equipped with insulating glass, tilt-in sashes, cam and sash locks and half height insect screens.
14. Windows shall have Energy Star rating as certified by manufacturer.
15. Prime and paint all new interior trim with semi-gloss acrylic enamel paint equal to Sherwin Williams SW Pro Classic.

Cost \$ _____

DOORS

General

The Contractor shall provide all labor, material, equipment, and tools necessary to remove existing patio doors and install new vinyl replacement patio doors as follows. **Contractor will be responsible for verifying all measurements** and ordering new doors and all related materials.

Intent

The intent of the proposed work includes but is not limited to;

1. Replace rear entry sliding patio door with new Energy Star Rated sliding patio door.
2. Replace front entry door with new fiberglass pre-hung entry door.
3. Close-in exterior kitchen entry door on B wall.

Manufacturers

1. Acceptable Manufacturer: Harvey Building Products, which is located at: 1400 Main St., Waltham, MA 02451-9180; Toll Free Tel: 800-598-5400; Tel: 781-398-7800; Fax: 781-398-7749; Web: www.harveybp.com. Door system to be equal to Harvey Standard Vinyl Patio Door.
2. Mercury Excelum, East Windsor, CT 1-800-292-1802 www.mercuryexcelum.com

Features

1. Screens: Sliding screen, in extruded aluminum frame with charcoal finished fiberglass mesh screening.
2. Glazing: Low E, 5/8 inch (22mm) nominal thickness, insulated glass.
3. Color shall be white.

Patio Door

1. Remove existing 6-0 x 6-8 rear entry sliding patio door and frame.
2. Contractor shall inspect for and replace any rotted wood frames, jambs or sills
3. Install new 6-0 x 6-8 Energy Star Rated vinyl insulated sliding patio door unit in existing location in accordance with manufacturer's printed instructions.

4. Center door in opening and secure unit with screws through jambs as indicated in manufacturer's instructions. Install door unit level and plumb.
5. Insulate between rough and vinyl door frame at header and at jambs with spun fiberglass insulation.
6. Trim around exterior of door with 1x4 composite material such-as Azek or approved equal to match existing.
7. Install new interior trim around new door unit to match existing trim in room.

Front Entry Door

1. Remove and dispose of damaged front entry door. (See Lead Report)
2. Provide and install new pre-hung insulated fiberglass door such as Therma-Tru Smooth-Star model #S255, or equal, at front entrance. Match existing swing.
3. New unit is to be installed square, level, and plumb in rough opening so as to open freely and latch securely.
4. Install new lockset and deadbolt combination as manufactured by Schlage or Kwikset or approved equal. Provide owner with 2 keys for lock.
5. Insulate between door jambs and rough opening with spun fiberglass prior to trimming interior of door.
6. Provide and install trim for interior of door with casing as per existing style and finish. Finish interior trim to match existing.
7. Apply two coats of latex paint to all surfaces of newly installed door, door frame and casing as per manufacturer's specifications. Owner to choose colors.

Storm Doors

1. Remove and dispose of front entry storm door.
2. Provide and install new aluminum storm door at front entrance as manufactured by Harvey model H902 or Mercury Excelum Tuff-Core Series model 132 with self-storing glass and screen panels.
3. Doors shall be measured to properly fit new pre-hung door frame.
4. Doors shall be installed plumb and square so as to fit tightly, operate freely and latch securely.

5. New doors shall be equipped with external expander with soffit vinyl sweep at bottom. All hardware such as push button latch, pneumatic door closer and hurricane chain are required. Glazing to be in accordance with State and Local regulations.

Basement Egress Door

1. Remove and dispose of existing interior wood egress door and frame.
2. Provide and install new pre-hung fiberglass insulated door such-as Therma Tru Smooth-Star solid panel model S105 or approved equal, sized to fit opening height, with new keyed entry lock-set.
3. New unit is to be installed square, level, and plumb in rough opening so as to open freely and latch securely.
4. Install new lockset and deadbolt combination as manufactured by Schlage or Kwikset or approved equal. Provide owner with 2 keys for lock.
5. Insulate between door jambs and rough opening with spun fiberglass prior to trimming interior of door.
6. Provide and install new clamshell casing to inside of door frame.
7. Apply two coats of latex paint to all surfaces of newly installed door, door frame and casing as per manufacturer's specifications. Owner to choose colors.

Cost \$ _____

CARPENTRY

General

This specification includes all labor, materials, taxes and permits required to perform the carpentry work described below. All work must conform to applicable building codes. Coordinate with the work of other trades specified elsewhere.

Intent

1. Frame close kitchen entry door on kitchen B wall.

Kitchen Door

1. Remove and dispose of existing kitchen entry door on B wall behind refrigerator.
2. Frame in opening to align with existing wood framing.
3. Provide and install ½" plywood to exterior of framing.
4. Install concrete masonry unit block to exterior to close in opening to match exterior house wall finish.
5. Parge concrete block with Portland cement mixture to match existing exterior house finish as close as possible.
6. Insulate partition wall with minimum R-19 fiberglass insulation.
7. Install ½" moisture resistant drywall to interior side of framing. Tape and finish drywall three coats as to prep for paint.
8. Prime and paint newly installed drywall with two coats of latex paint as per paint manufactures' instructions. Owner to choose color.

Cost \$ _____

COST SUMMARY PAGE

ROOFING & VENTILATION \$ _____

GUTTERS \$ _____

WINDOWS \$ _____

DOORS \$ _____

CARPENTRY \$ _____

TOTAL COST \$ _____

PROPERTY OWNER VERIFICATION

I, the undersigned Owner(s) acknowledge that I have fully read and understand the attached project specifications. I understand this to be the scope of work and the extent of the renovations to be performed at the property location shown below.

**57 Cedar Lane
Wolcott, CT 06716**

I understand that any revisions to these specifications changing the scope of work can be made only for unforeseen circumstances. This is for my protection and for providing a clear understanding to the contractor who will provide a quote for the proposed work.

Owner Domenic Farrare Date may 31, 16
Domenic Farrare

Owner Dawn Farrare Date may 31, 16
Dawn Farrare

I, the undersigned Contractor agree to provide all labor, material, permits, taxes, insurance, equipment and related fees, necessary to complete the work as specified above for the property located at:

57 Cedar Lane
Wolcott, CT 60716

All work will be performed in accordance to applicable Building and Fire Code(s).

Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it –

(a) is, is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) is, is not a women-owned business. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) is, is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are (check the blocks applicable to you):

- | | | |
|---|--|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans | <input type="checkbox"/> Hispanic Americans |
| <input type="checkbox"/> Asian Indian Americans | <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

(d) is, is not a bonafide Section 3 Company. "Section 3 company," as used in this provision, means that it meets the following definition:

1. 51% or more of the ownership of this company is owned by Section 3 residents, as defined by HUD.
2. Currently, at least 30% of the employees of the company are Section 3 residents, as defined by HUD.
3. At least 30% of the employees of the company were Section 3 residents, as defined by HUD, within three years of the date of first employment with this company.
4. I commit to subcontract at least 25% of the total value of this contract to Section 3 subcontractors, as these companies are defined above, and to provide the necessary evidence to substantiate this, prior to the award of contract.

Company Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

FEIN or SSAN#: _____ Contractor License # _____ Exp. Date: _____

Date: _____ Print Name: _____

Signature: _____

Total Bid Amount: \$ _____

Amount Written: _____

(This information must be submitted in order to have your bid considered responsive)

