INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 2:00 P.M. on November 1, 2016

TO: Town of Plainville
Town Manager's Office
1 Central Square
Plainville, CT 06062

To be noted on the outside of the envelope:

DO NOT OPEN UNTIL 2:00 P.M. on November 1, 2016
Project #110- 348
Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062

Mandatory pre-bid conference
9:00 A.M on October 19, 2016.
27 Cassidy Drive
Plainville, CT 06062

All interested contractors are required to attend.

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

GENERAL CONDITIONS

OWNER: Dorothy LaBelle
ADDRESS: 27 Cassidy Drive
Plainville, CT 06062

PROJECT: 110-348

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.

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 Plainville and the Owner with the original certificates of insurance for general liability, auto liability, and worker's compensation, as applicable. General liability insurance shall be 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. Auto Liability insurance shall cover hired and non-hired autos in accordance with State law. Workers' Compensation Insurance shall have a minimum limit of one hundred thousand ($100,000.00) dollars for each accident. The Contractor shall indemnify and save harmless the Owner and the Town of Plainville under these policies. The contractor shall name the Town of Plainville, its agents and the Owner as additional insured as their interests may appear on the General Liability Insurance.

5. The Contractor agrees that all services offered by the Municipality through L. Wagner & Associates, Inc. (hereinafter referred to as the "Consultant"), 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 Consultant, 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 consultant which shall arise out of or result from consultant's performance in good faith of services pursuant to the Professional Services Contract. The Contractor agrees that the Consultant 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 <u>any</u> 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, other wise 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. 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:

15. 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 Contractors termination, then the Owner shall have a cause of action against the terminated Contractor for any such additional cost.

16. 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.

17. The Contractor may request a maximum of _____ progress payments as work is completed in accordance with the attached specifications. The request shall be in the form of an itemized bill for that portion of work completed by the Contractor. All requests for payment shall be accompanied by a fully executed Lien Waiver, 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.

18. 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.

19. 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 t 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.

20. 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.

21. 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.

22. 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.

23. The premises herein shall be occupied during the course of the construction work.

24. No officer, employee or member of the Governing Body of the Town of Plainville shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.

25. 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.

26. 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.

27. 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.

28. All bids shall remain in effect for forty five (45) calendar days.

29. 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.

30. 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.

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.

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.

31. 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 «Business_Name» at «Contractor_Address», «Contractor_CityStateZip», not later than midnight of «Contract_Cancel_Date».

I hereby cancel this transaction.

_____ _____

Signed Date

Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

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 Owner usage of the dwelling, parking, and access to the building. Working hours are Monday –Friday 8:00 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 a 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 contents caused by lack of said protection to the dwelling or 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 Program 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 Program 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 Program Manager, within 24 hours of discovery, in the event unforeseen circumstances. If the work is deemed additional or extra by the Program Manager then a change order will be negotiated, executed and authorized by the Contractor, Owner and Program 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 Program Manager

Submittal

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.

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 major suppliers.

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Plainville, CT 06062
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Warranties and Guarantees

1. 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, (FIRM NAME), hereby warrant, and guarantee workmanship on labor for the renovations performed at 27 Cassidy Drive, Plainville, CT as per contract signed on _____ for a period of ONE (1) YEAR from the date of the Certificate of Completion.

   Signed
   Dated

End of Section

WINDOWS

General

1. 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 intention of this section of the specification includes but not limited to the following.

1. Replace existing windows with vinyl replacement windows as listed below.

Manufacturers

a. Harvey Building Product. Waltham, MA 1-800-598-5400 www.harveyind.com or approved equal.

b. 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/NWWDA 101/I.S.2-97 and current A440-05 performance standards listed above.

4. Specified fenestration with the following characteristics:
   a. U-Factor: Less than or equal to 0.30
   b.. Solar Heat Gain Coefficient: Less than or equal to 0.5

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.

Vinyl Replacement Window Features

1. Provide and install replacement windows as specified below.

2. Replacement 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: Match existing grill work. New grills shall be flat colonial.

Installation

1. Remove existing draperies and reinstall upon window installation as required.

2. Provide and install windows in accordance with manufacturer's installation instructions.

3. Install windows plumb, level and square so as to operate freely and latch securely.

4. Install spun fiberglass insulation within window header and under sill prior to installing window. Insulate between wooden window jambs and vinyl replacement window using low expansion foam insulation.

5. Re-install stops and fasten with appropriately sized finish nails. Set heads below surface and fill with wood filler. Caulk around remaining window stops and along sill using Phenoseal silicone caulk or approved equal.

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Locations & Window Type

1. ***Kitchen***
   a. Replace casement window on C wall with new sliding window. (1)

2. ***Bathroom***
   a. Replace double hung window on C wall with new construction sliding window with privacy glass. (1) ***Note: See bathroom Renovations Section***

3. ***Front Right Bedroom***
   a. Replace double hung window on A wall with double hung window. (1)

4. ***Front Left Bedroom***
   a. Replace double hung window on A wall with double hung window. (1)
   b. Replace double hung window on B wall with double hung window. (1)

5. ***Front Left Bedroom***
   a. Replace double hung window on B wall with double hung window. (1)
   b. Replace double hung window on C wall with double hung window. (1)

6. ***Living Room***
   a. Replace existing flat picture window on A wall with flat picture window with (1) stationary center sash and 2 double hung flankers. (3)

7. ***Dining Room***
   a. Replace double hung window on C wall with double hung window. (1)

End of Section

Cost $ _____

ELECTRICAL

General

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

2. All materials shall be UL listed. All new fixtures shall be Energy Star rated.

3. Any cutting and patching necessary to complete the work described below will be the responsibility of the Contractor.

4. The use of surface mounted wire mold is prohibited unless specifically noted.

Intent

The intention of this section of the specifications is to perform the following work including but not limited to the following:

1. Upgrade service panel to 100 amp, 24 breaker capacity service panel.

2. Install combination light/exhaust fan in bathroom.

3. Replace vanity light in bathroom and install GFCI.

4. Install wireless smoke detectors in each bedroom (3) and combination smoke & carbon monoxide detector in living area (1).

5. Add outlet in hallway.

Materials

1. Outlets – UL and CSA listed, 15amp or 20 amp grounding, 125 Volt, NEMA 5-15 R compliant, 2, pole , 3 wire with thermoplastic face and body material such as Leviton 12650-W, T5820-W, 7599-WN, 7899-W, AFTR1-W, 5891-W or approved equal. Color white.

2. Wall plates – UL and CSA listed, midway sized, thermoplastic nylon material such as Leviton PJ1-W, PJ2-W, PJ3-W PJ-17-W, PJ126-W, 80505-W 5977CL or approved equal.

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Service Upgrade

1. Remove and dispose of existing service panel and breakers.

2. Install (1) 100 amp service panel with 24 breaker capacity, as manufactured by Cutler-Hammer, General Electric, Murry, Siemans, or approved equal.

3. Install aluminum entrance cable enclosed in conduit with weather head and drip loop. Fasten conduit securely to the building and seal all fittings.

4. Locate new service panel as directed by local power authority.

5. Install all necessary single pole and 2 pole breakers required for existing circuitry.

6. Install grounding rods, wiring and hardware for supplemental grounding as required by code.

7. Bond service as required.

8. Install GFCI duplex work outlet located at service panel.

9. Label each service panel and circuit clearly and permanently.

Bathroom Exhaust Fan and Light

1. Install ceiling mounted exhaust fan with light such as Broan Ultra Series Model XB80L or approved equal. Fan shall be Energy Star rated and be equipped with single speed fan with light and night light.

2. Unit to be operated by double switch to control fan and light together and night light separately.

3. Duct new unit to the outside. Install back draft damper on exterior wall.

Bathroom Vanity Light & GFCI

1. Replace existing vanity fixture with new. Contractor shall use $ 65.00 allowance for fixture. Allowance does not include labor to install, sales tax, profit or overhead. Owner to choose fixture within stated allowance.

2. Install GFCI duplex outlet in bathroom located next to sink. Coordinate with owner for location of new GFCI.

Smoke & Carbon Monoxide Detectors

1. Install First Alert Onelink model: SOC501CN-3ST, or approved equal wireless combination smoke detector and C.O. detector (1).

2. Install First Alert Onelink model: SA521CN-3ST, or approved equal wireless smoke detector in each bedroom (3).

Hallway Outlet

1. Install 1 duplex outlet located in hallway. Provide all required circuity for complete installation.

2. Coordinate with owner for location.

End of Section

Cost $ _____

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BATHROOM RENOVATIONS

General

1. 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 shall include but not be limited to the following:

1. Renovate bathroom as described below.

Demolition

1. Remove and save for re-installation existing vanity, sink & faucet.

2. Remove and dispose of existing trims, ceramic tile and wall surfaces, and insulation to expose framing. Ceiling, tub, flooring and entry door are to remain.

Window Reduction

1. Remove and dispose of window.

2. Frame down window opening to accept new sliding window. Window shall be sized to existing width 12" high Install ½" CDX sheathing on exterior.

3. Install double 4" vinyl siding matching existing to infill exterior.

Bathroom Repairs

1. Inspect framing materials for rot or decay and notify Owner and Program Manager of discovery. Any rot repair will be addressed through a change order.

2. Install wood blocking for new wallboard and grab bars as required.

3. Insulate C wall with R-15 spun fiberglass insulation with vapor barrier.

4. Install tub and shower diverter such as Symmons Temptrol Model S-96-2 or approved equal. Chrome finish.

5. Install ½"x3'x5' tile backer board such as HardiBoard within tub area from top edge of tub to ceiling.

6. Install ½" moisture resistant wall board on ceiling and remaining wall surfaces.

7. Install ceramic tile within tub area. Contractor shall use an allowance of $1.50 per square foot for wall tile. Allowance is for tile only and does not include, labor, mastic, grout profit or overhead. Owner to choose tile within stated allowance.

8. Install tile with bull nose tiles on outer edge and around widow opening. Bullnose tile are in addition to the allowance for the wall tile.

9. Grout tile with appropriate grout. Allow to dry and seal with silicone sealer. Owner to select grout colors.

10. Tape and compound wallboard and sand smooth ready for paint.

11. Install 1 ¼" knurled, stainless steel grab bars as follows:

    a. (1) - 42" x 1 ¼" knurled, stainless steel grab bar locate horizontal on C wall.
    b. (1) - 18" x 1 ¼" knurled, stainless steel grab bar locate vertically on B wall.
    c. (1) - 18" x 1 ¼" knurled, stainless steel grab bar locate vertically on D wall.

12. Mount horizontal grab bars between 33" – 36" above finished floor. Mount vertical grab bar with bottom of bar no more than 48" above finished floor.

13. Install 3 ½" finger jointed wood baseboard and 2 ½" colonial casings for door and window. Back cope baseboard, miter and glue corners on casings. Fasten with appropriate sized finish nails for rigid installation.

14. Apply one coat primer and two coats of latex paint to walls, ceiling and trim work. Owner to select paint colors.

15. Install 1.6 gallon flush toilet with seat. Toilet shall be white, American Standard right height Cadet 3 enlongated bowl. Seat shall be closed front plastic seat with cover. Install white, braided 3/8" PS x 1/2" IPS, reinforced nylon supply lines as manufactured by Plumb Craft or approved equal.

16. Re-install existing vanity, sink and faucet. Install new trap work from sink to wall penetration. Install white, braided 3/8" PS x 1/2" IPS, reinforced nylon supply lines as manufactured by Plumb Craft or approved equal.

17. Install recessed medicine cabinet with mirrored door. Contractor shall use $125.00 allowance for bidding purposes. Allowance does not include labor to install, profit or overhead. Owner to choose medicine cabinet within stated allowance.

18. Install bathroom accessories, such as towel bar and toilet paper dispenser. Contractor to use $40.00 allowance for bidding purposes. Allowance does not include labor to install, profit or overhead. Owner to choose accessories within stated allowance.

19. Re-install cabinet above toilet

End of Section

Cost $_____

Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

PLUMBING

General

1. 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 intention of this section of the specification includes but not limited to the following:

1. Replace kitchen faucet.

Kitchen Faucet

1. Remove and dispose of existing kitchen faucet.

2. Provide and install deck mounted single handle faucet with sprayer.

3. Contractor shall use $125.00 allowance for bidding purposes. Allowance does not include labor to install, profit or overhead. Owner to choose faucet within stated allowance.

4. Install white, braided 3/8" PS x 1/2" IPS, reinforced nylon supply lines as manufactured by Plumb Craft or approved equal.

End of Section

Cost $_____

Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

FUEL TANK REPLACEMENT

General

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

Intent

The intent of the proposed work includes but not limited to the following:

1. Remove and dispose of existing oil tank and concrete structure.

2. Install 275 gallon double walled oil tank such as Roth.

Concrete Pad

1. Remove and dispose of existing oil tank and concrete structure.

2. Form out for 3' x 4' x 5 ½" concrete pad. Pad shall be formed square and level.

3. Place 3,000 psi Portland cement based concrete in form work.

4 Float concrete level and smooth, finish edges with edging tool.

5. Remove form work once concrete is cured.

6. Install top soil to infill disturbed area. Seed and hay disturbed area upon completion. Watering is owner's responsibility.

Oil Tank Replacement

1. Pump out and save any salvageable oil from within tank. Upon installation of new tank, contractor shall re-install any oil salvaged from the old tank.

2. Disconnect existing supply lines from tank to burner. Remove and dispose of existing tank.

3. Contractor shall cut open, clean, remove and lawfully dispose of any oil sludge from within tank.

4. Contractor shall provide documentation as to disposal of any oil waste and tank.

5. Install Roth 275 gallon oil tank Model DWT1000L equipped with fuel oil gauge, vent alarm, leak indicator and tank cover. Install tank as per manufacturer's instruction. Install galvanized cover / shield over the tank per the manufacturer to validate warranty.

6. Tank to be installed in the same location as the existing.

7. Reconnect existing supply tubing from oil tank to burner and test fire burner.

End of Section

Cost $_____

Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

GUTTERS

General

1. 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 intention of this section of the specification includes but not limited to the following.

1. Provide and install new seamless aluminum gutters and downspouts on all eaves of house.

Installation

1. Remove and recycle to the greatest extent possible existing gutters and leaders.

2. Provide and install new white aluminum seamless gutters on all eaves on house.

3. Fasten gutters with concealed brackets and all weather screws as applicable. Fasten gutters maximum 32" O.C.

4. Gutter shall have a minimum wall thickness of .032. Gutters shall be pitched towards downspouts.

5. Install downspouts and leader pipes. Contractor shall duplicate downspout locations. Leader shall have a minimum wall thickness of .019. Leader pipe shall be fastened to the building every 8' using concealed brackets. Confirm locations of downspouts with Owner and Program Manager.

6. Install splash blocks at bottom elbow to transport water away from building or connect to sub surface drainage if applicable.

7. Color of gutters and leaders to be white.

8. Install 4' x 5" mill finish aluminum gutter screens in new gutters.

End of Section

Cost $_____

Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

COST SUMMARY PAGE

WINDOWS	$_____
ELECTRICAL	$_____
BATHROOM REPAIRS	$_____
PLUMBING	$_____
OIL TANK REPLACEMENT	$_____
GUTTERS	$_____
TOTAL	$_____

Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

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.

27 Cassidy Drive
Plainville, CT 06062
Project #: 110-348

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.

DATE: 10-2-16 OWNER: Dorothy LaBelle
Dorothy LaBelle

Dorothy LaBelle
27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

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:

27 Cassidy Drive
Plainville, CT 06062
Project # 110-348

All work will be performed in accordance to applicable Building Codes.

****

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):

☐ Black Americans ☐ Asian Pacific Americans ☐ Hispanic Americans
☐ Asian Indian Americans ☐ Native Americans ☐ 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)