INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 3:30 p.m. on Wednesday, September 25, 2013

TO: Town of Watertown
   Town Manager's Office
   424 Main Street
   Watertown CT 06795

To be noted on outside of envelope:

DO NOT OPEN UNTIL 3:30 p.m. on Wednesday, September 25, 2013

Project No. 153-93
   21 Russell Avenue
   Oakville CT 06779

THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:
8:30 a.m. on: Wednesday, September 18, 2013

NOTE: CONTRACTOR IS TO SUBMIT THIS ENTIRE BID PACKAGE. ALL BIDS MUST BE FILLED OUT COMPLETELY. IT IS SUGGESTED THAT CONTRACTORS RETAIN A COPY OF THIS ENTIRE BID PACKAGE.

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

CONTRACTOR'S BUSINESS NAME: ____________________________
(PLEASE PRINT)

AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER
WBE / MBE / SBE AND SECTION 3 DESIGNATED CONTRACTORS
ARE ENCOURAGED TO APPLY
TOWN OF WATERTOWN
SCOPE OF WORK, PART 1, GENERAL CONDITIONS

OWNER: Tracy Graziano
ADDRESS: 21 Russell Avenue
Oakville CT 06779
PROJECT: 153-93

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 Watertown 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 Watertown under these policies. The contractor shall name the Town of Watertown, 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 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 To be determined 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 To be determined and complete the work by To be determined.
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 anticipable, 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 Contractors 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 To be determined 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.

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 Watertown 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.
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.

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

To be determined

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), (Contractor City, State, Zip), not later than midnight of (Contract Cancel Date).

I hereby cancel this transaction.

Signed ______________________ Date ______________________
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.

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 occupants 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 damage during construction, and shall be responsible for the repair and or replacement of any damage to the building and or contents until completion of the contract.

7. 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, and tenants.

PROJECT MEETINGS

1. The selected Contractor shall attend a contract signing meeting as scheduled by the Owner, and Consultant.

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 Consultant 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. In the event unforeseen circumstances the Contractor shall notify the Owner and Consultant within three days of discovery. If the work is deemed additional or extra by the Consultant then a change order will be negotiated, executed and authorized by the Contractor, Owner and Consultant prior to the commencement of the work. Any work performed prior to the execution of a change order may or 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.

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 broom swept at the end of each day.
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 Consultant may reject materials and products which do not bear identification satisfactory to the Owner or Consultant

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. Construction schedule.
   c. Material submittals if not using materials as specified.

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.

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 21 Russell Avenue, Oakville CT 06779, as per contract signed on WAATERTOWN for a period of one (1) year from the date of the Certificate of Completion.
   Signed
DOORS

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

1. The intent of the proposed work is to remove and dispose of the existing doors and install new doors and storm doors as specified below.

<table>
<thead>
<tr>
<th>Location</th>
<th>Type</th>
<th>Size</th>
<th>Swing</th>
<th>Lockset</th>
<th>Hardware</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Side House Entry</td>
<td>Fiberglass entry</td>
<td>Match</td>
<td>VIF</td>
<td>Schlage Plymouth</td>
<td>As supplied by manufacturer</td>
</tr>
<tr>
<td></td>
<td>2 - lite</td>
<td>Original</td>
<td></td>
<td>Keyed Entry F-51-PLY-505 &amp;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4 - panel</td>
<td></td>
<td></td>
<td>deadbolt</td>
<td></td>
</tr>
<tr>
<td>A - Side House Breezeway Entry Replacing Existing Storm Door</td>
<td>Fiberglass entry</td>
<td>Match</td>
<td>VIF</td>
<td>Schlage Plymouth</td>
<td>As supplied by manufacturer</td>
</tr>
<tr>
<td></td>
<td>2 - lite</td>
<td>Original</td>
<td></td>
<td>Keyed Entry F-51-PLY-505 &amp;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4 - panel</td>
<td></td>
<td></td>
<td>deadbolt</td>
<td></td>
</tr>
<tr>
<td>B - Side Basement Entry</td>
<td>Fiberglass entry</td>
<td>Match</td>
<td>VIF</td>
<td>Schlage Plymouth</td>
<td>As supplied by manufacturer</td>
</tr>
<tr>
<td></td>
<td>No - lite</td>
<td>Original</td>
<td></td>
<td>Keyed Entry F-51-PLY-505 &amp;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4 - panel</td>
<td></td>
<td></td>
<td>deadbolt</td>
<td></td>
</tr>
<tr>
<td>A - Side House Entry Storm</td>
<td>2/3 height self-storing</td>
<td>Match</td>
<td>VIF</td>
<td>Push button</td>
<td>As supplied by manufacturer</td>
</tr>
<tr>
<td>B - Side House Bedroom Slider</td>
<td>2/3 height self-storing</td>
<td>Match</td>
<td>VIF</td>
<td>Push button</td>
<td>As supplied by manufacturer</td>
</tr>
</tbody>
</table>

INTERIOR & EXTERIOR DOOR MANUFACTURERS

1. Masonite International Door Company, One Tampa City Center, 201 N. Franklin Street, Tampa, FL, Tel: 1-800-895-2723, www.masonite.com or approved equal.

2. JELD–WEN Door Systems PO Box 1329 Klamath Falls, OR 97601, Tel: 1-800-535-3936, www.jeld-wen.com or approved equal.


Note: Therma-Tru model S296 pre hung entry door to be used as base model for price comparison concerning other approved equal doors.
 FEATURES (EXTERIOR DOORS)

1. Panel - 1 ½" thick, fiberglass
2. Jambs - Wood
3. Hinges - 1 ½ pair 3" x 3" loose pin but hinges.
5. Borings - As noted

PRE HUNG DOOR INSTALLATION

1. Remove and dispose of existing doors.
2. Doors shall be installed in accordance to manufacturer’s installation instructions. Install doors plumb and square so as to fit tightly, operate freely and latch securely. Including all required hardware as provided by manufacturer.
3. Install spun fiberglass insulation between door jambs and framing, including header and two side jambs.
4. Paint all door surfaces and jambs in accordance with the enclosed painting specification.
5. Provide and install new interior door casings matching original style and finish.
6. Provide and install new locksets as listed in the door schedule.

STORM DOORS MANUFACTURER

1. Gerkin Storm Door Model 902, as manufactured by Gerkin Doors & Windows, Sioux City, IA, 1-800-475-5061 with Dakota painted pull handle. Color - White
2. Tuff Core Series Model 133, as manufactured by Mercury Excellum Inc., 215 South Main Street, East Windsor, CT 06086 1-860-292-1800. Color - White

STORM DOOR INSTALLATION

1. Remove and dispose of existing doors.
2. Door shall be measured to fit existing opening. Swing to match existing. Door shall be installed plumb and square so as to fit tightly, operate freely and latch securely.
3. New door 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. Glazings to be in accordance with State and Local regulations.

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

The intent of the proposed work is to:

1. Install basement stair graspable hand rail.

2. Cut out 3” of base of wood wainscoting in the basement (approx. 40 lineal feet). Shim out area to meet wainscoting level and install 3 ½” Colonial baseboards.

3. Repair water damaged sheet rock wall and ceiling in basement (approx. 10 square feet).

4. Install plumbing access panel at rear bathtub diverter wall.

BASEMENT

1. Provide and install new Brosco B75 handrail on basement stairs. New rail shall be fastened to framing members using brass plated handrail brackets. Railing to be between 34-38” measured from the stair nosing, continuous, and returned at the top and bottom.

2. Cut out 3” of base of wood wainscoting in the basement (approx. 40 lineal feet). Shim out area to meet wainscoting level and install 3 ½” Colonial baseboards. Stain base to match existing wainscoting.

3. Re-tape and patch in (taping compound) water damaged B - wall in basement as to prep for painting.

4. Install plumbing access panel at rear bathtub diverter wall. Install ½” AC plywood panel, and trim out with 2 ½” pre primed finger jointed Colonial casing.

Cost: $ __________________________
ELECTRICAL

GENERAL: This specification includes all labor, materials, taxes and permits required to perform the electrical work described below. All work must be performed in compliance with all National, State and Local Electrical Codes.

INTENT

The intent of the proposed work is to:

1. Install wireless interconnected smoke detectors in 3 - bedrooms. Install wireless interconnected smoke & C.O detectors at 3 - levels of house.


3. Install new GFI outlets, kitchen backsplash: 1 - left of sing, 1 - right of range.

SMOKE & C.O. DETECTORS

1. Provide and install First Alert brand (or equal) hard wired, battery backup, interconnected, smoke detectors in each bedroom. Provide and install First Alert brand (or equal) hard wired, battery backup, interconnected, smoke/CO detectors on each level of house.

GFCI OUTLETS

1. Convert 1 - existing outlet to GFCI at kitchen backsplash.

2. Provide and install all circuitry and related materials to install new GFI outlets at kitchen back splash. New outlets to be serviced by dedicated 20 amp circuit. 1 - left of sing, 1 - right of range.

Cost: $
PLUMBING

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

INTENT

1. The intention of this section of the specifications is to replace the existing bathtub in the main bathroom.

BATHTUB

1. Remove and dispose of existing tub and surround in bathroom.

2. Provide and install to manufacturers specs, new 5' tub and surround, Sterling brand, Ensemble Model # 71100112 or equal.

3. Remove and dispose of existing bath tub diverter, tub waste and over flow hardware.

4. Provide and install new diverter such as American Standard model # 760709, Moen Model # 576717 or approved equal and matching tub waste and over flow hardware.

5. Adapt feed and waste piping to complete installation

6. Tape in tub nailing flange as to prep for painting.

Cost: $ _______________________

Section 2 Page 8
HEATING

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.

2. The furnace shall be installed in accordance with National, State and Local plumbing codes. If codes and regulations differ from the manufactures installation instructions the Contractor shall consult the authority having jurisdiction prior to installation.

INTENT

1. The intention of this section of the specifications is to replace the existing gas fired warm air furnace with Energy Star rated gas fired warm air furnace including all required piping, and connections.

GAS FIRED WARM AIR FURNACE

1. Remove and dispose of existing furnace including piping, gauges, valves, fittings and controls which would interfere with the installation of the new furnaces.

2. Provide and install a new high efficiency gas fired furnace with 95% AFUE rating such as Century by Heat Controller or approved equal.

3. Adapt, modify or install new all required piping, wiring, duct work etc as required so new furnace is installed in accordance with manufacturer's instructions and all local and state code requirements.

4. Install R-6 duct wrap on all supplies and returns within basement area.

5. Position the furnace so as to facilitate maintenance, cleaning, adjustment, etc. Examine flue and advise owner of any necessary repairs, cleaning, etc.

6. New unit is to be installed on a platform of 4" x 8" x 16" concrete block.

7. Locate and orient the furnace so as to facilitate maintenance, cleaning, adjustment, etc.

8. Replace existing thermostat with programmable thermostats equal to Honeywell Model RTHL2310B or approved equal.

Cost: $ ____________________

Section 2 Page 9
FLOORING

GENERAL: This specification includes all labor, material, taxes and permits required to perform the flooring related work described below. All materials necessary to install flooring as required by the manufacturer are to be installed whether specified or not. All materials such as adhesives, etc., are to be of same manufacturer as flooring. Coordinate with the work of other trades specified elsewhere. No flooring work specified in this section is to be undertaken until all structural work, specified elsewhere, is complete.

INTENT

1. The intention of this section of the specifications is to install a floating vinyl floor in the basement family room and ceramic floor in the main bathroom.

ALLURE TRAFFIC MASTER FLOORING

1. Prep floor prior to the installation of flooring. Patch or repair floor as needed to provide a proper, smooth and level base for sub-flooring. Floor shall be vacuumed to provide a clean, debris free surface before installation of underlayment and finish flooring.

2. Install sound block foam equal to Simple Solutions foam underlayment to all areas where new flooring to be installed.

3. Provide and install Allure Traffic Master flooring to manufacturer’s specs.

4. Contractor will provide and install all reducers, edges, nosings, shoe moldings or tracks to match floor color and design selected.

5. Color and style to be selected by owner. Allow $3.00 per sq. ft. for flooring only.

6. Areas of installation: Basement family room.

CERAMIC FLOOR TILE

1. Remove existing toilet and store in safe place for re-installation upon completion of floor installation. Provide and install new wax ring when re-installed.

2. Remove and salvage existing wood base, re-install upon completion of floor.

3. Remove and dispose of existing ceramic floor tile in bathroom. Remove sub-floor so that a minimum of ¼” thickness remains.
4. Provide and install new 1/2 " Hardy board underlayment over sub-floor to manufacturer’s specs. (Set board in latex Portland cement based mortar adhesive, and secure with galvanized roofing nails.)

5. Provide and install new ceramic tile flooring. Contractor shall coordinate with owner as to available materials. Contractor shall use an allowance of $3.00 per square foot for tile. Grout, adhesive and labor are not to be included in allowance.

6. Floor tiles shall be set in a latex Portland cement based mortar adhesive. Set tiles firmly into adhesive so as to assure proper bonding.

7. Provide and install sanded grout with a latex additive. Contractor shall coordinate with owner color selection of grout. Remove excess grout and wipe clean with soft cloth.

8. Install a vinyl reducer at the bathroom entry door transition area. Coordinate with owner to choose style and color.
MASONRY

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

INTENT

The intent of the proposed work is to:

1. Install new 6’ x 10’ cement slab at front breezeway entry.

2. Skim over existing cement slab at rear entrance to create pitch away from house to divert water.

3. Patch in cement block chimney.

CEMENT SLAB (FRONT BREEZEWAY)

1. Remove existing garage cement apron. Excavate to a minimum depth of 8” below grade at breezeway and garage apron areas.

2. Provide and install process (crushed stone with stone dust) to a 4’ compacted thickness.

3. Form out and pour a new 6’ X 10’ breezeway slab and garage apron (to original dimension) using 3,000 PSI Portland cement. Pitch away from house, (1/4” per 4’ pitch). Driveway asphalt transition to be saw cut (if needed) to create a straight line finish.

4. Install two white vinyl strip expansion joints as to create four equal sections for the breezeway slab.

5. Float top of walk level and smooth. Tool edges and expansion joints with mason’s edger. Broom finish surface.

6. Remove and dispose of any excess soil or concrete. Remove forms, back fill with 4” of top soil, and install perennial, red fescue, grass seed and hay at disturbed areas. Advise owner of proper care, re: watering. Contractor will not be responsible for grass seed germination.

Note: Leader drains need to be installed under slabs before pouring cement.
CONCRETE RESURFACING

1. Apply QUIKRETE® Concrete Resurfacer Polymer Modified, Shrinkage Compensated, Cement Based, 1 Component Concrete Resurfacer to all surfaces of rear house entrance patio. Existing concrete must be rigorously cleaned to ensure proper adhesion of Concrete Resurfacer. Pressure wash thoroughly with a 3,500 – psi (24MPa) pressure washer.

2. Level spalled areas, pits or cracks with QUIKRETE® Concrete Resurfacer in trowelable consistency. Use approximately one part water to 7 parts Concrete Resurfacer by volume. Allow the repairs to harden before resurfacing the entire area. Section off the work into areas no larger than about 100 sq. ft. (9.3 m²). Control joints and expansion joints must be maintained. Use weather stripping or duct tape to prevent Concrete Resurfacer from flowing into joints.

3. Mix in a five-gallon (19 L) bucket with a ½", (12 mm) drill and paddle mixer. Larger quantities can be mixed using a Mortar Mixer. Add approximately 5.5 pts. (2.6 L) of water per 40-lb (18.1 kg) bag. Add the powder to the water and mix to a lump free pourable consistency. Add water sparingly to reach the desired consistency. Do not exceed 7 pints (3.3 L) of water per 40-lb (18.1 Kg) bag. QUIKRETE® Concrete Resurfacer has a working time of about 20 minutes at 73°F (23°C). In hotter weather, working time will be reduced.

4. Saturate the surface with water then remove any standing water. Pour Resurfacer on to the prepared surface and spread with a long handled squeegee. Use the squeegee to scrub the material into the surface. Create pitch away from house to eliminate revers pitch.

5. For a slip resistant professional finish, follow within five minutes with a broom making full strokes across the full distance of the current Resurfacer work area without stopping. If desired a concrete edger can be used around the edges within 20 minutes of pouring.

6. Do not apply if temperatures are below 50°F (10°C) or are expected to go below 40°F(4°C) within a 24 hour period. Use cold water in hot weather or hot water in cold weather to achieve desired grout temperature.

7. Under normal conditions no special curing is required. Keep temperature above 50°F (10°C) for 24 hours after finishing. During extreme wind and sun conditions, moist cure with a water fog spray twice daily for 24 - 48 hours after application. Protect from rain for at least 6 hours, longer in cool or damp weather. Do not cover unless immediate rain protection is necessary. No sealer is required.
BLOCK CHIMNEY

1. Patch in damage area of existing house cement block chimney with Quick Crete commercial grade sand mix. Paint entire chimney with masonry epoxy paint.
SITE WORK

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

INTENT

The intent of the proposed work is to:

1. Install interior water control system in basement family room.

2. Install underground leader drains for 2 - leaders at front breezeway entry.

3. Remove 5 - marked trees at left and rear yard.

4. Extend 2 - leaders to below rear deck, extend piping below deck to divert water away from house.

WATER CONTROL SYSTEM

1. Contractor is to provide and install a water control system in the basement, where the inside foundation wall meets the basement slab, at the entire inside perimeter of the existing family room foundation.

2. The installed channel is to be gravity fed to a sump pump and water is to be pumped away from house foundation. Pump system to be Zoeller 900 deluxe series, see attached manufacturer print out. Contractor is responsible for all electrical work necessary to install complete system.


4. Entire created trench to be finished with 3000 psi cement troweled to a smooth finish, blending to match original slab.

5. Contractor is responsible for dust control when cutting basement slab and should take precautions to protect surrounding areas.

Note: See attached diagrams of system for reference.
CHANNEL DEPTH SHOULD NEVER EXCEED DEPTH OF FOOTING.
Your Peace of Mind is Our Top Priority®

Package: Systems & Basins
900 Series

Features & Benefits
Preassembled pump systems: Job ready for a quick and easy installation.

- Pump switch installed 180° from inlet
- Discharge pipe is plumbed with a pre-drilled 3/4" vent hole
- Discharge pipe seal installed in cover
- Cover sealed and bolted down
- Basin filled with environmentally safe peanuts for safe transfer, add water and they dissolve
- Automatic cast iron or thermoplastic pump with tank and all hardware
- 18" x 22" basin with 4" inlet
- Deluxe with a new, improved basin and cover for better protection
- Standard and economy models use a polyethylene basin and cover
- Deluxe cover comes with a 3" vent, 1 1/4" discharge
- Standard and economy covers have a 2" vent, 1 1/4" discharge
- Lift, easy and 100% ready

Deluxe & Standard systems (model MS pump)
- Automatic float operated mechanical switch
- 115V, 1 Ph, 60 Hz
- 8 ft UL listed, 3-wire cord and plug
- Stainless steel strainer, guard, handle and switch arm
- Nitrile 3/4" spherical seals
- 1 1/2" NPT discharge
- 1550 RPM
- Non-clogging vortex impeller
- Galvanized polypropylene basin with built-in strainer
- Temperature rated 130°F
- UL and CSA listed pump

Economy system (model ME pump)
- 115V, 1 Ph, 60 Hz
- 8 ft UL listed, 3-wire cord and plug
- Stainless steel strainer, switch arm and lower motor housing
- Oil free
- Nitrile 3/4" spherical seals
- 1 1/2" NPT discharge
- 1040 RPM
- Non-clogging vortex impeller
- Temperature rated 110°F
- UL and CSA listed pump

Job ready for easy installation.

Excess power can be checked for unusual conditions or excessive battery factor is applied into the system of every Zoeller pump.

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Section 2 Page 18
LEADER DRAINS

1. Provide and install 4" schedule 35 leader drains for the two leaders at front house breezeway and three leaders at right and rear house.

2. Pipe to be installed 18" below the existing soil grade. Front piping to exit to daylight at left of house, right and rear house leaders to exit to daylight at rear of house, directing water away from the house foundation. Advise owner of layout before installation.

3. Provide and install PVC transition fitting at each vertical leader drain where leader enters drain.

4. Back fill all disturbed areas with top soil, install perennial, red fescue, grass seed and straw. Advise owner of proper care, re: watering. Contractor will

5. Drill openings at rear deck to create access for the two existing leader drains to extend below the deck, hole size to be slightly larger than leader dimension. Extend leaders below the deck to drain past the end of the deck.

TREE REMOVAL

1. Remove and dispose of 5 - existing marked trees at, (verify location at pre bid). Grind stump to below grade level after tree is cut down. Fill hole created by tree removal with top soil. Install perennial, red fescue, grass seed and straw. Advise owner of proper care, re: watering. Contractor will not be responsible for grass seed germination.

2. Grind two additional existing marked tree stumps in yard. Follow procedure above.
PAINTING

GENERAL: This specification includes all labor, material, insurance, taxes, permits and fees required to perform the work described below. Coordinate with the work of other trades specified elsewhere. The Contractor shall adhere strictly to the provisions of the ALead-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 and shall comply with all provisions of Public Law 91-695 (42 U.S.C. 4831) ALead Based Paint Poisoning Act.

INTENT

The intent of the proposed work is to:

1. Paint all newly installed components listed in the enclosed specification unless listed otherwise.
2. Paint ceiling and sheet rock walls in family room. Stain finish wainscoting to remain.
3. Paint main bathroom ceiling, walls, door, and trim. Remove existing wall paper and wainscoting trim.

GENERAL PAINTING REQUIREMENTS

1. All new materials to be painted shall be primed with materials as recommended by the manufacturer of the finish paint.
2. On all surfaces to be painted, any necessary sanding, scraping, cleaning, priming, puttying or other surface preparation is required.
3. All painting must be performed in accordance with manufacturer’s instructions. All painting is to be performed in two (2) coats.
4. Contractor shall use Benjamin Moore, California Paint or Sherwin Williams paint or approved equal.
5. Colors to be selected by Owner from manufacturer's standard color chart. Paint sheen (gloss, semi-gloss, eggshell, flat, etc.) to be owner’s choice.
6. All items not requiring painting are to be completely protected from over-spray, drips, or any other damage during the course of this work.
7. Upon completion, all work must be free from runs, drips, sags, variations in color or gloss or any other defect.

Cost: $
COST SUMMARY

WINDOWS

DOORS

CARPENTRY

ELECTRICAL

PLUMBING

HEATING

FLOORING

MASONRY

SITE WORK

PAINTING

TOTAL

$
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.

21 Russell Avenue
Oakville CT 06779
Project #: 153-93

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: September 4, 2013  OWNER: Tracy Graziano

Tracy Graziano
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 block applicable to you):

☐ Black Americans ☐ Asian Pacific Americans ☐ Hispanic Americans
☐ Asian Indian Americans ☐ Native Americans ☐ Hasidic Jewish Americans

(d) ☐ Is, ☐ Is not a bona fide 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 50% 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.

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:

21 Russell Avenue
Oakville CT 06779

All work will be performed in accordance to applicable codes.

Company Name: _______________________________________

Address: ____________________________________________

Phone: ___________ Fax: ___________ Email: ___________

FEIN or SSAN#: __________________ Contractor License #: ___________

Date: ___________ Print Name: ________________________

Signature: _________________________________________

Total Bid Amount: $____________________

Amount Written: ___________________________________

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