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 Thursday, October 17, 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 Thursday, October 17, 2013

Project No. 153-110
           18 Skipper Avenue
           Oakville CT 06779

THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:
8:30 a.m. on: Thursday, October 10, 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: Jennifer Atchison  
ADDRESS: 18 Skipper Avenue  
Oakville CT 06779

PROJECT: 153-110

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 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 anticipatable,
unavoidable casualties, or any causes beyond the Contractor's control, or by delay authorized
by the Owner pending arbitration, or by any other cause which justifies the delay, the contract
time shall be extended by Change Order for such reasonable time as may be agreed upon by
all parties. It shall be the responsibility of the Contractor to request and document in writing
such extensions within three (3) calendar days.

15. In the event that the Contractor does not commence or pursue the work as hereinafter stated,
then the Owner shall have the right to terminate this agreement and to hire a successor
Contractor to perform the work. Any such termination shall be by certified mail to the
address noted in this agreement, and shall be effective as of the date of mailing. Payments by
the Owner in the event of termination shall be as follows:

16. The successor Contractor shall first be paid and then the terminated Contractor. Payments to
the terminated Contractor shall be limited both as to those funds remaining after payment to
the successor Contractor but shall not exceed the value of the work actually performed by the
terminated Contractor. Further, should the total cost for work performed under this contract
exceed the amount stated in this agreement due to the Contractor's termination, then the
Owner shall have a cause of action against the terminated Contractor for any such additional
cost.

17. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner his
obligations under this Contract, or if the Contractor shall violate any of the covenants,
agreements, or stipulations of this Contract, the Owner shall, thereupon, have the right to
terminate this Contract by giving written notice to the Contractor of such termination and
specifying the effective date of such termination. In such event, all unfinished work required
by the Contractor under this Contract shall, at the option of the Owner, be completed or not.

18. The Contractor may request a maximum of 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
LEAD PAINT INFORMATION AND LEAD REPORT

Lead Hazards

1. The contractor will address all lead hazards listed in the enclosed lead report.

2. If the total cost of the project exceeds $25,000 the contractor carrying out the work must comply with the licensing requirements established pursuant to Connecticut General Statute sections 20-474 through 20-476, and the Lead Licensure and Certification Regulations sections 20-478-1 through 20-478-2. The contractor carrying out the work must be licensed by the Connecticut Department of Public Health as a Licensed Lead Abatement Contractor. Employees carrying out the work must be certified as Lead Abatement Workers. At least one employee onsite must hold certification as a Lead Abatement Supervisor.

3. If the location of the rehabilitation project is the residence of a child under the age of six, then the contractor carrying out the work must comply with the licensing and certification requirements described in paragraph A, above. The contractor must also carry out lead abatement work, as described under the Lead Poisoning Prevention and Control Regulations section 19a-111-1 through 19a-111-11. A contractor shall not begin work until after the lead abatement work plan has been approved by the local Director of Health.

4. If the total cost of the project is under $25,000 the contractor carrying out the work must comply with the requirements of the U.S. Environmental Protection Agency’s (EPA) Renovation, Repair and Painting Rule (RRP Rule), as well as with HUD’s Lead-Safe Work Practices requirements. The company or firm hired to carry out the work shall hold the credential of “EPA RRP Certified Firm.” An individual representing that firm, must hold the credential of “EPA certified Renovator.” Workers onsite must be trained in lead-safe work practices. (Please note: Although the HUD Lead-Safe Work Practices requirements do not apply to projects that are below $5,000, the EPA RRP Rule does apply to projects that cost less than $5,000. Also, the EPA and HUD lead-safe work practices ‘certifications’ are not equivalent to the licensure and certification requirements of the Connecticut Department of Public Health.)
Disposal

1. The Contractor shall perform a Toxicity Characteristic Leaching Procedure test, TCLP, as pursuant to Regulations of Connecticut State Agencies Section 22a-449(c)-101(a) (1), incorporating 40 CFR 262.24.

2. The TCLP test will determine the toxicity of the material being disposed of and classify it as either bulky waste or hazardous waste.

3. The Contractor shall assume in their bid price that the TCLP test will result in the disposal of the material as bulky waste. In the event that the TCLP test determines the material to be disposed of as hazardous waste a change order will be negotiated prior to the disposal.

4. The Contractor shall provide the Owner, Town and Consultant with copies of the TCLP test results.

Clearance Testing

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

2. The Contractor shall provider the owner, and town with copies of the dust wipe clearance results and the letter of compliance.
September 14, 2013

Jennifer Achison
18 Skipper Ave.
Watertown, CT 06795

Dear Jennifer,

Thank you for choosing me to do the risk assessment of your house at 18 Skipper Ave., Watertown, CT. In addition to this report, I am enclosing the following information:

1. **Summary Report** showing information on readings at or above the action level of 1.0 mg/cm². This report shows only the leaded surfaces.
2. **Detailed Report** showing results of all readings. Both reports identify:
   - The readings, organized by room.
   - **Wall**: this shows the side of the house where the reading was taken. Note that the wall closest to the street is always the "A" wall – the remaining walls are named in clockwise fashion, with B to the left side, C on the Rear side, and D on the right side. For example, if the inspection refers to a door on the "A side" of a room, it would be located on the wall of the room that is closest to the street.
   - **Structure**: This identifies the component that was tested – for example a window or door.
   - **Location**: This indicates if the reading was on the left, right or center side of the wall.
   - **Member**: This identifies what part of the components was tested. For example, the window sill or the stair tread.
   - **Paint Condition**: The condition of the paint (I for intact, F for fair, and P for poor or defective) Note that “fair” condition means that there are only very small chips and/or hairline cracks. “Poor” simply means that there are visible defects in the surface, usually more than 10% of the surface.
   - **Lead (mg/cm²)**: This shows the amount of lead measured in milligrams per square centimeter. Note that anything at or greater than 1.0 mg/cm² is considered a toxic level of lead.
   - **Mode**: All readings were taken in “QuickMode”, which means the XRF automatically tests as long as necessary to provide a 95% confidence level.
3. **Rough drawing** of the house(The drawings are intended only to show room layout; they are not to scale)
4. **Dust wipe results**

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

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

<table>
<thead>
<tr>
<th>Lead Hazards</th>
<th>Intact leaded Surfaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>Window sashes, well,</td>
</tr>
<tr>
<td></td>
<td>exterior tracks, parting beads</td>
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<td></td>
<td></td>
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</tbody>
</table>

Interior

<table>
<thead>
<tr>
<th></th>
<th>Lead Hazards</th>
<th>Intact leaded Surfaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bsmt Family Room</td>
<td>Metal window sash</td>
<td></td>
</tr>
</tbody>
</table>

Actions

Actions noted with an asterisk are renovations that are a part of the owner’s original scope of work.

Exterior

1. *Replace the old wood windows with vinyl replacement windows per L. Wagner specifications.

General Instructions

The following are based upon the estimate that the original scope of work funded by HUD will be under $25,000 per unit. If the original scope of work is more than $25,000 per unit, then full abatement must be done using lead abatement contractors.

- Use safe work practices.
- Use lead-safe Certified Renovator firm with at least one certified renovator assigned to the job. All workers on the job must have 8 hours of lead training and must be a certified renovator or trained by a certified renovator.
- Waste: If total project waste is over 10 cubic yards, waste must be disposed of through a hazardous waste disposal company or must pass a TCLP test to prove it is not toxic. If total project waste is under 10 cubic yards, the homeowner may accept responsibility for the waste through the homeowner exemption.
- Relocation: There is no need to relocate if containment is used to cover the work areas so they are separated from the living area and the containment is left up until clearance has been passed. The owner may not re-occupy the work area until clearance results have passed.
- Clearance, including dust wipes on the interior of the house and a visual assessment of the soil must be performed at the conclusion of all of the work. It is the contractor’s responsibility to hire an independent lead inspector/risk assessor to perform clearance when the work is completed. Contractor will not receive payment for this work until the final clearance testing is passed.

Management Plan

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

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

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

- The door casings to the Kitchen and Living Room tested positive for lead. It is assumed that the paint on those components beneath the aluminum coil stock is leaded. It is also assumed that the paint on the wood window trim beneath the existing aluminum coil stock is also leaded since
window and door systems are often painted alike and simultaneously. It should be noted, however
that no leaded reading on the aluminum-covered window components tested positive for lead.

- The body of the house did not test positive for lead through the existing aluminum siding. This
may be, in-part, due to air cavities between the aluminum and the original siding that prevent the
assessment of the original siding. Or, the body of the house may not be leaded.

- Lead-safe work practices should be used when disturbing any aluminum-covered surface of this
structure.

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

Exterior

<table>
<thead>
<tr>
<th>Exterior</th>
<th>Intact leaded Surfaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>Door casing to Living Room</td>
</tr>
<tr>
<td></td>
<td>Door Casing to Kitchen</td>
</tr>
<tr>
<td></td>
<td>Window wells, tracks</td>
</tr>
</tbody>
</table>

Interior

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<tr>
<th>Bsmt Family Room</th>
<th>Intact leaded Surfaces</th>
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<tbody>
<tr>
<td></td>
<td>Metal window sash</td>
</tr>
</tbody>
</table>

Disclosure

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

Again, I appreciate the opportunity to work with you.

Sincerely,

Bob Kennedy

Cc: Bob Caliola, L. Wagner and Associates
18 Skipper Ave., Watertown, CT

For layout only: not to scale

Side C
- B/C Bedroom B
- Bath 4
- Hall by Bath 3
- A/B Bedroom A
- Living Room 1
- Kitchen 2
- Side D
- D side Bedroom 8
- 2F Hall 5
- E side Bedroom 7

Side B

Side A
- Basement Family Room 10
- Garage 11
LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 09/04/13 14:55

INSPECTION FOR: Jennifer Achison
18 Skipper Ave.
Watertown, CT 06795

PERFORMED AT: 18 Skipper Ave.
Watertown, CT 06795

INSPECTION DATE: 09/04/13

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 002240

SIGNED: [Signature]
SafeHomes Inc.
Bob Kennedy
PO Box 1125
Waterbury, CT 06721-1125

Date: 9-14-13
Summary Report of Lead Paint Inspection for: Jennifer Achison

Inspection Date: 09/04/13 18 Skipper Ave.
Report Date: 9/14/2013 Watertown, CT 06795
Abatement Level: 1.0
Report No. S#01109 - 09/04/13 14:55
Total Readings: 165 Actionable: 11
Job Started: 09/04/13 14:55
Job Finished: 09/04/13 16:40

<table>
<thead>
<tr>
<th>Reading No.</th>
<th>Wall</th>
<th>Structure</th>
<th>Location</th>
<th>Member</th>
<th>Paint Cond</th>
<th>Substrate</th>
<th>Color</th>
<th>Lead (mg/cm²)</th>
<th>Mode</th>
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</table>

Calibration Readings

--- End of Readings ---
### DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Jennifer Achison

**Inspection Date:** 09/04/13 18 Skipper Ave.  
**Report Date:** 9/14/2013 Watertown, CT 06795  
**Abatement Level:** 1.0  
**Report No.:** SH01109 - 09/04/13 14:55  
**Total Readings:** 155  
**Job Started:** 09/04/13 14:55  
**Job Finished:** 09/04/13 16:40

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<th>Reading No.</th>
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<th>Location</th>
<th>Member</th>
<th>Paint Cond</th>
<th>Substrate</th>
<th>Color</th>
<th>Lead (mg/cm²)</th>
<th>Mode</th>
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<td>QM</td>
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<td>156 D</td>
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<td>Concrete</td>
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<td>QM</td>
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</table>

| Exterior Room 002 SideForch | 158 C | Foundation | Ctr | P | ConcrBlock | -0.2 | QM |
| 159 C | Door | Ctr | Lft casing | I | Aluminum | 2.9 | QM |
| 160 C | Kickplate | Ctr | I | | | 0.4 | QM |
| 157 D | Foundation | Rgt | P | ConcrBlock | 0.0 | QM |
| 161 D | Railing | Ctr | Railing | I | Metal | 0.3 | QM |

| Interior Room 001 Living Rm | 006 A | Wall | U Rgt | I | | -0.1 | QM |
| 010 A | Floor | | | I | | -0.1 | QM |
| 005 A | Ceiling | | | I | | 0.0 | QM |
| 012 A | Window | Rgt | Sill | I | | -0.1 | QM |
| 011 A | Window | Rgt | Lft casing | I | | 0.0 | QM |
| 019 A | Door | Rgt | Lft casing | I | | 0.4 | QM |
| 020 A | Door | Rgt | Lft jamb | I | | 0.0 | QM |
| 021 A | Door | Rgt | U Ctr | I | Metal | 0.2 | QM |
| 022 A | ExteriorJamb | Rgt | I | | | 0.1 | QM |
| 023 A | ExteriorDoor | Rgt | I | Metal | 0.0 | QM |
| 007 B | Wall | L Ctr | I | | -0.1 | QM |
| 017 B | Baseboard | Ctr | I | | 0.0 | QM |
| 026 B | Stairs | Lft | Baseboard | I | | 0.0 | QM |
| 029 B | Stairs | Ctr | Wall | I | | 0.2 | QM |
| 008 C | Wall | U Lft | I | | -0.2 | QM |
| 018 C | Window | Ctr | Sill | I | | 0.2 | QM |
| 024 C | Stairs | Lft | Treads | I | | -0.2 | QM |
| 025 C | Stairs | Lft | Risers | I | | 0.1 | QM |
| 027 C | Stairs | Rgt | Newel post | I | | 0.0 | QM |
| 009 D | Wall | U Ctr | I | | -0.1 | QM |
| 013 D | Window | Ctr | Sash | I | | 0.0 | QM |
| 014 D | Window | Ctr | Wall | P | | 1.9 | QM |
| 028 D | Stairs | Ctr | Wall | I | | -0.2 | QM |
| 015 D | ExteriorTrck | Ctr | P | | | 2.2 | QM |
| 016 D | ExteriorSash | Ctr | P | | | 1.7 | QM |

**Comment:** 18 is on pass-thru to Kitchen.
<table>
<thead>
<tr>
<th>Reading No.</th>
<th>Wall</th>
<th>Structure</th>
<th>Location</th>
<th>Member</th>
<th>Paint Cond</th>
<th>Substrate</th>
<th>Color</th>
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<td>Rgt</td>
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<td>QM</td>
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<td>Door</td>
<td>Rgt</td>
<td>U Ctr</td>
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<td>Metal</td>
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<tbody>
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<td>045 A Wall U Ctr I CeramTile 0.2 QM</td>
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<td>046 A Floor U Ctr I CeramTile 0.1 QM</td>
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<td>053 C Door U Ctr I CeramTile 0.2 QM</td>
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<table>
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<td>060 A Wall U Ctr I CeramTile 0.0 QM</td>
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<tr>
<td>061 A Window Ctr Sash I CeramTile 0.0 QM</td>
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<td>062 A Window Ctr Wall P CeramTile 1.0 QM</td>
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<td>063 A Window Ctr Sill I CeramTile 0.0 QM</td>
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<td>064 A Window Ctr Lft casing I CeramTile 0.0 QM</td>
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<td>065 A Door Rgt Rgt jamb I CeramTile 0.3 QM</td>
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<tr>
<td>066 A Door Rgt U Ctr I CeramTile 0.0 QM</td>
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<tr>
<td>067 A Closet Rgt Wall I CeramTile 0.0 QM</td>
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<table>
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<td>072 A Door Lft U Ctr I CeramTile 0.0 QM</td>
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<td>073 A Closet Lft Wall I CeramTile 0.0 QM</td>
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2
## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Jennifer Achison

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<th>Location</th>
<th>Member</th>
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<th>Substrate</th>
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<th>Mode</th>
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Comment: Carpet on floor.

### Interior Room 006 A/B Bedrm

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### Interior Room 007 B Side Bdrm

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Comment: Carpet on floor., no baseboards.

### Interior Room 008 2nd Fl Hall

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Comment: No door casings.

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## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Jennifer Achison

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### Interior Room 010 BsmntFamRm

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### Interior Room 011 Garage

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</table>

--- End of Readings ---
# Laboratory Analysis Report

**Lead Analysis based on EPA 7000B Method**
Using Preparation Method EPA 3050B

**ACCOUNT #:** 677-13-4640  
**CLIENT:** SAFE HOMES  
**ADDRESS:** 493 Willow St. WATERBURY, CT 06710  

**PROJECT NAME:**  
**JOB LOCATION:** 18 Skipper  
**PROJECT NO.:**  
**PO NO.:**  

**DATE RECEIVED:** 9/5/2013  
**DATE ANALYZED:** 9/5/2013  
**DATE REPORTED:** 9/5/2013  

**Sample Type:** WIPE

<table>
<thead>
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<th>SLI Sample No.</th>
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<th>Sample Description</th>
<th>Sample Area (ft²)</th>
<th>Total Lead (µg)</th>
<th>Lead Conc (µg/ft²)</th>
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**Analysis Run ID:** 52286

**Analyst:** MARTI H. BAIRD
**Reviewed By:** Derek L. Jackson, Analyst

Results relate only to samples as received by the laboratory.

Minimum Reporting Limit: 10.0 µg. EPA Lead Hazard Std: 40 µg/ft² floors (please check lead wipe EPA HUD limit in your state) and 250 µg/ft² interior window sills, based on weighted avg of all samples taken. EPA Clearance Std: 40 µg/ft² floors, 250 µg/ft² interior window sills, 400 µg/ft² window troughs. MDLs and resulting reporting limits are based on ASTM E 1792 compliant media. *Data precision justifies 2 sig figures. All internal QC parameters were met. Unusual sample conditions, if any, are described.*
Proposed Scope of Work and Estimated Budget

Gutters
- Install new gutters and downspouts on all eves of house and garage. $1,000.00

Windows
- Replace 12 - double hung windows and 1 - picture window with vinyl replacement windows throughout house, wrap exterior blind stops with coil stock aluminum.
- Replace 4 - basement hopper windows with vinyl replacement windows. $5,000.00

Doors
- Replace basement to garage door with fire rated steel door. $1,000.00
- Replace 1 - bathroom, 1 - hall to basement, and 2 - first floor bedroom entry door slabs with 6 - panel Masonite door slabs with new lock sets.

Siding
- Remove existing aluminum siding and install new vinyl siding (over 3/8” backer board) on entire house (approx. 15 square). Install new vinyl soffits. Wrap all exterior trim with coil stock aluminum. $4,500.00

Carpentry
- Install graspable hand rail at main house stairs.
- Install fire rated sheet rock on garage ceiling and dividing wall between basement and garage.
- Insulate garage ceiling. $3,000.00

Electrical
- Install wireless interconnected smoke detectors in 4 - bedrooms.
- Install wireless interconnected smoke & C.O detectors at 3 - levels of house.
- Convert outlets to GFI: 2 - Kitchen backsplash (left and right side of range).
- Replace defective GFI outlet: Kitchen backsplash (left side of sink). $1,000.00

Heating
- Replace oil fired hot water boiler in basement. $5,000.00

Masonry
- Replace cement sidewalk from front house entry to street (approx. 38 lineal feet).
- Patch in and resurface side house entry cement stoop vertical surfaces (excluding risers).
- Install bollard posts in front of oil tank in garage. $4,000.00

Estimated Project Cost $24,500.00
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 18 Skipper Avenue, Watertown CT 06795, as per contract signed on WATERTOWN for a period of one (1) year from the date of the Certificate of Completion.
   Signed
GUTTERS

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

INTENT

1. The intent of the proposed work is to remove and dispose of all existing house and garage gutters and leaders.

2. Provide and install new gutters and leaders as specified below.

GUTTERS

1. Provide and install new white aluminum gutters and leaders on all eaves of the house and garage.

2. Gutters shall have a minimum wall thickness of .032, Pitch gutter 1/8" per foot towards downspouts.

3. Provide and install aluminum leaders, at each down spout. Leaders shall have a minimum wall thickness of .019.

4. Fasten gutters 24" on center maximum to fascia or roofing with concealed brackets or hangers. If hangers are used, hangers shall be installed under the first course of roofing and not face nailed. Elbow drain pipes back to side wall of building and fasten leaders using concealed brackets. Fasten 6'-8' maximum spacing.

Cost: $ ______________________
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 all existing windows throughout the house and basement. Windows are identified as lead hazards as listed in the enclosed lead report.

2. Provide and install new vinyl replacement windows throughout the house and vinyl hoper windows throughout the basement. Match original window configuration excluding window grills.

MANUFACTURERS

1. Harvey Building Product. Waltham, MA 1-800-598-5400 www.harveyind.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 101/1.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 0.3

5. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority over the project.

VINYL REPLACEMENT WINDOW FEATURES

1. Provide and install replacement windows as specified below.

2. Replacement windows shall match original size and configuration unless otherwise specified.

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.


7. Screens: Half screen, with extruded aluminum frame and 18 x 16 charcoal finished fiberglass mesh screening.

8. No window grills are not to be included in the window configuration.

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 spun fiberglass 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.

6. Wrap exterior window casings with white aluminum coils stock aluminum.

Cost: $
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.

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<tr>
<th>Location</th>
<th>Type</th>
<th>Size</th>
<th>Swing</th>
<th>Lockset</th>
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<td>VIF</td>
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<td>VIF</td>
<td>Schlage Plymouth</td>
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<td>Original</td>
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<tr>
<td>2 - First floor bedrooms</td>
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</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.


FEATURES (EXTERIOR DOORS)

1. Panel - 1 ¾" thick, cold rolled, 24 gauge galvanized steel
2. Jamb - 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.
VINYL SIDING

GENERAL: This specification includes all labor, material, equipment, insurance, taxes and permits required to perform the work as specified below. Coordinate with the work of other trades as specified elsewhere.

INTENT

1. The intent of the proposed work is to remove and dispose of the existing house aluminum siding.

2. Provide and install new vinyl siding, wrap all exterior trim with coil stock aluminum, install vinyl soffits.

REFERENCES

1. ASTM D 635—Standard Method for Rate of Burning of Self Supporting Plastics in a Horizontal Position


7. ASTM D 2843—Standard test Method for Density of Smoke from Burning or Decomposition of Plastics.


MANUFACTURER

1. Provide one of the following manufacturers of siding:
   a. Alcoa, Silhouette Classic, double 4”, brushed, .044 thickness
   b. CertainTeed, Monogram double 4”, brushed, .044 thickness
   c. Mastic, Quest 3, double 4”, brushed, .044 thickness
   d. Vipco, Market Square, double 4”, brushed .044 thickness

2. Provide one of the following manufacturers of coil stock:
   a. Alcoa, PVC coated one side .019 thickness.

3. Provide one of the following manufacturers of soffit and ceiling material:
   a. Alcoa / Mastic Soffit, Pro-Tech Plus triple 4 center vent.
   b. CertainTeed / Wolverine Soffit, Universal triple 4 center vent
   c. Vipco Soffit, Triple 4, center vent

4. Polystyrene Insulation
   a. Dow-Corning

ACCESSORIES

1. Provide coordinating accessories for complete and proper installation whether specified or not.

2. Schedule of accessories:
   a. Starter strip, metal
   b. Corner posts
   c. Under sill
   d. F-channel
   e. J-channel
   f. Light blocks
   g. Sill cock / split blocks
   h. Vinyl shutters (15” wide x full height of window trim) front house only.
FASTENERS

1. Provide 1 ½" minimum galvanized or corrosion resistant nail as recommended by manufacturer of siding products for the installation of the siding, soffit and ceiling material.

2. Provide 1” – 1 ¼” color coated nails to match aluminum coil stock.

CAULKING

1. Provide 100 % silicone based caulking material. Caulking material shall be color matched to the material where being applied.

DEMOLITION

1. Remove and dispose of existing siding and soffits.

2. Examine substrate and notify the Owner of any conditions which must be addressed prior to the installation of the new siding. Any items which are deemed to require repair or replacement shall be performed through a change order. Any unauthorized work performed without prior authorization will not be considered valid for payment.

INSTALLATION

1. All products shall be installed in accordance to the latest printed installation instruction of the manufacturer

2. Provide and install 3/8" extruded polystyrene foam backer board. Install underlayment on all areas to be sided. Cut underlayment tight to openings.

3. All components shall be installed true, plumb and square, in accordance to customary trade practices. Fasten siding panels by placing nail centered in nailing slot. Fasten siding every 16" on center. Drive nails straight leaving space between head of the nail and the panel to allow for expansion and contraction. Allow spacing at both ends of the panels and trim for expansion and contraction

4. Any accessories that can be removed and remounted on new siding shall be removed and remounted including exterior lights, motion sensors, door bells etc. Any item which cannot be removed shall be equipped with a split light block, such as water spigots. The siding contractor shall review the items with the Consultant that can and can not be removed and remounted prior to commencing work.

5. Splice new siding around electrical conduit penetrating building.
Jennifer Atchison  
18 Skipper Avenue  
Watertown CT 06795  
Project # 153-110  

6. Install white triple 4 soffit materials on all eaves, soffits and porch ceilings. Soffit panels on eaves shall be triple 4” center vented; all other soffit panels shall be triple 4” solid soffit material.

ALUMINUM CLADDING

1. Install PVC clad aluminum coil stock over the following items including but not limited to, all exterior door and window casings, rakes, fascias, returns, trims, posts, and headers.

2. Coil stock shall be formed and fashioned to follow existing design and contour of material being covered.

3. Where any piece of coil stock is wider than 8” create a false bend to minimize cupping.

CLEANING

1. The contractor shall clean up the job site on a daily basis. All nails, screws, metal and vinyl scraps shall be raked, or swept from sidewalks and grass areas.

2. Upon completion of work the Contractor shall wipe clean the siding material of all finger prints smudges or other markings.

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 graspable hand rail at main house stairs.

2. Insulate garage ceiling. Install fire rated sheet rock on garage ceiling and dividing wall between basement and garage.

STAIR HAND RAIL

1. Provide and install a hand rail at main house stairs. Railing to be Coffman brand or equal: B-720 hand rail. Railing to be between 34-38” above stair nosing, continuous, and returned at the top and bottom. New rail shall be fastened to framing members using brass plated handrail brackets. Stain or paint rail in accordance with enclosed paint spec.

BASEMENT

1. Install fiberglass Kraft-faced insulation in the garage ceiling. Insulate full depth of each bay.

2. Install 5/8 inch fire rated drywall to all walls separating garage from basement and garage ceiling to create code compliant fire wall. Fire caulk around any pipes or wires penetrating through drywall to basement. Finish drywall using standard three coat taping method as to prep for painting.

3. All sheet rock to be installed with proper size bugle head type screws as to attach to framing, and finish using standard three coat taping method as to prep for painting. Paint sheet rock in accordance with enclosed paint spec.
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.

The intent of the proposed work is to:

1. Install wireless interconnected smoke detectors in 4 - bedrooms. Install wireless interconnected smoke & C.O detectors at 3 - levels of house.

2. Convert outlets to GFI: 2 - Kitchen backsplash (left and right side of range). Replace defective GFI outlet: Kitchen backsplash (left side of sink).

SMOKE & C.O. DETECTORS

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

GFCI OUTLETS

1. Convert existing outlets to GFCI: 2 outlets - Kitchen backsplash (left and right side of range).

2. Replace 1 - defective GFI outlet: Kitchen backsplash (left side of sink).

Cost: $
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. Boiler 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.

3. In all installations references should be made to the following standards:
   
   ANSI/NFPA 31 - Installation of Oil Burning Equipment, for installation requirements.
   
   ANSI/NFPA 211- Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances for venting requirements.
   
   ASME CSD -1 Control and Safety Devices for Automatically Fired Boilers, for assembly and operation of controls and safety devices.

   All wiring shall be performed in accordance with the National Electrical Code.

INTENT

1. The intention of this section of the specifications is to replace the existing oil fired hot water boiler and replace it with an Energy Star rated oil fire hot water boiler.

OIL FIRED HOT WATER BOILER

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

2. Provide and install high efficiency oil-fired, wet base, cast iron hot water boiler such as Peerless PRO Series, Slant Fin Eutectic Series, Utica TriFire Series, or Weil McLain Ultra Series or equal. New boiler shall be sized according to the existing unit.

3. New boiler is to be installed with all required/necessary controls, filters, valves, switches, wiring, piping, etc. New boiler is to be designed to maintain a 70 degree temperature inside during a 0 degree temperature outside.

4. Replace existing circulators with new. Circulators shall be Tasco or approved equal.

5. Provide and install low water cut off valve.
6. Replace existing expansion tank with new as manufactured by Extrol or approved equal.

7. Install thermal cut off switch/ fusible link.

8. Replace smoke pipe and barometric damper. Seal around thimble and new piping with furnace cement.

9. Furnace is to be installed in accordance with manufacturer's instructions and all local and state regulations. When installation is complete, system is to be test-fired in the presence of the owner.

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

11. Install boiler on 4" solid cement blocks.

12. Replace all existing thermostats and install 5-1-1 day programmable digital thermostat with battery backup. Such as Honeywell RTH6450D or approved equal.

Cost: $
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.

The intent of the proposed work is to:

1. Replace cement sidewalk from front house entry to street.
2. Patch in and resurface side house entry cement stoop vertical surfaces (excluding risers).

SIDEWALK REPLACEMENT

1. Upon removal of existing front entry sidewalk, excavate as required to a minimum depth of 8" below grade in areas where sidewalk to be replaced.

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

3. Form out and pour new sidewalks using 3,000 PSI Portland cement.

4. Sidewalks shall be a minimum of 42" wide with expansion joints every six feet. Install white vinyl strips in each expansion joint.

5. Float top of walk level and smooth. Tool edges and expansion joints with masons edger. Broom finish surface perpendicular with walk.

6. Remove and dispose of any excess soil or concrete.

7. Remove forms, back fill with 4" of top soil, and install perennial, red fescue, grass seed and hay. Advise owner of proper care, re: watering. Contractor will not be responsible for grass seed germination.
CONCRETE RESURFACING

1. Apply QUIKRETE® Concrete Resurfacer Polymer Modified, Shrinkage Compensated, Cement Based, 1 Component Concrete Resurfacer to all vertical surfaces (excluding risers) of side entry cement stoop. 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. Fill all 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).

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. Apply Resurfacer on to the prepared surface and spread with a flat trowel.

5. 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.

6. 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.

Cost: $
Jennifer Atchison
18 Skipper Avenue
Watertown CT 06795
Project # 153-110

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. Address all lead hazards listed in the enclosed lead report.
2. Paint all newly installed components listed in the enclosed specification unless listed otherwise.

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

<table>
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<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
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<td>WINDOWS</td>
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<td>$</td>
</tr>
<tr>
<td>ELECTRICAL</td>
<td>$</td>
</tr>
<tr>
<td>HEATING</td>
<td>$</td>
</tr>
<tr>
<td>PAINTING (INCLUDING LEAD PAINT HAZARD REDUCTION)</td>
<td>$</td>
</tr>
</tbody>
</table>

**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.

18 Skipper Avenue
Oakville CT 06779
Project #: 153-110

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: ___________________________  OWNER: ___________________________

Jennifer Atchison
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 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.

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:

18 Skipper 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: __________

Date: __________ Print Name: __________________

Signature: __________________

Total Bid Amount: $________________________

Amount Written: __________________

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