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 18, 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 18, 2013

    Project No. 153-112
                198 Morris Town Line Road
                Watertown CT 06795

THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:
8:30 a.m. on: Wednesday, September 11, 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: Elizabeth Woodward
ADDRESS: 198 Morris Town Line Road
         Watertown CT 06795

PROJECT: 153-112

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 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 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 ___________________________
(SECTION 2)

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 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 Department of Energy and Environmental Protection (DEEP) applies the Household Hazardous Waste (HHW) exemption only to individual homeowners that generate LBP waste from "do-it-yourself" household renovation projects; provided that the amount of LBP waste is less than ten cubic yards. DEEP also acknowledges in its guidance on the subject that homeowners with less than ten cubic yards of contractor-generated LBP waste are eligible for the HHW exemption if: (1) the homeowner has agreed in writing to accept the material; (2) the homeowner is informed of the amount and nature of the material being left behind; and, (3) the homeowner has the means to legally and safely store the waste, and a viable outlet to dispose of it in the near future (such as a local household hazardous waste collection center or one-day collection event, or a local transfer station).

CLEARANCE TESTING

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

2. The Contractor shall provide the owner, and town with copies of the dust wipe clearance results and the letter of compliance.
198 Morris Town Line Rd., Watertown
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I. Development of Plan

This plan addresses lead abatement; it does not cover any other building code issues that may exist in the house.

Because the scope of work exceeds $25,000, abatement is required by federal guidelines. There are no children under 6 living here. The risk assessment is based on XRF testing on representative surfaces in the interior and exterior and on dust wipes on a representative floor and sill. Ground cover is good overall.

There are no children under 6 living in the house. The scope of work is written for interim controls plus window and door replacement.

Summary of lab test results:
- Dust wipe results: The dust wipes on the representative floor and sill were below toxic levels.

Because there are lead hazards in your home, I am also including a handout from the Connecticut Lead Poisoning Prevention and Control Program with temporary solutions that you can implement immediately before the outlined work begins.

Notification to the State Historical Preservation Office was done by L. Wagner and Associates; the scope of work is written assuming that the house is not historic.

Property address: 198 Morris Town Line Rd.
Watertown, CT 06795

Owner: Elizabeth Woodward
198 Morris Town Line Rd.
 Watertown, CT 06795
860-283-5510

Project Manager: L. Wagner & Associates
Attn: Bob Caliolo
Phone: 203-573-1188

Lead Testing & Consulting Firm: Safehouses Inc. (CC000528)
Address: PO Box 1125
Waterbury, CT 06721-1125
Phone: 203-591-8100

Lead Planner/Project Designer Bob Kennedy 002240
Lead Inspector/Risk Assessor Bob Kennedy 002158
193 Morris Town Line Rd., Watertown

Side C

Side B

Side A

Side D
II. Scope of Work: Lead Abatement - Exterior

(Condition is noted for each leaded surface as "T" for intact, "F" for fair, or "P" for poor or defective.)

According to Connecticut law, you must assume that "like" or similar surfaces within each room have a similar level of lead unless a formal test shows otherwise.

An asterisk (*) under “method” means that alternative(s) are noted below. Italicized items identify items that are intact, are included on the management plan, but do not need to be addressed at this time. Italics are also used for items that are addressed in another place in the specification.

Exterior

<table>
<thead>
<tr>
<th>Condition</th>
<th>Method</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td>replace/enclose</td>
<td>2F Bedrooms</td>
</tr>
<tr>
<td>I/P</td>
<td>replace/enclose</td>
<td>all</td>
</tr>
<tr>
<td>I/P</td>
<td>replace/enclose</td>
<td>C</td>
</tr>
<tr>
<td>P</td>
<td>wrap</td>
<td>A-right</td>
</tr>
</tbody>
</table>

1. Replace the windows in the 2F, B and D side Bedrooms with vinyl replacement windows per L. Wagner specifications and wrap any remaining trim.
2. Replace the Cellar windows with vinyl replacement windows per L. Wagner specifications and wrap any remaining trim.
3. Wrap any painted trim on the remaining windows.
4. Replace the Living Room front door and threshold with a pre-hung door per L. Wagner specifications, enclose the kickplate in aluminum. Wrap any remaining trim.
5. Replace the Kitchen Door and threshold with a pre-hung exterior door per L. Wagner specifications and enclose the kickplate in aluminum. Wrap any remaining trim.
6. Wrap the wood frame and header jamb around the T-111 surround to the Basement Door.

Alternate 6a: Encapsulate with liquid encapsulant the wood frame and header jamb to the T-111 surround to the Basement Door.

Rear Entry

<table>
<thead>
<tr>
<th>Condition</th>
<th>Method</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td>replace</td>
<td>C</td>
</tr>
<tr>
<td>P</td>
<td>replace</td>
<td>C</td>
</tr>
</tbody>
</table>

7. Replace the Rear Entry overhang and its supports with a new aluminum awning per L. Wagner specifications.

Barn

<table>
<thead>
<tr>
<th>Condition</th>
<th>Method</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
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<td>all</td>
</tr>
<tr>
<td>P</td>
<td>encapsulate</td>
<td>all</td>
</tr>
<tr>
<td>P</td>
<td>encapsulate</td>
<td>all</td>
</tr>
<tr>
<td>P</td>
<td>replace</td>
<td>C</td>
</tr>
</tbody>
</table>

8. Encapsulate with liquid encapsulant, the Upper Trim, soffits, fascia, and cornerboards.
9. Encapsulate with liquid encapsulant the window trim and the door trim. Note: leaded window casings have been faux painted on the unleaded clapboards.
10. Replace the deteriorated downspout.

Note: with the exception of the flowerboxes, all white-painted surfaces on the exterior of the Barn are leaded and must be encapsulated with liquid encapsulant.
III. Scope of Work: Lead Abatement - Interior
Casing for windows and doors includes the trim at the sides and the top of the windows & doors. Windows are replaced above under exterior; individual components that will be addressed with the replacement windows are not listed below. An asterisk (*) under “method” means that alternative(s) are noted below.

Living Room 1

<table>
<thead>
<tr>
<th>Leaded Surfaces</th>
<th>Condition</th>
<th>Method</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door, ext.jamb/threshold/kickplate (Addressed in Exterior)</td>
<td>LP</td>
<td>replace/enclose</td>
<td>A</td>
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</tbody>
</table>

Kitchen 2

<table>
<thead>
<tr>
<th>Leaded Surfaces</th>
<th>Condition</th>
<th>Method</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door, ext.jamb/threshold/kickplate (Addressed in Exterior)</td>
<td>LP</td>
<td>replace/enclose</td>
<td>C</td>
</tr>
</tbody>
</table>
IV. Scope of Work: Non-Hazardous/Code Correction
See the L. Wagner spec for all other non-lead work.
11. Prime and then paint any new surfaces, repaired surfaces, or stripped surfaces to match the surrounding color scheme.

V. Relocation
Residents are not required to relocate while interior work including window and door replacement is done.

VI. Staging of the work
The specific dates for the work will be established after the project has gone out to bid and a licensed, lead abatement contractor has been selected.

VII. Clearance
Note that the contractor is responsible for hiring an independent lead inspector/risk assessor to perform clearance. Clearance wipes must be taken on separate floors, sills, and wells in all rooms in which lead work was done, per the Connecticut standards and must meet the dust wipe standards established by HUD. The lead inspector/risk assessor must issue a letter of compliance at the end of the project and send it to the owner, contractor, health department and L. Wagner and Associates. NOTE: Dust wipes must also be taken in those rooms where windows are being replaced outside the Lead Scope of Work. The vinyl windows and thermostatic windows currently in-place are assumed to be enclosing leaded surfaces based on the glazed condition of the 2F windows. The leaded exterior components of the window systems further warrants it.

VIII. 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.

IX. Notification
Federal Regulations contain several requirements for notification of tenants.
- Within 15 days of receiving the results of the lead inspection or risk assessment, the property owner must provide the tenants with a summary of the nature, scope and results of the evaluation. This will include:
  1) A Summary Risk Assessment Notice (Attachment A)
  2) The “Summary” report and cover page of the lead inspection for the tenant’s unit and for the common areas/exterior
  3) A copy of the scope of work (starting on page 3) for their unit, the common halls, and the exterior.
pamphlet, entitled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools."

Within 15 days of completing hazard reduction activities, the property owner must provide the tenants a summary of the nature, scope and results of the hazard reduction activities and a summary of any leaded surfaces remaining. This will include the clearance reports and the compliance letters for the common areas and the apartments.

Notices may be posted centrally or may be distributed individually to each tenant. The notice must be written in the language that the tenant’s lease is in.

X. Explanation of inspection reports

The following information explains the lead inspection reports:

1. Summary Report showing information or 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 room where the reading was taken. Note that the wall closest to the street side 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.
XI. General Specifications

Scope
These specifications cover the abatement of lead from painted building materials that have been determined previously to contain lead. A copy of the inspection reports are attached which identify leaded surfaces. The contractor's work shall make the house lead-safe.

Lead is a serious health hazard to both children and adults. To comply with governmental requirements and minimize employee exposure, controls are necessary wherever there is a potential for exposure to lead dust and fumes. The Contractor is responsible for all work and work areas and shall be at all times in conformance with applicable federal, state and local regulations.

Site Examination
The Contractor shall visit the site and examine all structures located thereon. The specifications shall be compared with the existing field conditions. The Contractor will examine all parts of the existing structure to which new work will be connected, attached or applied, and notify Owner of any conditions detrimental to the proper and timely completion of the work.

The Contractor shall, as a part of their bid, notify L. Wagner and Associates of any discrepancies, errors, or omissions that might have been discovered in the drawings or the specifications for the purpose of making such corrections or adjustments as may be necessary. Unless specifically noted otherwise in the bid, any additional work by other trades or by the contractor that is required in order for the Contractor to finish the job will be assumed to be included in the bid price. If it should appear that any work called for in the specifications is not in accordance with State, local, or federal laws or ordinances, the Contractor shall immediately notify Owner.

The Contractor will verify all dimensions in the field and be responsible for the accurate fitting and assembly of the work.

The Contractor shall be responsible for knowing all unusual conditions or deviations that exist at the time of his/her examination and shall notify Owner.

Workmanship
All materials shall be new, unless otherwise specified, and both workmanship and materials shall be of good quality. All work specified must be performed by skilled personnel and be in accordance with accepted trade standards. All materials shall be installed in compliance with manufacturers' specifications.

Prior to abatement, repairs shall be made to pre-existing conditions that may impede abatement, including water leaks and inadequate heat.

The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work or to make its several parts fit together properly.

In the execution of the work, the Contractor shall take all necessary precautions against damage to the existing construction, and shall keep the premises neat and clean during construction. Repairs shall be made to all surfaces damaged by the Contractor resulting from his/her work at no additional cost to the Owner.

At the completion of the work, any remaining leaded painted surfaces must be intact. There will be no chipping, peeling, cracking, flaking, chalking leaded paint and no painted surface containing lead will have any holes in it whatsoever.
Safety/Protection of Work
The Contractor shall adequately protect the work, adjacent property and the public and shall be responsible for any damage or injury due to his act or neglect.

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work.

The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, medical surveillance of workers, personal protection for all workers (or anyone who is permitted on site), work protection procedures, and any other safety procedures as required by federal, state and local laws and regulations.

When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

Definitions in Specifications
The term “Install” means to remove the existing and install new unless otherwise noted.

Where repair of existing surface is called for, the feature (floor, wall, ceiling, door, window, or trim, etc.) excluding ornamentation shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made “as new” and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work (or other work as specified in Scope of Work) in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Materials
Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary to complete the work. Existing materials and equipment, when determined to be serviceable and adequate as to size and capacity and in good condition, shall be reused only if specified in scope of work.

All building products and manufactured equipment shall be installed in accordance with the manufacturer’s instructions.

Containment materials shall include:
1. Polyethylene (plastic) sheeting of six (6) mill thickness will be used, in sizes to minimize the frequency of joints.
2. Polyethylene bags for disposal will be six (6) mill thickness and of sufficient size for the application. Poly wrap of six (6) mill thickness may also be used.
3. Duct tape will be used that is capable of sealing joints in adjacent plastic sheets and for attachment of plastic sheet to finished or unfinished surfaces of dissimilar materials and capable of adhering under both dry and wet conditions.

The Contractor may use alternate methods, materials, and procedures to those specified at no extra cost to the Owner, if given written approval by Owner.

The Contractor shall be responsible for the storage and safety of his own materials. The Owner assumes no liability whatever for any materials damaged or stolen on the premises where such has not been brought in the building. Any damage to, or loss by theft or vandalism of any material, appurtenance or appliance, after such
has been brought into the building, applied, connected or installed shall be the sole responsibility of the Contractor until the project is completed and accepted by the Owner.

Changes in Work
The Contractor shall report any unusual conditions or faulty material or construction revealed during the work to Owner. The Contractor shall not proceed with work until so directed by Owner.

All changes from the original contract shall be in writing and approved by the owner(s), contractor, and L. Wagner and Associates. Change Orders shall include description of work to be added or deleted, cost for same, and reason for change.

Permits/Codes/Licenses
All Contractors under this agreement shall be fully licensed and certified as lead abatement contractors in accordance with Connecticut’s regulations and shall be EPA Certified Renovators or trained by a Certified Renovator. All workers must be classroom trained to comply with HUD rules. All firms must be EPA Certified Firms.

Permits: All permits, unless otherwise specified, must be paid for and obtained by the Contractor. A copy of each must be on file with Owner before any work can begin or any moneys can be disbursed. This includes building, plumbing, electrical, heating, or any other permits necessary to complete a job. The contractor is responsible for identifying and obtaining all needed permits.

The Contractor shall perform all work in conformance with applicable federal, state, and local codes and ordinances whether or not covered by the Drawings or Specifications for the work.

Coordination of Trades
The Contractor shall be responsible for the coordination of all trades and the satisfactory performance of the completed work.

Assignment of Contract
The Contractor shall not assign this contract.

Communications
The Contractor shall submit all communications regarding the work to the Owner.

Insurance
The Contractor shall carry Workman’s Compensation, Lead Abatement Liability Insurance, and Manufacturers and Contractor’s Liability Insurance.

Site Documentation
All documentation as required by local, state and federal regulations must be maintained on site and available for review.
XII. Execution

Warning Signs:
Prior to commencement of work, contractor will place warning signs to comply with State Standards at all entrances and exits of the work area.

Keep anyone other than workers out of the work area:
Contractor will be responsible for notification. Residents must be notified 5 days in advance of when the work is to begin, in the language that they are accustomed to. The work area must be thoroughly blocked off to ensure that they cannot enter by accident. Exterior areas will be blocked off using orange construction fences during exterior abatement.

No person will enter or remain in a work area at any time during this project except for the lead abatement contractor and workers, enforcement officials and their designees, lead inspectors, and the property owner or the owner’s designee. People other than those listed above may enter the work area only after the lead inspector determines that the lead abatement project has been completed.

Worker Protection
Each worker and authorized visitor without exception will put on required NIOSH approved clean protective clothing before entering the work area. Each time a worker or authorized visitor leaves the work area, they will leave protective clothing in the changing area.

NIOSH approved respirators as required by Connecticut laws will be provided to workers by contractor.

Workers will not eat, drink, smoke or chew gum while in the work area.

Containment (Materials will all conform to specifications listed above under materials)
Floor will be covered with 2 sheets of polyethylene, sealed completely with duct tape. Unmovable objects will be covered with one sheet of polyethylene.

Air heating and conditioning systems will be turned off and air intake and exhaust systems will be sealed with polyethylene and duct tape.

Entrances to the work area will be sealed by using 2 layers of polyethylene, with each layer attached to the top of the entrance and opposite side using duct tape.

Provide a changing area at the entrance/exit of the work area to ensure that any dust from the work area does not escape to the living areas or public areas.

Exterior work areas will have polyethylene extending three (3) feet per story being abated with a minimum of five (5) feet and a maximum of twenty (20) feet. For liquid waste, extend the end of the polyethylene a sufficient distance to contain the runoff and raise the outside edge of the sheets to trap liquid waste. Erect vertical shrouds if necessary to prevent any dust release to the neighboring areas.

Disposal of Lead-containing Materials
Demolition of all parts to be removed shall be done in a safe, orderly fashion, taking care to avoid damage to parts which are to be left in place. Materials that are specified to be reused, such as doors, trim or lumber, shall be in conformance with the Connecticut Building Code. The Contractor is responsible for disposal of lead abatement waste and non-toxic waste in compliance with local, state and federal regulations. Contractor must choose one of the following methods:
1. If total project waste passes the TCLP test, the waste may be discarded as regular waste. A copy of the TCLP results must be sent to all concerned parties, including the owner, LAMPP and the local Health Department.

2. If total project waste is greater than 10 cubic yards and it passes the TCLP, the contractor must dispose of the waste through a hazardous waste disposal company. Toxic lead waste materials will be packaged in impermeable dust tight containers (i.e. 6 mil plastic bags, sealed poly wrap, or sealed fiber pack drums). All containers will be labeled with appropriate hazard warnings. The landfill accepting the wastes will be notified before shipping for scheduling to ensure that adequate personnel and apparatus are available at the time of disposal. Lead materials will be delivered in separate shipments (not transported with any other materials). A waste manifest will be used which lists the landfill, the generator and the hauler of the waste, the quantity, source, and type of lead waste to be disposed of an any other information or requirements deemed necessary. A copy will be sent to all concerned parties, including LAMPP and officials of municipalities in which lead originates and is disposed.

3. If total project waste is less than 10 cubic yards, the property owner may assume responsibility for the waste in writing as per the “Household Hazardous Waste” exemption outlined in the DEP’s “Guidance for Management and Disposal of Lead Contaminated Materials Generated in the Lead Abatement, Renovation, and Demolition Industries,” documenting that the waste came from his/her property, that it contains only architectural waste (including lead waste) from his/her property, that they have a secure place in which to store the waste before disposal, and that they have a viable means to dispose of the waste in the near future.

4. If total project waste is less than 10 cubic yards and the property owner does not assume responsibility for the waste, the contractor must either perform & pass the TCLP or discard all lead waste (including any components that have been assumed to be leaded) as hazardous waste.

Cleanup

*Preliminary Cleanup* will be done by wet sweeping the containment area and carefully removing polyethylene by folding the plastic upon itself to trap all dust. After the polyethylene covering is removed, the work area will be HEPA vacuumed and then washed with detergent and rinsed with clear water.

*Final Clean-up.* To give airborne lead time to settle, the final cleanup should be scheduled to start no sooner than 24 hours after active abatement has ceased. The entire area should be HEPA vacuumed again, washed with detergent, rinsed with clear water and HEPA vacuumed once again.

Testing/Clearance Testing/Monitoring

The contractor is responsible for hiring a certified lead inspector/risk assessor to perform final clearance sampling as required. The contractor will not receive payment for this contract until the premises have passed a final clearance testing.

After final cleaning as described above, a final visual inspection by the lead inspector shall be performed. If the inspection reveals no visible dust and all surfaces in the abatement area have dried, dust wipe sampling analysis must be done. Selection of location and of samples will be responsibility of the lead inspector, but will include samples for each room in which abatement occurred. If the premises do not pass the visual inspection or the dust wipe sampling, clean-up procedures must be repeated at the Contractor’s expense until all areas pass. (This expense will also include the costs of additional dust wipe sampling.)

Every building component upon which removal of lead has been performed will be tested in clearance testing using XRF, AAS, GFAAS, or ICP-AES technologies to determine that the level of a level of lead is less than toxic. If any component does not pass, the abatement must be repeated at the Contractor’s expense until all areas pass. (This expense will also include the costs of additional testing.)
XIII. General Methods of Work and Definitions/General Material Specifications

**Aluminum Trim**
Use aluminum coil stock 0.019" thick. Coil should be applied smoothly, following manufacturer’s instructions. Caulk all seams and edges.

**Carpentry**
- All sheetrock and wood must be installed using screws of sufficient length to extend about 3/4" into a solid surface.
- Replace any rotten or deteriorated wood identified while wet scraping and preparing the exterior trim, porches, window casings or any other component that is currently wood. All replacement wood must match the existing in style.
- All exterior wood that will rest on soil or a potentially wet surface must meet building code and shall be at least number 2 grade, pressure treated, Southern yellow pine with at least a 40 year warranty against rot unless otherwise noted. Other wood must be at least paint grade pine (#2) unless otherwise noted.

**Doors, Exterior**
Unless otherwise noted, new exterior doors must be 1 3/4" thick 24 gauge thermally broken galvanized and bonderized steel insulated core doors, with an adjustable sill, magnetic weather stripping, and 1 1/2 pair 3 1/2 x 3 1/2 loose pin butt hinges, use Thermo-Tru Steel Foam Core Insulated Exterior Doors or approved equal. Install single cylinder deadbolt plus passage set as manufactured by Schlage or equivalent. Provide owner with 2 keys for each lock. Door shall be accurately cut and fitted to frames and must operate freely without binding. Insulate between door jambs and rough opening with spun fiberglass prior to trimming the interior of the door.

**Doors, Garage**
Furnish and install new overhead garage doors and any and all tracks, rails, springs, hardware, etc. to make operational. Hardware should include an outside handle and keyed lock for each door installed. The doors must be three-layer pressure bonded construction (steel + insulation + steel) construction if the garage is attached to the house; the door can be a one-layer door (steel) if the garage is detached. Owner to choose any standard color available from Manufacturer. Manufacturer’s warranty must be minimum of 20 years.

Manufacturer to be Clopay or equal and meet Clopay’s Premium Series specifications or equal. No automatic openers are to be included. If, however, the existing Overhead door units being replaced have automatic openers, contractor to reuse and make operable or replace with new unit(s). Submittal of Manufacturer’s catalog cuts with all pertinent information, including warranty information, to be submitted to Waterbury Healthy Homes, Department of Public Health & Owner for approval prior to placing order.

**Doors, Interior**
Unless otherwise noted, install 1 3/8" hollow core Juan door manufactured by Brosco or equivalent. Shim doors plumb, level and square. New doors shall be installed in pine jambs with 1 pair of 3" loose pin butt hinges. Fasten doors to rough framing through shims with 10-penny finish nails. Trim out both sides of new doors with finger jointed casings to match existing. Glue miters before fastening trim to jamb and wall. Fasten trim to walls with 6-penny finish nails and to jambs with 4-penny nails. Set heads of nails below surface of wood and fill with putty. Install passage set as manufactured by Schlage, Kwikset, Harlock or approved equal. If a hollow core door doesn’t meet building and/or CT Fire Safety Code, install a door to meet code.

**Enclosure**
All surfaces to be enclosed should be stabilized by washing with detergent. All seams must be caulked in order to seal in lead dust. "LEAD" must be written every 2’ on the surface to be enclosed.
Install

"Install" means to purchase, deliver, install per manufacturer’s specifications, test, and warrant.

Liquid encapsulant

- Liquid encapsulants can be used successfully only on non-friction surfaces. The encapsulants can be used on flooring surfaces that will be covered with carpet or rubberized flooring materials as long as manufacturers’ instructions are followed and full cure time is achieved before installing carpeting. Surfaces with dry rot or severe deterioration of the substrate are not suitable for encapsulation. See individual Connecticut approved product data sheets for specific prohibitions and recommendations. Note: Color by owner.
- Preparation: Any chips or cracks should be wet scraped or HEPA sanded to achieve a sound substrate and patched. Note: Feathersand rough edges where old paint has been scraped or chipped so that final appearance is aesthetically and professionally pleasing. Wash the surface with detergent to remove any oil or other dirt. Then test the substrate using the patch test of the liquid encapsulant on a sample surface that will be encapsulated. These tests should be performed by the property owner, a certified lead inspector, or an abatement contractor who will be performing the work.
- Patch test: Apply a patch that is roughly 6 inches by 6 inches of the encapsulant on each type of component to be painted with an encapsulant. If the paint is different from room to room, apply a patch on each different type of paint. Let it cure following manufacturer’s instructions. At the end of that time, cut an “X” in the center of the patch. Each cut line should be about 2 inches long and should go through the coating, the paint underneath it all the way down to the wood. Smooth a 3”x” length of 3M600 tape over the center of the “X” and rub the tape firmly with the eraser end of a pencil. After 90 seconds, remove the tape by pulling straight down with a quick smooth motion. The patch fails if more than 1/16” is removed on either side of the cuts or if encapsulant more than 1/8” away from the cuts is removed.
- Once it has been determined that the encapsulant will work, apply following the manufacturer’s instructions. Liquid encapsulant used on exterior areas must be approved for exterior use in Connecticut. Any of the approved liquid encapsulants may be used on the interior, as long as manufacturer’s instructions are followed. Note that only LeadLock and Fiberlock’s L-B-C Type III are approved for use on working radiators under 212°; full cure must be achieved before radiator is turned on.
- Top coats may be applied over the encapsulants. Follow manufacturer’s instructions before top-coating. (For example, LeadLock must be fully cured for 3-4 weeks before topcoating; Fiberlock’s L-B-C Type III must cure 12 hours before topcoating with a 100% acrylic paint.)
- Acceptable liquid encapsulation must include underlying surfaces including but not limited to surfaces under gutters, leaders and shutters (unless the underlying surfaces are enclosed with caulk/sealant)

Other

- Prep, prime and then paint with 2 coats of paint any new or stripped component, except pressure treated wood. Pressure treated wood will be left bare. Paint should be manufactured by Benjamin Moore, or equal. Color by owner.
- All leaded surfaces that are not being replaced or encapsulated must be maintained in an intact condition. This may require patching, wet scraping, priming and painting.

Porch Flooring

- Exterior: Tongue and groove flooring is to be 5/4” fir or ¾” mahogany. When plywood is specified, materials to be ½” pressure treated. Include edge moldings to cover any exposed leaded materials. Caulk all seams. Prime and paint using sand or other non-slip additive.
- Interior: If plywood is specified, material to be ¼” luan
Radiator Covers
Radiator covers must be removable (for example by unscrewing a bracket) in case repairs are necessary. Radiators must be restored to a sound substrate using a high heat paint before the cover is installed. The cover must be a professionally manufactured radiator cover or be made using metal grille mounted in a pine frame. Note that heat must be able to rise through the top as well. Plywood is not acceptable for use in radiator covers.

Remove/Waste Handling
"Remove" means to remove and discard existing component unless otherwise noted. All removed materials must be separated as lead waste or non-lead waste. All leaded materials should be segregated by type to allow for TCLP testing and minimization of hazardous waste. All leaded components must be packaged in 6 mil poly sealed with duct tape or in 6 mil poly bags to be transported to appropriate waste receptacles.

Repair
Where repair is called for, the feature shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made "as new" and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Replace
"Replace" means to remove existing (as outlined above) and install new materials in the same style and material content. The finished work shall match adjacent work in design and dimension. Replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Sheet Rock
- When sheetrocking walls or ceilings over existing plaster, furnish and install 3/8" sheet rock unless otherwise noted or required by code. (Note that in some cases, 1/2" sheet rock or moisture resistant greenboard is called for.) If sheetrocking directly over framing, use 5/8" sheetrock.
- Furnish and install corner bead where appropriate.
- Remove various loose areas from walls/ceilings and shim where necessary to achieve a uniform surface. Where casings/baseboards are flush with the wall, sheet rock can be applied directly over it, and then new casings/baseboards can be installed on top of the new sheet rock. However, if new prehung doors are being installed, care must be taken to ensure that door jambs will be large enough to cover the new casings added on top of the new sheet rock.
- Sheet rock to be secured with screws of sufficient length to extend about 1" into a solid surface.
- Furnish materials and apply at least three (3) coats of joint compound and one (1) tape to all fasteners and sheet rock seams including wall and ceiling corners. Sand surfaces smoothly to receive paint.
- Install new baseboards on each newly sheetrocked wall or vinyl cove in kitchens, pantry, and bath. Baseboards must all match within a room.

Strip
"Strip" means to remove lead paint and achieve a surface that is not leaded. Surface areas must be tested by an independent certified lead inspector with an XRF Spectrum Analyzer after stripping to ensure that surface is not leaded. With all three methods, a patch test should be done, and then tested with an XRF to ensure that the lead has not leached into the wood and that this method will be effective.

Methods include:
- Heat gun use is limited to 700 degrees.
- Chemical stripper: Chemical stripper recommended is IPC Safe-T-Strip or its equivalent in quality and performance. All applications will be performed according to the manufacturer's specifications, including neutralizing and rinsing surfaces as required.
- Wet scrape or wet plane: Leaded paint is scraped off down to bare substrate using the appropriate sharp tool after misting area with water.

Trim
Window trim includes the casings, headers, stops, sill, and apron – all trim around the window.
Casings and jambs include the trim at the sides and the top of the windows and doors unless otherwise noted.
Upper and/or lower trim include soffits, fascia, rakes, decorative trim, and any other trim on the house.

Vinyl Siding
- Siding shall be of first quality manufactured by Vipco, Certainteed, or equivalent. Color by owner.
  Provide owner with 50 year warranty.
- Apply Amocoor XP38 fanfold insulation board or equivalent, following manufacturer's instructions, to enclose lead paint.
- The lead-based painted components of attic vents should be removed and replaced, since the new attic vent will not act as a dust barrier.
- Install vinyl siding and aluminum or vinyl wrapped trim following manufacturer specifications.

Windows, basement replacement windows
Remove and discard as lead waste any leaded basement windows. Furnish and install new vinyl replacement basement windows manufactured by Harvey, Mercury-Excellum or equivalent. Windows shall be installed in accordance with the manufacturer's recommendations.

Windows, vinyl replacement
Furnish and install new rigid vinyl replacement windows with 5/8" Low E double-pane insulating glass and non-corroding half-height lockable fiberglass screens in aluminum frames. Windows must be energy star qualified and must carry the Energy Star Label on the product. Windows must have tilt in sashess, welded frames, cam& sash locks, and must comply with Emergency Escape requirement of the building code for all bedrooms. Windows shall be manufactured by Harvey (Classic Series), Mercury-Excellum, NorthEast (DH 100) or equivalent. Discard old weights and completely insulate weight cavities before installing new windows. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls (inside & out) prior to completion of finish work.

Windows, wood replacement (Historic)
Furnish and install new wooden sashes. Cut aluminum coil stock or vinyl to fit the window well. Screw in and caulk edges to seal. Install jamb liners. (Contractor must measure the bevel of the sill if it is different from 14 degrees. The bevel must be custom specified to manufacturer.) Sashes shall have insulated double-glazing with non-corroding fiberglass screens in aluminum frames. Grid pattern must match prior windows being replaced.
Windows shall be manufactured by Harvey, Weathershield, Mercury Exellum or equivalent. Submit for approval prior to ordering. Remove old weights and add insulation to weight cavities prior to window installation. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls prior to completion of finish work. Windows must have tilt in sashess, Low E glazing, and must comply with Emergency Escape requirement of the building code for all bedrooms. Windows must be energy star qualified and must carry the Energy Star Label on the product.
Attachment A

Summary Risk Assessment Notice

Address of Property that this summary notice applies to:

198 Morris Town Line Rd., Watertown, CT 06795

Lead-based paint risk assessment description for exterior.

Date of risk assessment: 7/2/13

Summary of risk assessment results (check all that apply):

☐ No lead-based paint hazards were found.

☒ Lead-based paint hazards were found.

☒ The findings of the risk assessment are provided in the attached scope of work.

Lead-based paint risk assessment description for interior.

Date of risk assessment: 7/2/13

Summary of risk assessment results (check all that apply):

☐ No lead-based paint hazards were found.

☒ Lead-based paint hazards were found.

☒ The findings of the risk assessment are provided in the attached scope of work.

Contact person:

Owner: Elizabeth Woodward
198 Morris Town Line Rd.
Watertown, CT 06795
860-283-5510

Person who prepared this summary notice:

Bob Kennedy, SafeHomes Inc.
Signature

198 Morris Town Line Rd., Watertown, CT
7/6/13
Attachment B

Management Plan
Intact, Encapsulated, and Enclosed Surfaces

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. Surfaces painted with a liquid encapsulant will be monitored on a monthly basis for the first 6 months, and annually thereafter.

Actions must be implemented as follows:
- If any leaded surfaces become defective or the enclosure over a leaded surface has exposed the old leaded surface, the owner must make the surface lead safe by painting or re-enclosing the leaded surfaces to seal them.
- All actions must be done using lead-safe work practices.
- Any doors/trim identified as leaded that start to rub must be trimmed so they open and close without rubbing.
- Any exterior leaded surfaces that were enclosed in wood or pressure treated wood must be kept painted/sealed to prevent the surfaces from deteriorating. Note that exterior grade plywood will delaminate if it is not kept painted.

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

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

<table>
<thead>
<tr>
<th>Laveled Surfaces</th>
<th>Condition</th>
<th>Method</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Exterior</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laveled Surfaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Window trim, tracks, wells, blindstops</td>
<td>P</td>
<td>enclose/retape</td>
<td>2F Bedrooms</td>
</tr>
<tr>
<td>Cellar window frames</td>
<td>P</td>
<td>retape</td>
<td>all</td>
</tr>
<tr>
<td>Jamb/stop plate to Living Room</td>
<td>L/P</td>
<td>enclose</td>
<td>A</td>
</tr>
<tr>
<td>Jamb/stop plate to Kitchen</td>
<td>L/P</td>
<td>enclose</td>
<td>C</td>
</tr>
<tr>
<td>Wood frame &amp; header jams of T-111 around door to Bunk.</td>
<td>P</td>
<td>wrap</td>
<td>A-right</td>
</tr>
<tr>
<td><strong>Barn</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laveled Surfaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper trim, cornerboards, sills, fascia,</td>
<td>P</td>
<td>encapsulate</td>
<td>all</td>
</tr>
<tr>
<td>Window shades/trim/aux trim</td>
<td>P</td>
<td>encapsulate</td>
<td>all</td>
</tr>
<tr>
<td>Door trim</td>
<td>P</td>
<td>encapsulate</td>
<td>all</td>
</tr>
</tbody>
</table>

Homes Inc.
198 Morris Town Line Rd., Watertown, CT
7/6/13
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 198 Morris Town Line Road, 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
ROOFING AND VENTILATION

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 roofing materials from the house dormer roof. Remove and re-install gutters.

2. Provide and install ½” CDX plywood on entire house roof, and 30 year rated, architectural, strip type shingles including but not limited to metal rake and drip edging, ice & water shield, shingle underlayment, ridge vents, plumbing boots, and flashings.

REFERENCES

1. ASTM D 224 - Standard Specifications for Smooth Surfaces Asphalt Roll Roofing

2. ASTM D226 - Standard Specifications for Asphalt Saturated Organic Felt used in Roofing & Waterproofing


4. ASTM 3161 - Standard Test Method for Wind Resistance of Asphalt Shingles (Fan Induced Method)

5. ASTM 3462 - Standard Specification for Asphalt Shingles Made from Glass felt and Surfaced with Mineral Granules.


8. ASTM D 6757 - Standard Specifications for Inorganic Underlayment for Use with Steep Slope Roofing

MATERIALS

1. Rake & Drip Edge – White aluminum rake & drip. Drip edge shall be 5” wide.

2. Underlayment - . GAF “Shingle Mate” or approved equal for strip type shingles and GAF “Roof Pro” for SBS roofing application. Underlayment shall conform to ASTM - D226, Type 1 or ASTM D4869 type 1.

3. Leak Barrier - GAF “Weather Watch” mineral surfaced leak barrier or approved equal. Material shall conform to the requirements of ASTM D 1970. Thickness to be min. 40 mils. Tensile strength MD (lb/ln) minimum 25.

4. Starter Strip Shingles shall be Pro Start eave and rake starter strip as manufactured by GAF or approved equal.

5. Laminated fiberglass – shall be GAF Timberline HD Shingles or approved equal. Shingles shall carry Underwriter’s Laboratories labels, UL® 790 Class A Fire Resistance, UL® 997, Wind Resistance and ASTM D3462. Shingles shall be Class A, strip type, self sealing.

6. Hip and ridge shingles shall be Seal – A – Ridge, ridge cap shingles as manufactured by GAF or approved equal.


8. Fasteners - Aluminum or galvanized sharp pointed conventional roofing nails with smooth shanks, minimum 3/8” diameter head and of sufficient length to penetrate 3/4” into solid decking or penetrate through plywood sheathing. Provide 6 nails per full shingle. Staples are not acceptable.


10. Flashing cement - trowel grade non asbestos mineral- fibered roofing mastic ASTM D-2822 Type 1 and ASTM D-4586 Type 1, equivalent to Karnak.

11. Step and roll flashing - Aluminum 0.040” thick, color mill finish.

12. Chimney flashing – step and counter flashing, lead flashing.
SHINGLE REMOVAL

1. Remove and legally dispose of existing roofing materials such as but not limited to, roof boots, roof vents, plumbing boots, flashing materials, rake and drip edge, felt paper and fasteners from roof.

2. Contractor shall remove only as much material as can be replaced in a single work day. Contractor shall be responsible for any water damage to the structure and to Owners' property as a result of inadequate protection.

3. Removal work shall be done in a manner and by such means as is necessary to protect the buildings from damage; to cause minimum interruption to activities; to avoid hazard or injury to persons or property during the entire construction project.

4. Inspect roof sheathing, if after shingle removal decking surfaces are determined to be inappropriate for installation of new roofing. Contractor shall notify the Owner & Consultant of any decking which requires replacement.

PREPARATION OF ROOF DECK

1. The contractor shall inspect the entire area to be roofed and verify it is clean and free of debris, nails, or any other item which may cause interference with the installation of the new roofing materials.

2. Install ½" CDX plywood on entire house roof deck.

3. **Install a minimum of two (2) courses** of ice & water shield along all eaves extending a minimum of 24" beyond heated wall. Install full coverage ice & water barrier on any roof with less than a 4”/12” pitch.

4. Install full sheet of ice & water barrier centered in valleys allowing for 18” overlap onto either roof deck. Overlap minimum of 6” at head laps.

5. Install (18") eighteen inch wide strip of ice & water barrier along the rakes. Overlap and seal joints a minimum of 6".

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

7. Install new metal rake and drip edge on all rakes and eaves. Fasten new metal edging every 8" on center using approved fasteners.
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Project # 153-112

8. Install roofing underlayment over all roof decks to receive new roofing. Lap each course a minimum of 6" over lower course, and side lapping 4" at all joints.

9. Install underlayment on remaining areas of roof upon completion of installing ice & water barrier.

**SHINGLE ROOFING**

1. Install roofing as follows:

2. Install starter course along eaves per manufacturer’s written instructions.

3. Install shingles per manufacturer’s written instructions. Apply six nails per full shingle. Fasten shingles at or below nailing line. Maintain six inch (6") clearance from butt end of proceeding course with any fasteners. Install shingles to meet wind zone requirements per the local building code.

4. Contractor shall provide one additional unbroken bundle of shingles identical to those installed for the Owners usage in the event of future need.

**VALLEY**

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

**ROOF BOOTS**

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

**RIDGE VENT**

1. Cut through roof sheathing parallel with ridge down approximately 1" on either side of ridge board.

2. Provide and install Cobra-Roll Vent or approved equal in accordance with manufacturer’s installation instructions.

3. Cap over new vent with roofing manufacturers ridge cap shingles. Fasten with appropriate sized galvanized roofing nails.
FLASHING

1. Provide and install aluminum 5” x 7” step flashing as required at gable walls. Contractor may re-use existing flashing to greatest extent possible.

CHIMNEY FLASHING

1. Remove and dispose of existing step flashing at chimney.

2. Provide and install new lead step flashing as required for water tight installation.
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 windows as specified below, and install new replacement style windows.

LOCATIONS & WINDOW TYPE

First floor - Double hung: 2 - living room, 1 - bathroom, 2 - A/B bedroom, 2 - B/C bedroom, 1 - Casement above kitchen sink.

Second floor - Double hung: 2 - B gable, 2 - D gable, 2 - C dormer.

Basement: 2 - Hopper.

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/L.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. Energy Star Rated- windows shall carry Energy Star Rating.

**VINYL REPLACEMENT WINDOW FEATURES**

1. Provide and install replacement windows as specified below.

2. Replacement windows shall 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.

Cost: $ ____________________________

Section 3 Page 10
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.

**Door Schedule**

<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 2 - lite 4 - panel</td>
<td>Match Original</td>
<td>VIF</td>
<td>Schlage Plymouth Keyed Entry F-51-PLY-505 &amp; deadbolt</td>
<td>As supplied by manufacturer</td>
</tr>
<tr>
<td>C - Side House Entry</td>
<td>Fiberglass entry 2 - lite 4 - panel</td>
<td>Match Original</td>
<td>VIF</td>
<td>Schlage Plymouth Keyed Entry F-51-PLY-505 &amp; deadbolt</td>
<td>As supplied by manufacturer</td>
</tr>
</tbody>
</table>

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 ¾" thick, fiberglass
2. Jambs - Wood
3. Hinges -1 ½ pair 3” x 3” loose pin but hinges.
5. Borings - As noted
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198 Morris Town Line Road  
Watertown CT 06795  
Project # 153-112

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 shake siding.

2. Provide and install new vinyl siding, wrap all exterior trim with coil stock aluminum, install vinyl soffits. Add 2 x 6 rakes on dormer and both house gables.

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) A & D sides of house
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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 new 2 x 6 Douglas fir rakes on dormer and house gables. Adapt dormer and house fascia to prep for aluminum wrapping.

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

4. 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

5. 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 cannot be removed and remounted prior to commencing work.

Section 3 Page 15

7. 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.
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 new baluster guardrail and graspable handrail on main house stairs.

2. Remove rear entry porch roof overhang and install new aluminum awning.

MAIN HOUSE STAIRS

1. Provide and install a hand rail and guard rail for main house stairs. Rail components to consist of Coffman brand or equal: B-720 hand rail, B-769 newel post and B-816 balusters, or approved equal. 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.

BASEMENT STAIRS

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. Provide and install guardrail consisting of #2 pine, or comparable material, to enclose open sides of basement stairs. Guard rail to be a minimum of 36” height, measured from the stair nosing, and gapping to be less than 4” diameter. Installation to be applicable code compliant. Paint guard rail in accordance with the enclosed painting specification.

ALUMINUM AWNING

1. Remove and dispose of rear house entry porch roof. Provide and install a new awning at rear house entry. New awning to be Nuimage awning 4 ft. 2100 series (white) aluminum door canopy (16 in. h x 42 in. d).

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


3. Convert 2-Prong outlets to 3-prong throughout house.


5. Install new overhead light with wall switch and related circuitry in first floor, A/B bedroom, B/C bedroom, living room, and hall.

6. Install new kitchen range hood.


8. Secure existing 220 volt dryer outlet and overhead light fixture in basement.

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.

GFCE OUTLETS

1. Convert existing outlets to GFCI: 3 - kitchen back splash, 1 - main bathroom.

2. Provide and install all circuitry and related materials to install new GFI outlets at kitchen back splash, right of sink. New outlet to be serviced by dedicated 20 amp circuit. Verify location with owner prior to installation.
2-PRONG OUTLETS

1. Convert existing 2-prong to 3-prong outlets throughout house as needed. Include new wall plates.

DUPLEX OUTLETS


OVERHEAD LIGHTING

1. Provide and install overhead lighting including wall switch and all related circuitry in first floor, A/B bedroom, B/C bedroom, living room, and hall. Fixtures to have $40.00 material allowance.

RANGE HOOD

1. Provide and install new range hood, exhaust fan, over existing range in kitchen. Provide and install all related circuitry for new hood. Range hood shall have direct vent capabilities, with variable speed blower, work light, and grease filter, such as Broan, Nutone, or equal. Color to match existing stove. Vent into existing exhaust piping.

GENERAL

1. Secure existing 220 volt dryer outlet and overhead light fixture in basement.

2. Rewire existing flood light, exterior house C - side, install new 2 - head motion sensor fixture.

3. Install new 2 - head motion sensor fixture exterior house A - side, use existing circuitry.

4. Use $40.00 per fixture for material allowance.
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

The intent of the proposed work is to:

1. Install new kitchen faucet.
2. Install new toilet in bathroom.

KITCHEN

1. Provide and install new deck mounted chrome faucet such as Kohler Coralais decorator single-handle kitchen sink faucet with matching finish side spray in polished chrome, model # K-15076-P-CP, or approve equal.

2. Provide and install new plastic trap, chrome shut-off valves, and reinforced nylon supply lines. Adapt feed and waste piping as needed to complete installation.

TOILET

1. Remove and dispose of existing toilet and supply line.

2. Provide and install to manufactures specs, a new toilet such as American Standard Cadet or Kohler K-11471, or equal. Provide and install new wax ring, reinforced nylon water supply, and chrome shut off valve. Provide and install Kohler, Bancroft, model K-4685-CP-0 toilet seat.

Cost: $
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.

The intent of the proposed work is to:

1. Remove carpet and refinish hardwood flooring in two first floor bedrooms, living room, and main house stair risers and treads.

PROCEDURE

1. Remove and store owners items, which would interfere with floor re-finishing, replace items in their original positions when re-finishing is complete.

2. Machine-sand and refinish hardwood floors in the two first floor bedrooms, living room, and main house stair risers and treads.

3. Contractor shall exercise extreme caution to contain all dust and vapor created in the course of this work. Install plastic sheathing in doorways of surrounding rooms to limit dust mitigation to other rooms.

4. The major portion of the sanding shall be performed with a floor-sanding machine equipped with a vacuum attachment. Edges shall be done with a disc edger. Corners are to be scraped and sanded by hand. Clean the floor thoroughly.

5. Install wood plugs to fill in any penetrations, i.e., gas pipes, etc. Patch in sub flooring and install new oak flooring as to eliminate heating grate in living room.

6. Apply one coat of Benjamin Moore Wood Stain, applied according to manufacturer's instructions, owner to choose stain color.

7. Apply two coats of Benjamin Moore Satin finish polyurethane, lightly sand between each coat, applied according to manufacturer's instructions.

Cost: $ __________________

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Elizabeth Woodward  
198 Morris Town Line Road  
Watertown CT 06795  
Project # 153-112  

MASSONRY

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. Remove front house entry field stone stairs and landings, install new upper level pre-cast cement stairs and landing and lower level formed in place cement stairs and landing. Install wrought iron railings on both sides of all stairs and landings.

2. Re-install dry stack field stone retaining wall at front house (approx. 10 square feet).

FRONT ENTRY STAIRS

1. Remove and dispose of the front entry lower and upper stairs, railings, and landings, the retaining walls are to remain.

2. Provide and install code compliant pre-cast concrete stairs at upper landing area.

3. Install 8" diameter concrete piers, 42" deep, on outside corners of stair and metal bracket fastened to foundation to support new stairs.

4. Excavate as required to a minimum depth of 8" below grade in areas where landing and stairs to be replaced at lower level. Retaining walls are to remain, be careful not to damage during demo.

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

6. Form out and pour new lower level landing and stairs using 3,000 PSI Portland cement. Stairs are to be code compliant.

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

8. Provide and install wrought iron railing on both sides of stairs and landing for upper landing only. Rail style: 1 ¼” square stock end posts, 1 ¾” Belgium style top rail, ½” x ½” square stock balusters spaced 4” on center.

9. Core drill posts into stairs and landing and fasten with hydraulic cement.
WALL REPAIR

1. Excavate behind damaged stone wall in front yard. Reinstall existing field stone to repair wall to original status.
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.

The intent of the proposed work is to:

1. Remove tree at right yard patio area.
2. Remove evergreen trees at left, right, and rear exterior house walls.
3. Trim back tree encumbering on rear roof.

TREE REMOVAL & TRimming

1. Remove and dispose of tree at right rear yard patio area. Grind stump to below grade level after tree is cut down.
2. Remove and dispose of all evergreen trees and roots, located within 5' of house foundation at B & C sides of house. Remove and dispose of one evergreen bush centered at D side of house.
3. Trim back the tree encumbering at rear house to 10' distance from roof line. Trim all sides of tree to create uniform appearance.
4. Fill holes 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.

GENERAL

1. Remove and dispose of clothes line pole in rear yard and attach clothes line to adjacent pine tree. Trim back pine tree approx. 20' high, from ground level, to accommodate re-installation of clothes line.
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 A 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 and shall comply with all provisions of Public Law 91-695 (42 U.S.C. 4831) A Lead 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

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<th>Item</th>
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<td>ROOFING</td>
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<td>PLUMBING</td>
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<td>MASONRY</td>
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<td>SITE WORK</td>
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<td>PAINTING (INCLUDING LEAD PAINT HAZARD REDUCTION)</td>
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<td>TOTAL</td>
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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.

198 Morris Town Line Road
Watertown CT 06795
Project #: 153-112

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: 8/27/2013   OWNER: Elizabeth Woodward

Elizabeth Woodward
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 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:

198 Morris Town Line Road
Watertown CT 06795

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)