

PROJECT MANUAL

Proposed Interior and Facade Renovations  
for One-Family Project

**24 Haviland Street**

Norwalk, CT

July 5, 2016

**L.F. Garcia Architects, LLC**

15 Bond St.  
E. Norwalk, Connecticut 06855

## INVITATION TO BIDDERS

The City of Norwalk Redevelopment Agency and North Walke Housing Corporation seek sealed bids for the second of eight housing projects by a General Construction Contract to include: General Construction, Plumbing, Mechanical and Electrical Work for construction of Interior and facade Renovations to their residence located at 24 Haviland Street, Norwalk, Connecticut. Duplicate copies of bids shall be submitted to the City of Norwalk Redevelopment Department, at 125 East Ave, Norwalk, CT no later than **11:00 a.m. August 4 , 2016**. Bids will be opened publicly. Copies of the Bidding Documents may be examined at City of Norwalk Redevelopment office. There will be a non mandatory pre bid meeting and walk through at **11:00 a.m. on July 26, 2016**.

The form of Contract shall be AIA Contract Document A-105 Standard Form of Agreement between Owner & Contractor for Residential or Small Commercial projects, latest edition, with reference to these Specifications and Drawings, and including provision for a stipulated Contract Sum, the time of completion of the work, the amount and manner of making progress payments and the approval of insurance documents, shall be executed prior to commencement of the work. Bids shall remain valid for a minimum of 30 days from submission deadline.

Prior to submitting bid the Contractor shall visit the site to familiarize himself with and verify all conditions and dimensions. Discrepancies or questions shall be reported to the Architect in writing prior to submission of bids no less than five (5) days before bid openings. Submission of bid signifies thorough knowledge of existing conditions and acceptance of the Contract Documents.

Bids shall include a proposed project schedule to be included in the formal Owner/Contractor Contract, indicating starting and completion dates of construction work. Schedule shall also include dates (and duration in working days where applicable), name of Insurance carrier, Copies of current workman's compensation certificates, copy of current Contractor's license along with the following critical items:

- 1) Demolition
- 2) Placement of Concrete
- 3) Rough Carpentry
- 4) Weather-tight enclosure (including window installation)
- 5) Finishes (Drywall, hardwood, plumbing, painting)
- 6) Substantial completion
- 7) Final Sign-off/Certificate of Occupancy

The Owner reserves the right to accept or reject any or all bids, to waive technicalities, and to award the contract as will best serve his/her interests.

Address questions, requests for additional information and all bids to Lou Garcia, AIA,L.F. Garcia Architects LLC Tel. email: [lfarcia.ra@gmail.com](mailto:lfarcia.ra@gmail.com) or (203) 981-5800.

**PROPOSAL FORM**

1. Submit proposals in strict compliance with "Instructions to Bidders." Fill in all blanks. The Owner reserves the right to reject incomplete proposal forms. This bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

2. Bidder: (Bidder: Fill in your complete name and address.)

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3. Base Bid: The bidder proposes to perform all of the Work required by the Contract Documents for the amount of: \$\_\_\_\_\_

4. Breakdown of Base Bid Sum

The following breakdown of Base Bid Sum is Submitted for owner's accounting purposes only, and is not intended as a basis for establishing prices for additions to or deletions from the Contract Sum. The amounts shown include all labor, materials, tools, equipment and services required to perform each of the stated items of work, and include all takes, insurance, and other general expenses.

General Construction (where applicable):                      Amounts: \_\_\_\_\_

General Conditions \_\_\_\_\_

Site Work and Excavation \_\_\_\_\_

Landscaping \_\_\_\_\_

Demolition, Cutting & Patching \_\_\_\_\_

Concrete & Cement Work \_\_\_\_\_

Masonry Work \_\_\_\_\_

Structural Steel & Miscellaneous Metals \_\_\_\_\_

Rough Carpentry & Drywall Construction \_\_\_\_\_

Finish Carpentry & Millwork \_\_\_\_\_

Re Roofing – Asphalt shingles & EPDM  
roofing \_\_\_\_\_

New Siding & PVC trim \_\_\_\_\_

Building Insulation \_\_\_\_\_

Cabinetry \_\_\_\_\_

Doors & Windows \_\_\_\_\_

Flooring / Tile Work \_\_\_\_\_

Interior Painting & Trim \_\_\_\_\_

Gutters \_\_\_\_\_

Finish Hardware & Accessories \_\_\_\_\_

Residential Appliances \_\_\_\_\_

Window Treatments \_\_\_\_\_

General Construction Subtotal \_\_\_\_\_

Heating, Ventilating & Air Conditioning \_\_\_\_\_

Electrical Work & Lighting \_\_\_\_\_

Plumbing Work & Fixtures \_\_\_\_\_

Filing Fees & Permits \_\_\_\_\_

Insurance \_\_\_\_\_

Overhead & Profit \_\_\_\_\_

GRAND TOTAL (must equal base bid): \_\_\_\_\_

5. PRINCIPAL SUBCONTRACTORS:

TRADE (where applicable):	NAME:	LOCATION:
Asbestos Abatement	_____	_____
Interior Painting	_____	_____
Exterior Painting	_____	_____
Tile	_____	_____
Drywall	_____	_____
Masonry	_____	_____
Re- Roofing – Asphalt Shingles & EPDM Roofing	_____	_____
Finish Carpentry & Millwork	_____	_____
Electrical Work	_____	_____
Plumbing Work	_____	_____
HVAC	_____	_____
Other	_____	_____

6. TAXES: **Exemption From Tax** - The Owner is a Non-Profit organization and therefore, purchases made by Owner are exempt from payment of State of Connecticut Sales and Use Taxes. Such taxes must not be included in the bid price of any item or materials permanently incorporated into the work or furnished to the Agency under the Contract.

7. **Requisitions For Payments** - Prior to submitting the first payment request the contractor will submit a schedule of values for review and consideration by the owner. The schedule of values will be negotiated if necessary and will be the basis for all payments.

Payment requests will be made on AIA form G702 with G703 or equivalents. **There will be a 10% retainage held on each payment request.** This retainage amount will be payable at project completion.

8. **CONTRACT DOCUMENTS:** The Contract shall consist of this Proposal Form, AIA Contract Document A-105 Standard Form of Agreement between Owner & Contractor for Residential or Small Commercial projects, Project Manual and Drawings prepared by L.F. Garcia Architects, LLC. Drawings consist of the following:

DWG.	TITLE	DATED
Cover	Cover sheet	June 13, 2016
D-1	Existing and Demolition Floor plans	June 13, 2016
D-2	Existing and Demolition Elevations	June 13, 2016
A-1	Proposed Floor Plans	June 13, 2016
A-2	Proposed Elevations	June 13, 2016
A-3	Proposed Cross Section	June 13, 2016
Kitchen	Proposed Kitchen Cabinet Elevations	June 13, 2016

9. SUBSTITUTION OF SUBCONTRACTORS: The undersigned agrees that during the progress of the construction, Subcontractors shall not be changed unless approval is first obtained in writing from the Owner and/or Architect.

10. CONTRACTOR'S PROJECT SUPERVISOR: The undersigned agrees to provide the name, home address and cell phone number of the Project Supervisor to be assigned to the project. The Project Supervisor shall not be changed throughout the duration of the Project except under extraordinary circumstances.

11. **CAPABILITY:** The undersigned hereby irrevocably states that it is solvent, has adequate capital, equipment and proper labor force to undertake this project and that to the best of its knowledge, there are no legal proceedings against the company, corporation, partnership or sole owner, presently or pending and in so stating, hereby affixes their signatures to this proposal.

12. **CONTRACT TIME:** (Bidder: Fill in complete dates.) The bidder proposes to commence work and achieve substantial completion (subject to authorized adjustments) on the following dates:

Proposed Starting Date: \_\_\_\_\_

Date of Substantial Completion: \_\_\_\_\_

13. **ADDITIONAL WORK:** The undersigned agrees to perform any additional work added to the Contract at actual cost plus the following percentage of overhead and profit: **Twenty percent (20%).**

14. **MATERIALS/EQUIPMENT/APPLIANCE SCHEDULE:**

- A. Toilets – Kohler #14799-0 (2)
- B. Tubs – Kohler #1946 (2)
- C. Shower/tub control – Moen #L82694EP (2)
- D. Vanity – 1<sup>st</sup> floor – 72” Schrock Reflection with 2 doors & 6 drawers with fillers as needed. 2<sup>nd</sup> floor – 42” Schrock Reflection with 1 door & 3 drawers
- E. Vanity knobs – Allow \$4 per knob or pull – owner to choose
- F. Vanity tops – Corian “Platinum”
- G. Vanity sinks (3) – Corian “Accessable” #810 designer white
- H. Bath faucet – Moen Oxby #84660SRN (3)
- I. Medicine cabinets (3) – Kraftmaid Traditional Recessed Mirrored – TV3030.PC.TS-BNW1-WH
- J. Cabinets – Shenandoah Winchester Thermofoil – all plywood construction
- K. Counter top – Conentino Sensa Majestic White
- L. Cabinet knobs – Allow \$4 per knob or pull – owner to choose
- M. Kitchen sink – Kraus – KBU14
- N. Kitchen faucet - Moen Renzo – CA87316SRS
- O. Dishwasher – Frigidaire FFBD2411NS
- P. Stove – Frigidaire FGGF3035RF (gas)
- Q. Refrigerator – Frigidaire FFHT2131QS
- R. Microwave/vent – Frigidaire FFMV164LS
- S. Clothes washer – Amanda NTW4605EW
- T. Clothes dryer – Amanda NED4655EW (elec)
- U. Vinyl plank Flooring – Shaw – Regency Gunstock
- V. Carpet – Mohawk - Au Naturel – Wild Oats
- W. Bathroom floor tile – Style Selections – Skyro Gray 12x12 - #1095930 with medium gray grout – epoxy type
- X. Bathroom wall tile – US Ceramic 3”x6” #U072-36-1N
- Y. Base molding – Brosco #AB2121FJ
- Z. Door casings – Brosco #B100FJ with B150 rosette
- AA. Window casings – Brosco #MARBFJ
- BB. Crown molding – Brosco #WM47FJ
- CC. Interior doors swinging – Masonite 6 panel pine solid core
- DD. Interior door swing hardware – Bedrooms & Bathrooms - Gatehouse Olivia #LA7X201B, Closets swing – Gatehouse Olivia #LA7X203B
- EE. Bi-fold doors – Louvered by Masonite
- FF. Bi-fold hardware – Stanley-National #BF30 series

- GG. Exterior Doors – Front – Thurma-Tru Benchmark #DMFMDL0176P30RB  
French doors – Change to Gliding – Jeld-Wen 4500  
#LOWOLJW155900012 with a Gatehouse lock #U 9848-L  
Rear – Thurma-tru Benchmark #SSCD4E30LB  
Rear Storm Door – Larson Williamsburg #35004031  
Basement door – 6 Panel insulated steel – Stanley or equal.
- HH. Exterior door hardware – Front –Emtek Saratoga x Elan Handle set  
US10BxUS15, 2 3/8" backset with deadbolt US15, LU 2 3/8" backset  
Rear – Emtech Luzern Passage set with Emtek deadbolt US15 keyed to front  
door.  
Basement door – Emteck deadbolt US15 keyed to house locks.
- II. Door stops – Gatehouse - Entry –#S849-482, Interior #23300TNXLG
- JJ. Hot water heater – Navien – NPE -240 A/S – use 3/4" gas pipe
- KK. Furnace – 98% efficient – gas fired – **submit data sheet with bid**
- LL. A/C unit – Seer 14 – **submit data sheet with bid**
- MM. Roofing EPDM – 60 mil Mulehide or Firestone
- NN. Roofing shingle – GAF Timberline – Lifetime – color by owner
- OO. Fencing – Mercury Excellum – Kingston series 6' high privacy with Gothic  
caps and 5" square posts.
- PP. Kitchen light fixture surface – Good Earth Lighting #FL1060-NK3-14LF0-G  
with Sylvania #79160 bulbs (8.5W LED)
- QQ. Kitchen recessed lights - Halo #RL560WH6840R (5)
- RR. Kitchen under-counter light fixtures – Utilitech Pro #UC1061-WH1-24LF)-U (2)
- SS. Living/family/dining area recessed fixtures – Halo #RL560WH6840R (10)
- TT. Bathroom light/fan – Broan #791LEDM (2)
- UU. Bathroom light fixture (1<sup>st</sup> floor only) – Utilitech Pro #MXL302-LED18K835
- VV. Bathroom wall fixture – Profolio #37256 (2) with Utilitech Pro bulbs  
#YGA03A37-12W-D-830
- WW. Bedroom light fixture – Project Source #MXL304-LED18K830N (3)
- XX. Hall & Stairs light fixture - Project Source #MXL304-LED18K830N (4)
- YY. Basement light fixtures – Leviton #9875, Eaton #604-SP-L or equal with  
Sylvania 9.5 watt LED #79490 or equal (6)
- ZZ. Bonus space (attic) light fixtures – Ultitech Pro #MXL302-LED18K835 (3)
- AAA. Front porch light fixture – Quoizel #NY8315K with Utilitech Pro  
#YGA03A37-16.5W-D-830 (16.5 LED)
- BBB. Rear decks light fixture – Lithonia #OFLR – 6LC-MO-WH (2)

**Note: All of the above products are "or equal". Contractor is to supply cut (data) sheets or material samples for approval prior to ordering. It is recommended using specified products for bid purposes.**

#### **SEE LAST PAGE FOR ADDITIONAL WORK IN PROJECT SCOPE**

#### 15. SECTION 3 REQUIREMENTS

A minimum of 25% of contract monies will go toward the procurement of labor or materials and equipment utilizing firms (contractors or vendors) that are Section 3 eligible. That is, a minimum of 25% of this contract must be awarded to firms that are based in Norwalk and/or employ Norwalk residents that have low or moderate incomes as defined by HUD.

30% of all new hires (labor) made by the General Contractor during the contract period, including 2 weeks prior to signing the contract, will be Section 3 eligible persons.

#### 16. INSURANCE AND INDEMNIFICATION

The Contractor agrees to obtain at its own cost and expense all insurance required by the Contract Documents and to keep the same in continuous effect until the Director indicates the termination of the Contractor's responsibilities hereunder. Before commencing the work, the Contractor shall furnish the Agency with a certificate of insurance, and shall thereafter provide renewal certificates, as appropriate, evidencing such coverage written by a company or companies acceptable to the Agency. Each insurance certificate shall be endorsed to name **North Walke Housing Corporation (North Walke)** and the **Norwalk Redevelopment Agency (NRA)** as additional insured parties and shall provide that the insurance company shall notify North Walke or NRA by certified mail at least thirty (30) days in advance of termination of or of any change in the policy. No change shall be made without the prior written approval of the Agency's legal counsel.

The Contractor expressly agrees to at all times indemnify, defend and save harmless North Walke Housing Corporation and Norwalk Redevelopment Agency, and its respective officers, agents and employees, on account of any and all demands; claims; damages; losses; litigation; financial costs and expenses, including counsel fees; and compensation arising out of personal injuries (including death), any damage to property, real or personal, and any other loss, expense or grievance directly or indirectly arising out of, related to or in connection with the Project and the work to be performed hereunder by the Contractor, its employees, agents, subcontractors, material suppliers, or anyone directly or indirectly employed by any of them. The Contractor shall and does hereby assume and agree to pay for the defense of all such claims, demands, suits, proceedings and litigation. The provisions of this paragraph shall survive the expiration or early termination of this Contract and shall not be limited by reason of any insurance coverage.

Minimum insurance requirements:  
 General Liability - \$1,000,000  
 Property Damage - \$100,000  
 Workers Compensation - \$100,000

17. LAWS, PERMITS AND LICENSES

The Contractor shall observe all federal, state, and local laws and regulations and agrees to procure all necessary licenses and permits, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the work hereunder.

18. Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Bidders Name: \_\_\_\_\_

By (Signature): \_\_\_\_\_

Title: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State: \_\_\_\_\_

Telephone: \_\_\_\_\_

Employer Tax ID# or Social Security # \_\_\_\_\_

END OF PROPOSAL FORM

## SEE LAST PAGE FOR ADDITIONAL WORK WITHIN SCOPE

### GENERAL CONDITIONS

All work shall comply with state and local codes and ordinances, and shall be performed as described in these Contract Documents to the highest standards of craftsmanship by journeymen of the respective trades.

Samples shall be submitted to the Architect of all materials proposed for substitution of specified materials, and of workmanship representing artistic techniques specified below. Shop drawings for all fabricated items as listed herein, shall be submitted for review and approval prior to fabrication of such items.

Contractor shall present the building to the Owner for acceptance clean and ready for occupancy. All interior surfaces, furnishings, fixtures, and appliances shall be certified to be free from any lead-bearing dust or other deleterious substances resulting from demolition and/or construction activities. All glass shall be cleaned and polished, floors swept broom clean, carpets vacuumed, fixtures washed, with labels removed. Exterior shall be left clean with all debris removed. All plantings shall be left in healthy condition.

Contractor shall carry builders' risk "All Risk" insurance to cover the cost of this work and all coverage as defined in Article 18 of the General Conditions. Contractor shall submit evidence of such insurance to Owner and Architect prior to signing contract.

Rental charges, safety, protection and maintenance of rented equipment shall be the Contractor's responsibility. Costs for building permits, landfill and sales taxes, licenses, equipment rentals and other charges relative to the construction shall be included in the contract price. Safety, care and protection of adjacent properties during construction, and compliance with state and federal safety shall be the Contractor's responsibility.

Contractor shall maintain the job clear of trash and debris. Construction work area shall be broom cleaned on a *daily* basis. Stockpiles of topsoil and/or fill shall be covered to prevent run-off. All waste materials shall be removed from the site prior to substantial completion and prior to final acceptance. No on-site burning shall be permitted.

1. **FORM OF CONTRACT.** Contract shall be AIA Contract Document A-105 Standard Form of Agreement between Owner & Contractor for Residential or Small Commercial projects or another formal contract satisfactory to the Owner and the Contractor including by reference these specifications and drawings, and including provisions for a stipulated Contract sum, the time of completion of the work, the amount and manner of making progress and final payments, and the approval of insurance documents, shall be executed prior to commencement of the work. Contractor to use AIA forms G702 and G703 for Application for payments and Continuation Sheet to be issued on a monthly basis.
2. **PERMITS.** Contractor shall secure and pay for all permits and licenses, and shall comply with all federal, state, and local codes and agencies having jurisdiction.
3. **MATERIALS, APPLIANCES, LABOR.** Contractor shall provide and pay for all materials, labor, tools, equipment, etc. necessary for the execution and completion of the work. All materials furnished by the Contractor shall be of first or best grade and all work shall be done in a good and thoroughly workmanlike manner to the approval of the Architect.

4. LINES AND LEVELS. All lines and levels shall be established and maintained by the Contractor who shall be responsible for general layout, measurements and dimensions.
5. TEMPORARY SERVICES. The Contractor shall provide and maintain temporary services consisting of electrical power, telephone, water supply and **toilet facilities** during the construction phase.
6. CHANGES IN THE WORK. Owner may order changes in the work without invalidating the contract, but any adjustments in the cost of the work due to such changes shall be agreed to in writing **before** the same are executed.
7. COORDINATION. The Contractor shall coordinate his work with the work of other trades separately contracted by the Owner. These include, but are not limited to, Septic System, Sprinkler System, Landscape Work, Master Bath Interior and Carpeting.

#### **DEMOLITION AND REMOVAL**

All work shall be performed in accordance with the Manual of Accident Prevention in Construction, latest edition, published by the Associated General Contractors of America, the State Demolition Code, and the State Building Code. Contractor shall assume full responsibility for damage resulting from work to the property of the Owner and adjacent private properties, making good such damage to the full satisfaction of the Owner and Architect.

Perform all demolition and removal work shown on the Drawings, and as necessary to perform all new construction work shown and noted. All demolition, removal, shoring, and similar work required to complete the entire contract is included in this Section except where certain items of such work as specified in other Sections. Protect all parts of structure that are to remain, as well as equipment, furnishings, curbs, paving, and personnel, from damage by weather and by the Work. Assume full responsibility for damage to structure and injury to personnel. Make repairs required to structure, without extra cost to Owner.

Provide, erect, and maintain planking, lights, barricades, warning signs, and guards required by insurance company regulations, State and local ordinances, and OSHA.

Salvageable materials resulting from demolition and not specified to be re-used, including, but not limited to kitchen cabinets, appliances, plumbing fixtures, lighting fixtures, windows, doors and toilets, shall remain the property of the Owner, or shall be disposed of by General Contractor as directed by Owner. Store these materials within building area as directed, and protect from damage. Other materials shall become property of the Contractor and are to be removed from the site immediately. Accumulation of debris and rubbish will not be allowed.

Provide the permanent and temporary shoring, underpinning, anchoring and bracing required by the nature of the work, to make all parts absolutely stable and rigid, even where such shoring, underpinning, anchoring, and bracing are not explicitly specified. Contractor will be held strictly accountable for any damage to persons, properties on premises resulting from failure to provide same, either through lack of proper judgment or for any other cause.

#### **SITE WORK**

Contractor to restore all existing grass areas to their original conditions.

Contractor shall do all necessary excavation of whatsoever character as required or indicated on the drawings for foundations, walls, trenches, slabs. Provide fences, barricades, and/or lights around all open trenches, excavations and other hazards. Take all steps necessary to identify

and protect existing underground piping, tanks, and utilities during excavation, demolition or subsequent construction activities.

Backfilling operations are the responsibility of the Contractor. Foundation walls shall be adequately braced before backfilling. All backfill materials shall be placed in compacted layers. Provide 6" min. deep granular fill under concrete slabs, steps and the proposed patio on grade and elsewhere as indicated on drawings.

Bring finish grade to lines shown. All grades shall slope away from building to the natural grades, existing topsoil being used for this purpose. Finish grading shall provide for a minimum of 4" of topsoil coverage at all newly graded areas. Take care not to disturb existing subsurface piping, utility lines, conduits or other existing work to remain.

Furnish and install leader drains where indicated on the drawings, or where required.

### **SUBSURFACE CONDITIONS**

Information on subsurface conditions (if any) bound with the Contract Documents or otherwise made available to the Contractor may be used in the design of the project. The Owner and the Architect do not warrant that subsurface information is accurate or complete and the Owner and the Architect shall not be responsible for interpretations or conclusions made by the Contractor based on this information. If subsurface conditions encountered are different from those assumed for design of the project, the Contractor shall immediately notify the Owner and the Architect in writing. Changes in the work required because of unknown subsurface conditions shall be governed by the "Concealed Conditions" requirements of the "General Conditions of the Contract for Construction".

### **CONCRETE**

Concrete used for the construction of foundations, slabs, steps, footings and other work shown, shall have a proportion by volume, dry mixed, of one part Portland Cement, two parts sand, four parts clean sharp gravel. Mix with water as required to produce concrete with a minimum ultimate strength of 3000 psi at 28 days, or as otherwise noted.

Cast in place concrete shall be poured continuously, with no cold joints. Materials shall be adequately vibrated to prevent the occurrence of air pockets and honeycomb effects. Concrete walls shall be pointed at all ties and blemishes with sand and cement grout.

### **RAINPROOFING STEEL**

Provide steel foundation anchor bolts (1/2" x 12" long with suitable end restraint) 1'-0" from each corner and at a maximum spacing of 4'-0" between bolts.

Poured concrete footings shall be placed on undisturbed soil or solid bedrock, at or below elevations shown or noted on drawings. Mixing and placing of concrete shall conform to the applicable provisions of ACI Bulletin 304 entitled "Recommended Practices for Measuring, Mixing, Transporting and Placing Concrete. No concrete shall be poured subject to freezing conditions, or on frozen ground.

Concrete slabs on grade be 4" thick reinforced with 6"x6" welded wire mesh of #10 wires over 6" porous fill. All slabs to be finished monolithically, smooth and level. Provide vapor barrier over porous fill under slabs.

### **MASONRY**

Materials:

Mortar: Type M cement mortar consisting of 1 part portland cement, 1/4 part lime and 2-3/4 parts damp loose sand, generally matching existing mortar.

Block: ASTM-C 90, Grade N-1, moisture controlled, standard weight type.

## **CLEANING**

All exposed existing exterior masonry shall, be washed and thoroughly cleaned of all stains.

## **STRUCTURAL STEEL**

Furnish and install miscellaneous bracket supports, steel columns, hangers, beams, bolts, bearing plates, lintels and anchors for all work shown on the drawings and not specified elsewhere. All steel: A36 steel with shop applied rust inhibitive primer. All steel work shall comply with applicable ASTM requirements for physical properties, design, fabrication and installation.

## **ROUGH CARPENTRY**

Framing lumber: No. 2 Douglas Fir dimension lumber of sizes shown. Wood blocking shall be solid and match the depth of main members, framing notes describe members required for structural purposes only. All blocking and members required by codes are in addition to members shown.

Use existing Subfloor at existing structure use new Subflooring/Underlayment: INT/APA Tongue and Groove plywood, 3/4" thick, glued and screwed. Bridging for floors and rafters shall be 1"x3" cross bridging at intervals not to exceed 8'-0" and securely nailed at each end at new rear addition

Use existing sheathing at main structure. Use new Sheathing at new rear addition: 3/4". 1/2" Plyscord CDX except as otherwise noted. Exterior grade plywood: 3/4" thick at roof; 1/2" thick at walls.

New exterior walls at rear addition to be 2"x6" studs placed not more than 16" o.c. All windows and door openings shall have studs doubled on jambs. Interior partitions shall be constructed of 2"x4" studs placed not more than 16" o.c.

Frame new exterior stairs at rear of first floor as per plans using pressure-treated lumber. Use Trex decking / treads and pressure-treated wood rails.

Engineered structural lumber shall be of types and sizes shown on drawings. Micro-lams, and other structural wood products shall be shored, joined, and installed in accordance with manufacturers printed instructions.

## **FINISH CARPENTRY**

Woodwork which is to be painted shall have exposed surfaces free of defects that would show after being painted.

Exterior Clapboard Siding shall fibercement board by James Hardi Company or approved equal. Provide new PVC corner boards as shown on drawings. New eaves, rakes, fascia, and trim to be constructed using PVC materials from Azek Company or approved equal.

Exterior nails and miscellaneous fasteners shall be hot-dipped galvanized except siding and trim. Fasten siding to sheathing and framing in compliance with manufacturer's instructions including requirements for type, size location and spacing of fasteners. **Fasteners for HardiPlank and Azek will be stainless steel.**

Install exterior trim with of size and type shown and noted with minimum number of joints possible, using full-length pieces, to greatest extent possible.

Place Pre-painted pine baseboard in all interior rooms.

Place Pre-primed pine jambs and casing around all windows, doors and openings. Sills at all windows.

Place Oak banisters at interior stairs.

Place Coated wire shelving and rods in all closets. **Linen closets will have 4 shelves each.**

Wood stairs (first to second floor) shall be stress grade no. 1, with oak treads and pine risers. Stair framing shall be well spiked together. Rough carriages, if used, shall be cut to exact shape as required to receive finish treads and risers. Finished stairs shall be free of squeaks and vibrations. Rails, newels and additional components shall be by Crown Heritage Company at locations shown on drawings. New stair treads shall be sanded as required, and shall receive 3 coats satin finish clear polyurethane.

Finish: All work to be executed by trained journeymen and shall be filled, sanded smooth, and ready for finish treatment.

## **INSULATION**

Close cell foam insulation with Thermal resistance value of R-38 to be placed at all existing rafters bays. By Icynene Inc or approved equal.

Close cell foam insulation by Icyneme, Inc or approved equal. Thermal resistance values shall be R-21 at all existing exterior walls, unless otherwise noted. All floors and ceilings shall receive R-38 insulation and exterior walls. Blanket insulation shall be fiberglass blankets, foil-face as manufactured by Owens Corning Fiberglass Thermal resistant. Values shall be R-30 between first floor and basement areas.

Insulation at penetrations of walls, partitions, or slabs by ducts of pipes: Thermafiber Safing Insulation, 4 lb. density spun mineral wool fibers manufactured by U.S. Gypsum Co. Miscellaneous insulation at all gaps and spaces shall be fiberglass wool packed to a density of 2 lbs./cu. ft.

Air-infiltration barrier on exterior of building: Tyvek Housewrap manufactured by DuPont Chemical Co., or approved equal.

## **ROOFING**

Asphalt roofing shingles shall be 30-year warranted 300 lb. per square GAF Timberline architectural-grade asphalt shingles of color selected by owner installed over Ice and water shield. Installation shall comply with requirements of the manufacturer for application over solid sheathing. Replace and existing damaged sheathing if required. Step flashing shall be built of 16 oz. copper sheet.

**EPDM Roof -**

Contractor to provide RubberGard EPDM minimum 0.060" thickness. Contractor shall guarantee roof against failure for any reason of material or installation for a period of two years. See Attached Data Sheet.

**DECKING SURFACE**

All new exterior decking, stairs, railings, newl posts to be made of composite material by Trex co or approved equal. Scribe decking around house, railings, as required. Railings to be as shown on Drawings, with fasteners concealed to the greatest extent possible. Top of handrails to be set at a minimum of 3'-0" above deck surface.

**WINDOWS**

Windows shall be manufactured by Andersen Co Series 400 or approved equal by Architect and Owner. With Low -4/ low-E glass. Glass shall be tempered where required. Simulated Divided light grille configuration. Insect screens.

Windows shall be shipped with factory-primed flat casing. **Contractor shall verify all rough opening sizes and window types prior to placing order**, Windows shall be installed in accordance with manufacturer's printed instructions. Contractor shall verify smoothly operating condition of all units and clean all windows prior to acceptance of job by Owner and Architect.

**DOORS**

Interior doors shall be 6-panel Pre-Hung wood doors, unless otherwise noted, and shall be of sizes shown on Drawings. All new interior doors shall be solid core wood/ Masonite doors 1-3/8" by Jeld Wen Co. Place louvered bi-fold doors with heavy duty hardware as shown.

Exterior doors shall be as per material/equipment/appliance schedule.

**FINISH HARDWARE**

See Material/Equipment/Appliance section

**GYPSUM DRYWALL**

Remove any existing plaster and/or gypsum wallboard on existing wall and ceiling surfaces of work areas noted on Drawings as necessary to complete the proposed work shown. Replace with new gypsum drywall as specified herein. New partitions and all patching of existing conditions shall also be included as part of this work. Patch smooth all areas disturbed by any trades or subcontractors included herein or contracted separately.

Gypsum board: USG regular sheetrock or similar tapered edge gypsum wall board of thickness indicated sized so as to minimize the number of joints required. Provide moisture-resistant type at wet locations including walls and ceiling at new bathrooms, and elsewhere required.

Gypsum board at Stairs walls, between floors and ceilings and other locations where fire ratings are indicated or required: USG Sheetrock 5/8" firecode or similar tapered edge Type 'X' gypsum wall board.

Fasteners: GWB-54 nails, spaced in accordance with manufacturer's recommendations. Spacing of nails shall not exceed 16" for walls and ceilings.

Joint treatment: USG Perf-a-Tape joint tape, one coat USG Ready-Mixed joint compound-taping, and three coats USG ready-mixed joint compound topping. Reinforce ceiling and wall angles and inside corner angles with tape folded to angle and embedded in compound.

## **PAINTING**

All paint and related finish materials shall be of the highest quality with low VOC by Benjamin Moore, Sherwin-Williams or approved equal. Colors shall be selected by Owner or from manufacturer's samples.

Interior gypsum wallboard to receive 1 coat latex base flat and two finish coats.

## **FINISHES**

Bedrooms and first-floor stairs: heavy duty carpet

Bathrooms: porcelain tile

Kitchen / Living / Dining / Laundry: Vinyl plank tile.

## **SHEET METAL WORK**

Except as otherwise noted, all flashings shall be 16 oz. copper. Install flashings at all roof penetrations, changes in slope and/or plane, and other areas where required. Overlap pieces as required to properly shed water and prevent leaking. Install sheet metal flashing at all roof to chimney intersections.

Remove all existing gutters and leaders. Provide new aluminum gutters and leaders wherever shown or noted and at all eaves where required. New gutters shall be constructed of heavy gauge aluminum and shall be fitted with screens to prevent accumulation of leaves.

## **SEALANTS**

Caulking for interior joints: Tremco Acrylic Latex Caulk, manufactured by the Tremco to be VOC. Type manufacturing Co., or approved equal.

Sealant for interior and exterior joints where required: Sikaflex one-component moisture cured non-sag polyurethane-base elastomeric sealant manufactured by Sika Chemical Co. or approved equal, meeting the requirements of Federal Specification TT-2-00230C, Type II, Class A.

## **CABINETS AND COUNTERTOPS**

Kitchen Cabinets and bathroom vanities shall be purchased and installed by the cabinet manufacturer to plywood box with solid- wood doors and drawers. Metal drawer slides and stops. Cabinet manufacturer: Kraft Maid Co. or approved equal. Counter tops to be plastic laminate by Wisonart, Formica or Laminar Abaca with ogee edges. General contractor shall be responsible for all cutting, patching and leveling required. General Contractor shall also be responsible for installation of all appliances furnished by owner.

Place recessed medicine cabinets in all bathrooms 16 x24 by Kolher Co.or Broan Co

## **APPLIANCES**

See Material/Equipment/Appliance section

Provide all wiring and utility connections required for proper operation. Follow installation instructions and requirements provided by manufacturers. Coordinate locations and opening sizes required with cabinet manufacturer.

## **TILE**

See Material/Equipment/Appliance section

Prepare all surfaces to properly receive all tilework.

## **PLUMBING**

Contractor shall provide all labor, materials, and equipment necessary to install plumbing fixtures, ventilation, drains, and related items. All work shall comply with state and local codes and ordinances.

<u>Fixture:</u>	<u>Water:</u>	<u>Waste:</u>	<u>Vent:</u>
Water closets:	1/2"	3"	2"
Lavatories:	1/2"	1-1/4"	1-1/4"
Sinks:	1/2"	1-1/2"	1-1/4"
Floor drains:	-	3"	1-1/2"
Hose bibs:	1/2"	-	-

Plumbing shall include, but not necessarily be limited to all work related to new sinks and new kitchen cabinets, bathroom and including fixtures and appliances Provide new exterior hose bibs where indicated on the drawings.

## **HEATING AND AIR-CONDITIONING SYSTEM**

The Contractor shall furnish and install high efficiency gas-fire forced air and condenser units/ cooling coil in each unit. The Contractor shall guarantee that the system is adequate to maintain 70 degrees F at 0 degrees F outside temperature for heating An Efficiency rating of 96% AFUE and an A/C/ system with 14 SEER rating. No use of fiberboard ductwork permitted. The Contractor shall submit shop drawings to the Architect for review and approval, indicating locations and sizes of all ductwork and supply and return registers, and including computations of their proper sizing. Fabrication of system components shall begin upon receipt of approved shop drawings.

After the system has been installed it shall be balanced and tested to verify that each individual source substantially functions in accordance with the approved system design requirements. The Contractor shall place the system in operation and operate it for sufficient time to prove that it functions properly and in accordance with the design requirements. The Contractor shall furnish one year warranty for proper functioning of the equipment and include a price for an extended service contract for a minimum period of five years.

The Contractor shall furnish and install on-demand high efficiency gas-fired hot water heater as well as Programmable thermostats.

**ELECTRICAL WORK**

The Contractor must comply with all applicable local, state and federal requirements; serving electrical and telephone utility requirements; codes; ordinances; rules; regulations and standards including current revisions. The entire electrical installation shall comply with or surpass the most recent edition of the National Electrical Code.

Make no installation of work which would leave inadequate operating or servicing space for any item on the project. Drawings are not intended to show in detail all features of work. Check location of electrical work to determine in advance that it clears all openings, structural members, etc. Arrange and schedule work so that a minimum of cutting and patching is required. Tools and equipment used for installation shall be adequate, safe and in first-class condition for all work and shall be used only for use intended. Check all electrical switches, connections, equipment and installations with owner and architect prior to final sign-off. All testing shall be in accordance with manufacturer's recommendations of item being tested.

All materials and equipment furnished shall be new, of first-class quality, free from defects and conforming with Underwriter's Laboratories, Inc. standards where indicated or required, and be so labeled. Materials and equipment not specified and where required for UL approval shall be furnished and installed at no additional cost to the Owner. Enclosures for all equipment shall be suitable for use intended and shall be rated for use intended.

Provide copper grounding cables at locations noted and in accordance with codes.

All recessed **LED** high-hat fixtures, **LED** under-cabinet inch-lighting, closet lighting and other utility lighting and exterior lighting shall be included in base price, although final selections all must be approved by Owner prior to purchase. Installation, wiring, switching and testing of all fixtures shall be included in base bid. All high-hats and sconces to be on dimmer switches.

The electrical contractor shall fully guarantee the electrical installation for all work under this section, for a minimum of one year from the date of final acceptance by the Owner, against all evidence of imperfect workmanship, failure, malfunction of materials and/or equipment. Work found to be defective within this period shall be replaced promptly without additional cost to the Owner.

Contractor shall also provide and install low voltage boxes and jacks in the walls at each bedroom and living room area along with new Cat 6 wiring to be run to a central location in the basement for incoming connection of cable, data and telephone.

**ALTERNATES**

Refer to Proposal Form for alternates to be accepted or rejected at the sole discretion of the Owner.

Contractor shall provide prices for any additional work as may be requested by the Owner during the course of the work, for his/her acceptance as Extra Work, subject to review by the Architect.

**GUARANTEE**

All work shall be guaranteed for a period of one year from date of final completion unless otherwise guaranteed for more than one year by manufacturer or per specifications.

**SEE NEXT PAGE FOR ADDITIONAL WORK**

**WORK NOT SHOWN ON DRAWINGS BUT IN SCOPE OF WORK****INTERIOR –****Trash & Debris –**

Remove and dispose of all trash and debris inside house including the desk.

**Kitchen – Soffit –**

Install a sheetrock soffit over cabinets that extends 12" past the face of the cabinets. Some recessed lights will be installed in soffit. Drawings do not show soffit. Apply the crown molding between the soffit and the ceiling.

**Cabinets –**

Corner cabinets are to be Lazy Susan type. Contractor is to submit a cabinet layout prior to ordering for approval by owner.

**Basement –**

Rack out all loose mortar. Point up joints with an appropriate mortar.

**EXTERIOR –****Fencing –**

Install new fencing along both sides of property and in the rear. See materials/equipment/appliances schedule. Allow for 220 lineal feet of fence.

**Asphalt Walk –**

Remove and dispose of asphalt walks on both sides of house. Remove and dispose of concrete slabs on left side (3). Raise the grade on right side of house to meet neighbor's grade. Taper off at about 5' from rear of house. Prepare and compact base as necessary.

Install a 3' wide asphalt walkway on both sides of house from front walk to rear of house. Walk will pitch away from house. Left walk will end at basement door. Right walk will end 5' from rear of house.

**Tree Removal –**

Remove and dispose of all the trees in the rear yard. Cut stumps as flush to ground as possible.

**Foundation Pointing –**

Rack out all loose joints between brick. Point up joints with an appropriate mortar.