

INVITATION TO BID

Proposals are invited by the owners for rehabilitation work on the property located at: 468 Oxbow Drive, Torrington CT 06790. Proposals must be received by the City of Torrington Purchasing Department Office, 140 Main Street, Torrington CT 06790 by 9:00 a.m. on Tuesday, December 1, 2015, at which time they will be opened.

Project Specifications are available at the Torrington, Purchasing Department Office, Mon. through Weds. 8:30 a.m. to 4:00 p.m., Thurs. 8:30 a.m. to 6:30 p.m., Fri. 8:30 a.m. to 12:30 p.m., or at the State of Conn. Dept. of Admin. Services (DAS) website, **www.das.ct.gov**, State Contracting Portal, City of Torrington, Solicitation Number (Project #143-392) For more information, contact Bob Caliolo at phone: 203-573-1188 x 211 or email: bob@lwagnerassociates.com. A mandatory pre-bid conference will be held on Tuesday, November 24, 2015, at 9:00 a.m., at 468 Oxbow Drive, Torrington CT 06790. The above work includes: Doors, carpentry, electrical, plumbing, heating, flooring, painting.

AN AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER WBE / MBE / SBE AND SECTION 3 DESIGNATED CONTRACTORS ARE ENCOURAGED TO APPLY

INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 9:00 a.m. on Tuesday, December 1, 2015

TO: City of Torrington
Purchasing Department
140 Main Street
Torrington CT 06790

To be noted on outside of envelope:

DO NOT OPEN UNTIL 9:00 a.m. on Tuesday, December 1, 2015

Project No. 143-392
468 Oxbow Drive
Torrington CT 06790

**THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:
9:00 a.m. on: Tuesday, November 24, 2015**

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**

CITY OF TORRINGTON
SCOPE OF WORK, PART 1, GENERAL CONDITIONS

OWNER: Christopher & Nancy Fetera
ADDRESS: 468 Oxbow Drive
Torrington CT 06790

PROJECT: 143-392

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 City of Torrington 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 City of Torrington under these policies. The contractor shall name the City of Torrington, 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. In the event that the Contractor does not commence or pursue the work as hereinafter stated, then the Owner shall have the right to terminate this agreement and to hire a successor Contractor to perform the work. Any such termination shall be by certified mail to the address noted in this agreement, and shall be effective as of the date of mailing. Payments by the Owner in the event of termination shall be as follows:
15. The successor Contractor shall first be paid and then the terminated Contractor. Payments to the terminated Contractor shall be limited both as to those funds remaining after payment to the successor Contractor but shall not exceed the value of the work actually performed by the terminated Contractor. Further, should the total cost for work performed under this contract exceed the amount stated in this agreement due to the Contractor's termination, then the Owner shall have a cause of action against the terminated Contractor for any such additional cost.
16. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the Owner shall, thereupon, have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date of such termination. In such event, all unfinished work required by the Contractor under this Contract shall, at the option of the Owner, be completed or not.
17. The Contractor may request a maximum of (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.
18. All claims or disputes between the Owner and Contractor arising out of or related to the work shall be resolved in accordance with Construction industry arbitration rules of the American Arbitration Association (AAA), unless the parties mutually agree otherwise. The Owner and Contractor shall submit all disputes or claims, regardless of the extent of the work's progress, to AAA. Notice of the demand for arbitration shall be filed in writing, with a copy to the other party to this Construction Agreement, and shall be made within a reasonable time after the dispute has arisen. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.
If the arbitrator's award is in a sum which is less than that which was offered in settlement by the Owner, the arbitrator may award costs and attorney's fees in favor of the Owner.

If the award of the arbitrator is in a sum greater than that which was offered in settlement by the Contractor, the arbitrator may award costs and attorney's fees in favor of the Contractor.

It is understood and agreed by the parties hereto that neither party will institute any form of legal action, including, but not limited to, attaching the assets of the other party, unless and until it has made a good faith attempt to have the dispute resolved in accordance with the provisions of this Section. Noncompliance with the conditions precedent constitutes a waiver of the right to assert said claim.

19. Section 3 of the Housing and Urban Development Act of 1968 applies to this contract if the amount of HUD assistance exceeds \$200,000 or the contract or subcontract exceeds \$100,000. The Contractor shall, to the maximum extent feasible, provide opportunities for training and employment in connection with this contract to low income persons residing in the PMSA relevant to the project location. The Contractor must make a good faith effort to fill any job vacancies and training opportunities with low income persons residing in the PMSA relevant to the project location. Where the preceding applies, contractors must comply with the following Section 3 Clause:
 - A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1791u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
 - B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
 - C. The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers representative of the Contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference shall set for the minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking application for each of the positions; and the anticipated date the work shall begin.

- D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 CFR part 135.
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
20. The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, sexual preference, national origin, or mental or physical disability during the performance of this agreement. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship, without regard to their race, color, creed, religion, sex, sexual preference, national origin or mental or physical disability. This provision will be inserted in all subcontracts for work covered by this agreement.
21. In the event of the Contractor's noncompliance with this equal opportunity clause or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further contracts in accordance with procedures authorized in Presidential Executive Order 11246, or by rule, regulations, or order of the Secretary of Labor or as provided by law.
22. The following applies to all contracts of \$10,000.00 or more: SECTION 402 VETERANS OF THE VIETNAM ERA. AFFIRMATIVE ACTION FOR DISABLED VETERANS AND VETERANS OF THE VIETNAM ERA. The Contractor will not discriminate against any employee or applicant for employment because he or she is a disabled veteran of the Vietnam era in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment and otherwise treat qualified disabled veterans and veterans of the Vietnam era without discrimination based upon their disability or veteran status in all employment practices such as the following: employment upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.

23. The premises herein shall be occupied during the course of the construction work.
24. No officer, employee or member of the Governing Body of the City of Torrington shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
25. The Owner and/or City Torrington 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 City Torrington.
26. Substitutions of materials from that specified are only allowed on an approved/equal basis. The Contractor must submit written documentation of the substitute item or material for approval by the Owner and Program prior to making such substitution. Any items or material substituted by the Contractor without prior written approval of the Owner and Program will at Contractor's expense be replaced if it is determined not to be equal to the item or material specified. Any surrounding, adjoining, or dependent items affected by replacement of unequal substituted material shall also be replaced, reworked, and reinstalled at no cost to the Owner.
27. Bids shall contain prices for general categories of work and/or items as specified on the attached sheets. In the event of a discrepancy between prices listed in the specifications and those on the cost summary sheet, the prices listed on the specification for that section shall prevail. In the case of a mathematical error by the Contractor, the correct sum of the individual line items in the specifications (not in the cost summary) shall be the Contractor's bid.
28. All bids shall remain in effect for thirty (30) calendar days.
29. The Owner will supply all necessary power required by the Contractor at no additional cost to complete his work. Power shall be limited to the use of existing outlets and shall not exceed the existing capacity of the system. Power required over the capacity of the existing electrical system shall be the responsibility of the Contractor. Heating during construction shall be supplied by the owner.
30. OTHER PROVISIONS - LEAD BASED PAINT
 - A. Any and all rehabilitation work under this Agreement will comply with the requirements of the Federal Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) which prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal Assistance in any form.

The construction or rehabilitation of residential structures with assistance provided under this contract is subject to the final regulations "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally owned Residential Property and Housing Receiving Federal Assistance". The regulation is at 24 CFR Part 35. It implements sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X, of the Housing and Community Development Act of 1992. Sections 1012 and 1013 amend the Lead-Based Paint Poisoning Prevention Act of 1971.

Provided, however, that the Owner shall have sole responsibility for assuring that his property conforms to the Lead-Based Paint Removal Requirements and the Program shall not assume any liability whatsoever as a result of identifying volatile levels of Lead-Based Paint or its removal except insofar as to comply with applicable environmental regulations.

PUBLIC LAW 91-695 "LEAD-BASED PAINT POISONING PREVENTION ACT"
The Contractor shall adhere strictly to the provisions of the "Lead-Based Paint Poisoning Prevention Act". Specifically, the Contractor will not utilize lead-based paint as a finish or undercoat or any other use in or out of residential dwellings funded in whole and/or part by the Federal Government.

31. The specifications and drawings, if any, are complimentary. Work described in the specifications does not necessarily have to appear on the drawings, nor does work described on the drawings necessarily have to appear in the specifications. The Contractor is responsible for estimating all work whether described in the specifications, the drawings, or both. If there is a discrepancy between the drawings and the specifications, the specifications shall prevail. All work, whether described in the specifications, or the drawings is to be included in the bid summary sheet by appropriate line item. The contract will only be awarded to general Contractors bidding on ALL line items.

ATTACHMENT A

Notice of Cancellation

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

Christopher & Nancy Fetera
468 Oxbow Drive
Torrington CT 06790
Project # 143-392

General Construction Notes

1. The Contractor shall perform the work to accommodate to the greatest extent reasonable the normal use of the premises by the Owner during the construction period.
2. It is the Owners intention to proceed with the dwelling occupied during the entire construction project. Coordinate with the Owner in all construction operations to minimize conflict, and to facilitate the Owner usage of the dwelling, parking, and access to the building. Working hours are Monday – Saturday 7:30 AM – 5:00 PM unless otherwise agreed to by the Owner.
3. The Contractor shall maintain containment within the work area when performing lead based paint reduction activities as required, until such time as clearance is received.
4. The Contractor shall coordinate any and all short-term interruptions or shutdowns with the Owner prior to commencing.
5. The Contractor shall take every precaution to ensure the safety of the occupant(s) during all phases of construction. The Contractor shall to the greatest extent reasonable maintain a least one exit for access. Coordinate restrictions and closures with Owner.
6. The Contractor shall be responsible for protecting the dwelling and contents from weather and or physical damage during construction.
7. The Contractor shall be responsible for any damage caused to the building and or contents caused by lack of said protection to the dwelling or contents until completion of the contract at no additional cost to the Owner.
8. The Contactor will be responsible for the movement of the owner's furnishings as required to facilitate the proposed work The Owner is responsible for the movement and safe keeping of valuable personal items and kick-knacks.
9. The Contractor shall assume full responsibility for the protection and safekeeping of his materials and products under this Contract stored on the site. The Contractor shall move any stored products under the Contractor's control which interfere with operations of the Owner.
10. Plants, shrubs, and lawn areas are to be protected from damage and debris. Repair and/ or replacement of all damage to existing landscaping shall be done at no additional cost to the Owner.

Project Meetings

1. The selected Contractor shall attend a contract signing and pre-construction meeting as scheduled by the Owner and Project Manager.

Christopher & Nancy Fetera
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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 Project Manager prior to ordering any materials or performing the work.
3. The Contractor shall follow manufacturer's instructions for assembly, installation and product adjustment. In the event of conflicting specifications the specifications of the manufacturer shall prevail.
4. The Contractor shall notify the Owner and Project Manager, within 24 hours of discovery, in the event unforeseen circumstances. If the work is deemed additional or extra by the Project Manager then a change order will be negotiated, executed and authorized by the Contractor, Owner and Project Manager prior to the commencement of the work. Any work performed prior to the execution of a change order may not be considered for payment.
5. The specifications do not attempt to detail every task and procedure required to perform the work in full. The Contractor shall perform the work as required to complete the work in a professional manner using customary trade practices and standard work practices.

Removal of Debris and Site Maintenance

1. The contractor shall include in their bid the cost of trash containers and the removal and lawful disposal of said debris off site as required.
2. The Contractor shall coordinate with the Owner for the placement of trash containers if necessary prior to the start of demolition.
3. The Contractor shall be responsible for the daily clean up and maintenance of the site. All debris, construction materials, scrap, rubbish etc. shall be placed in a trash container or dumpster on a daily basis. Sidewalks, driveways and pedestrian ways shall be clean and free of debris at the end of each day.
4. The Owner shall not place anything in the dumpster without prior approval from the Contractor.

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Material Delivery, Storage and Handling

1. The Contractor shall determine and comply with manufacturer's recommendation on product handling, storage installation and protection.
2. Products shall be delivered to the job site in their manufacturers' original containers, with labels intact and legible. Do not deliver materials to job site until they can be properly protected.
3. Maintain packaged materials with seals unbroken and labels intact until time of use.
4. The Owner and or Project Manager may reject materials and products which do not bear identification satisfactory to the Owner or Project Manager

Submittal

The following list of submittals is for the convenience of all parties concerned it is not necessarily a complete list of all submittals required.

1. Submit the following before the start of work:
 - a. Copy of building permit.
 - b. Material submittals.
2. Submittals before Certificate of Completion and final payment.
 - a. Acceptance of work from local Building Official.
 - b. All warranty and guarantee information.
 - c. Signed and notarized lien waivers from first tier subcontractors and suppliers.
 - d. TCLP and lead clearance test results if required.

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 _____, CT as per contract signed on _____ for a period of ONE (1) YEAR from the date of the Certificate of Completion.

Signed
Dated

Christopher & Nancy Fetera
 468 Oxbow Drive
 Torrington CT 06790
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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 as specified below.

Door Schedule

<i>Location</i>	<i>Type</i>	<i>Size</i>	<i>Swing</i>	<i>Lockset</i>	<i>Hardware</i>
A - Side House Entry	Fiberglass entry 2 - lite 4 - panel	Match Original	VIF	Schlage Plymouth Keyed Entry F-51- PLY-505 & deadbolt	As supplied by manufacturer
Garage Overhead	Steel Insulated With Windows Match Original	Match Original			As supplied by manufacturer

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 Klamatha Falls, OR 97601, Tel: 1-800-535-3936, www.jeld-wen.com or approved equal.
3. Therma-Tru, 1750 Indian Wood Circle, Maumee, Ohio 43537. Tel: 800-843-7628. <http://www.thermatru.com/customer-support/contact-us/form.aspx>

Note: Therma-Tru model TS296 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.
4. Sill - Adjustable.
5. Borings - As noted

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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.

GARAGE DOOR

1. Remove and dispose of existing garage door and all associated hardware.
2. Provide and install new steel, insulated, garage door such as Clopay Value Plus Series or approved equal. Match existing door dimension and configuration.
3. New door to be installed with spring safety cables and have locking capabilities
4. Door openers to be re-used if applicable.

Cost: \$ _____

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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. Remove all existing wood decks and stairs at rear house entry and yard. Install a new pressure treated wood landing and stairs accessing the rear house entry.
2. Replace hardware: Master bedroom bi-fold and sliding closet doors, B/C bedroom sliding closet door. Re-nail door jambs and stops: 2 - bedroom entry doors, 1 - pantry door. Install new towel bar in bathroom.

REAR HOUSE ENTRY DECK

1. Remove and dispose of all existing wood decks and stairs at the rear house entry and yard, including stairs, framing, posts, piers, etc.

LANDING & STAIRS

1. Construct a new landing and stairs at the rear house entry, matching original dimension.
2. Install one pier and post two feet in from each end of the main support beam, and one pier for each rail post at base of stairs. Excavate for piers to 42" below grade. Form and pour with 3000 psi concrete minimum. Piers to be a minimum of 12" in diameter, extending 8" above ground level.

3. Frame new stairs, landing, and railings, with pressure treated dimensional lumber as follows:

Floor joists and blocking at landing	2x8 PT at landing spaced 16" O.C.
Stair Stringers	2x12 PT
Stair Treads	2x12 PT
Risers	1x8 PT ripped to fit
Rail posts	4x4 PT
Railing cap	2x6 PT
Guard rails	2x4 PT w/ 2x2 PT baluster
Hand rail	1 ½ diameter wood

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4. Frame for new landing with the lumber specified. Securely fasten new landing framing to existing house foundation with anchors equal to Simpson TITEN HD heavy duty screw anchors. Through bolt both ends of ledger (within 3' of each end).
5. Supply and install galvanized joist hangers of the proper size. Fasten to ledger board and box joist with galvanized joist hanger nails or Simpson brand structural screws. Install 4 x 4 PT posts with post bases and fasteners equal to Simpson ABU44. Anchor to concrete piers with 1/2" galvanized anchor bolts.
6. Frame for new stairs with the lumber specified. Stairs to be a minimum of 36" wide in clear width. Stairway to have 3 stringers. Anchor 4x4 posts to concrete piers with post bases equal to Simpson ABU44.
7. Stair treads shall have a minimum depth of 11 inches and a riser height of between 7 and 7 1/2 inches. Provide nosing of between 3/4" and 1 1/4" at all treads. Round over leading edge of nosing. Close in all risers with pressure treated 1x material.
8. Install guard rail system along open sides of stairway and landing. Use 2x4 PT for top and bottom rails and 2x2 balusters spaced no more than 4" apart. Guards to be a minimum of 36" in height at landing and 34" in height measured vertically from the nosing of the treads.
9. Install circular handrail on one side of stairs. Handrail to measure between 1 1/4" and 2" in diameter. Return handrail to wall at top and bottom of run. Maintain a minimum of 1 1/2" spacing between handrail and wall.
10. Pour a 3000 PSI (5' x 5') cement landing at the base of the new stairs. Slab to be 4" thick with 8" compacted process base. Base of stringer to sit on slab.

Note: All deck dimensions, railing heights, tread dimensions, etc. are to be code compliant, and is the general contractor's responsibility. Verify all aspects of proposed landing with the Cities Building Official before constructing.

GENERAL

1. Replace hardware for the master bedroom bi-fold and sliding closet doors, and B/C bedroom sliding closet door, match original as closely as possible, verify with owner before installation.
2. Re-nail door jambs and stops at the 2 - bedroom entry doors, and 1 - pantry door. Putty nail holes matching finish.
3. Provide and install ceramic, clip on type towel bar in place of existing towel bar.

Cost: \$ _____

**Christopher & Nancy Fetera
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Torrington CT 06790
Project # 143-392**

ELECTRICAL

GENERAL

1. Work in this section shall be governed by the Contract Documents. Contractor shall provide all material, labor, equipment, permits, taxes and fees necessary, as required to perform and complete the work specified herein and or as required by job conditions.
2. All materials shall be UL listed. All new fixtures shall be Energy Star rated.
3. Any cutting and patching necessary to complete the work described below will be the responsibility of the Contractor.
4. The use of surface mounted wire mold is prohibited unless specifically noted.

INTENT

The intent of the proposed work is to:

1. Install wireless interconnected smoke detectors in 2 - bedrooms. Install wireless interconnected smoke & C.O detectors at 2 - levels of house.
2. Convert outlets to GFI as listed below.
3. Install new 100 amp electrical service.

SMOKE & C.O. DETECTORS

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

GFCI OUTLETS

1. Convert existing outlets to GFCI: 4 - kitchen backsplash, 1 - main bath, 1 - basement bath, 2 - exterior house.
2. Provide and install all circuitry and related materials to install new GFI outlets at kitchen back splash. New outlets to be serviced by dedicated 20 amp circuit. Verify location with owner prior to installation.

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SERVICE UPGRADE

1. Remove and dispose of existing service panel and meter, sub panel to remain.
2. Remove and dispose of existing service panel and related breakers.
3. Provide and install 100 amp service with 32 breaker capacity indoor rated load center as manufactured by Cutler-Hammer, General Electric, Murry, Siemans, Square D or approved equal.
4. Install copper entrance cable enclosed in conduit with weather head and drip loop. Fasten conduit securely to the building and seal all fittings.
5. Provide and install two grounding rods for supplemental ground as required by code.
6. Label circuits clearly and permanently.

Cost: \$ _____

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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 a new fiberglass tub, surround, and diverter and install new vanity, sink, and faucet, in the main bathroom.

BATHTUB

1. Remove and dispose of existing tub and surround in bathroom.
2. Provide and install to manufacturers specs, new 5' tub and surround, Sterling brand, Model # 71120120 or equal.
3. Remove and dispose of existing bath tub diverter, tub waste and over flow hardware.
4. Provide and install new diverter such as American Standard model # 760709, Moen Model # 576717 or approved equal, and matching tub waste and over flow hardware.
5. Adapt supply and waste piping to complete installation

BATHROOM VANITY

1. Remove and dispose of existing vanity cabinet in bathroom.
2. Provide and install new 21" x 36" vanity cabinet in bathroom. Model St. Paul Providence # PRSD3621 or approved equal.

VANITY SINK

1. Provide and install new one piece molded acrylic vanity sink, such as American Classic model 2236HB-SA, or approved equal.
2. Provide and install new deck mounted chrome faucet such as Delta model 522MPU, American Standard model 2385.000, or equal.
3. 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.

Cost: \$ _____

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GAS-FIRED HOT WATER BOILER

GENERAL: This specification includes all labor, materials, taxes, and permits required to supply and install a new gas-fired hot water boiler, and perform other related work as described below.

GAS-FIRED HOT WATER BOILER

1. Remove and dispose of existing gas-fired hot water boiler including piping, gauges, valves, fittings and controls which would interfere with the installation of the new unit.
2. Provide and install an **Energy Star** rated, wet base gas-fired hot water boiler. Boiler shall be Weil-McLain GV90 plus series, or approved equal.
3. Vent unit per manufacturer's specifications. Patch chimney flu upon removal of old boiler.
4. System is to be installed with all required/necessary controls, filters, valves, switches, wiring, piping, etc. Replace all existing thermostats and install 5-1-1 day programmable digital thermostat with battery backup. Such as Honeywell RTH6450D or approved equal. New boiler is to be sized to maintain a 70 degree temperature inside during a 0 degree temperature outside.
5. Provide and install unit matching number of zones of existing system. Contractor can utilize either zone valves or circulators, with low water cut off valve. Include all necessary wiring for selected installation method.
6. Remove and dispose of existing expansion tank. Provide and install new expansion tank, such as Extrol.
7. Boiler is to be installed in accordance with manufacturer's instructions and all local and state regulations. When installation is complete, system is to be test-fired in the presence of the owner.
8. Locate and orient the furnace so as to facilitate maintenance, cleaning, adjustment, etc.

Cost: \$ _____

**Christopher & Nancy Fetera
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FLOORING

GENERAL

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

INTENT

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

1. Installing vinyl sheet flooring and clam shell base in the bathroom.

ASTM STANDARDS

1. Materials shall meet or exceed the following ASTM standards.

ASTM F137 - Test method for Flexibility of Resilient Flooring Materials with Cylindrical Mandrel Apparatus.

ASTM F141 - Terminology Related to Resilient Floor Coverings

ASTM F386 - Test Method of Thickness of Resilient Flooring Materials Having a Flat Surface.

ASTM F410 - Test Method for Wear Layer Thickness of Resilient Floor Coverings by Optical Measurement

ASTM F925 - Test Method for Resistance to Chemicals of Resilient Flooring

ASTM F970 - Test Method for Resistance to Chemicals of Resilient Flooring

ASTM F1514 - Test Method for Measuring Heat Stability of Resilient Flooring by Color Change

ASTM F1914- Test Methods for Short-Term Indentation and Residual Indentation of Resilient Floor Covering

ASTM E 648 - Critical Radiant Flux Class I – 0.45 or more watts / cm².

ASTM E 662 - Smoke Developed 450 or less, Fire Test Data.

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QUALITY STANDARDS

1. Overall thickness of material shall be 0.080 inches, (2.0mm) or greater nominal thickness.
2. Wear layer thickness shall be 0.020 inches, (0.5 mm) or greater for wear layer, nominal thickness.

MANUFACTURERS

1. Shaw Industries, Inc PO Drawer 2128, 616 Walnut Avenue, Dalton GA, 30722, or approved equal.

INSTALLATION

1. Provide and install new resilient sheet flooring as described in the bathroom.
2. Provide and install 1/4" underlayment in area to receive vinyl sheet flooring.
3. Fasten underlayment using wire staples every 4" on center. Prep seams on underlayment as required, so as not to show through on finished floor.
4. Install transition strips at doorways and edges as required for a neat and professional appearance.
5. Vinyl flooring allowance: \$25.00 per square yard, for sheet goods only.
6. Install new clam shell base and shoe molding matching original finish.

Cost: \$ _____

Christopher & Nancy Fetera
468 Oxbow Drive
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PAINTING

GENERAL: This specification includes all labor, material, insurance, taxes, permits and fees required to perform the work described below. Coordinate with the work of other trades specified elsewhere. The Contractor shall adhere strictly to the provisions of the ALead-Based Paint Poisoning Prevention Act. Specifically, the Contractor will not utilize lead-based paint as a finish or undercoat or any other use in or out of residential dwellings and shall comply with all provisions of Public Law 91-695 (42 U.S.C. 4831) ALead Based Paint Poisoning Act.

INTENT

The intent of the proposed work is to:

1. Prep and paint ceilings and walls in kitchen, dining room, 2 - bedrooms, hall, and bathroom. Existing stained finished trim to remain.

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.

Note: The popcorn ceilings in each of the rooms being painted are to be completely stripped and skim coated as needed to create a smooth finish, as to prep for a flat white paint finish.

Cost: \$ _____

Christopher & Nancy Fetera
468 Oxbow Drive
Torrington CT 06790
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COST SUMMARY

DOORS	\$ _____
CARPENTRY	\$ _____
ELECTRICAL	\$ _____
PLUMBING	\$ _____
HEATING	\$ _____
FLOORING	\$ _____
PAINTING (INCLUDING LEAD PAINT HAZARD REDUCTION)	\$ _____
TOTAL	\$ _____

PROPERTY OWNER VERIFICATION

I, the undersigned Owner(s) acknowledge that I have fully read and understand the attached project specifications. I understand this to be the scope of work and the extent of the renovations to be performed at the property location shown below.

*468 Oxbow Drive
Torrington CT 06790
Project #: 143-392*

I understand that any revisions to these specifications changing the scope of work can be made only for unforeseen circumstances. This is for my protection and for providing a clear understanding to the contractor who will provide a quote for the proposed work.

DATE: _____ OWNER: _____
Christopher Fetera

DATE: _____ OWNER: _____
Nancy Fetera

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)

- | | | |
|---|--|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans | <input type="checkbox"/> Hispanic Americans |
| <input type="checkbox"/> Asian Indian Americans | <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

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:

*468 Oxbow Drive
Torrington CT 06790
Project #: 143-392*

All work will be performed in accordance to applicable Building and Fire Code(s).

Company Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

FEIN or SSAN#: _____ Contractor License # _____ Exp. Date: _____

Date: _____ Print Name: _____

Signature: _____

Total Bid Amount: \$ _____

Amount Written: _____

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