

## INVITATION TO BID

Proposals are invited by the owners for rehabilitation work on the property specified below:

Project Address: 157 College Ave.  
Torrington CT 06790

Proposals will be received until 9:00 a.m. on Thurs., Oct. 2, 2014 at which time they will be opened. Proposals will be delivered to:

City of Torrington  
Purchasing Department  
140 Main Street  
Torrington CT 06790

Copies of the Project Specifications and further information may be obtained from City of Torrington, Purchasing Dept., Mon. – Fri., 9:00 A.M. - 4:00 P.M. or at the State of Conn. Dept. of Admin. Services (DAS) website, [www.das.ct.gov](http://www.das.ct.gov), State Contracting Portal, City of Torrington, Solicitation Number 143-332.

For more information, contact Bob Caliolo at phone: 203-573-1188 x211 or email: [bob@lwagnerassociates.com](mailto:bob@lwagnerassociates.com).

A mandatory pre-bid conference will be held at the following location and time:

**PRE-BID    Thurs., Sept. 25, 2014**  
8:30 a.m.  
157 College Avenue  
Torrington CT 06790

The above work includes: Windows, doors, carpentry, electrical, heating, lead paint remediation.

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 Thursday, October 2, 2014

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

To be noted on outside of envelope:

**DO NOT OPEN UNTIL 9:00 a.m. on Thursday, October 2, 2014**

Project No. 143-332  
157 College Avenue  
Torrington CT 06790

**THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:  
8:30 a.m. on: Thursday, September 25, 2014**

**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: Dorothy Jones  
ADDRESS: 157 College Avenue  
Torrington CT 06790

PROJECT: 143-332

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 Contractors 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

## LEAD PAINT INFORMATION AND LEAD REPORT

### Lead Hazards

1. The contractor will address all lead hazards listed in the enclosed lead report.
2. If the total cost of the project exceeds \$25,000 the contractor carrying out the work must comply with the licensing requirements established pursuant to Connecticut General Statute sections 20-474 through 20-476, and the Lead Licensure and Certification Regulations sections 20-478-1 through 20-478-2. The contractor carrying out the work must be licensed by the Connecticut Department of Public Health as a Licensed Lead Abatement Contractor. Employees carrying out the work must be certified as Lead Abatement Workers. At least one employee onsite must hold certification as a Lead Abatement Supervisor.
3. If the location of the rehabilitation project is the residence of a child under the age of six, then the contractor carrying out the work must comply with the licensing and certification requirements described in paragraph A, above. The contractor must also carry out lead abatement work, as described under the Lead Poisoning Prevention and Control Regulations section 19a-111-1 through 19a-111-11. A contractor shall not begin work until after the lead abatement work plan has been approved by the local Director of Health.
4. If the total cost of the project is under \$25,000 the contractor carrying out the work must comply with the requirements of the U.S. Environmental Protection Agency's (EPA) Renovation, Repair and Painting Rule (RRP Rule), as well as with HUD's Lead-Safe Work Practices requirements. The company or firm hired to carry out the work shall hold the credential of "EPA RRP Certified Firm." An individual representing that firm, must hold the credential of "EPA certified Renovator." Workers onsite must be trained in lead-safe work practices. (Please note: Although the HUD Lead-Safe Work Practices requirements do not apply to projects that are below \$5,000, the EPA RRP Rule does apply to projects that cost less than \$5,000. Also, the EPA and HUD lead-safe work practices 'certifications' are not equivalent to the licensure and certification requirements of the Connecticut Department of Public Health.)

### **Disposal**

1. The Contractor shall perform a Toxicity Characteristic Leaching Procedure test, TCLP, as pursuant to Regulations of Connecticut State Agencies Section 22a-449(c)-101(a) (1), incorporating 40 CFR 262.24.
2. The TCLP test will determine the toxicity of the material being disposed of and classify it as either bulky waste or hazardous waste.
3. The Contractor shall assume in their bid price that the TCLP test will result in the disposal of the material as bulky waste. In the event that the TCLP test determines the material to be disposed of as hazardous waste a change order will be negotiated prior to the disposal.
4. The Contractor shall provide the Owner, Town and Consultant with copies of the TCLP test results.

### **Clearance Testing**

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



August 22, 2014

Dorothy Jones  
157 College Ave.  
Torrington, CT 06790

Dear Dorothy,

Thank you for choosing me to do the lead paint test of your house at 157 College Ave, Torrington, CT. In addition to this report, I am enclosing the following information:

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

### Scope of Work

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

### Results

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

**Exterior**

	<b>Lead Hazards</b>	<b>Intact leaded Surfaces</b>
<b>Exterior</b>	Window trim, wells, sashes	
	Door casing to Living Room	
		Door casing to Kitchen

**Interior**

	<b>Lead Hazards</b>	<b>Intact leaded Surfaces</b>
<b>Bath 5</b>		Tan ceramic wall tile
<b>Bsmt Den 9</b>	Metal columns	

**Actions:****Exterior: Garage**

1. Replace the double-hung windows per L. Wagner specs. Wrap any exposed trim.
2. Wrap the door trim to the Living Room and the door trim to the Kitchen (the door systems are being replaced per L. Wagner specs.)

**Interior**

3. Paint the metal columns in the Bsmt Den.

**Scope of Work: Non-Hazardous/Code Correction**

See the L. Wagner spec for all other non-lead work.

1. Prime and then paint any new surfaces, repaired surfaces, or stripped surfaces to match the surrounding color scheme.

**Relocation**

Residents must relocate while interior work including window and door replacement is done. They may return after interior clearance has been passed.

**Staging of the work**

The specific dates for the work will be established after the project has gone out to bid and a lead-safe contractor has been selected.

**Clearance**

**Note** that the contractor is responsible for hiring an independent lead inspector/risk assessor to perform clearance. Clearance wipes must be taken on separate floors, sills (or wells) in all rooms in which lead work was done, per the Connecticut standards and must meet the dust wipe standards established by HUD. The lead inspector/risk assessor must issue a letter of compliance at the end of the project and send it to the owner, contractor, health department and L. Wagner and Associates.

**Management Plan**

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

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

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

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

**Exterior**

	<b>Remaining Lead</b>
<b>Exterior</b>	Window trim, wells,
	Door casing to Living Room
	Door casing to Kitchen

**Interior**

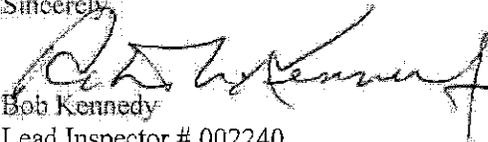
	<b>Remaining Lead</b>
<b>Bath 5</b>	Tan ceramic wall tile
<b>Bsmt Den 9</b>	Metal columns

**Disclosure**

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

Again, I appreciate the opportunity to work with you.

Sincerely,



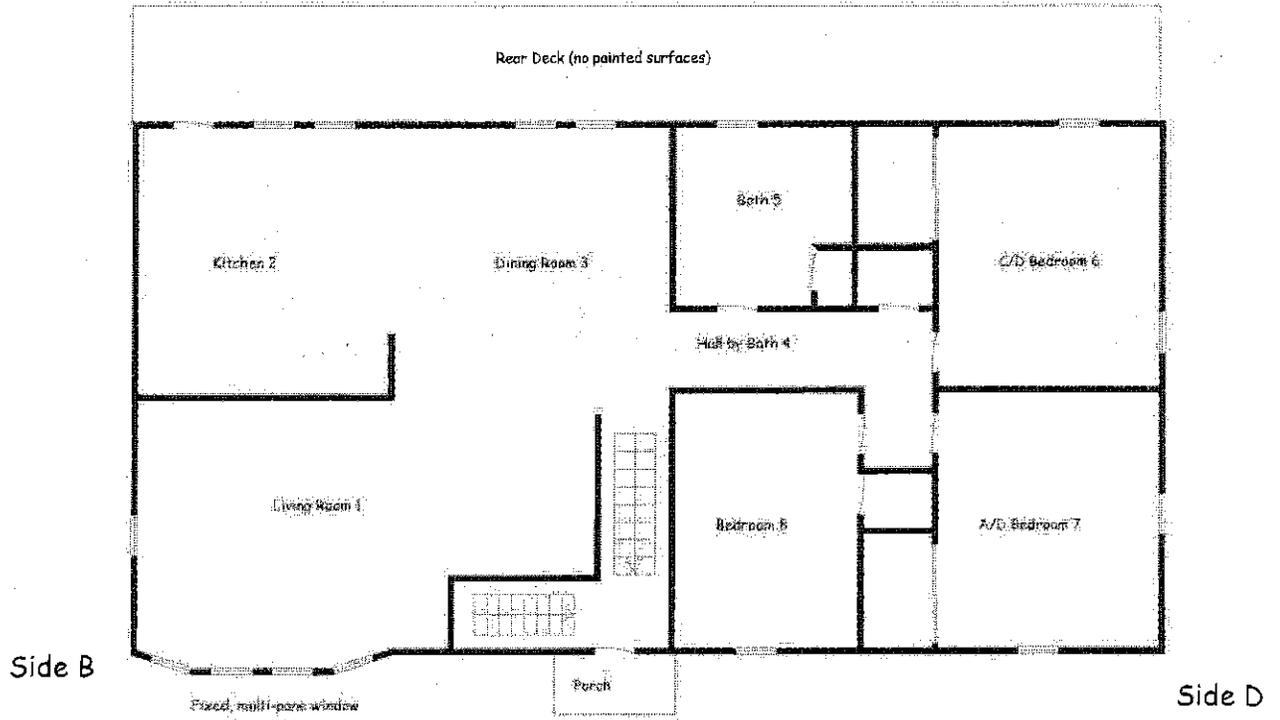
Bob Kennedy

Lead Inspector # 002240  
Planner/Designer #002158

Cc; Bob Caliolo  
L. Wagner & Associates

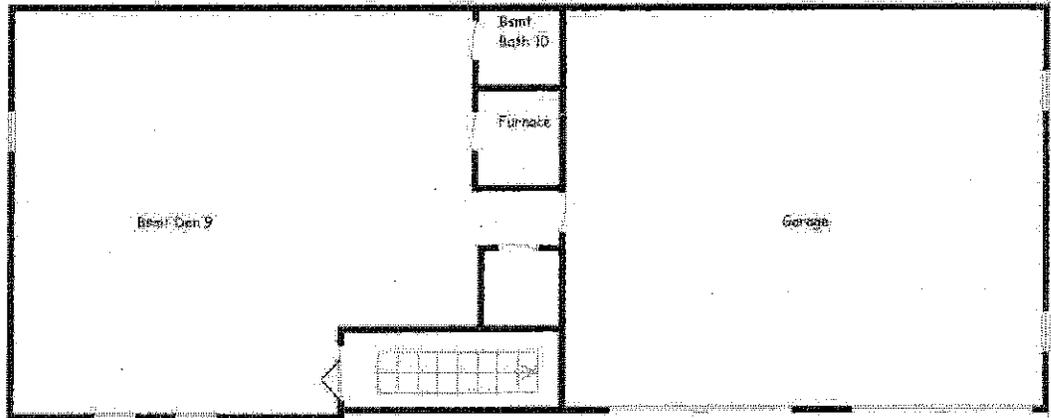
157 College Ave., Torrington  
For layout only; not to scale

Side C



Side B

Side D



Side A

# SCHNEIDER LABORATORIES GLOBAL

INCORPORATED

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
804-353-6778 • 800-785-LABS (5227) • (FAX) 804-359-1475

*Over 25 Years of Excellence in Service and Technology*

## LABORATORY ANALYSIS REPORT

Lead Analysis based on EPA 7000B Method

Using Preparation Method EPA 3050B

ACCOUNT #: 677-14-4927  
CUSTOMER: SAFE HOMES  
ADDRESS: 493 Willow St.  
WATERBURY, CT 06710

DATE RECEIVED: 8/20/2014  
DATE ANALYZED: 8/20/2014  
DATE REPORTED: 8/20/2014

PROJECT NAME:  
JOB LOCATION: 157 College  
PROJECT NO.:  
PO NO.:

Sample Type: WIPE

SLI Sample No.	Customer Sample No.	Collection Date	Sample Description	Sample Area (ft <sup>2</sup> )	Total Lead (µg)	Lead Conc (µg/ft <sup>2</sup> )
32286914	1	8/18/2014	Liv Rm Floor	1.00	< 10.0	< 10.0
32286915	2	8/18/2014	Liv Rm Sill	0.56	< 10.0	< 17.9
32286916	3	8/18/2014	Blank		< 10.0	

Analysis Run ID: 53746

Analyst: MARTI H. BAIRD

Total Number of Pages in Report: 1

Results relate only to samples as received by the laboratory.

Final concentration calculations are based on client supplied information.

*Abisola O Kasali*  
Reviewed By **Abisola O. Kasali, Metals Supervisor**  
Visit [www.slabinco.com](http://www.slabinco.com) for current certifications.

Accrediting bodies: AIHA-LAP, LLC 100527, NVLAP 101150-0, VELAP/NELAC 460135 - Call laboratory for current national and state certifications.

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

# LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 08/18/14 11:32

INSPECTION FOR: Dorothy Jones  
157 College Ave.  
Torrington, CT 06790

PERFORMED AT: 157 College Ave.  
Torrington, CT 06790

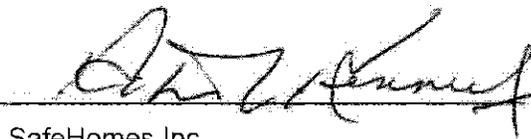
INSPECTION DATE: 08/18/14

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

ACTION LEVEL: 1.0 mg/cm<sup>2</sup>

OPERATOR LICENSE: 002240

SIGNED: \_\_\_\_\_



Date: \_\_\_\_\_

8-22-14

SafeHomes Inc.  
Bob Kennedy  
PO Box 1125  
Waterbury, CT 06721-1125

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Dorothy Jones

Inspection Date: 08/18/14 157 College Ave.  
 Report Date: 8/22/2014 Torrington, CT 06790  
 Abatement Level: 1.0  
 Report No. S#01109 - 08/18/14 11:32  
 Total Readings: 159 Actionable: 10  
 Job Started: 08/18/14 11:32  
 Job Finished: 08/18/14 13:00

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior									
155	A	Door	Ctr	Rgt casing	I			1.0	QM
150	C	Window	Lft	Lft casing	I			1.0	QM
Interior Room 003 Dining Rm									
049	C	Window	Rgt	Well	P			1.0	QM
053	C	ExteriorSash	Rgt		P			1.0	QM
Comment: Carpet on floor.									
Interior Room 005 Bathroom									
066	A	Wall	L Rgt		I	CeramcTile	Tan	3.6	QM
078	C	ExteriorSash	Ctr		P			1.0	QM
069	D	Wall	U Ctr		I	CeramcTile	Tan	5.0	QM
Comment: Linoleum on floor.									
Interior Room 007 A/D Bedrm									
106	D	Window	Lft	Well	P			1.0	QM
Comment: Carpet on floor.									
Interior Room 008 Bedroom									
119	A	Window	Ctr	Well	P			1.0	QM
Interior Room 009 Bsmt Den									
127	C	Column	Ctr	L column	P	Metal		1.0	QM
Comment: Carpet on floor.									
---- End of Readings ----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Dorothy Jones

Inspection Date: 08/18/14 157 College Ave.  
 Report Date: 8/22/2014 Torrington, CT 06790  
 Abatement Level: 1.0  
 Report No. S#01109 - 08/18/14 11:32  
 Total Readings: 159  
 Job Started: 08/18/14 11:32  
 Job Finished: 08/18/14 13:00

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior									
139	A	Wall	L	Ctr	I	Aluminum		-0.1	QM
142	A	Foundation		Rgt	I	Concrete		0.1	QM
155	A	Door		Ctr	I	Rgt casing		1.0	QM
154	A	Door		Ctr	I	Lft casing		0.2	QM
146	A	Stairs		Ctr	P	Railing cap	Metal	-0.1	QM
140	A	OverheadDoor		Rgt	I			-0.1	QM
141	A	OvrHdDrCsng		Rgt	I			0.4	QM
143	A	OvrHdDrJamb		Rgt	I			0.6	QM
144	A	OverheadDoor		Rgt	I			0.2	QM
145	A	OverheadDoor		Rgt	I			0.0	QM
148	B	Wall	L	Lft	I	Aluminum		0.1	QM
147	B	CelWinStorm		Ctr	I			0.1	QM
150	C	Window		Lft	I	Lft casing		1.0	QM
149	C	Window		Ctr	I	Sill		0.4	QM
152	C	Door		Rgt	I	Lft casing		0.6	QM
153	C	Threshold		Rgt	I			-0.1	QM
151	D	Wall	L	Rgt	I	Aluminum		0.0	QM
Interior Room 001 Living Rm									
006	A	Wall	U	Ctr	I			0.2	QM
005	A	Ceiling			P			0.3	QM
025	A	Window		Rgt	P	Sash		0.0	QM
024	A	Window		Rgt	P	Sill		-0.1	QM
011	A	Door		Lft	I	Rgt jamb		0.0	QM
010	A	Door		Lft	I	Rgt casing		0.3	QM
012	A	Door		Lft	I	U Ctr	Metal	0.0	QM
013	A	Kickplate		Lft	I			-0.1	QM
014	A	ExteriorJamb		Lft	I			0.1	QM
015	A	ExteriorDoor		Lft	I	Metal		0.0	QM
007	B	Wall	L	Lft	I			0.1	QM
022	B	Window		Ctr	I	Sash		0.2	QM
023	B	Window		Ctr	P	Well		0.7	QM
021	B	Window		Ctr	I	Sill		0.0	QM
020	B	Window		Ctr	I	Lft casing		0.1	QM
019	B	Stairs		Ctr	I	Railing cap	Metal	-0.1	QM
017	B	Stairs		Lft	I	Wall		0.0	QM
016	B	Stairs		Lft	I	Baseboard		0.1	QM
008	C	Wall	U	Lft	I			0.0	QM
009	D	Wall	U	Lft	I			0.2	QM
018	D	Stairs		Ctr	I	Wall		0.0	QM
Comment: Carpet on floor. Carpet on treads and risers.									
Interior Room 002 Kitchen									
026	A	Wall	U	Rgt	I			-0.1	QM
041	A	Ceiling			I			0.0	QM
042	A	CabinetFrame		Rgt	I			0.0	QM
043	A	CabinetDoor		Rgt	I			0.0	QM
027	B	Wall	U	Rgt	I			0.0	QM
028	C	Wall	U	Lft	I			0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Dorothy Jones

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
035	C	Window	Ctr	Sill	I			0.0	QM
036	C	Window	Ctr	Lft casing	I			0.0	QM
031	C	Door	Lft	Rgt jamb	I			-0.2	QM
029	C	Door	Lft	Lft casing	I			0.2	QM
030	C	Door	Lft	L Ctr	I			0.0	QM
037	C	ExteriorSash	Ctr		I			0.5	QM
038	C	ExteriorSill	Ctr		I			0.0	QM
039	C	ExteriorCsng	Ctr		I			0.3	QM
032	C	ExteriorJamb	Lft		I			0.6	QM
033	C	ExteriorDoor	Lft		I			-0.2	QM
034	C	Threshold	Lft		I			0.0	QM
040	D	Wall	U Rgt		I			-0.1	QM
Comment: Linoleum on floor.									
Interior Room 003 Dining Rm									
044	A	Ceiling			I			0.2	QM
046	B	Wall	L Lft		I			-0.2	QM
045	C	Wall	U Lft		I			0.0	QM
050	C	Window	Rgt	Sash	I			0.1	QM
049	C	Window	Rgt	Well	P			1.0	QM
052	C	Window	Rgt	Sill	I			0.2	QM
051	C	Window	Rgt	Lft casing	I			0.0	QM
053	C	ExteriorSash	Rgt		P			1.0	QM
054	C	ExteriorCsng	Rgt		I			0.6	QM
047	D	Wall	L Ctr		I			-0.1	QM
048	D	Chair rail	Ctr		I			0.2	QM
Comment: Carpet on floor.									
Interior Room 004 Hall ByBath									
056	A	Wall	U Ctr		I			0.1	QM
057	A	Baseboard	Ctr		I			0.2	QM
055	A	Ceiling			I			0.0	QM
058	C	Wall	U Lft		I			0.2	QM
062	C	Door	Rgt	Rgt jamb	I			0.0	QM
061	C	Door	Rgt	Rgt casing	I			0.0	QM
060	C	Door	Rgt	U Ctr	I			0.1	QM
063	C	Closet	Rgt	Wall	I			-0.1	QM
059	D	Wall	U Ctr		I			0.0	QM
Comment: Carpet on floor.									
Interior Room 005 Bathroom									
066	A	Wall	L Rgt		I	CeramicTile Tan		3.6	QM
065	A	Wall	U Rgt		I			0.1	QM
064	A	Ceiling			I			0.1	QM
067	B	Wall	U Ctr		I			0.0	QM
068	C	Wall	U Ctr		I			0.0	QM
075	C	Window	Ctr	Rgt casing	I			0.0	QM
074	C	Window	Ctr	Sash	I			0.6	QM
076	C	Window	Ctr	Sill	P			0.0	QM
077	C	Window	Ctr	Lft casing	I			0.0	QM
078	C	ExteriorSash	Ctr		P			1.0	QM
069	D	Wall	U Ctr		I	CeramicTile Tan		5.0	QM
072	D	Door	Rgt	Rgt jamb	I			0.1	QM
070	D	Door	Rgt	Rgt casing	I			0.0	QM
071	D	Door	Rgt	U Ctr	I			0.1	QM
073	D	Closet	Rgt	Wall	I			-0.1	QM
Comment: Linoleum on floor.									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Dorothy Jones

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Interior Room 006 C/D Bedrm									
080	A	Wall	U Ctr		I			-0.1	QM
081	A	Baseboard	Ctr		I			-0.1	QM
079	A	Ceiling			I			0.2	QM
082	B	Wall	L Lft		I			0.0	QM
086	B	Door	Rgt	Rgt jamb	I			0.2	QM
084	B	Door	Rgt	Rgt casing	I			0.2	QM
085	B	Door	Rgt	U Ctr	I			0.1	QM
087	B	Closet	Rgt	Wall	I			0.2	QM
083	C	Wall	U Lft		I			0.2	QM
088	D	Wall	L Rgt		I			0.0	QM
089	D	Window	Rgt	Rgt casing	I			-0.1	QM
091	D	Window	Rgt	Sash	I			0.3	QM
092	D	Window	Rgt	Well	P			0.2	QM
090	D	Window	Rgt	Sill	P			-0.1	QM
093	D	ExteriorSash	Rgt		P			0.7	QM
Comment: Carpet on floor.									
Interior Room 007 A/D Bedrm									
095	A	Wall	U Rgt		I			0.0	QM
094	A	Ceiling			I			-0.1	QM
100	B	Wall	U Rgt		I			0.0	QM
098	B	Door	Lft	Rgt jamb	I			0.0	QM
096	B	Door	Lft	Rgt casing	I			0.4	QM
097	B	Door	Lft	U Ctr	I			0.0	QM
099	B	Closet	Lft	Wall	I			-0.1	QM
101	C	Wall	L Ctr		I			0.0	QM
102	D	Wall	L Lft		I			0.3	QM
103	D	Window	Lft	Sash	I			-0.1	QM
106	D	Window	Lft	Well	P			1.0	QM
104	D	Window	Lft	Sill	P			-0.1	QM
105	D	Window	Lft	Lft casing	I			-0.1	QM
Comment: Carpet on floor.									
Interior Room 008 Bedroom									
115	A	Wall	U Rgt		I			-0.1	QM
109	A	Floor			I			0.0	QM
107	A	Ceiling			I			0.0	QM
118	A	Window	Ctr	Sash	I			0.2	QM
119	A	Window	Ctr	Well	P			1.0	QM
117	A	Window	Ctr	Sill	I			0.2	QM
116	A	Window	Ctr	Lft casing	I			0.3	QM
108	C	Wall	U Rgt		I			0.1	QM
113	C	Door	Ctr	Rgt jamb	I			0.0	QM
111	C	Door	Ctr	Rgt casing	I			0.0	QM
112	C	Door	Ctr	U Ctr	I			0.3	QM
114	C	Closet	Ctr	Wall	I			0.1	QM
110	D	Wall	L Lft		I			-0.1	QM
Interior Room 009 Bsmt Den									
121	A	Wall	L Ctr		I			0.1	QM
120	A	Ceiling			I			0.0	QM
125	A	Window	Lft	Sash	I			0.1	QM
124	A	Window	Lft	Sill	P			-0.1	QM
123	A	Window	Lft	Lft casing	I			-0.1	QM
126	A	ExteriorSash	Lft		P			0.7	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Dorothy Jones

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
122	B	Wall	U Lft		I			-0.1	QM
128	C	Wall	U Ctr		I			0.0	QM
127	C	Column	Ctr	L column	P	Metal		1.0	QM
129	D	Wall	L Lft		I			-0.1	QM

Comment: Carpet on floor.

Interior Room 010 Bsmt Bath

131	A	Wall	U Ctr		I			-0.2	QM
132	A	Baseboard	Ctr		I			0.1	QM
130	A	Ceiling			I			0.0	QM
133	B	Wall	L Lft		I			0.0	QM
138	B	Door	Ctr	Rgt jamb	I			0.2	QM
136	B	Door	Ctr	Rgt casing	I			0.2	QM
137	B	Door	Ctr	U Ctr	I			0.0	QM
134	C	Wall	U Ctr		I			0.0	QM
135	D	Wall	L Lft		I			0.1	QM

Comment: Carpet on floor.

Calibration Readings

001								0.8	TC
002								0.8	TC
003								0.9	TC
004								0.0	TC
156								0.8	TC
157								0.8	TC
158								0.8	TC
159								0.1	TC

----- End of Readings -----



**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

### **GENERAL CONSTRUCTION NOTES**

1. The Contractor shall perform the work to accommodate to the greatest extent reasonable the normal use of the premises by the Owner during the construction period.
2. It is the Owners intention to proceed with the dwelling occupied during the entire construction project. Coordinate with the Owner in all construction operations to minimize conflict, and to facilitate the Owner usage of the dwelling, parking, and access to the building.
3. The Contractor shall maintain containment within the work area when performing lead based paint reduction activities as required, until such time as clearance is received.
4. The Contractor shall coordinate any and all short-term interruptions or shutdowns with the Owner prior to commencing.
5. The Contractor shall take every precaution to ensure the safety of the occupants during all phases of construction. The Contractor shall to the greatest extent reasonable maintain a least one exit for access. Coordinate restrictions and closures with Owner.
6. The Contractor shall be responsible for protecting the dwelling and contents from weather and damage during construction, and shall be responsible for the repair and or replacement of any damage to the building and or contents until completion of the contract.
7. The Contractor shall assume full responsibility for the protection and safekeeping of his materials and products under this Contract stored on the site. The Contractor shall move any stored products under the Contractor's control which interfere with operations of the owner.

### **PROJECT MEETINGS**

1. The selected Contractor shall attend a contract signing meeting as scheduled by the Owner, and Consultant.
2. The selected Contractor shall attend periodic job meetings during the course of construction, on site, as required.

**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

### **PRODUCT AND EXECUTION**

1. Workers shall be experienced and skillful in performing the work assigned to them.
2. Contractor shall verify critical dimensions, operations and functions in the field before ordering or fabricating items which must fit adjoining construction. The Contractor shall verify all existing conditions and dimensions prior to the work. Any and all discrepancies shall be reported to the Owner and Consultant prior to ordering any materials or performing the work.
3. The Contractor shall follow manufacturer's instructions for assembly, installation and product adjustment. In the event of conflicting specifications the specifications of the manufacturer shall prevail.
4. In the event unforeseen circumstances the Contractor shall notify the Owner and Consultant within 24 hours of discovery. If the work is deemed additional or extra by the Consultant then a change order will be negotiated, executed and authorized by the Contractor, Owner and Consultant prior to the commencement of the work. Any work performed prior to the execution of a change order may or may not be considered for payment.
5. The specifications do not attempt to detail every task and procedure required to perform the work in full. The Contractor shall perform the work as required to complete the work in a professional manner using customary trade practices and standard work practices.

### **REMOVAL OF DEBRIS AND SITE MAINTENANCE**

1. The contractor shall include in their bid the cost of trash containers and the removal and lawful disposal of said debris off site.
2. The Contractor shall coordinate with the Owner for the placement of trash containers if necessary prior to the start of demolition.
3. The Contractor shall be responsible for the daily clean up and maintenance of the site. All debris, construction materials, scrap, rubbish etc. shall be placed in a trash container or dumpster on a daily basis. Sidewalks, driveways and pedestrian ways shall be broom swept at the end of each day.

**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

### **MATERIAL DELIVERY, STORAGE AND HANDLING**

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

### **SUBMITTAL**

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

1. Submit the following before the start of work:
  - a. Copy of building permit.
  - b. Construction schedule.
  - c. Material submittals if not using materials as specified.
2. Submittals before Certificate of Completion and final payment.
  - a. Acceptance of work from local Building Official.
  - b. All warranty and guarantee information
  - c. Signed and notarized lien waivers from first tier subcontractors and suppliers.

### **WARRANTIES AND GUARANTEES**

1. The Contractor shall issue the Owner a written Notice of Guarantee after the date of receipt of Certificate of Completion. Submit to the Owner on letterhead in the following form:  
Name of Project and date  
I/We, (FIRM NAME), hereby warrant, and guarantee workmanship on labor for the renovations performed at (OWNER'S ADDRESS), as per contract signed on (DATE OF CONTRACT) for a period of one (1) year from the date of the Certificate of Completion.  
Signed

**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

## WINDOWS

### 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 throughout the house and basement and install new replacement style windows.

### MANUFACTURERS

1. Harvey Building Product. Waltham, MA 1-800-598-5400 [www.harveyind.com](http://www.harveyind.com) or approved equal.
2. Mercury Excelum, East Windsor, CT 1-800-292-1802 [www.mercuryexcelum.com](http://www.mercuryexcelum.com) or approved equal.

### QUALITY ASSURANCE

1. Manufacturer Qualifications: Minimum ten (10) years producing vinyl (PVC) windows.
2. Source Limitations: Obtain window units from one manufacturer through a single source.
3. Provide window units independently tested and found to be in compliance with ANSI/AAMA/NWDA 101/IS.2-97 and current A440-05 performance standards listed above.
4. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority over the project.
5. Energy Star Rated- windows shall carry Energy Star Rating.

### VINYL REPLACEMENT WINDOW FEATURES

1. Provide and install replacement windows as specified below.
2. Replacement windows shall match original size and configuration unless otherwise specified. Verify bow window configuration with owner before submitting bid.

**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

3. Window frames shall be nominal 0.070 inch (1.8mm) thick polyvinyl chloride (PVC) with miter cut and fusion welded corners. Contoured sash design shall be a nominal 0.070 inch (1.7mm) thickness with fusion welded corners. Color: White.
4. Glazing: Low E, 5/8 inch (22mm) nominal thickness, insulated glass units are silicone glazed with an exterior glazing bead.
5. Sash Balances: Block and tackle, complying with AAMA-902. Balance cords shall be anchored to locking terminal housings when the sash is tilted in.
6. Weather Stripping: In compliance with AAMA 701.2.
7. Screens: Half screen, with extruded aluminum frame and 18 x 16 charcoal finished fiberglass mesh screening.
8. No window grills are to be included in the window configuration.

### **INSTALLATION**

1. Remove existing draperies and reinstall upon window installation as required.
2. Provide and install windows in accordance with manufacturer's installation instructions.
3. Install windows plumb, level and square so as to operate freely and latch securely.
4. Install spun fiberglass insulation within window header and under sill prior to installing window. Insulate between wooden window jambs and vinyl replacement window using spun fiberglass insulation.
5. Re-install stops and fasten with appropriately sized finish nails. Set heads below surface and fill with wood filler. Caulk around remaining window stops and along sill using Phenoseal silicone caulk or approved equal.
6. Wrap exterior window casings and blind stops with white coil stock aluminum.
7. Contractor is to reframe one opening in each bedroom to meet egress code (if applicable). It is recommended that the sill of the window be lowered to meet code, but header width adjustment may be necessary to accommodate opening reconfiguration. Contractor is responsible to adjust interior and exterior finishes as to match original. Verify egress window location with owner before adjustment. Contractor is to verify egress requirements with the Towns Building Official before submitting the bid.

**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

**BASEMENT WINDOWS**

1. Provide and install hopper type replacement windows in existing openings throughout basement.
2. Replacement windows shall have white solid vinyl frames, equal to Mercury Excelum or Harvey.
3. Windows are to be equipped with double-pane insulating glass.
4. Install windows to manufacturer's specs.
5. Cover exterior blind stops, sills and casings with pre-finished aluminum coil stock, if applicable. Fasten coil stock with pre-finished aluminum nails.

**Cost: \$ \_\_\_\_\_**

Dorothy Jones  
 157 College Avenue  
 Torrington CT 06790  
 Project # 143-332

**DOORS**

**GENERAL**

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

**INTENT**

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

**Door Schedule**

<i>Location</i>	<i>Type</i>	<i>Size</i>	<i>Swing</i>	<i>Lockset</i>	<i>Hardware</i>
B - 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
B - Side House Entry Storm	2/3 height self-storing	Match Original	VIF	Push button	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](http://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](http://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 S296 pre hung entry door to be used as base model for price comparison concerning other approved equal doors.

**FEATURES (EXTERIOR DOORS)**

1. Panel - 1 3/4" thick, fiberglass
2. Jambs - Wood
3. Hinges -1 1/2 pair 3" x 3" loose pin but hinges.
4. Sill - Adjustable.
5. Borings - As noted

**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

**PRE HUNG DOOR INSTALLATION**

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

**STORM DOORS MANUFACTURER**

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

**STORM DOOR INSTALLATION**

1. Remove and dispose of existing doors.
2. Door shall be measured to fit existing opening. Swing to match existing. Door shall be installed plumb and square so as to fit tightly, operate freely and latch securely.
3. New door shall be equipped with external expander with soffit vinyl sweep at bottom. All hardware such as push button latch, pneumatic door closer and hurricane chain are required. Glazings to be in accordance with State and Local regulations.

**Cost: \$ \_\_\_\_\_**

Dorothy Jones  
157 College Avenue  
Torrington CT 06790  
Project # 143-332

## 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.*

### STAIR HAND RAIL

1. Provide and install a hand rail for main house stairs. Rail to be Coffman brand or equal: B-720 hand rail. Railing to be between 34-38" above stair nosing, continuous, and returned at the top and bottom. New rail shall be fastened to framing members using brass plated handrail brackets. Stain or paint handrail per owner's instruction.

Cost: \$ \_\_\_\_\_

**Dorothy Jones**  
**157 College Avenue**  
**Torrington CT 06790**  
**Project # 143-332**

## **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.

### **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 at: 2 - kitchen back splash, 1 - master bathroom.

**Cost: \$ \_\_\_\_\_**

Dorothy Jones  
157 College Avenue  
Torrington CT 06790  
Project # 143-332

### **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 high efficiency, wet base gas-fired hot water boiler. Boiler shall be Burnham 2 Series, Peerless 61 Series, or Weil-McLain HE Series.
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. 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. Furnace is to be installed in accordance with manufacturer's instructions and all local and state regulations. When installation is complete, system is to be test-fired in the presence of the owner.
8. Locate and orient the furnace so as to facilitate maintenance, cleaning, adjustment, etc.

Cost: \$ \_\_\_\_\_

Dorothy Jones  
157 College Avenue  
Torrington CT 06790  
Project # 143-332

### PAINTING

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

### INTENT

The intent of the proposed work is to:

1. Address all lead hazards listed in the enclosed lead report.
2. Paint all newly installed components (that require painting) listed in the enclosed specification unless listed otherwise.

### GENERAL PAINTING REQUIREMENTS

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

Cost: \$ \_\_\_\_\_





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.

*157 College Avenue  
Torrington CT 06790  
Project #: 143-332*

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: 9-16-14 - OWNER: *Dorothy R. Jones*  
Dorothy Jones

**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:

*157 College Avenue  
Torrington CT 06790  
Project #: 143-332*

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)