

INVITATION TO BID

Bids are invited by the owner of 46 Dover Road, Newington, CT. Bids will be received on behalf of the owner by the Town of Newington, Town Manager's Office, 131 Cedar Street, Newington, CT until 2:30 P.M., October 4, 2019 at which time they will be opened and read aloud.

Project Specifications are available at the Town of Newington website or at the State of Conn. Dept. of Admin. Services (DAS) website, www.das.ct.gov, State Contracting Portal, Town of Newington Solicitation Number 094-PI-04

Mandatory pre-bid conference: 9:00 A.M., September 24, 2019, 46 Dover Road., Newington CT.

Scope of work includes: Lead Paint Mitigation, Carpentry & Electrical.

For information, contact Peter Testa, 203-518-2054 or peter@aesgrpllc.com.

The Town and/or the Property Owner reserve the right to reject any and all bids or any portion of any bid or to waive any technicality if deemed in their best interest.

AN AFFIRMATIVE ACTION/ EQUAL OPPORTUNITY EMPLOYER, MBE/ WBE/ 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 2:30 P.M. on October 4, 2019.

TO: Town of Newington
Town Manager's Office
131 Cedar Street
Newington, CT 06111

TO BE NOTED ON THE OUTSIDE OF THE ENVELOPE:

DO NOT OPEN UNTIL 2:30 P.M. on October 4, 2019

Project # 094-PI-04
Franki V. Regis
46 Dover Road
Newington, CT 06111

Mandatory pre-bid conference
9:00 AM on September 24, 2019
46 Dover Road
Newington, CT 06111

NOTE: CONTRACTOR IS TO SUBMIT THE ENTIRE BID PACKAGE AND ANY ADDENDUM ISSUED. ALL BIDS MUST BE FILLED IN COMPLETELY. IT IS SUGGESTED THAT THE CONTRACTOR RETAIN A COPY OF THE ENTIRE BID PACKAGE.

ALL BIDS SHALL REMAIN IN EFFECT FOR FORTY-FIVE (45) CALENDAR DAYS AFTER THE RECEIPT OF BIDS.

CONTRACTOR'S BUSINESS NAME: _____

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

GENERAL CONDITIONS

OWNER: Franki V. Regis
ADDRESS: 40 Dover Road
Newington, CT 06111

PROJECT: 094-PI-04

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 performed in accordance to all applicable State Building codes. 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. Contractor shall provide a copy of the permit to the Owner & Program Manager.
3. The Contractor certifies that he has familiarized himself with the requirements of the specifications and understands the extent and nature of the work to be performed. That he has inspected the premises and given full attention to all areas with which he might become specifically involved and has familiarize himself with all conditions relating to and affecting his work and his bid.
4. The selected Contractor must, prior to contract signing, supply the Town and the Owner & Program Manager with the original certificates of insurance for general liability, auto liability, and worker's compensation, as applicable. General liability insurance shall be a broad form contractual endorsement with minimum limits of one million (\$1,000,000.00) dollars per occurrence for bodily injury and five hundred thousand (\$500,000.00) dollars per occurrence for property damage. Auto Liability insurance shall cover hired and non-hired autos in accordance with State law. Workers' Compensation Insurance shall have a minimum limit of one hundred thousand (\$100,000.00) dollars for each accident. The Contractor shall indemnify and save harmless the Owner and the Town under these policies. The contractor shall name the Owner, the Town and It's Agents 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 A&E Services Group, LLC. (hereinafter referred to as the "Program Manager"), which may affect the Contractor, are offered by the Municipality in to facilitate 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 Project Manager, 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 Project Manager which shall arise out of or result from Project Manager 's performance in good faith of services pursuant to the Professional Services Contract. The Contractor agrees that the Project Manager 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 reinstall any accessories taken down during the course of performing the work. 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 Manager.
12. The Owner may cancel this contract by TBD 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 TBD and complete the work by TBD.

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 dispute resolution 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 or email 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 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 _____ 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 by the Program Manager, Town Representative and Local Code Official. 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. 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.
20. 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.
21. The premises herein shall be occupied during the construction work.
22. No officer, employee or member of the Governing Body of the Municipality shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
23. The Owner and/or Municipality 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 Municipality.
24. 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.
25. 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.
26. All bids shall remain in effect for forty five (45) calendar days.

27. 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.

28. 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.

29. The specifications are complimentary. The Contractor is responsible for estimating all work described in the specifications. 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

«Date»

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 «Business_Name» at «Contractor_Address», «Contractor_CityStateZip», not later than midnight of «Contract_Cancel_Date».

I hereby cancel this transaction.

Signed

Date

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 097-PI-04

LEAD PAINT MITIGATION/ABATEMENT

General

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.

Intent

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

1. Perform all work described in the attached Lead-Based Paint Inspection Risk Assessment Report.

Lead Hazards

1. The Contractor will address all lead hazards listed in the enclosed Lead-Based Paint Inspection Risk Assessment Report.
2. The Contractor shall notify the local Health Department and Program Manager of the date on which work shall begin. Notification shall be in writing via standard post, fax or e-mail.
3. 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.
4. 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.
5. The Contractor shall not begin work until after they have notified the Local Health Department and Program Manager.
6. 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

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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, Health Department and Program Manager with copies of the TCLP test results.

Clearance Testing

1. The Contractor shall notify the Local Health Department of the date of the Clearance Testing.
2. 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.
3. The Contractor shall provide the Owner, Health Department and Program Manager with copies of the dust wipe clearance results and the letter of compliance.

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46 Dover Road
Newington, CT 06111
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Laundry Room Entry Door Manufacturer

- a. Therma-Tru Doors: 1-800-843-7628 www.thermatru.com
- b. Jeld-Wen: 1-800-535-3936 www.jeld-wen.com

Fiberglass Door Quality Standards

1. Door - Doors shall be 1 ¼" thick, pre-hung, in swing, smooth fiberglass doors, with 1/16" minimum thickness face panels.
2. Door Edges - Doors edges shall be machinable kiln dried pine and primed. Door bottom edge shall be moisture and decay resistant composite.
3. Lock Area - Lock area shall be reinforced with solid blocking for lockset. Doors shall be bored for 2 ¾" backset for locksets.
4. Door Core - Door core shall be CFC – free foamed in place polyurethane with density rate of 2.0 pcf minimum, K- factor of 0.15 for minimum thermal resistance.
5. Glazing - Factory glazed with two (2) panes of 1/8" minimum, tempered, glass with 3/8" – ½" airspace.
6. Internal blinds – Internal blinds between glass.
7. Frames- frames shall be milled from 5/4" kiln-dried pine, profiled with ½" stop. Jamb depth shall be as required individual application. Exterior brickmould shall be WM180 pattern.
8. Sills - Standard Unit doors shall have Mill Finish, Composite Adjustable Sill, with light wood cap.
9. Hinges - Hinges shall be 4" x4" x .098" Self-Aligning.
10. Weather Stripping - Weather stripping shall be foam filled compression weather-stripping.
11. Sweeps - Standard Unit Door - Bottom Sweep shall be Kerf Applied Single –Bulb Bottom Sweep.

Entry Door Installation

1. Remove and dispose of laundry entry door, storm and all other material which would interfere with the installation of new door including but not limited to jambs, threshold, casings, and kick plate.

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 Newington, CT 06111
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2. Inspect condition of rough opening and framing and notify owner and Project Manager of any adverse conditions.
3. Install new door and storm door as shown in the Door Schedule shown below.
4. Install new doors plumb, level and square in rough opening. Shim between jambs and rough opening and fasten with appropriately sized fasteners for rigid installation.
5. Install low expansion foam insulation between rough opening and new door jambs.
6. Trim interior of door with 2 ½" finger jointed pine casings. Glue and miter corners and fasten for rigid installation. Finish casings as per the owner's direction.
7. Install entry lock and dead bolt such as Schlage Plymouth Series. Locks shall be keyed alike. Owners choice of finish. Defiant locksets are not acceptable.
8. Apply one coat of latex primer to jambs.
9. Apply two coats of semi-gloss latex paint to new doors and jambs. Owners choice of color for doors and jambs.
10. Install storm door plumb, level and square as per manufactures installation instructions.

Door Schedule

<i>Location</i>	<i>Entry Door</i>	<i>Size / Swing</i>	<i>Lockset</i>
Laundry Entry Door	Therma -Tru Smooth Star Model # S132 with internal blinds. Jeld Wen Smooth Pro Fiberglass ½ view with internal blinds.	Verify in field	Schlage keyed entry & single cylinder deadbolt. New locks are to be keyed alike.
<i>Location</i>	<i>Storm Door</i>	<i>Size / Swing</i>	<i>Lockset</i>
Front Entry Door	Larson, mid view white with retractable screen	Verify in field	Standard handle.

Front Entry Stairs & Landing

1. Apply one coat of liquid encapsulant to front entry stairs, treads, risers and kickplate.

End of Section

Cost \$ _____



SafeHomes Inc.

July 2, 2019

Frankie & Marc Regis
46 Dover St.
Newington, CT 06111

Dear Mr & Mrs. Regis,

Thank you for choosing me to do the Risk Assessment of your house at 46 Dover St., Newington, CT In addition to this report, I am enclosing the following information:

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

Scope of Work

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

The body of the home is clad in vinyl siding. There are vinyl replacement windows throughout and the trim is aluminum wrapped.

Exterior

	Lead Hazards	Intact leaded Surfaces
Exterior	Concrete treads/risers/kickplate to Entry	
	Ext. Door, ext. jamb to Laundry	

Interior

	Lead Hazards	Intact leaded Surfaces
A/B/ Bedroom		Closet shelf supports.

Actions:**Exterior:**

1. Replace the leaded door and unleaded threshold to the Laundry with a pre-hung, exterior door. Enclose the exterior jamb and any exposed trim in aluminum
2. Replace the unleaded metal storm door with a new storm door with self-storing screen. Note: this action is required because the existing stormdoor will not accommodate the new, insulated door being replaced in Item #1.
3. Paint the concrete treads, risers and kickplate to the Front Entry.

Scope of Work: Non-Hazardous/Code Correction

See the A&E Services Group, LLC 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

The residents are not required to relocate during the lead work.

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, and A&E Services Group, LLC

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.

Exterior

	Remaining Lead
Exterior	Concrete treads/risers/kickplate to Entry
	ext. jamb to Laundry

Interior

	Remaining Lead
A/B/ Bedroom	Shelf supports to closet

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.

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,



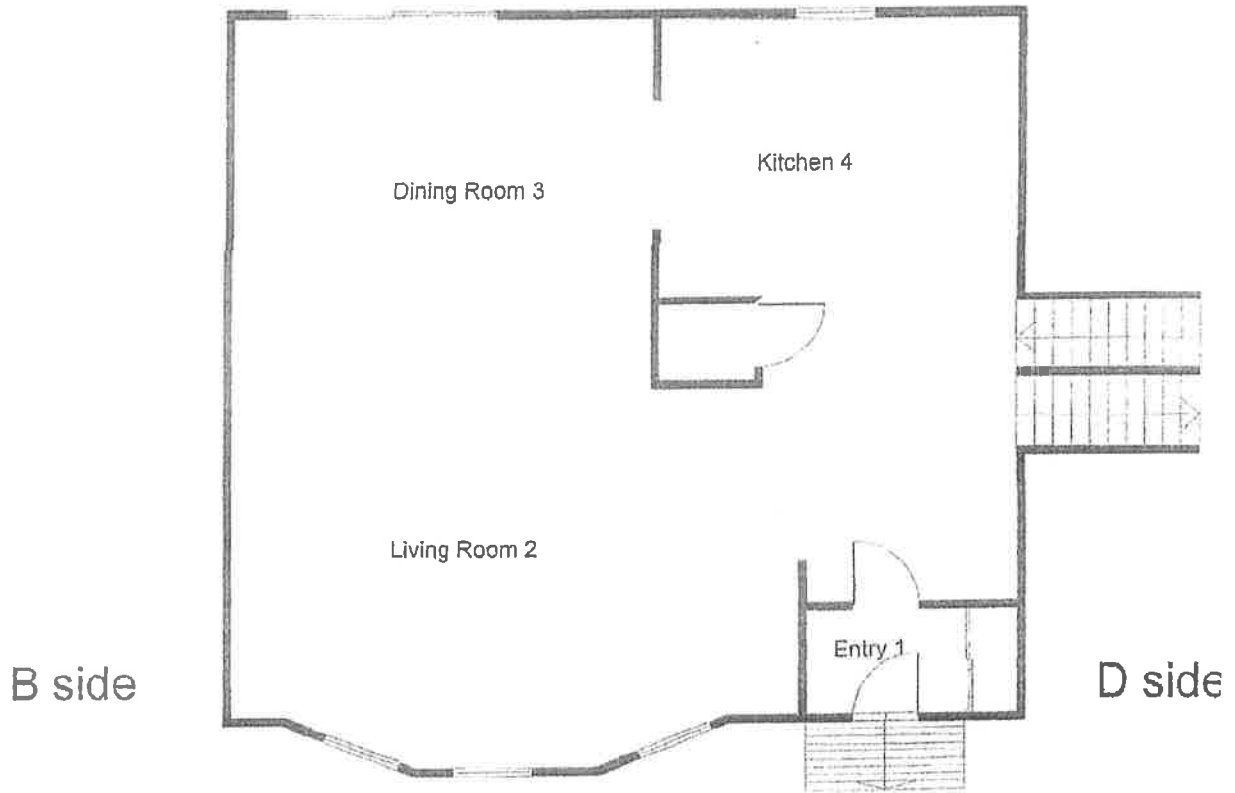
Bob Kennedy
Lead Inspector # 002240
Planner/Designer #002158

Cc;

46 Dover St., Newington

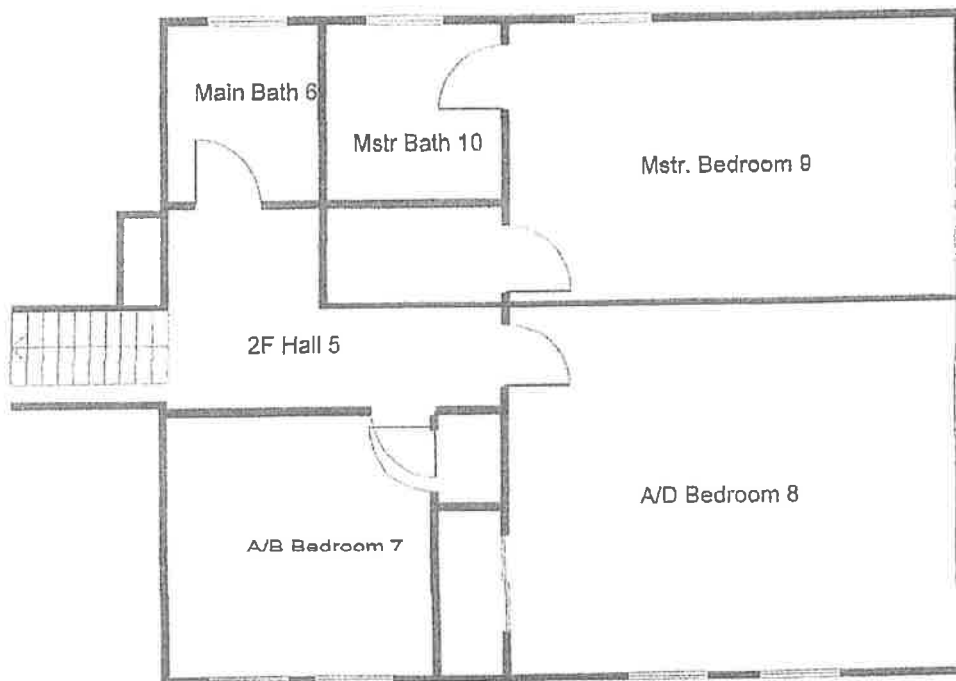
Not to scale: for room layout only

C side



B side

D side



A side



Analysis Report

Schneider Laboratories Global, Inc

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

Customer: SAFE HOMES (677)
Address: 493 Willow St.
WATERBURY, CT 06710

Order #: 322107

Matrix: Wipe
Received: 06/21/19
Analyzed: 06/21/19
Reported: 06/21/19

Project Location Number: 46 Dover St

Sample ID	Cust. Sample ID	Location Method	Sample Date	Area	Total	Conc.	RL*
322107-001	1	Entry Floor	06/18/19				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
322107-002	2	Liv Rm Floor	06/18/19				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
322107-003	3	Liv Rm Sill	06/18/19				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
322107-004	4	A/D BR Floor	06/18/19				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
322107-005	5	A/D BR Sill	06/18/19				
Lead		EPA 7000B / 3050B		0.600 ft2	<10.0 µg/wipe	<16.7 µg/ft2	16.7 µg/ft2
322107-006	6	Blank	06/18/19				
Lead		EPA 7000B / 3050B			<10.0 µg/wipe		10.0 µg/wipe

Analyst ST
322107-06/21/19 03:38 PM

Reviewed By Sultan Al-Johani
Analyst

EPA Lead Clearance

Location	Clearance	Unit
Floors	< 40.0	µg/ft2
Interior Window Sills	< 250	µg/ft2
Window Troughs	< 400	µg/ft2

HUD Grantee Lead Clearance

Location	Clearance	Unit
Interior Floors	< 10.0	µg/ft2
Porch Floors	< 40.0	µg/ft2
Interior Window Sills	< 100	µg/ft2
Window Troughs	< 100	µg/ft2

Minimum Total Reporting Limit: 10.0 µg/wipe. All Internal QC parameters were met. Unusual sample conditions, if any, are described. Do not reproduce this report except in full. Concentration and Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The test results reported relate only to the samples submitted. AIHA-LAP, LLC accredited for Lead (Lab ID 100527).

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01123 - 06/18/19 09:06

INSPECTION FOR: Frankle & Marc Regis
46 Dover St.
Newington, CT 06111

PERFORMED AT: 46 Dover St.
Newington, CT 06111

INSPECTION DATE: 06/18/19

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01123

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 002240

SIGNED: _____

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

Date: _____

7-2-19

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Frankie & Marc Regis

Inspection Date: 06/18/19 46 Dover St.
 Report Date: 7/2/2019 Newington, CT 06111
 Abatement Level: 1.0
 Report No. S#01123 - 06/18/19 09:06
 Total Readings: 191 Actionable: 6
 Job Started: 06/18/19 09:06
 Job Finished: 06/18/19 11:06

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 001 Exterior									
187	A	Stairs	Ctr	Treads	D	Concrete		1.0	QM
010	A	Stairs	Ctr	Risers	D	Concrete		1.0	QM
Comment: Vinyl sided exterior., Vinyl replacement windows. Aluminum wrap on trim.									
Interior Room 001 Entry									
007	A	Kickplate	Ctr		D	Concrete		1.0	QM
Comment: Laminate flooring. Vinyl siding. Vinyl on ceiling.									
Interior Room 007 A/B Bedroom									
095	D	Closet	Lft	Shelf Sup.	I			1.8	QM
Interior Room 012 BemtLndry									
171	D	Ext Door	Rgt		D			1.0	QM
172	D	Ext Jamb	Rgt		D			1.0	QM
Comment: Linoleum flooring.									
----- End of Readings -----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Frankie & Marc Regis

Inspection Date: 06/18/19 46 Dover St.
 Report Date: 7/2/2019 Newington, CT 06111
 Abatement Level: 1.0
 Report No. S#01123 - 06/18/19 09:06
 Total Readings: 191
 Job Started: 06/18/19 09:06
 Job Finished: 06/18/19 11:06

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 001 Exterior									
009	A	Stairs	Ctr	Treads	D	Concrete		-0.1	QM
186	A	Stairs	Ctr	Treads	D	Concrete		0.0	QM
187	A	Stairs	Ctr	Treads	D	Concrete		1.0	QM
010	A	Stairs	Ctr	Risers	D	Concrete		1.0	QM

Comment:

Vinyl sided exterior., Vinyl replacement windows. Aluminum wrap on trim.

Interior Room 001 Entry

005	A	Door	Ctr	Rgt jamb	D			0.0	QM
004	A	StormDoor	Ctr		I	Wood		-0.1	QM
006	A	Ext Door	Ctr		I			-0.1	QM
007	A	Kickplate	Ctr		D	Concrete		1.0	QM
008	A	Threshold	Ctr		D			-0.1	QM

Comment:

Laminate flooring. Vinyl siding. Vinyl on ceiling.

Interior Room 002 Living Rm

029	A	Wall	U Lft		I			-0.1	QM
012	A	Floor			I			0.0	QM
011	A	Ceiling			I			-0.1	QM
026	A	Window	Rgt	Sill	I			-0.1	QM
025	A	Radiator	Rgt		D			-0.1	QM
027	B	Wall	L Lft		I			-0.2	QM
028	B	Baseboard	Lft		I			-0.2	QM
024	C	Wall	U Rgt		I			-0.1	QM
023	C	Stairs	Rgt	Wall	I			-0.1	QM
022	C	Stairs	Rgt	Baseboard	I			0.0	QM
019	D	Wall	U Lft		I			-0.1	QM
015	D	Door	Rgt	Rgt jamb	I			-0.1	QM
013	D	Door	Rgt	Rgt casing	I			-0.1	QM
014	D	Door	Rgt	U Ctr	I			-0.1	QM
020	D	Stairs	Ctr	Treads	I			0.0	QM
021	D	Stairs	Ctr	Risers	I			0.0	QM
016	D	Closet	Rgt	Wall	I			0.0	QM
017	D	Closet	Rgt	Shelf Sup.	I			0.1	QM
018	D	Closet	Rgt	Shelf	I			-0.1	QM

Interior Room 003 Dining Rm

031	A	Floor			I			-0.1	QM
030	A	Ceiling			I			0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Frankie & Marc Regis

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
038	B	Wall	L Ctr		I			-0.2	QM
034	C	Wall	U Rgt		I			-0.1	QM
036	C	Door	Ctr	Rgt casing	I			-0.1	QM
037	C	Radiator	Lft		I			-0.2	QM
032	D	Wall	L Lft		I			-0.2	QM
035	D	Wall	U Lft		I			0.0	QM
033	D	Baseboard	Lft		I			-0.3	QM

Interior Room 004 Kitchen

041	A	Wall	U Ctr		I			-0.2	QM
042	A	Baseboard	Ctr		I			-0.1	QM
040	A	Floor			I			0.0	QM
039	A	Ceiling			I			-0.1	QM
043	B	Wall	L Lft		I			-0.1	QM
049	B	Door	Lft	Rgt jamb	I			-0.1	QM
047	B	Door	Lft	Rgt casing	I			-0.2	QM
048	B	Door	Lft	U Ctr	I			-0.2	QM
050	B	Closet	Lft	Wall	I			-0.1	QM
051	B	Closet	Lft	Shelf Sup.	I			0.0	QM
052	B	Closet	Lft	Shelf	D			-0.1	QM
046	B	Radiator	Lft		I			-0.1	QM
044	C	Wall	U Lft		I			-0.3	QM
055	C	Window	Ctr	Apron	I			0.1	QM
054	C	Window	Ctr	Sill	I			-0.1	QM
053	C	Window	Ctr	Lft casing	I			0.0	QM
045	D	Wall	L Ctr		I			-0.2	QM

Comment:

unpainted cabinets.

Interior Room 005 2F Hall

059	A	Wall	L Ctr		I			-0.3	QM
058	A	Wall	U Ctr		I			-0.2	QM
057	A	Floor			I			-0.1	QM
056	A	Ceiling			I			0.0	QM
068	A	Door	Ctr	Rgt jamb	I			-0.1	QM
066	A	Door	Ctr	Rgt casing	I			0.0	QM
067	A	Door	Ctr	U Ctr	I			-0.2	QM
062	B	Wall	L Rgt		I			-0.1	QM
063	B	CabntFrame	Rgt		I			0.0	QM
064	B	CabntDoor	Rgt		I			-0.2	QM
065	B	CabntWall	Rgt		I			-0.1	QM
060	C	Wall	U Rgt		I			-0.1	QM
061	D	Wall	U Ctr		I			0.0	QM

Interior Room 006 Main Bath

074	A	Wall	U Ctr		I			-0.1	QM
070	A	Floor			I	CeramicTile		-0.2	QM
069	A	Ceiling			I			-0.1	QM
078	A	Door	Ctr	Rgt jamb	I			-0.2	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Frankie & Marc Regis

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
076	A	Door	Ctr	Rgt casing	I			-0.1	QM
077	A	Door	Ctr	U Rgt	I			0.0	QM
071	B	Wall	U Lft		I			-0.1	QM
072	C	Wall	L Ctr		I	CeramicTile		-0.3	QM
081	C	Window	Ctr	Apron	I			0.0	QM
079	C	Window	Ctr	Sill	I			0.0	QM
080	C	Window	Ctr	Lft casing	I			-0.1	QM
073	D	Wall	L Lft		I			-0.1	QM
075	D	Radiator	Ctr		I			0.0	QM
082	D	CabntFrame	Ctr		I			-0.3	QM
083	D	CabntDoor	Ctr		I			-0.3	QM
084	D	CabntCntr	Ctr		I			-0.2	QM
Interior Room 007 A/B Bedroom									
087	A	Wall	L Ctr		I			0.0	QM
086	A	Floor			I			0.0	QM
085	A	Ceiling			I			-0.1	QM
098	A	Window	Ctr	Sill	I			-0.2	QM
097	A	Window	Ctr	Lft casing	I			0.0	QM
099	A	Radiator	Ctr		I			0.2	QM
088	B	Wall	U Lft		I			0.0	QM
089	C	Wall	U Lft		I			-0.1	QM
090	D	Wall	U Lft		I			-0.1	QM
093	D	Door	Lft	Rgt jamb	I			-0.1	QM
092	D	Door	Lft	Rgt casing	I			-0.2	QM
091	D	Door	Lft	L Ctr	I			-0.2	QM
094	D	Closet	Lft	Wall	I			0.2	QM
095	D	Closet	Lft	Shelf Sup.	I			1.8	QM
096	D	Closet	Lft	Shelf	I			0.0	QM
Interior Room 008 A/D Bedroom									
109	A	Wall	L Rgt		I			0.0	QM
101	A	Floor			I			-0.2	QM
100	A	Ceiling			I			0.0	QM
108	B	Wall	L Ctr		I			-0.1	QM
112	B	Door	Lft	Rgt jamb	I			-0.1	QM
110	B	Door	Lft	Rgt casing	I			-0.4	QM
111	B	Door	Lft	U Ctr	I			-0.2	QM
113	B	Closet	Lft	Wall	I			-0.1	QM
114	B	closet	Lft	shelf sup.	I			-0.1	QM
115	B	Closet	Lft	Shelf	I			0.1	QM
102	C	Wall	U Ctr		I			-0.1	QM
103	D	Wall	L Lft		I			-0.1	QM
104	D	Baseboard	Lft		I			0.2	QM
107	D	Window	Lft	Apron	I			0.1	QM
106	D	Window	Lft	Sill	I			0.1	QM
105	D	Window	Lft	Lft casing	I			-0.1	QM

INTERIOR ROOM 009 BED ROOM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Frankie & Marc Regis

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
118	A	Wall	U Rgt		I			-0.1	QM
117	A	Floor			I			-0.1	QM
116	A	Ceiling			I			-0.2	QM
119	B	Wall	L Lft		I			-0.2	QM
120	B	Baseboard	Lft		I			0.1	QM
123	B	Door	Lft	Rgt jamb	I			0.1	QM
121	B	Door	Lft	Rgt casing	I			-0.2	QM
122	B	Door	Lft	U Ctr	I			-0.2	QM
124	B	Closet	Lft	Wall	I			-0.2	QM
125	B	Closet	Lft	Shelf Sup.	I			0.5	QM
126	B	Closet	Lft	Shelf	I			0.0	QM
127	C	Wall	U Lft		I			-0.1	QM
130	C	Window	Lft	Sill	I			-0.1	QM
129	C	Window	Lft	Lft casing	I			0.0	QM
131	C	Radiator	Lft		I			0.2	QM
128	D	Wall	L Lft		I			0.0	QM
Interior Room 010 Mstr Bath									
134	A	Wall	U Rgt		I			-0.1	QM
133	A	Floor			I	CeramoTile		-0.3	QM
132	A	Ceiling			I			0.0	QM
139	A	ShowerStill	Ctr		I	CeramoTile		-0.3	QM
140	A	ShowerCeil	Ctr		I	CeramoTile		-0.1	QM
135	B	Wall	L Ctr		I			-0.2	QM
136	C	Wall	U Lft		I			0.0	QM
141	C	Window	Ctr	Sill	I			-0.1	QM
142	C	Window	Ctr	Lft casing	I			-0.1	QM
137	D	Wall	U Ctr		I			-0.2	QM
144	D	Door	Lft	Rgt jamb	I			-0.1	QM
143	D	Door	Lft	Rgt casing	I			0.1	QM
145	D	Door	Lft	U Ctr	I			-0.1	QM
138	D	Radiator	Ctr		I			-0.1	QM
Interior Room 011 Bemt Den									
147	A	Wall	L Ctr		I			-0.1	QM
146	A	Ceiling			I			0.0	QM
148	A	Window	Rgt	Sill	I			-0.1	QM
149	A	Window	Rgt	Lft casing	I			-0.2	QM
150	A	CabntFrame	Rgt		I			0.0	QM
151	A	CabntDoor	Rgt		I			0.0	QM
152	A	CabntWall	Rgt		I			-0.1	QM
153	A	CabntShelf	Rgt		I			-0.1	QM
155	B	Wall	U Ctr		I			0.2	QM
156	C	Wall	L Ctr		I			-0.1	QM
157	C	Baseboard	Ctr		I			0.0	QM
159	C	Door	Rgt	Rgt jamb	D			-0.1	QM
158	C	Door	Rgt	Rgt casing	I			-0.1	QM
160	C	Door	Rgt	U Lft	I			-0.2	QM
154	D	Wall	L Ctr		I			-0.2	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Frankie & Marc Regis

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
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Comment:
laminatE flooring.

Interior Room 012 BsmtLndry

162	A	Wall	U Lft		I			-0.2	QM
161	A	Ceiling			I			0.0	QM
184	A	Shelf	Rgt		I			0.0	QM
185	A	ShelfFrame	Rgt		I			0.0	QM
163	B	Wall	L Ctr		I			-0.1	QM
164	B	AccessDoor	Ctr		I			0.1	QM
166	C	Wall	U Ctr		D			-0.1	QM
165	C	Window	Lft	Lft casing	I			0.0	QM
167	D	Wall	L Lft		I	Concrete		0.4	QM
170	D	Door	Rgt	Rgt jamb	D			0.2	QM
168	D	Door	Rgt	Rgt casing	I			0.1	QM
169	D	Door	Rgt	U Ctr	D			0.0	QM
171	D	Ext Door	Rgt		D			1.0	QM
172	D	Ext Jamb	Rgt		D			1.0	QM
173	D	Threshold	Rgt		D			0.1	QM

Comment:
Linoleum flooring.

Interior Room 013 Garage

176	A	Wall	L Rgt		I	Concrete		-0.1	QM
175	A	Wall	U Rgt		I			-0.1	QM
174	A	Ceiling			I			-0.2	QM
177	B	Wall	L Ctr		D			-0.1	QM
183	B	Door	Rgt	Rgt jamb	I			-0.1	QM
181	B	Door	Rgt	Rgt casing	D			0.0	QM
182	B	Door	Rgt	U Ctr	D			-0.2	QM
178	C	Wall	U Lft		D			-0.1	QM
179	D	Wall	L Ctr		D	Concrete		0.0	QM
180	D	Shelf	Ctr		D			0.0	QM

Calibration Readings

001								0.9	TC
002								0.9	TC
003								0.9	TC
188								0.9	TC
189								0.9	TC
190								0.9	TC
191								0.9	TC

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

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 097-PI-04

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

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 097-PI-04

scheduled by the Owner and Project Manager.

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.

Franki V. Regis
46 Dover Road
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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. 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 46 Dover Road, Newington, CT as per contract signed on _____ for a period of ONE (1) YEAR from the date of the Certificate of Completion.

Signed
Dated

End of Section

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 097-PI-04

CARPENTRY

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.

Intent

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

1. Replace diverter in main bathroom.
2. Repair wallboard in main bathroom, prime and paint.
3. Install combination light/fan overhead fixture in main bathroom.
4. Replace shower unit in master bathroom and install new including diverter.
5. Replace vanity faucet.
6. Install combination light/fan overhead fixture in master bathroom.

Main Bathroom Repairs

1. Replace existing shower/tub valve with Symmons, Origins Tub/Shower system, model # S-9602-P or approved equal.
2. Install new shower/tub valve with conversion plate, model # CC or approved equal.
3. Remove overhead light and install Broan model AE50110DCL flex series fan/light combination or approved equal in main bathroom. Duct unit to fresh air and install back draft damper. Unit shall be controlled by existing single pole switch.
5. Repair wallboard above shower area. Tape and compound and sand smooth ready for paint.
6. Apply one coat of latex primer to wallboard repair.
7. Apply two coats of latex ceiling paint to ceiling.
8. Apply 2 coats of latex eggshell finish wall paint to all walls. Owners choice of color.

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 097-PI-04

Master Bathroom Repairs

1. Remove and dispose of existing wall and floor finishes, concrete base and substrate within master bedroom shower area.
2. Inspect wall framing and sub-flooring and notify owner and Project Manager of condition. Any repair/replacement of framing members or sub flooring will be addressed through a change order.
3. Install new ¾" plywood subfloor material in shower area only.
4. Replace existing waste piping from shower base to cast iron piping in basement. Install new drain, trap and all piping, fitting and adaptors necessary for complete installation.
5. Install waterproofing membrane and cast in place concrete base. Float base to pitch towards drain.
6. Replace existing shower valve with Symmons, Origins Shower System, model # S-9601-P or approved equal.
7. Install Dura Rock backer board on walls within shower area.
8. Install ceramic sheet tile on floor of shower area. Grout tiles with non-sanded grout and seal grout once grout has dried. Contractor to use \$2.00/square foot for allowance. Allowance does not include taxes, profit & overhead, labor, mastic, grout or sealant.
9. Install ceramic tile on walls of shower. Grout tiles with non-sanded grout and seal grout once grout has dried. Contractor to use \$3.50/square foot for allowance. Allowance does not include taxes, profit & overhead, labor, mastic, grout or sealant.
10. Remove overhead light and install Broan model AE50110DCL flex series fan/light combination or approved equal in main bathroom. Duct unit to fresh air and install back draft damper. Unit shall be controlled by existing single pole switch.
11. Replace existing vanity faucet with new two handle, 4" center set faucet. Contractor shall use \$90.00 allowance for faucet. Allowance does not include taxes, profit & overhead, or installation.

End of Section

Cost \$ _____

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 097-PI-04

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. Any cutting and patching necessary to complete the work described below will be the responsibility of the Contractor.
3. The use of surface mounted wire mold is prohibited unless specifically noted.

Intent

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

1. Install 2 dedicated outlets at kitchen countertop.
2. Install wireless smoke detectors in each bedroom, total of 3.
3. Install combination wireless smoke/carbon monoxide detectors on each level, total of 3.

GFCI Outlets

1. Install all circuitry required to install two (2) dedicated GFCI outlets in kitchen to serve countertop.
2. Outlets shall be 20 amp rated, duplex outlets. Consult with owner for location of new outlets.,

Smoke & Carbon Monoxide Detectors

1. Install FIRST ALERT Model BRK-SC0500B, or approved equal wireless, interconnected combination smoke detector and carbon monoxide detectors on each level. Total of 3.
2. Install FIRST ALERT Model SA511B, or approved equal wireless, interconnected smoke detectors in each bedroom. Total of 3.

End of Section

Cost \$ _____

Franki V. Regis
46 Dover Road
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COST SUMMARY PAGE

LEAD PAINT MITIGATION \$ _____

CARPENTRY \$ _____

ELECTRICAL \$ _____

TOTAL \$ _____

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 097-PI-04

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.

*46 Dover Road
Newington, CT 06111
Project # 097-PI-04*

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

DATE: 8/30/19 OWNER: Frankie V. Regis
Frankie V. Regis

Franki V. Regis
46 Dover Road
Newington, CT 06111
Project # 094-PI-04

I, the undersigned 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:

46 Dover Road
Newington, CT 06111
Project # 094-PI-04

All work will be performed in accordance to applicable codes.

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 blocks 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 |

(d) is, is not a bonafide Section 3 Company. "Section 3 company," as used in this provision, means that it meets the following definition:

1. 51% or more of the ownership of this company is owned by Section 3 residents, as defined by HUD.
2. Currently, at least 30% of the employees of the company are Section 3 residents, as defined by HUD.
3. At least 30% of the employees of the company were Section 3 residents, as defined by HUD, within three years of the date of first employment with this company.
4. I commit to subcontract at least 25% of the total value of this contract to Section 3 subcontractors, as these companies are defined above, and to provide the necessary evidence to substantiate this, prior to the award of contract.

Company Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

EIN or _____ Exp. _____

SSN#: _____ Contractor License # _____ Date: _____

Date: _____ Print Name: _____

Signature: _____

Total Bid Amount: \$ _____

Amount Written: _____

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