



## TOWN OF MANSFIELD

### Request For Proposal (RFP)

### CDBG HOUSING REHABILITATION PROJECT

#### **Submission Deadline:**

Friday, August 13, 2021  
10:00AM

#### **Mandatory Pre-Bid Walk Through**

456 Bassetts Bridge Road  
Mansfield Center, CT 06250  
Thursday, July 29, 2021  
9:15AM

#### **Submission Contact and Address:**

Jillene B. Woodmansee  
Office of Planning & Dev.  
4 South Eagleville Road  
Mansfield, Connecticut 06268  
[mansfieldct.gov](http://mansfieldct.gov)

**TOWN OF MANSFIELD  
MANSFIELD, CONNECTICUT  
HOUSING REHABILITATION  
PROJECT**

**NOTICE OF BID**

**Mansfield Town Hall is currently open to the public. Fully vaccinated individuals are not required to wear a mask in Town Hall. Please remember to maintain 6-foot social distancing and use the hand sanitizer as you enter the building.**

Proposals will be accepted until 10:00am on Friday, August 13, 2021. Proposals received after that time will not be considered.

A mandatory pre-bid walk through has been scheduled for Thursday, July 29, 2021 at 9:15am at 456 Bassetts Bridge Road in Mansfield Center, CT.

The Town of Mansfield hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation, and they will not be discriminated against on the grounds of race, color, national origin or sex, in consideration for an award. **An Affirmative Action/Equal Opportunity Employer. Minority/Women's Business Enterprises are encouraged to apply.**

If you intend to bid please notify Jillene Woodmansee, Planner 1, at (860) 429-3341 or by email at [jillene.woodmansee@mansfieldct.org](mailto:jillene.woodmansee@mansfieldct.org) so that you may receive any and all addendum.

To receive consideration, bids must be in the hands of Jillene Woodmansee, or her authorized representative no later than the day and hour mentioned above. Bids may be dropped off at the Mansfield Town Hall, 4 S. Eagleville Road, Mansfield, CT during regular business hours of Monday, Tuesday and Wednesday, 8:15 – 4:30, Thursday, 8:15 – 6:30 and Friday 8:00 – 12:00. Bids received by mail prior to the deadline will be accepted.

The Town of Mansfield reserves the right to accept or reject any or all bids; to waive any informality; or to accept any bid deemed in the best interests of the Town of Mansfield.

All bids shall be considered valid for a period of ninety (90) days.

**Jillene Woodmansee**

*Planner I*

860.429.3341

[jillene.woodmansee@mansfieldct.org](mailto:jillene.woodmansee@mansfieldct.org)

[mansfieldct.gov](http://mansfieldct.gov)



**AN AFFIRMATIVE ACTION/ EQUAL OPPORTUNITY/ EMPLOYER, SECTION 3 CONTRACTORS AND  
MINORITY/WOMEN BUSINESS ENTERPRISES ARE ENCOURAGED TO APPLY**

## INVITATION TO BID

The Owner and/or the Mansfield Housing Rehabilitation Program (HRP) acting as their agent will accept bids until "Bid Deadline Date" listed above (see *Submission* instructions).

Bidders must attend the mandatory pre-bid inspection to be held at the property for pre-qualified contractors to acquaint themselves with the site and all conditions, which can affect their proposals. Clarifications, discrepancies and/or omissions before or after the walk-thru shall be expressed in writing or email by HRP prior to bid due date and shall be incorporated into the Specification Documents as an Addendum with copies sent to all bidders attending the site inspection. The awards will be made on the basis of a bid by the lowest credible bidder. Work will be underwritten to comply with the town's codes and lead practices to a standard that the Town would require on an unsubsidized owner.

1. A successful bidder will be selected by property owners on the basis of the items related to lead abatement, code compliance and hazardous waste removal, plus selected options, alternatives, and start time to completion. Labor, supplies, material, equipment, permits, taxes, fees and clearances must be included in the bid.
2. Itemized costs for categories must be broken down as lead, code, waste, and further broken down as windows, porches, doors within lead. See the HRP deduct policy regarding owner's assumption of household waste. Attach additional sheets if necessary. Itemize specification items where alternatives are requested. A contractor may suggest additional alternatives and can be added to the Alternative Section. When an Alternative is added, then the contractor must bid both the original line item and the alternative separately, so that they may be compared. (Label alternatives as a subset of the applicable specification number). Address questions to the Project Manager.
3. Bidder agrees to hold bids for 90 calendar days following the bid opening date.
4. Hazardous waste must be itemized and separately reimbursed based on waste invoices only (a deduct policy). Kindly estimate a price for hazardous waste, as well as an itemized price for construction waste.
5. Bidder must sign and date the Contractor's Certification Form as a part of the proposal. Please note that general contractors with two unfinished projects may not bid on this job. Some contractors may be disqualified from bidding on this job because of past performance.

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## BIDDER'S INSTRUCTIONS

### 1. *Use of Bid Forms:*

The Contract Documents will be available at the pre-bid inspection and will consist of a blank Bid Form, Job Specifications, Addendums and or transmittal notices, if applicable. The Project Bid Form will be filled out, and submitted as the Bidder's proposal with each page complete, signed and dated. All bids must be submitted on the Project Bid Form. Any deviation from bid requirements and format will be cause for rejection of proposals. Additional information from the contractor may be required prior to the contract award.

### 2. *Addenda:*

Should changes to the Specification Documents be required prior to bid opening or closing, the bidder shall be notified on an Addendum. A copy of the Addendum must be signed and dated by the bidder and submitted with the Project Bid Form duly noted as part of the specifications.

### 3. *Alternates:*

Alternates must be numbered and lettered to relate to specification items to which they refer.

### 4. *Requirements:*

- a. A disclosure statement may be required from the bidder listing the name(s) of all officers of the company. In the event that the successful Bidder or subcontractor included under Bidder's bid proposal is delinquent in any payment due to the Town of Mansfield, then the delinquent amount due to town may be offset against the sums owed the contractor for work performed under a winning bid.
- b. The Owner may investigate as necessary to determine the ability of the Bidder to discharge a contract. The Bidder shall furnish the Owner with any information and data as may be required. The Owner may reject any bid if the Bidder fails to satisfactorily prove that he/she is properly qualified by experience and facilities to carry out the obligations of the contract and to satisfactorily complete the work called for herein, or if the bid is conditional in nature.
- c. Copies of all bid documents shall be made available to all interested persons for a fee if required. The fee determined by HRP will be refundable at the discretion of HRP.
- d. In the event that any Bidder wishes to protest the award of a bid or any procedure or act in the soliciting of bids, Bidder must do so in writing, and shall state the reasons and request a conference to address the protest. Said protest must be received by the HRP, within FIVE (5) business days after the mailing of Bid results or decisions.

### 5. *Submissions:*

All project bids shall be submitted addressed to the property owner, "c/o Mansfield Housing Rehabilitation Program", Attn: Jillene B. Woodmansee, 4 S. Eagleville Rd., Mansfield, CT 06268 Tel# (860) 429-3341. The envelope is to be sealed and plainly marked on the back with the address of the subject property. All bids must be received by the Bid Deadline. (Late bids will not be accepted)

**AN AFFIRMATIVE ACTION/ EQUAL OPPORTUNITY/ EMPLOYER, SECTION 3 CONTRACTORS AND  
MINORITY/WOMEN BUSINESS ENTERPRISES ARE ENCOURAGED TO APPLY**

CONTRACTORS CERTIFICATION

The Contractor listed below certifies herewith, that, as of the date of this Bid Proposal submission, that they are a Pre-Qualified Bidder acceptable to Town of Mansfield Housing Rehabilitation Program, that they are certified as a Home Improvement Contractor and/or any additional licensing such as Lead Abatement Contractor by the State of Connecticut, and that they are presently covered by all of the insurance requirements of the Town of Mansfield Housing Rehabilitation Program, and satisfactory evidence of same has been submitted prior to bid deadline.

The Bidder understands and acknowledges that maintenance of Certification and Insurance coverages throughout construction phase is a condition of maintaining status as Qualified Contractor for the Town of Mansfield Housing Rehabilitation Program. The disruption of any qualification requirement will result in immediate termination of any/all contracts.

Bidder understands and acknowledges that acceptance of the Bid Proposal is conditional upon naming in the bid documents any proposed subcontractors he plans to use on the project, and if naming a State Certified Lead Abatement, Plumbing, Electrical, and any trade contractor, said contractor must be Pre-qualified with the Program, and that all subcontractors named also meet the insurance requirements. Bidder also acknowledges that incomplete responses are grounds for rejection of the bid proposal.

Attention is called to the fact that the bidder shall be required to provide that he/she will not discriminate against any employees or applications for employment because of race, creed, color, religion, national origin, ancestry, marital status, disability, age or sex.

The right is reserved, as the interests of the Owner and the HRP, may require, in rejecting any and all proposals or bids, to waive technical defects, and to accept or reject any and all items of any proposal or bid. The HRP, reserves the right to fund at the amount of the lowest bid by a qualified bidder. Bids will be chosen on the basis of the total, sub-totaled by lead abatement work, code compliance work, alternatives, and time frame for start of construction to completion.

This certification must be returned with each Bid Proposal.

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

SIGNED BY \_\_\_\_\_ TITLE \_\_\_\_\_

DATE \_\_\_\_\_

SECTION 01: NON-HAZARDOUS REHABILITATION/CODE CORRECTION  
 (See Housing Rehabilitation Specifications & Bid Form)

SECTION 02: LEAD PAINT SPECIFICATIONS  
 (See Lead Paint Risk Assessment & Housing Rehabilitation Specifications & Bid Form)

Item#	Brief verbal description (Include # of units)	#Units	+ or- Costs \$
Total			

SECTION 03: Alternatives & Owner Options (Use additional pages indicate add or subtract)  
 The owner reserves the right to choose any or none of these optional items.

Spec #	Brief verbal description (Include # of units)	#Units	+ or- Costs \$
Total			

SECTION 04: Owner Options (Attach additional pages if needed & indicate Add or Subtract)

Spec #	Brief verbal description	#Units	+ or- Costs \$
Total			\$

SECTION 05: Waste (For each line item, specify type of container and its segregated volume.)

Spec #	Brief verbal description	Disposal Type	#Units	+ or- Costs \$
	Non-Hazardous	10yd<, 15 yd., 30yd.		
	Lead Waste	Land Fill, TCLP, 10yds+		
Other	Hazardous Waste			
Total Waste Costs				\$
Rehab & Code Correction Subtotal				
Lead Abatement Subtotal				
Additional Items Subtotal				
<u>*(Base Bid must be as Specified)</u>		BASE BID TOTAL (Without Alternates)		\$

SECTION 06: Relocation

HRP assumes the Contractor will move/replace articles to/from the center of the room and cover them in conjunction with the rehabilitation. This cost is to be included in your general overhead. Please itemize below: Contractor acknowledges: (Circle Yes or No)?

Is relocation required: (Yes or No)? Vacancy from Date: \_\_\_/\_\_\_/\_\_\_ To Date: \_\_\_/\_\_\_/\_\_\_

Move, & protect contents: (Yes or No)? Cost/Unit: \_\_\_\_\_ Contact person: \_\_\_\_\_

SECTION 07: Site conditions

What conditions are required at the work site? DAYS COMPLETE THE PROJECT: \_\_

SUBCONTRACTORS

(Please ask subcontractors to submit HRP pre-qualifications forms.)

1. Phase(s) of Work: \_\_\_\_\_

Subcontractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Subcontractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

2. Phase(s) of Work: \_\_\_\_\_

Subcontractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Subcontractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

3. Phase(s) of Work: \_\_\_\_\_

Subcontractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Subcontractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Acknowledgement of  
Addendum to Specifications

Addendum#	Brief verbal description	#Units	+ or- Costs \$

The contractor certifies that the contractor is prepared with the necessary capital, material, and equipment to conduct the work contracted at 310 Mansfield City Road Mansfield, to the satisfaction of the property owner and the Program Manager of the Mansfield Housing Rehabilitation Program Contractor Signature:

\_\_\_\_\_

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

Type or print signature name: \_\_\_\_\_ Owner Initials: \_\_\_\_\_

PRE-BID WALK THROUGH CONTRACTOR REGISTRATION

Address: 456 Bassetts Bridge Road

Mansfield Center, CT 06250

**Date: Thursday, July 29, 2021**

**Time: 9:15 AM**

Company Name	Onsite Person & Position	Signature
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

CHANGES & NOTES:

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BID OPENING ATTENDANCE RECORD

PROPERTY ADDRESS: 456 Bassetts Bridge Road, Mansfield Center, CT 06250

DATE: Friday, August 13, 2021 TIME: 10:00AM

The following are the Bid Results for the property listed above opened on above date and time.

	<u>COMPANY NAME</u>	<u>AMOUNT BID</u>	<u>IN ATTENDANCE</u>
1.		\$	
2.		\$	
3.		\$	
4.		\$	
5.		\$	
6.		\$	
7.		\$	
8.		\$	

OPENED

BY: \_\_\_\_\_ A) \_\_\_\_\_ B) \_\_\_\_\_

WITNESSED BY: \_\_\_\_\_

LOW BID: \$ \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_

# SPECS BY LOCATION/TRADE

6/21/2021

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: PY18-015  
 Project Manager: Jillene Woodmansee  
 Phone: 860 429-3330

**Address: 456 Bassetts Bridge Road** **Unit: Unit 01**

**Location: 1 - General Requirements** Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 1 General Requirements**

1.	<b>CDBG RESIDENTIAL REHABILITATION STANDARDS - 2020</b>	1.00	GR	n/a	n/a
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This Project will comply with the Connecticut Department of Housing (DOH) Residential Rehabilitation Standards updated 2020. Additional copies can be found online at <https://portal.ct.gov/DOH/DOH/Programs/Small-Cities>.

2.	<b>GREEN COMMUNITIES INITIATIVE-GEN REQS</b>	1.00	GR	n/a	n/a
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This project shall follow 2011 Enterprise Green Communities (EGC) Criteria and current code Connecticut:2015 IECC with Amendments. The following requirements described in specifications must be strictly adhered to: MIDS's are required to be present:

1. <http://www.greencommunitiesonline.org>
2. All paints and primers must meet the Green Seal G-11 Environmental Standard <http://www.greenseal.org/certification/standards/paints.cfm>
3. Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. - <http://www.aqmd.gov/rules/reg/reg11/r1168.pdf>
4. All caulks, sealants, and floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District <http://www.baaqmd.gov/dst/regulations/rg0851.pdf> and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.
5. All composite wood (particleboard, MDF, etc.) and plywood comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.

3.	<b>ENERGY CONSERVATION-GENERAL REQS.</b>	1.00	GR	n/a	n/a
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Inspection. - The home energy auditor inspects the home and, with software, measures its energy characteristics, such as insulation levels, window efficiency, wall-to-window ratios, the heating and cooling system efficiency, the solar orientation of the home, and the water heating system. All procedures used for this rating shall comply with National Home Energy Rating System guidelines.

Testing. - Diagnostic testing, blower door for building air leakage and duct blaster testing for forced air systems leakage.

Guidance: [www.hud.gov/offices/cpd/library/energy/energystargrantees.ppt](http://www.hud.gov/offices/cpd/library/energy/energystargrantees.ppt)

[www.resnet.us](http://www.resnet.us) & [www.energizect.org](http://www.energizect.org)

[www.enterprisecommunity.org](http://www.enterprisecommunity.org)

Connecticut Code:2015 IECC with Amendments [www.buildingscience.com](http://www.buildingscience.com)

Baseload <http://sws.nrel.gov/spec/3> [www.energycodes.gov](http://www.energycodes.gov)

Ventilation <http://sws.nrel.gov/spec/6> Air Sealing <http://sws.nrel.gov/spec/3>

Insulation <http://sws.nrel.gov/spec/4> Heating & Cooling <http://sws.nrel.gov/spec/5>

4.	<b>ENERGY STAR REQUIREMENTS</b>	1.00	GR	n/a	n/a
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HUD requires products and installations to conform with "ENERGYSTAR"- ENERGYSTAR REFERENCES

[www.energystar.gov](http://www.energystar.gov) HUD's "Energy Star for Grantees" presentation for workshops: ENERGIZECT [www.natresnet.org](http://www.natresnet.org)

[www.energycodes.gov](http://www.energycodes.gov) [www.hud.gov/offices/cpd/library/energy/energystargrantees.ppt](http://www.hud.gov/offices/cpd/library/energy/energystargrantees.ppt) [www.buildingscience.com](http://www.buildingscience.com)

[www.eia.doe.gov](http://www.eia.doe.gov)

5.	<b>HEALTH &amp; SAFETY</b>	1.00	GR	n/a	n/a
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Prevention through design will be incorporated to eliminate or minimize hazards (e.g., material selection, access to equipment for installation and maintenance, placement of equipment, ductwork and condensate lines) See NREL SWS

<http://sws.nrel.gov/spec/1>

- |                                  |               |
|----------------------------------|---------------|
| 2.01 Safe Work Practices         | 2.04 Moisture |
| 2.02 Combustion Safety           | 2.05 Radon    |
| 2.03 Safety Devices              |               |
| 2.06 Occupant Education & Access |               |

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

**6. RECYCLING & WASTE MANAGEMENT--GENERAL REQS.** 1.00 GR n/a n/a

Recycling and Waste Management means using fewer materials, resources, and disposing of fewer hazardous materials. EPA's Sustainable Materials Management Program (SMM). Strategic Plan represents the collective thinking of EPA staff and management across the country. The following three strategic priority areas chosen as the focus for EPA's future SMM efforts present significant opportunities to achieve environmental, economic and social results:

- 1.The Build Environment -conserve materials and develop community resiliency to climate change through improvements to construction, maintenance, and end-of-life management of our nation's roads, buildings, and infrastructure
- 2.Sustainable Packaging -increase the quantity and quality of materials recovered from municipal solid waste and develop critically important collection and processing infrastructure.

**7.1 OWNER'S FINISH SELECTIONS** 1.00 GR n/a n/a

The owner shall select finish, colors, styles & types of materials from pre-mixed, in stock options. The contractor & property owner shall submit to the Agency, a copy of the agreed upon colors, styles and types of materials prior to job start.

**8. MANUFACTURER'S SPECS & CERTIFICATIONS PREVAIL** 1.00 GR n/a n/a

All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing. Any mechanical component specified to be replaced such as HVAC, Electrical, Plumbing, and building material the contractor shall provide a Manufacturer's Certification indicating installation competency. The component's manufacturer's representative maybe required provide to underwrite installation at contractor's cost if the contractor is not certified as required.

**9.0 ENVIRONMENTAL REHAB GENERAL REQUIREMENTS** 1.00 GR n/a n/a

The HRP will facilitate assessment inspections if required for Lead Based Paint, Asbestos, and Radon.

**9.4 MOLD MITIGATION --GENERAL REQS** 1.00 GR n/a n/a

Standards or Threshold Limit Values (TLVs) for airborne concentrations of mold, or mold spores, have not been set. Currently, there are no EPA regulations or standards for airborne mold contaminants. For more information on mold, see our website at [www.epa.gov/mold](http://www.epa.gov/mold)

Key Information on Mold;

- The key to mold control is moisture control.
- It is important to dry water damaged areas and items within 24-48 hours to prevent mold growth.
- If mold is a problem in your home, clean up the mold and get rid of the excess water or moisture.
- Fix leaky plumbing or other sources of water.
- Wash mold off hard surfaces with detergent and water, and dry completely. Absorbent materials (such as ceiling tiles & carpet) that become moldy may have to be replaced.

General Information About Mold and Home Clean-Up:

A Field Guide For Clean-Up of Flooded Homes National Center for Healthy Housing (July 2006)

[http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide\\_screen\\_.pdf](http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide_screen_.pdf)

The Facts About Mold American Industrial Hygiene Association A booklet with sections for the public and the professional, plus resources, a mold glossary, and short section about common indoor molds.

<http://www.aiha.org/Content/AccessInfo/consumer/factsaboutmold.htm>

Fighting Mold State of Connecticut Department of Public Health

**10.0 OWNER ACCEPTANCE OF SCOPE** 1.00 GR n/a n/a

I understand the CDBG program provides deferred grants, it is my responsibility to review and approve of; Program Handbook, specifications, addendum, change orders; review the bids and select a contractor (subject to program approval), to sign the construction contracts and change orders, and to approve the grant payouts. I further understand that all owner matching funds will be deposited in a bank account with in 30 days of receipt by program under a separate Escrow Agreement. Disbursement will be subject to my and program' authorization, or a private lender's authorization. I further understand my need to cooperate with the program to facilitate the rehabilitation of my property.

I acknowledge that I have been advised that I should inspect the work as frequently as possible, and discuss with the contractor, and/or program any difficulties or poor workmanship observed. I understand that once materials are in place that cost of repair or replacement is substantial. The undersigned applicant(s) certifies that he/she has participated in the

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1 General Requirements</b>					
development of this Project & Work Write Up (WWU) with the "Date inspected" & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.					
x _____ Applicant Applicant Date					
<b>11.0</b>	<b>CONTRACTOR ACCEPTS SCOPE OF WORK</b>	1.00	GR	n/a	n/a
The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.					
x _____ Contractor Date					
<b>12.0</b>	<b>HOUSING REHAB PROGRAM ACCEPTS SCOPE OF WORK</b>	1.00	GR	n/a	n/a
The undersigned buyer(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date Inspected" date of & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.					
x _____ Program Manager Date					
<b>28</b>	<b>VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS</b>	1.00	GR	n/a	n/a
This dwelling unit must have a ventilation system that meets ASHRAE 62.2 . See <a href="http://www.ashrae.org/technology/page/548">http://www.ashrae.org/technology/page/548</a> and <a href="http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/">http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/</a>					
<b>30</b>	<b>WALL NAMING PROTOCOLS</b>	1.00	GR	n/a	n/a
Walls and attached components shall be identified with the letters A, B, C & D. Wall A is always the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D.					
To name components, for example, a window as a subset of 4 windows on the D wall, the first would window is Window D1. The last is window D4 moving in a clockwise direction. These locational markers may also be combined with the adjectives: left, right, upper, lower. For example: Replace the right side window casing at window D3.					
<b>31</b>	<b>CONSTRUCTION DEFINITIONS</b>	1.00	GR	n/a	n/a
"Install" means to purchase, set up, test and warrant a new component. " Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.					
<b>32</b>	<b>SUBSTITUTION APPROVAL PROCESS</b>	1.00	GR	n/a	n/a
Any requests for substitutions of specified proprietary items must accompany the initial proposal and shall include: the manufacturer's specifications; full installation instructions and warranties. The agency and owner will notify the contractor of decision at contract award.					
<b>34</b>	<b>LINE ITEM BREAKDOWN</b>	1.00	GR	n/a	n/a
The apparent winning bidders shall provide the owner and/or Housing Rehab Program if requested with a line item cost breakdown of materials and labor within 3 working days of a request.					
<b>35</b>	<b>VERIFY QUANTITIES/MEASUREMENTS</b>	1.00	GR	n/a	n/a
All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.					
<b>40</b>	<b>ALL PERMITS REQUIRED</b>	21.00	EA		

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1 General Requirements</b>					
The contractor shall apply for, pay for, obtain and forward copies of the following indicated permits to the agency: _____ Plumbing; _____ Electric; _____ HVAC; _____ Building; _____ Zoning; _____ Lead Abatement; _____ Asbestos Abatement.					
45	<b>CONTRACTOR PRE-BID SITE VISIT</b>	1.00	GR	n/a	n/a
The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.					
46	<b>PRE-CONSTRUCTION WALK-THRU</b>	1.00	GR	n/a	n/a
The contractor, rehabilitation specialist and owner will perform a walk-thru of the property together to clarify the work to be performed before construction begins.					
51	<b>INSURANCE REQUIREMENTS</b>	1.00	GR	n/a	n/a
The Contractor shall purchase, maintain & provide the housing rehabilitation program with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$100,000 per accident and \$300,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary.					
55	<b>WORK TIMES</b>	1.00	GR	n/a	n/a
Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.					
60	<b>JOB BEHAVIOR</b>	1.00	GR	n/a	n/a
The following behaviors in any worker shall not be permitted and may result in the owner terminating the contract for cause: Hostile actions, swearing, smoking, drinking alcoholic beverages on site, lack of respect for owner's property, sexist and racist remarks.					
77	<b>NEW MATERIALS REQUIRED</b>	1.00	GR	n/a	n/a
All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.					
78	<b>WORKMANSHIP STANDARDS</b>	1.00	GR	n/a	n/a
All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.					
80	<b>CODES AND ORDINANCES</b>	1.00	GR	n/a	n/a
In the execution of the itemized scope of work, the contractor shall facilitate inspection and comply with all governing codes and ordinances of Town, Health Department, and the State of Connecticut pertaining to building construction, zoning, environmental protection, health department, energy efficiency and worker safety.					
86	<b>HOLD HARMLESS</b>	1.00	GR	n/a	n/a
The contractor will defend, indemnify and hold harmless the Town, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.					
90	<b>1 YEAR GENERAL WARRANTY</b>	1.00	GR	n/a	n/a
Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.					
<b>Trade: 5 Demolition &amp; Disposal</b>					
795	<b>HAUL DEBRIS TO LANDFILL</b>	8.00	LD	_____	_____
Remove, temporarily store on site, and legally dispose of all debris resulting from construction activities. Interior shall be vacuumed clean, yard raked and free of glass, nails and lead suspect paint chips.					
<b>Trade: 9 Environmental Rehab</b>					
9.3	<b>RADON ABATEMENT--GENERAL REQS.</b>	1.00	GR	n/a	n/a
U.S. SURGEON GENERAL HEALTH ADVISORY "Indoor radon is the second leading cause of lung cancer in the United States and breathing it over prolonged periods can present a significant health risk to families all over the country. It's					

Address: 456 Bassetts Bridge Road

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques." January 2005

See CT Department of Public Health's website for information regarding Radon. <https://portal.ct.gov/DPH>

Trade: 27 Fire Protection

8702	FIRE PROTECTION--GENERAL REQS.	1.00	EA	n/a	n/a
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All proposed fire detection and suppression systems must be submitted to and be approved by the local fire marshal prior to installation. The NFPA recommends placing a smoke alarm inside every bedroom, outside every sleeping area and on every level of your home, including the basement. Place the alarms high on the wall as the NFPA advises, so there are no more than 12 inches from the top of the alarm to the ceiling. To avoid false alarms, position units more than 10 feet from cooking appliances and 3 feet from bathrooms with a shower or tub. There are special guidelines for a pitched roof and high ceilings, so check with your local building or fire department, the smoke alarm manufacturer or the NFPA for assistance. All equipment shall have UL Certification.

Smoke Detectors shall be dual sensor Photoelectric and Ionized Alarm type units. First Alert Wireless Interconnected Smoke & Carbon Monoxide Alarm with Voice & Location (FAT1039839) or approved equal. The primary hardwired interconnected CO/Smoke Detector shall be in the basement or main living level. Kidde Hardwire Smoke and Carbon Monoxide Detector with 10-Year Battery Backup and Intelligent Wire-Free Voice Interconnect or approved equal.

8708	SMOKE DETECTOR-BATTERY OPERATED	1.00	EA	_____	_____
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Install a UL approved, Photoelectric Interconnected Smoke Alarm with Hardwire Adapter, ceiling mounted, battery powered smoke and fire detector and battery. Install Hardwired unit in basement and interconnected battery units in all other required areas. Lithium battery with 10 year warranty.

Listed Equipment or an approved equal

First Alert 3120B - Bedrooms, Hardwired Photoelectric and Ionization Combo Smoke Alarm w/ Battery Backup \$28.95 each material allowance

First Alert SC7010BV-Hallways, Hardwired Photoelectric Smoke Alarm and Carbon Monoxide Alarm w/ Battery Backup and Voice \$47.95 each material allowance Kidde Model P4010ACSCO-W

8721	CARBON MONOXIDE DETECTOR	1.00	EA	_____	_____
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Install a hard wired or plug-in carbon monoxide detector in same room as fuel burning appliance. Install a UL approved, ceiling mounted, battery powered smoke/CO and fire detector and battery. Lithium battery with 10 year warranty

Location Total: \_\_\_\_\_

Location: 2 - Exterior

Approx. Wall SF: 3,360

Ceiling/Floor SF: 1,276

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

4580	TEAR OFF AND REROOF SHINGLES	18.00	SQ	_____	_____
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Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Install Grace Ice & Water Shield or approved equal on all eaves, valleys, rake edges, chimneys, skylights and low slope areas. Ice dam underlayment shall be applied from the roof edge to a point 24" inside the heated building space Staple 15 lb felt. Use aluminum counter (step) flashing where needed. Install preformed white aluminum, 8" drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 30 yr warranty. Replace all flashing. Install shingle-over ridge vent.

Location Total: \_\_\_\_\_

Location: 3 - Basement

Approx. Wall SF: 2,808

Ceiling/Floor SF: 1,232

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC



Spec #	Spec	Quantity	Units	Unit Price	Total Price
6176	<b>HEAT PUMP--REPLACE--18 SEER</b> Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool <a href="http://www.acca.org/tech/manualj/">http://www.acca.org/tech/manualj/</a> (calculate the load with manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection. Provide both Manual J and S reports to the Owner for review and approval prior to installation. Remove existing Heat Pump after removing all CFC and HCFCs, recycle all metal components and dispose of all other materials in a code legal dump. Install a 13 SEER Heat Pump to existing duct work and gas line. Heat Pump will have minimum limited warranties of 5 years on parts. New outdoor heat pump shall be installed on a code approved outdoor pad or lintels and be set on 6" pump-up legs. Install a set back thermostat with separate weekday and weekend programs, 4 settings per day, a vacation hold feature and a lighted digital display such as the Lux Model Psp511LC. Insure that the system ductwork is capable of handling 400 ft3 per minute per ton of airflow. Rework cold air return if necessary to ensure easy access, good fit and easy replacement of air filter. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic.	1.00	EA	_____	_____
6341	<b>DUCTWORK, CLEANING</b> Cleaning to include: cleaning all of registers, inside the ductwork, the interior of the heating/ventilating system, the furnace fan, and the coils for an air conditioner or heat pump, according to Real-Estate-Agents.com[2] . Once the system is clean, a disinfectant can be sprayed throughout to kill any mold, bacteria or dust mites that remain.	1.00	LF	_____	_____

Location Total: \_\_\_\_\_

Unit Total for 456 Bassetts Bridge Road, Unit Unit 01: \_\_\_\_\_

Address Grand Total for 456 Bassetts Bridge Road: \_\_\_\_\_

Bidder: \_\_\_\_\_