

INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 2:00PM June 28, 2022

TO: Town of Watertown
Town Manager's Office
61 Echo Lake Rd.
Watertown, CT 06795

To be noted on the outside of the envelope:

DO NOT OPEN UNTIL 2:00 P.M. on June 28, 2022

Project # 153-PI-08-Rehab
Mark & Marcia Werenko
636 Platt Road
Watertown, CT 06795

Mandatory pre-bid conference
10:00 A. M. on June 16, 2022

636 Platt Road
Watertown, CT 06795

All interested contractors are required to attend.

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: Mark & Marcia Werenko
ADDRESS: 636 Platt Rd.
Watertown, CT 06795

PROJECT: 153-PI-08

1. The Contractor, unless otherwise specified, shall provide all labor, materials, tools, equipment, and related items, and pay all necessary taxes, fees, and permit costs necessary to complete all of the work as detailed on the attached scope of work.
2. All rehabilitation, alterations and repairs shall be performed in accordance with applicable Building codes. All electrical, heating, and plumbing work shall be performed in accordance with applicable Building codes. Before commencing work, contractors and/or subcontractors shall obtain all necessary permits. Contractor shall provide copies of required permit(s) and sign off from the respective authority having jurisdiction to the Owner & Program Manager prior to any payment.
3. The Contractor certifies and acknowledges that he has familiarized himself with the requirements of the specifications and understands the extent and nature of the work specified here within. That he has inspected the premises and given full attention to all areas in which he will become specifically involved and has familiarize himself with the conditions relating to and affecting the work and his bid.
4. The selected Contractor must, prior to contract signing, supply the Town of Watertown 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 of Watertown under these policies. The contractor shall name the Owner (Mark & Marcia Werenko), the Town of Watertown and A&E Services Group LLC as additional insured as their interests may appear on the General Liability Insurance.
5. The selected Contractor and all subcontractors are required to have a Dun & Bradstreet (DUN's) number and Commercial and Government Entity Code (CAGE) as a condition of contract award. If a business does not have a DUNS and CAGE registration, they will have thirty (30) days to obtain them or forfeit the award.
These numbers can be obtained from the following websites:
Duns & Bradstreet: <http://fedgov.dnb.com/webform>
Central Contracting Registration: <https://www.sam.gov/portal/SAM/#1>
6. The Owner may cancel this contract by _____ 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.

7. The Contractor shall commence work under this contract prior to _____ and complete the work by _____.
8. The Contractor and Owner agree that all services offered by the Municipality and A&E Services Group, LLC. (Hereinafter referred to as the "Program Manager"), which may affect the Contractor and Owner, are offered to facilitate the project implementation and applicable program compliance. The Contractor and Owner agree 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 actions performed in good faith of services pursuant to the Professional Services Contract. The Contractor and Owner agree that the Project Manager shall not be liable to the Contractor or Owner, its heirs, successors or assigns, for any act performed within the duties and scope of employment pursuant to Professional Services Contract.
9. All materials shall be new and of acceptable quality to what is specified. The property Owner shall select all colors for materials. All work performed, and materials utilized must be performed and installed in accordance with the applicable manufacturer's latest instructions and specifications. If there is a conflict between the specifications and manufacturer's installation instruction, the manufacturer's installation instructions shall prevail.
10. All work shall be neat and accurate and done in a manner in accordance with customary trade practices.
11. All manufacturers' warranties are to be extended to the property Owner free and clear of all liens.
12. The Contractor shall provide a written warranty and guarantee for labor and materials 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. See enclosed sample letter of warranty and guarantee.
13. The Contractor shall repair or replace all work, materials, and equipment which are found to be defective during the construction and guarantee period. Repair shall include any 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 prior to final payment.
14. The Contractor shall be responsible and take all necessary measures and precautions to protect and safe keeping of the surroundings from damage occurring due to the performance of their work. If such damage occurs, it will be repaired by the Contractor at no cost to the Owner. 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

15. The Contractor shall be responsible to remove and lawfully dispose of all debris resulting from his work in accordance applicable laws and regulations unless otherwise specified.
16. The Contractor shall reinstall any accessories removed while performing the work.
17. No changes shall be made to the contracts scope of work by either the Owner or Contractor without the written consent of the Project Manager. Any approved change in the scope of work will not commence until a written change order is processed and fully executed by the property Owner, Contractor, and the Program Manager. Any work performed with out a fully executed change order may not be eligible for payment.
18. The Contractor may request a maximum of ___ progress payments. Payments will be made only for work completed, inspected, and approved by the local authority having jurisdiction over the work, the Owner, and Program Manager. The Contractor's request shall be in the form of an itemized bill, made to the Owner, for the portion of work completed to date. No payment will be made for materials stored on site. Payment requests shall be accompanied by a fully executed Lien Waiver, on a form provided by the Program Manager or other documentation, satisfactory to the Program Manager and Owner. The Contractor shall be responsible for obtaining the signatures and presenting them upon final payment.
19. Working hours shall be Monday – Friday 8:00 AM – 5:00 PM. Unless otherwise agreed to by the Owner. The Owner shall be responsible to make the property available to the Contractor during these hours. If the Owner is not available during these hours, they shall appoint someone to be there as their representative.
20. If the Contractor is delayed at any time in the progress of the work by any act or neglect of 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 the reasons for such extensions within three (3) calendar days of the occurrence.
21. 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, or if the Contractor does not commence or pursue the work as hereinafter stated within the contract period, then the Owner shall have the right to terminate this agreement and to hire a successor Contractor to perform the remaining work. Any such termination shall be by certified mail to the Contractor to the address noted in this agreement and shall be effective as of the date of mailing.
22. In the event of termination payments by the Owner to the original contractor and successor contractor shall be as follows:

The successor Contractor shall first be paid and then the terminated Contractor. Payments to the terminated Contractor shall be limited to those funds remaining after payment to the

successor Contractor but shall not exceed the value of the work performed by the terminated Contractor. Should the total cost for work performed by the successor contractor 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.

23. 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.
24. 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.
25. 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.
26. The premises herein shall be occupied during the construction work.
27. No officer, employee or member of the Governing Body of the Town of Watertown shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
28. The Owner and/or Town 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 Town.
29. 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.
30. Bids shall contain prices for general categories of work and/or items as specified on the attached sheet. In the event of a discrepancy between prices listed in the specifications and those on the cost summary sheet, the prices listed in 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.

31. All bids shall remain in effect for forty-five (45) calendar days.
32. 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.
33. 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 receiving assistance 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.

The Owner shall have sole responsibility for assuring that his property conforms to the Lead-Based Paint Removal Requirements and neither the Municipality or Program Manager shall assume any liability whatsoever as a result of identifying volatile levels of Lead-Based Paint or its removal.

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.

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

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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 – Friday, 8:00 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

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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 removal of job-related debris and lawful disposal of said debris.
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.
4. The Owner shall not place anything in the dumpster without prior approval from the Contractor.

Material Delivery, Storage and Handling

1. The Contractor shall determine and comply with manufacturer's recommendation on

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product handling, storage installation and protection.

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

Submittal

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

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

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

Signed
Date

End of Section

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WINDOWS

General

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

Intent

The intention of this section of the specification includes but not limited to the following:

1. Install replacement style vinyl windows as specified in opening as listed below.

Manufacturers

- a. Harvey Building Product. Waltham, MA 1-800-598-5400 www.harveybp.com or approved equal.
- b. Mercury Excelum, East Windsor, CT 1-800-292-1802 www.mercuryexcelum.com or approved equal.

Quality Assurance

1. Provide window units independently tested and found to be in compliance with ANSI/AAMA/NWDA 101/I.S.2-97 and current A440-05 performance standards listed above.
2. Specified fenestration with the following characteristics:
 - a. U-Factor: Less than or equal to 0.27.
 - b. Solar Heat Gain Coefficient: Less than or equal to 0.5.
3. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority over the project.
4. Energy Star Rated - windows shall carry Energy Star Rating.

Vinyl Replacement Window Features

1. Provide and install replacement windows as specified below.
2. Replacement windows shall be as specified regarding size, shape, operation, and features.
3. Window frames shall be nominal 0.070 inch (1.8mm) thick polyvinyl chloride (PVC) with miter cut and fusion welded corners. Contoured sash design shall be a nominal 0.070-inch (1.7mm) thickness with fusion welded corners. Color: White.

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4. Glazing: Low E, 5/8-inch (22mm) nominal thickness, insulated glass units are silicone glazed with an exterior glazing bead.
5. Sash Balances: Block and tackle, complying with AAMA-902. Balance cords shall be anchored to locking terminal housings when the sash is tilted in.
6. Weather Stripping: In compliance with AAMA 701.2.
7. Screens: Half screen, with extruded aluminum frame and 18" x 16" charcoal finished fiberglass mesh screening on double hung.
8. Grill work: Grills to match grills.

Installation

1. Remove and dispose of existing windows and storms.
2. Replace any rotted exterior trim with like kind material.
3. Windows shall be trimmed with full sill coverage extending beyond new replacement window. Sills shall be installed first and cut formed and fitted in such a manner to provide a counter flashing for the casings to ensure positive water drainage. Casings shall be cut, formed, and fitted to the sill and extend onto the head casing. The head casing shall be installed last overlapping the side casings.
4. Provide and install windows in accordance with manufacturer's installation instructions. Install windows plumb, level and square so as to operate freely and latch securely.
5. Install spun fiberglass insulation within window header and under sill prior to installing window. Insulate between wooden window jambs and vinyl replacement window using low expansion foam insulation.
6. Apply full bead of caulking around perimeter of interior side of exterior window stops and sill. Set window into caulk bead and secure.
7. It is the contractor's responsibility to VIF all measurements.
8. Cover existing window trim with aluminum coil stock.

Location & Window Type:

Basement:

B-wall Replace hopper with a slider. 1 Total.

Livingroom:

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A-wall double hung flankers with a stationary sash center picture window- 1.

D-wall Replace double hung windows-1 total.

Dining room:

C-wall picture window no flankers. 1 total

D-wall Replace double hung windows-1 total.

Kitchen:

C-wall Replace double hung windows. 1 total.

Bathroom:

B-wall Replace double hung windows-1 total.

Closet:

B-wall Replace double hung windows-1 total.

Bedroom:

A-wall Replace double hung windows-1 total.

A-wall Replace double hung windows-1 total.

2nd Floor right bedroom:

A-wall Replace double hung windows-1 total.

D-wall Replace double hung windows-1 total.

2nd Floor bathroom:

B-wall Replace double hung windows-2 total.

2nd Floor left bedroom:

A-wall Replace double hung windows-1 total.

B-wall Replace double hung windows-1 total

End of Section

Cost \$ _____

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WELL PUMP

GENERAL: This specification includes all labor, materials, permits, taxes, insurance, and fees required to perform the work specified below. All work must be done in accordance to State, local and Federal Codes.

Well Pump

1. Remove and dispose of existing well pump.
2. Provide and install a 3/4 hp Gould, jet pump or approved equal.

End of Section

Cost \$ _____

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ELECTRICAL

General

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

Intent

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

1. Upgrade existing 100-amp electrical service and panel. Eliminate subpanel and incorporate circuits in new panel.
2. Install smoke detectors in each bedroom and combination smoke and carbon monoxide detectors on each level.
3. Replace faulty 20-amp GFCI breaker in the breaker box.
4. Convert existing outlets to GFCI type outlets.
5. Verify existing fuse box has been disconnected.
6. Deaden and exterior lights located on A & B-wall.

Service Upgrade 200 Amp

1. Install FIRST ALERT Model BRK-SC0500B, or approved equal wireless, interconnected combination smoke detectors and carbon monoxide detectors on each level. Total of 3.
2. Install FIRST ALERT Model BRK SA511B, or approved equal wireless, interconnected smoke detectors in each bedroom. Total of 2.
3. Remove and dispose of existing entrance cable, meter socket and service panel(s).
4. Install aluminum entrance cable enclosed in PVC conduit with weather head and drip loop. Fasten conduit securely to the building and seal all fittings.
5. Install 200-amp service panel with 32 breaker capacity and main breaker disconnect. Services panel shall be General Electric or approved equal.

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6. Install two grounding rods for supplemental ground as required by code.
Bond water piping.
7. Install all necessary single pole and 2 pole breakers required for existing and new equipment. Replace all mini split breakers with full size breakers.
8. 20-amp duplex outlet at panel to remain.
9. Locate new service panel, meter, and disconnect as directed by local power authority.
10. Identify existing branch circuitry to determine proper ratings and wire size and to eliminate chance of overloading.
11. Separate existing branch circuits and install required circuitry eliminating any overloaded circuits. Change existing breakers to properly rated breakers as necessary and supply and install new breakers as required.
12. Label circuits and panel clearly and permanently.

GFCI Devices

1. Convert existing outlets in the bathrooms to GFCI type device. Total 3.
2. Convert existing outlets in the kitchen to GFCI type duplex outlets.

End of Section

Cost \$ _____

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CARPENTRY

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. Install 12" x 12" louver with thimble in the interior wall to allow air flow into the boiler room.

Louver Installation

1. Filed locate for optimum furnace performance. Coordinate with the homeowner.
2. Install according to manufacturer's instructions.
3. Work area shall be clean of all dust and debris upon completion.

End of Section

Cost \$ _____

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LEAD PAINT MITIGATION/ABATEMENT

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. 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

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credential of "EPA RRP Certified Firm." An individual representing that firm, must hold the credential of "EPA certified

Renovator." Workers onsite must be trained in lead-safe work practices. (Please note: Although the HUD Lead-Safe Work Practices requirements do not apply to projects that are below \$5,000, the EPA RRP Rule does apply to projects that cost less than \$5,000. Also, the EPA and HUD lead-safe work practices 'certifications' are not equivalent to the licensure and certification requirements of the Connecticut Department of Public Health.)

Disposal

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

End of Section

Cost \$ _____

636 Platt Rd., Watertown

A/B sides



C side



D/C sides



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I. Development of Plan

This plan addresses lead abatement; it does not cover any other building code issues that may exist in the house. This project is being administered by A&E Services Group for the Town of Watertown for that town's Rehabilitation Loan Program

Because the scope of work exceeds \$25,000, abatement is required by HUD guidelines for this program. There are no children under 6 residing in the home. The risk assessment is based on XRF testing on representative surfaces in the interior and exterior and on dust wipes on representative floors and sills.

The home is a 2-story, cape-style, single-family dwelling enclosed in aluminum siding on the exterior. The trim of the body of the house and the window trim are also enclosed in aluminum. The majority of the windows are original, double-hung, leaded windows. There are also 2 large, fixed, leaded windows on the first floor.

The Original Scope of work for this property includes – among other things, replacing the roofing material, upgrading the electrical service and new gutter systems. Replacing the leaded windows is also included in the original scope of work.

Summary of lab test results:

- Dust wipe results: Below HUD and EPA toxic levels for Risk Assessments.

Notification to the State Historical Preservation Office was done by A&E Services Group, LLC. The scope of work is written according to Historic Preservation Guidelines.

Property address: 636 Platt Rd.
Watertown, CT 06795

Owner: Mark & Marcia Werenko
636 Platt Rd.
Watertown, CT 06795
860-483-1482

Project Manager: A&E Services Group, LLC
145 Brooks Hill Rd.
Wolcott, CT
Attn: Peter Testa
Phone: 203-518-2054

Lead Testing & Consulting Firm: SafeHomes Inc. (CC000528)

Address: PO Box 1125
Waterbury, CT 06721-1125
Phone: 203-591-8100

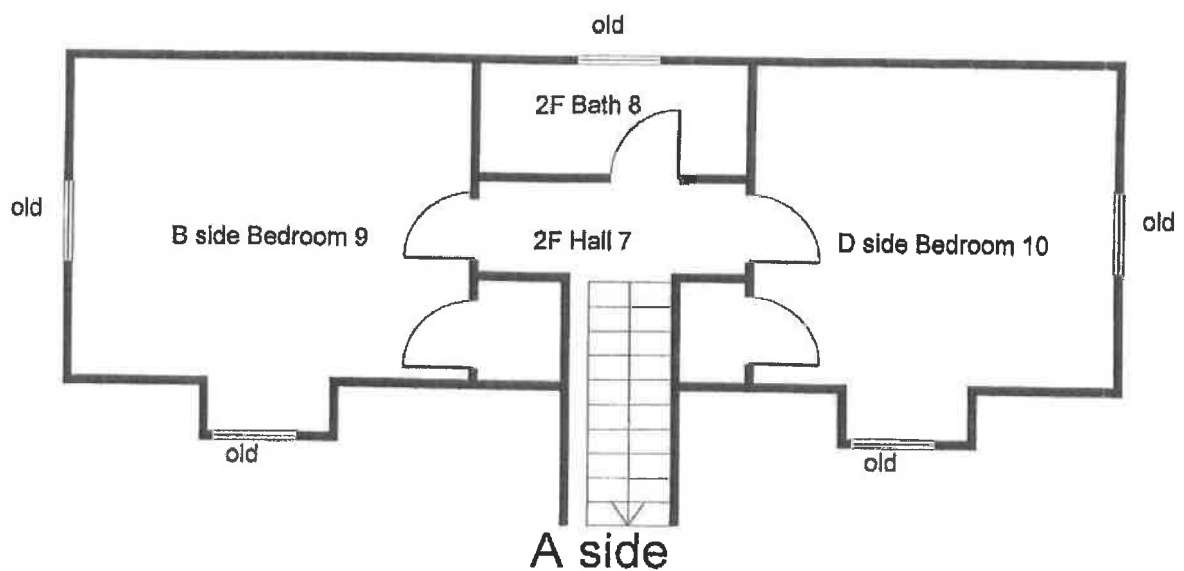
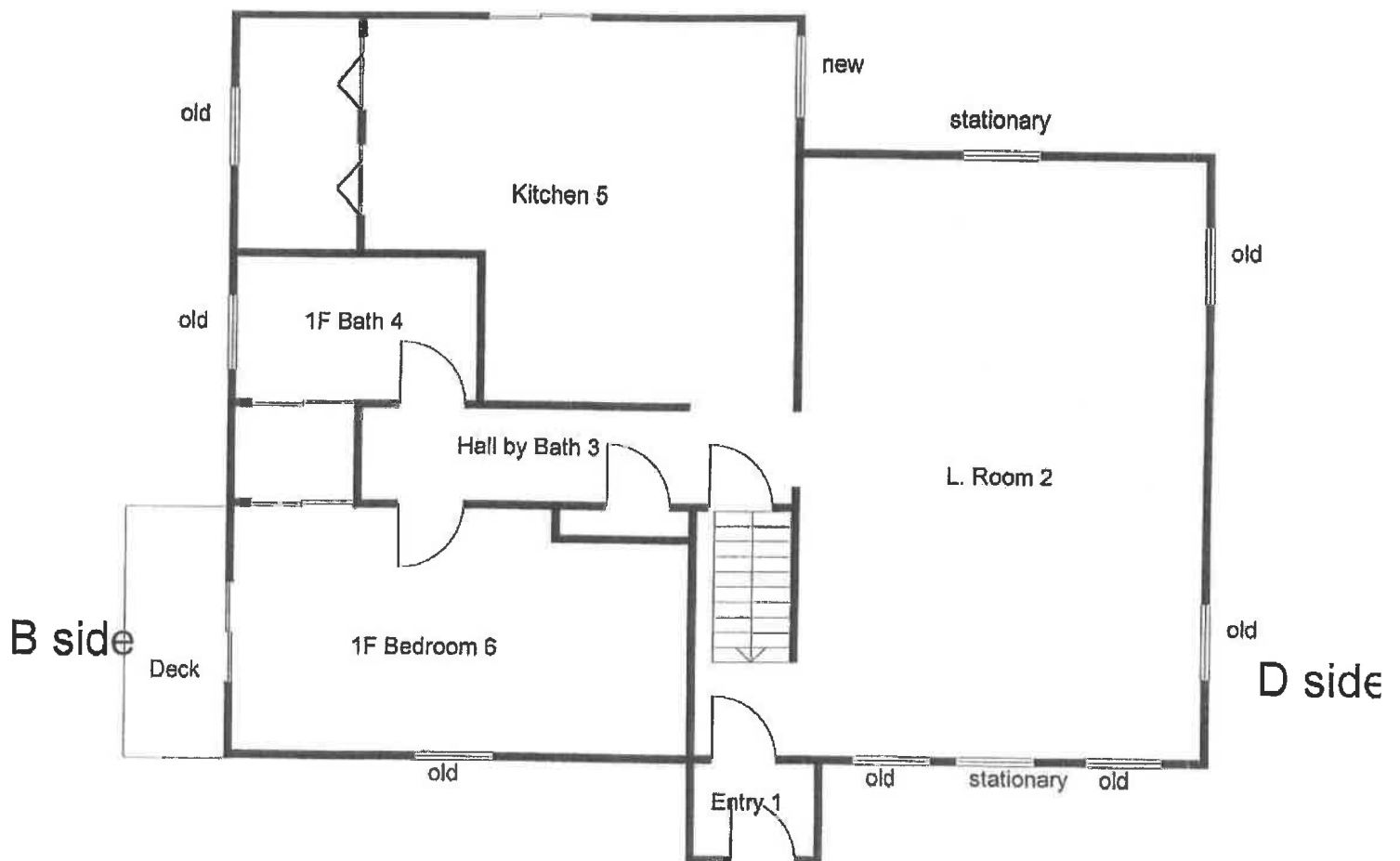
Lead Planner/ Project Designer	Bob Kennedy	002158
Lead Inspector/Risk Assessor	Bob Kennedy	002240



636 Platt Rd., Watertown

Not to scale: for room layout only

C side



II. Scope of Work: Lead Abatement - Exterior

(Condition is noted for each leaded surface as "I" for intact, or "D" for poor or defective.)

According to Connecticut law, you must assume that "like" or similar surfaces within each room have a similar level of lead unless a formal test shows otherwise.

An asterisk (*) under "method" means that alternative(s) are noted below. *Italicized items identify items that are intact, are included on the management plan, but do not need to be addressed at this time. Italics are also used for items that are addressed in another place in the specification.*

Exterior

Leaded Surfaces	Condition	Method	Side
Double-hung window sashes, parting beads,	D	replace	all
Fixed window sashes	D	replace	A/C
Window wells	D	enclose	all
Overhead door header	D	liq. encapsulate	D

1. Replace the leaded, double-hung windows on 1F & 2F with vinyl replacement windows per A&E Services specs. Enclose any exposed window trim in aluminum.
Count # 12.

Replace the fixed windows of the LivingRoom/Dining Room on the A and C sides of the house with new windows per A&E specifications. Enclose any exposed window trim in aluminum.
Count #2.

Liquid encapsulate the overhead garage door header.



III. Scope of Work: Lead Abatement - Interior

Casing for windows and doors includes the trim at the sides and the top of the windows & doors. Windows are replaced above under exterior; individual components that will be addressed with the replacement windows are not relisted below. An asterisk (*) under "method" means that alternative(s) are noted below.

Hall by Bath 3

Leaded Surfaces
Ceiling

Condition
I

Method
manage

Side

IV. Scope of Work: Non-Hazardous/Code Correction

See the A&E Services Group, LLC spec for all other non-lead work.

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

V. Relocation

Residents are advised to relocate while interior work including window and door replacement is done.

VI. Staging of the work

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

VII. 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, and wells in all rooms in which lead work was done, per the Connecticut standards and must meet the dust wipe standards established by HUD. The lead inspector/risk assessor must issue a letter of compliance at the end of the project and send it to the owner, contractor, health department and A&E Services Group, LLC and Associates.

VIII. 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.

IX. Notification

Federal Regulations contain several requirements for notification of tenants.

- Within 15 days of receiving the results of the lead inspection or risk assessment, the property owner must provide the tenants with a summary of the nature, scope and results of the evaluation. This will include:

- 1) A Summary Risk Assessment Notice (Attachment A)



- 2) The "Summary" report and cover page of the lead inspection for the tenant's unit and for the common areas/exterior
 - 3) A copy of the scope of work (starting on page 3) for their unit, the common halls, and the exterior.
- The owner must provide the tenants with a copy of the pamphlet "Protect Your Family from Lead in Your Home." If the pamphlet has previously been distributed (and documentation exists), it is not necessary to do it again.
 - The contractor must comply with the pre-renovation education provisions of the Lead Renovation, Repair and Painting Final Rule (TSCA 406(b) using the new renovation-specific information pamphlet, entitled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools."
 - Within 15 days of completing hazard reduction activities, the property owner must provide the tenants a summary of the nature, scope and results of the hazard reduction activities and a summary of any leaded surfaces remaining. This will include the clearance reports and the compliance letters for the common areas and the apartments.

Notices may be posted centrally or may be distributed individually to each tenant. The notice must be written in the language that the tenant's lease is in.

X. Explanation of inspection reports

The following information explains the lead inspection reports:

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 room where the reading was taken. Note that the wall closest to the street side is always the "A" wall – the remaining walls are named in clockwise fashion, with B to the left side, C on the Rear side, and D on the right side. For example, if the inspection refers to a door on the "A side" of a room, it would be located on the wall of the room that is closest to the street.
 - *Structure*: This identifies the component that was tested – for example a window or door.
 - *Location*: This indicates if the reading was on the left, right or center side of the wall.
 - *Member*: This identifies what part of the components was tested. For example, the window sill or the stair tread.
 - *Paint Condition*: The condition of the paint (I for intact, F for fair, and P for poor or defective) Note that "fair" condition means that there are only very small chips and/or hairline cracks. "Poor" simply means that there are visible defects in the surface, usually more than 10% of the surface.
 - *Lead (mg/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.



XI. General Specifications

Scope

These specifications cover the abatement of lead from painted building materials that have been determined previously to contain lead. A copy of the inspection reports are attached which identify leaded surfaces. The contractor's work shall make the house lead-safe.

Lead is a serious health hazard to both children and adults. To comply with governmental requirements and minimize employee exposure, controls are necessary wherever there is a potential for exposure to lead dust and fumes. The Contractor is responsible for all work and work areas and shall be at all times in conformance with applicable federal, state and local regulations.

Site Examination

The Contractor shall visit the site and examine all structures located thereon. The specifications shall be compared with the existing field conditions. The Contractor will examine all parts of the existing structure to which new work will be connected, attached or applied, and notify Owner of any conditions detrimental to the proper and timely completion of the work.

The Contractor shall, as a part of their bid, notify A&E Services Group, LLC and Associates of any discrepancies, errors, or omissions that might have been discovered in the drawings or the specifications for the purpose of making such corrections or adjustments as may be necessary. Unless specifically noted otherwise in the bid, any additional work by other trades or by the contractor that is required in order for the Contractor to finish the job will be assumed to be included in the bid price. If it should appear that any work called for in the specifications is not in accordance with State, local, or federal laws or ordinances, the Contractor shall immediately notify Owner.

The Contractor will verify all dimensions in the field and be responsible for the accurate fitting and assembly of the work.

The Contractor shall be responsible for knowing all unusual conditions or deviations that exist at the time of his/her examination and shall notify Owner.

Workmanship

All materials shall be new, unless otherwise specified, and both workmanship and materials shall be of good quality. All work specified must be performed by skilled personnel and be in accordance with accepted trade standards. All materials shall be installed in compliance with manufacturers' specifications.

Prior to abatement, repairs shall be made to pre-existing conditions that may impede abatement, including water leaks and inadequate heat.

The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work or to make its several parts fit together properly.

In the execution of the work, the Contractor shall take all necessary precautions against damage to the existing construction, and shall keep the premises neat and clean during construction. Repairs shall be made to all surfaces damaged by the Contractor resulting from his/her work at no additional cost to the Owner.



At the completion of the work, any remaining leaded painted surfaces must be intact. There will be no chipping, peeling, cracking, flaking, chalking leaded paint and no painted surface containing lead will have any holes in it whatsoever.

Safety/Protection of Work

The Contractor shall adequately protect the work, adjacent property and the public and shall be responsible for any damage or injury due to his act or neglect.

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work.

The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, medical surveillance of workers, personal protection for all workers (or anyone who is permitted on site), work protection procedures, and any other safety procedures as required by federal, state and local laws and regulations.

When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

Definitions in Specifications

The term "Install" means to remove the existing and install new unless otherwise noted.

Where repair of existing surface is called for, the feature (floor, wall, ceiling, door, window, or trim, etc.) excluding ornamentation shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made "as new" and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work (or other work as specified in Scope of Work) in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Materials

Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary to complete the work. Existing materials and equipment, when determined to be serviceable and adequate as to size and capacity and in good condition, shall be reused only if specified in scope of work.

All building products and manufactured equipment shall be installed in accordance with the manufacturer's instructions.

Containment materials shall include:

1. Polyethylene (plastic) sheeting of six (6) mill thickness will be used, in sizes to minimize the frequency of joints.
2. Polyethylene bags for disposal will be six (6) mill thickness and of sufficient size for the application. Poly wrap of six (6) mill thickness may also be used.
3. Duct tape will be used that is capable of sealing joints in adjacent plastic sheets and for attachment of plastic sheet to finished or unfinished surfaces of dissimilar materials and capable of adhering under both dry and wet conditions.

The Contractor may use alternate methods, materials, and procedures to those specified at no extra cost to the Owner, if given written approval by Owner.



The Contractor shall be responsible for the storage and safety of his own materials. The Owner assumes no liability whatever for any materials damaged or stolen on the premises where such has not been brought in the building. Any damage to, or loss by theft or vandalism of any material, appurtenance or appliance, after such has been brought into the building, applied, connected or installed shall be the sole responsibility of the Contractor until the project is completed and accepted by the Owner.

Changes in Work

The Contractor shall report any unusual conditions or faulty material or construction revealed during the work to Owner. The Contractor shall not proceed with work until so directed by Owner.

All changes from the original contract shall be in writing and approved by the owner(s), contractor, and A&E Services Group, LLC and Associates. Change Orders shall include description of work to be added or deleted, cost for same, and reason for change.

Permits/Codes/Licenses

All Contractors under this agreement shall be fully licensed and certified as lead abatement contractors in accordance with Connecticut's regulations and shall be EPA Certified Renovators or trained by a Certified Renovator. All workers must be classroom trained to comply with HUD rules. All firms must be EPA Certified Firms.

Permits: All permits, unless otherwise specified, must be paid for and obtained by the Contractor. A copy of each must be on file with Owner before any work can begin or any moneys can be disbursed. This includes building, plumbing, electrical, heating, or any other permits necessary to complete a job. The contractor is responsible for identifying and obtaining all needed permits.

The Contractor shall perform all work in conformance with applicable federal, state, and local codes and ordinances whether or not covered by the Drawings or Specifications for the work.

Coordination of Trades

The Contractor shall be responsible for the coordination of all trades and the satisfactory performance of the completed work.

Assignment of Contract

The Contractor shall not assign this contract.

Communications

The Contractor shall submit all communications regarding the work to the Owner.

Insurance

The Contractor shall carry Workman's Compensation, Lead Abatement Liability Insurance, and Manufacturers and Contractor's Liability Insurance.

Site Documentation

All documentation as required by local, state and federal regulations must be maintained on site and available for review.



XII. Execution

Warning Signs:

Prior to commencement of work, contractor will place warning signs to comply with State Standards at all entrances and exits of the work area.

Keep anyone other than workers out of the work area:

Contractor will be responsible for notification. Residents must be notified 5 days in advance of when the work is to begin, in the language that they are accustomed to. The work area must be thoroughly blocked off to ensure that they cannot enter by accident. Exterior areas will be blocked off using orange construction fences during exterior abatement.

No person will enter or remain in a work area at any time during this project except for the lead abatement contractor and workers, enforcement officials and their designees, lead inspectors, and the property owner or the owner's designee. People other than those listed above may enter the work area only after the lead inspector determines that the lead abatement project has been completed.

Worker Protection

Each worker and authorized visitor without exception will put on required NIOSH approved clean protective clothing before entering the work area. Each time a worker or authorized visitor leaves the work area, they will leave protective clothing in the changing area.

NIOSH approved respirators as required by Connecticut laws will be provided to workers by contractor.

Workers will not eat, drink, smoke or chew gum while in the work area.

Containment (Materials will all conform to specifications listed above under materials)

Floor will be covered with 2 sheets of polyethylene, sealed completely with duct tape. Unmovable objects will be covered with one sheet of polyethylene.

Air heating and conditioning systems will be turned off and air intake and exhaust systems will be sealed with polyethylene and duct tape.

Entrances to the work area will be sealed by using 2 layers of polyethylene, with each layer attached to the top of the entrance and opposite side using duct tape.

Provide a changing area at the entrance/exit of the work area to ensure that any dust from the work area does not escape to the living areas or public areas.

Exterior work areas will have polyethylene extending three (3) feet per story being abated with a minimum of five (5) feet and a maximum of twenty (20) feet. For liquid waste, extend the end of the polyethylene a sufficient distance to contain the runoff and raise the outside edge of the sheets to trap liquid waste. Erect vertical shrouds if necessary to prevent any dust release to the neighboring areas.

Disposal of Lead-containing Materials

Demolition of all parts to be removed shall be done in a safe, orderly fashion, taking care to avoid damage to parts which are to be left in place. Materials that are specified to be reused, such as doors, trim or lumber, shall be in conformance with the Connecticut Building Code. The Contractor is responsible for disposal of lead abatement



waste and non-toxic waste in compliance with local, state and federal regulations. Contractor must choose one of the following methods:

1. If total project waste passes the TCLP test, the waste may be discarded as regular waste. A copy of the TCLP results must be sent to all concerned parties, including the owner, LAMPP and the local Health Department.
2. If total project waste is greater than 10 cubic yards and it fails the TCLP, the contractor must dispose of the waste through a hazardous waste disposal company. Toxic lead waste materials will be packaged in impermeable dust tight containers (i.e. 6 mil plastic bags, sealed poly wrap, or sealed fiber pack drums). All containers will be labeled with appropriate hazard warnings. The landfill accepting the wastes will be notified before shipping for scheduling to ensure that adequate personnel and apparatus are available at the time of disposal. Lead materials will be delivered in separate shipments (not transported with any other materials). A waste manifest will be used which lists the landfill, the generator and the hauler of the waste, the quantity, source, and type of lead waste to be disposed of and any other information or requirements deemed necessary. A copy will be sent to all concerned parties, including LAMPP and officials of municipalities in which lead originates and is disposed.
3. If total project waste is less than 10 cubic yards, the property owner may assume responsibility for the waste in writing as per the "Household Hazardous Waste" exemption outlined in the DEP's "Guidance for Management and Disposal of Lead Contaminated Materials Generated in the Lead Abatement, Renovation, and Demolition Industries.", documenting that the waste came from his/her property, that it contains only architectural waste (including lead waste) from his/her property, that they have a secure place in which to store the waste before disposal, and that they have a viable means to dispose of the waste in the near future.
4. If total project waste is less than 10 cubic yards and the property owner does not assume responsibility for the waste, the contractor must either perform & pass the TCLP or discard all lead waste (including any components that have been assumed to be leaded) as hazardous waste.

Cleanup

Preliminary Cleanup will be done by wet sweeping the containment area and carefully removing polyethylene by folding the plastic upon itself to trap all dust. After the polyethylene covering is removed, the work area will be HEPA vacuumed and then washed with detergent and rinsed with clear water.

Final Clean-up. To give airborne lead time to settle, the final cleanup should be scheduled to start no sooner than 24 hours after active abatement has ceased. The entire area should be HEPA vacuumed again, washed with detergent, rinsed with clear water and HEPA vacuumed once again.

Testing/Clearance Testing/Monitoring

The contractor is responsible for hiring a certified lead inspector/risk assessor to perform final clearance sampling as required. The contractor will not receive payment for this contract until the premises have passed a final clearance testing.

After final cleaning as described above, a final visual inspection by the lead inspector shall be performed. If the inspection reveals no visible dust and all surfaces in the abatement area have dried, dust wipe sampling analysis must be done. Selection of location and of samples will be responsibility of the lead inspector, but will include samples for each room in which abatement occurred. If the premises do not pass the visual inspection or the dust wipe sampling, clean-up procedures must be repeated at the Contractor's expense until all areas pass. (This expense will also include the costs of additional dust wipe sampling.)

Every building component upon which removal of lead has been performed will be tested in clearance testing using XRF, AAS, GFAAS, or ICP-AES technologies to determine that the level of a level of lead is less than toxic. If any component does not pass, the abatement must be repeated at the Contractor's expense until all areas pass. (This expense will also include the costs of additional testing.)



XIII. General Methods of Work and Definitions/General Material Specifications

Aluminum Trim

Use aluminum coil stock 0.019" thick. Coil should be applied smoothly, following manufacturer's instructions. Caulk all seams and edges.

Carpentry

- All sheet rock and wood must be installed using screws of sufficient length to extend about 3/4" into a solid surface.
- Replace any rotten or deteriorated wood identified while wet scraping and preparing the exterior trim, porches, window casings or any other component that is currently wood. All replacement wood must match the existing in style.
- All exterior wood that will rest on soil or a potentially wet surface must meet building code and shall be at least number 2 grade, pressure treated, Southern yellow pine with at least a 40 year warranty against rot unless otherwise noted. Other wood must be at least paint grade pine (#2) unless otherwise noted.

Doors, Exterior

Unless otherwise noted, new exterior doors must be 1 3/4" thick 24 gauge thermally broken galvanized and bonderized steel insulated core doors, with an adjustable sill, magnetic weather stripping, and 1 1/2 pair 3 1/2 x 3 1/2 loose pin butt hinges, use Thermo-Tru Steel Foam Core Insulated Exterior Doors or approved equal. Install single cylinder deadbolt plus passage set as manufactured by Schlage or equivalent. Provide owner with 2 keys for each lock. Door shall be accurately cut and fitted to frames and must operate freely without binding. Insulate between door jambs and rough opening with spun fiberglass prior to trimming the interior of the door.

Doors, Garage

Furnish and install new overhead garage doors and any and all tracks, rails, springs, hardware, etc. to make operational. Hardware should include an outside handle and keyed lock for each door installed. The doors must be three-layer pressure bonded construction (steel + insulation + steel) construction if the garage is attached to the house; the door can be a one-layer door (steel) if the garage is detached. Owner to choose any standard color available from Manufacturer. Manufacturer's warranty must be minimum of 20 years.

Manufacturer to be Clopay or equal and meet Clopay's Premium Series specifications or equal. No automatic openers are to be included. If, however, the existing Overhead door units being replaced have automatic openers, contractor to reuse and make operable or replace with new unit(s). Submittal of Manufacturer's catalog cuts with all pertinent information, including warranty information, to be submitted to Waterbury Healthy Homes, Department of Public Health & Owner for approval prior to placing order.

Doors, Interior

Unless otherwise noted, install 1 3/8" hollow core luan door manufactured by Brosco or equivalent. Shim doors plumb, level and square. New doors shall be installed in pine jambs with 1 pair of 3" loose pin butt hinges. Fasten doors to rough framing through shims with 10-penny finish nails. Trim out both sides of new doors with finger jointed casings to match existing. Glue miters before fastening trim to jamb and wall. Fasten trim to walls with 6-penny finish nails and to jambs with 4-penny nails. Set heads of nails below surface of wood and fill with putty. Install passage set as manufactured by Schlage, Kwikset, Harlock or approved equal. If a hollow core door doesn't meet building and/or CT Fire Safety Code, install a door to meet code.

Enclosure



All surfaces to be enclosed should be stabilized by washing with detergent. All seams must be caulked in order to seal in lead dust. "LEAD" must be written every 2' on the surface to be enclosed.

Install

"Install" means to purchase, deliver, install per manufacturer's specifications, test, and warrant.

Liquid encapsulant

- Liquid encapsulants can be used successfully only on non-friction surfaces. The encapsulants can be used on flooring surfaces that will be covered with carpet or rubberized flooring materials as long as manufacturers' instructions are followed and full cure time is achieved before installing carpeting. Surfaces with dry rot or severe deterioration of the substrate are not suitable for encapsulation. See individual Connecticut approved product data sheets for specific prohibitions and recommendations. **Note: Color by owner.**
- *Preparation:* Any chips or cracks should be wet scraped or HEPA sanded to achieve a sound substrate and patched. **Note: Feathersand rough edges where old paint has been scraped or chipped so that final appearance is aesthetically and professionally pleasing.** Wash the surface with detergent to remove any oil or other dirt. Then test the substrate using the patch test of the liquid encapsulant on a sample surface that will be encapsulated. These tests should be performed by the property owner, a certified lead inspector, or an abatement contractor who will be performing the work.
- *Patch test:* Apply a patch that is roughly 6 inches by 6 inches of the encapsulant on *each type* of component to be painted with an encapsulant. If the paint is different from room to room, apply a patch on each different type of paint. Let it cure following manufacturer's instructions. At the end of that time, cut an "X" in the center of the patch. Each cut line should be about 2 inches long and should go through the coating, the paint underneath it all the way down to the wood. Smooth a 3" length of 3M600 tape over the center of the "X" and rub the tape firmly with the eraser end of a pencil. After 90 seconds, remove the tape by pulling straight down with a quick smooth motion. The patch fails if more than 1/16" is removed on either side of the cuts or if encapsulant more than 1/8" away from the cuts is removed.
- Once it has been determined that the encapsulant will work, apply following the manufacturer's instructions. Liquid encapsulant used on exterior areas must be approved for exterior use in Connecticut. Any of the approved liquid encapsulants may be used on the interior, as long as manufacturer's instructions are followed. Note that only LeadLock and Fiberlock's L-B-C Type III are approved for use on working radiators under 212°; full cure must be achieved before radiator is turned on.
- Top coats may be applied over the encapsulants. Follow manufacturer's instructions before top-coating. (For example, LeadLock must be fully cured for 3-4 weeks before topcoating; Fiberlock's L-B-C Type III must cure 12 hours before topcoating with a 100% acrylic paint.)
- Acceptable liquid encapsulation must include underlying surfaces including but not limited to surfaces under gutters, leaders and shutters (unless the underlying surfaces are enclosed with caulk/sealant)

Other

- Prep, prime and then paint with 2 coats of paint any new or stripped component, except pressure treated wood. Pressure treated wood will be left bare. Paint should be manufactured by Benjamin Moore, or equal. Color by owner.
- All leaded surfaces that are not being replaced or encapsulated must be maintained in an intact condition. This may require patching, wet scraping, priming and painting.

Porch Flooring

- Exterior: Tongue and groove flooring is to be 5/4" fir or 3/4" mahogany. When plywood is specified, materials to be 1/2" pressure treated. Include edge moldings to cover any exposed leaded materials. Caulk all seams. Prime and paint using sand or other non-slip additive.
- Interior: If plywood is specified, material to be 1/4" luan



Radiator Covers

Radiator covers must be removable (for example by unscrewing a bracket) in case repairs are necessary. Radiators must be restored to a sound substrate using a high heat paint before the cover is installed. The cover must be a professionally manufactured radiator cover or be made using metal grille mounted in a pine frame. Note that heat must be able to rise through the top as well. Plywood is not acceptable for use in radiator covers.

Remove/Waste Handling

“Remove” means to remove and discard existing component unless otherwise noted. All removed materials must be separated as lead waste or non-lead waste. All leaded materials should be segregated by type to allow for TCLP testing and minimization of hazardous waste. All leaded components must be packaged in 6 mil poly sealed with duct tape or in 6 mil poly bags to be transported to appropriate waste receptacles.

Repair

Where repair is called for, the feature shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made “as new” and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Replace

“Replace” means to remove existing (as outlined above) and install new materials in the same style and material content. The finished work shall match adjacent work in design and dimension. Replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Sheet Rock

- When sheetrocking walls or ceilings over existing plaster, furnish and install 3/8” sheet rock unless otherwise noted or required by code. (Note that in some cases, 1/2” sheet rock or moisture resistant greenboard is called for.) If sheetrocking directly over framing, use 5/8” sheetrock.
- Furnish and install corner bead where appropriate.
- Remove various loose areas from walls/ceilings and shim where necessary to achieve a uniform surface. Where casings/baseboards are flush with the wall, sheet rock can be applied directly over it, and then new casings/baseboards can be installed on top of the new sheet rock. However, if new prehung doors are being installed, care must be taken to ensure that door jambs will be large enough to cover the new casings added on top of the new sheet rock.
- Sheet rock to be secured with screws of sufficient length to extend about 1” into a solid surface.
- Furnish materials and apply at least three (3) coats of joint compound and one (1) tape to all fasteners and sheet rock seams including wall and ceiling corners. Sand surfaces smoothly to receive paint.
- Install new baseboards on each newly sheetrocked wall or vinyl cove in kitchens, pantry, and bath. Baseboards must all match within a room.

Strip

“Strip” means to remove lead paint and achieve a surface that is not leaded. Surface areas must be tested by an independent certified lead inspector with an XRF Spectrum Analyzer after stripping to ensure that surface is not leaded. With all three methods, a patch test should be done, and then tested with an XRF to ensure that the lead has not leached into the wood and that this method will be effective.

Methods include:



- Heat gun use is limited to 700 degrees.
- Chemical stripper: Chemical stripper recommended is IPC Safe-T-Strip or its equivalent in quality and performance. All applications will be performed according to the manufacturer's specifications, including neutralizing and rinsing surfaces as required.
- Wet scrape or wet plane: Leaded paint is scraped off down to bare substrate using the appropriate sharp tool after misting area with water.

Trim

Window trim includes the casings, headers, stops, sill, and apron – all trim around the window.

Casings and jambs include the trim at the sides and the top of the windows and doors unless otherwise noted.

Upper and/or lower trim include soffits, fascia, rakes, decorative trim, and any other trim on the house.

Vinyl Siding

- Siding shall be of first quality manufactured by Vipco, Certainteed, or equivalent. Color by owner. Provide owner with 50 year warranty.
- Apply Amocor XP38 fanfold insulation board or equivalent, following manufacturer's instructions, to enclose lead paint.
- The lead-based painted components of attic vents should be removed and replaced, since the new attic vent will not act as a dust barrier.
- Install vinyl siding and aluminum or vinyl wrapped trim following manufacturer specifications.

Windows, basement replacement windows

Remove and discard as lead waste any leaded basement windows. Furnish and install new vinyl replacement basement windows manufactured by Harvey, Mercury-Excellum or equivalent. Windows shall be installed in accordance with the manufacturer's recommendations.

Windows, vinyl replacement

Furnish and install new rigid vinyl replacement windows with 5/8" Low E double-pane insulating glass and non-corroding half-height lockable fiberglass screens in aluminum frames. Windows must be energy star qualified and must carry the Energy Star Label on the product. Windows must have tilt in sashes, welded frames, cam& sash locks, and must comply with Emergency Escape requirement of the building code for all bedrooms. Windows shall be manufactured by Harvey (Classic Series), Mercury-Excellum, NorthEast (DH 100) or equivalent. Discard old weights and completely insulate weight cavities before installing new windows. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls (inside & out) prior to completion of finish work.

Windows, wood replacement (Historic)

Furnish and install new wooden sashes. Cut aluminum coil stock or vinyl to fit the window well. Screw in and caulk edges to seal. Install jamb liners. (Contractor must measure the bevel of the sill if it is different from 14 degrees. The bevel must be custom specified to manufacturer.) Sashes shall have insulated double-glazing with non-corroding fiberglass screens in aluminum frames. Grid pattern must match prior windows being replaced. Windows shall be manufactured by Harvey, Weathershield, Mercury Excellum or equivalent. Submit for approval prior to ordering. Remove old weights and add insulation to weight cavities prior to window installation. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls prior to completion of finish work. Windows must have tilt in sashes, Low E glazing, and must comply with Emergency Escape requirement of the building code for all bedrooms. Windows must be energy star qualified and must carry the Energy Star Label on the product.



Attachment A
Summary Risk Assessment Notice

Address of Property that this summary notice applies to:

636 Platt Rd., Watertown

Lead-based paint risk assessment description for common areas and exterior

Date of risk assessment: 3/2/22

Summary of risk assessment results (check all that apply):

- ☐ No lead-based paint hazards were found.
- ☒ Lead-based paint hazards were found.
- ☒ The findings of the risk assessment are provided in the attached scope of work.

Lead-based paint risk assessment description for interior apartment:

Date of risk assessment: 3/2/22

Summary of risk assessment results (check all that apply):

- ☐ No lead-based paint hazards were found.
- ☒ Lead-based paint hazards were found.
- ☒ The findings of the risk assessment are provided in the attached scope of work.

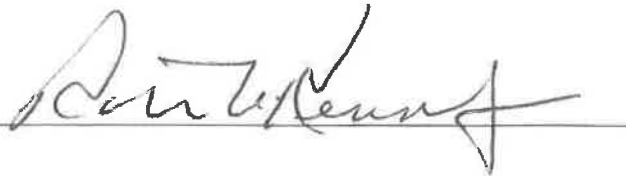
Contact person:

Owner: Mark & Marcia Werenko
636 Platt Rd.
Watertown, CT 06795

Person who prepared this summary notice:

Bob Kennedy, SafeHomes Inc.

Signature



Attachment B
Management Plan
Intact, Encapsulated, and Enclosed Surfaces

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. Surfaces painted with a liquid encapsulant will be monitored on a monthly basis for the first 6 months, and annually thereafter.

Actions must be implemented as follows:

- If any leaded surfaces become defective or the enclosure over a leaded surface has exposed the old leaded surface, the owner must make the surface lead safe by painting or re-enclosing the leaded surfaces to seal them.
- All actions must be done using lead-safe work practices.
- Any doors/trim identified as leaded that start to rub must be trimmed so they open and close without rubbing.
- Any exterior leaded surfaces that were enclosed in wood or pressure treated wood must be kept painted/sealed to prevent the surfaces from deteriorating. Note that exterior grade plywood will delaminate if it is not kept painted.

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.

Leaded Surfaces	Condition	Method	Side
Exterior			
Leaded Surfaces Window wells	Condition D	Method enclose	Side all
Hall by Bath 3			
Leaded Surfaces Ceiling	Condition I	Method managc	Side



Mark & Marcia Werenko
636 Platt Rd.
Watertown, CT 06795
Project # 153-PI-08

COST SUMMARY PAGE

WINDOWS \$ _____

WELL PUMP \$ _____

ELECTRICAL \$ _____

CARPENTRY \$ _____

LEAD PAINT MITIGATION/ABATEMENT \$ _____

TOTAL \$ _____

Mark & Marcia Werenko
636 Platt Rd.
Watertown, CT 06795
Project # 153-PI-08

PROPERTY OWNER VERIFICATION

I/we 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.

636 Platt Road, Watertown, CT 06795

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: Tues May 17, 2022 OWNER: Mark Werenko
Mark Werenko

DATE: Tues May 17, 2022 OWNER: Marcia Werenko
Marcia Werenko

Mark & Marcia Werenko
636 Platt Rd.
Watertown, CT 06795
Project # 153-PI-08

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:

636 Platt Road, Watertown, CT 06795

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):

☐ Black Americans

☐ Asian Pacific Americans

☐ Hispanic Americans

☐ Asian Indian Americans

☐ Native Americans

☐ 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: _____ Email: _____ CT Consumer
EIN or _____ Protection # _____

SSN#: _____ DUNS # _____ CAGE # _____

Date: _____ Print Name: _____

Signature: _____

Total Bid Amount: \$ _____

Amount Written: _____
(This information must be submitted in order to have your bid considered responsive)