

Subject Property: **41 Ridge Circle Mansfield CT 06268** Date: **10/2/2019**
Owner: **Harry Lavoie Jr** Owner Telephone: **(860)539-4997**

Pre-bid Walk-thru date: **10/15/2019** Time: **11:00 AM** (*G.C. must be present*)

Date of Bid Opening: **10/28/2019** Time: **10:00 AM**

Program Contact: **Mary Bromm** (860) 779-5355 or email: mbromm@killinglyct.gov
Mansfield Program Contact: **Jillene Woodmansee** (860) 429-3341 or email:
woodmanseejb@mansfieldct.gov
Rehab Specialist: **John Latour** (860) 932-2184 or email: jlatour@killinglyct.gov

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 on the basis of 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.

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 Woodmansee 4 S. Eagleville Road, 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)

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: _____

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				
<i>*(Base Bid must be as Specified)</i>			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 **41 Ridge Circle 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: 41 Ridge Circle Mansfield Date 10/15/2019 Time: 11:00 AM

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

CHANGES & NOTES:

BID OPENING ATTENDANCE RECORD

PROPERTY ADDRESS: 41 Ridge Circle, Mansfield, CT 06268

DATE: 10/28/2019

TIME: 10:00 AM

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: _____

WITNESSED BY: A) _____ B) _____

LOW BID: \$ _____ CONTRACTOR: _____

SPECS BY LOCATION/TRADE

9/26/2019

Pre-Bid Site Visit: 10/15/2019 10:00:00 AM
 Bidding Open Date: 10/15/2019 11:00:00 AM
 Bidding Close Date: 10/28/2019 10:00:00 AM
 Initial: _____

Case Number: PY18-002
 Project Manager: Jillene Woodmansee
 Phone: 860 429-3330

Address: 41 Ridge Circle **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**

1.0	CDBG RESIDENTIAL REHABILITATION STANDARDS - 2019	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 2019. Additional copies can be found online at <https://portal.ct.gov/DOH/DOH/Programs/Small-Cities>.

1.1	GREEN COMMUNITIES INITIATIVE-GEN REQS	1.00	DU	n/a	n/a
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This project shall follow 2011 Enterprise Green Communities (EGC) Criteria. The following requirements and other requirements described in specifications must be strictly adhered to: (MIDS's are required to be present

1. <http://www.greencommunitiesonline.org/tools/criteria/> The following requirements and other requirements described in specifications must be strictly adhered to:
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.

1.2	ENERGY CONSERVATION & WEATHERIZATION--GENERAL REQS.	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. www.energizect.org

Testing. - Diagnostic testing, such as blower door for building air leakage and duct blaster testing for forced air systems leakage is part of the rating.

All procedures used for this rating shall comply) with National Home Energy Rating System guidelines."

ENERGY STAR REFERENCES [All are "http://" sites.] www.energystar.gov HUD's "Energy Star for Grantees" presentation for workshops: www.hud.gov/offices/cpd/library/energy/energystargrantees.ppt www.rehabadvisor.pathnet.org/index.asp www.natresnet.org/programs/default.htm Very comprehensive technical stuff in English: www.buildingscience.com DOE Webpage for State Energy Codes: www.energycodes.gov EIA Webpage for Energy uses by State /Sou

All weatherization shall comply with the 1994 CABO Model Energy Code.

Guidance:

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

Insulation <http://sws.nrel.gov/spec/4>

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

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

Baseload <http://sws.nrel.gov/spec/3>

1.3	ENERGY STAR REQUIREMENTS	1.00	N/A	n/a	n/a
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ENERGY STAR REFERENCES www.energystar.gov HUD's "Energy Star for Grantees" presentation for workshops: www.hud.gov/offices/cpd/library/energy/energystargrantees.ppt www.rehabadvisor.pathnet.org/index.asp www.natresnet.org/programs/default.htm Very comprehensive technical stuff in English: www.buildingscience.com DOE Webpage for State Energy Codes: www.energycodes.gov EIA Webpage for Energy uses by State /Source/Sector:

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

www.eia.doe.gov/emeu/states/_states.html

1.4	HEALTH & SAFETY	1.00	N/A	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

2.02 Combustion Safety

2.03 Safety Devices

2.04 Moisture

2.05 Radon

2.06 Radon

2.07 Occupant Education & Access

1.5	RECYCLING & WASTE DISPOSAL MANAGEMENT--GENERAL REQS.	1.00	EA	n/a	n/a
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Recycling and Waste Management means using fewer materials and other resources, and using 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, and includes stakeholder input from states, industry and nongovernmental organizations. 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 Built 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 Food Management -focus on reducing food loss and waste and

3. Sustainable Packaging -increase the quantity and quality of materials recovered from municipal solid waste and develop critically important collection and processing infrastructure.

2.0	OWNER PARTICIPATION	1.00	AL	_____	_____
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I understand that even though program provides grants, it is my responsibility to review and approve of; Program Handbook, specifications; 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 within 30 days of receipt by program under a separate Escrow Agreement. Disbursement will be subject to my and program's 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.

9.0	ENVIRONMENTAL REHAB GENERAL REQUIREMENTS	1.00	N/A	n/a	n/a
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The HRP will facilitate assessment inspections if required for Lead Based Paint, Asbestos, and Radon.

9.4	MOLD MITIGATION --GENERAL REQS	1.00	N/A	n/a	n/a
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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

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.

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

General Information About Mold and Home Clean-Up:

Creating A Healthy Home: 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

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 – The Homeowners' Guide Canada Mortgage and Housing Corp.

http://www.schl.ca/en/co/maho/yohoyohe/momo/momo_005.cfm

10.0	OWNER ACCEPTS SCOPE OF WORK	1.00	DU	n/a	n/a
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The undersigned applicant(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 _____

x _____

Applicant	Date	Applicant	Date
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11.0	CONTRACTOR ACCEPTS SCOPE OF WORK	1.00	DU	n/a	n/a
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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" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.

x _____

Contractor	Date
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12.0	HOUSING REHAB PROGRAM ACCEPTS SCOPE OF WORK	1.00	DU	n/a	n/a
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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
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19	OWNER'S FINISH SELECTIONS	1.00	DU	n/a	n/a
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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.

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

28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS	1.00	GR	n/a	n/a
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This dwelling unit must have a ventilation system that meets ASHRAE 62.2 . See

<http://www.ashrae.org/technology/page/548> and

<http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/>

30	WALL NAMING PROTOCOLS	1.00	EA	n/a	n/a
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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.

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
31	CONSTRUCTION DEFINITIONS	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.				
32	SUBSTITUTION APPROVAL PROCESS	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.				
34	LINE ITEM BREAKDOWN	1.00	DU	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.				
35	VERIFY QUANTITIES/MEASUREMENTS	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.				
40	ALL PERMITS REQUIRED	22.00	EA	_____	_____
	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	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	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	PRE-CONSTRUCTION WALK-THRU	1.00	DU	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.				
55	WORK TIMES	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	JOB BEHAVIOR	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	NEW MATERIALS REQUIRED	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	WORKMANSHIP STANDARDS	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	CODES AND ORDINANCES	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	HOLD HARMLESS	1.00	GR	n/a	n/a

Address: 41 Ridge Circle

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

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	1 YEAR GENERAL WARRANTY	1.00	DU	n/a	n/a
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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.

Trade: 5 Demolition & Disposal

795	HAUL DEBRIS TO LANDFILL	10.00	LD		
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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.

Trade: 9 Environmental Rehab

9.2	ASBESTOS ABATEMENT--GENERAL REQS	1.00	EA	n/a	n/a
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Connecticut General Statutes

- Asbestos-Containing Materials - Chapter 368 Carcinogenic Substances 19a-329 thru 19a-333 CT Department of Public Health Regulations
- Standards for Asbestos Abatement - Chapter 368 Carcinogenic Substances: Section 19a-329 to Section(Microsoft Word)
- Licensing and Training Requirements for Persons Engaged in Asbestos Abatement and Asbestos Consultation Services - Chapter 400 Asbestos Contractor and Asbestos Consultants: Section 20-435 thru Section 20-442
- Asbestos-Containing Materials in Schools - Section 19a-333-1 to Section 19a-333-13 of RCSA
- Penalties - Section 19a-332e-1 to Section 19a-332e-2 of RCSA

U.S. Environmental Protection Agency Regulations

- Asbestos Hazard Emergency Response Act (AHERA) Federal Regulations EPA Asbestos
- All asbestos abatement contractors and asbestos consultants must be licensed by the CT DPH. For Licensing Requirements and Applications go to Ct Department of Public Health website
 Asbestos abatement workers and site supervisors must be certified by the CT DPH. For Certification Requirements and Applications go to Ct Department of Public Health website

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 marshall prior to installation.

8708	SMOKE DETECTOR-BATTERY OPERATED	1.00	EA		
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Install a UL approved, ceiling mounted, battery powered smoke and fire detector and battery. Lithium battery with 10 year warranty

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: 1,152

Ceiling/Floor SF: 720

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

865	RE-LEVEL PORCH-FOOTING--PIER	3.00	EA		
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Excavate a square, straight sided 4' deep hole below the frost line to solid bearing. Pour a 24" x24"x18"pier footing. Cast a rod to anchor pier. B side porch and correct entry storm door impact causes and areas of damage.

Address: 41 Ridge Circle

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 1,152

Ceiling/Floor SF: 720

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
Alternate proposals for addressing re-leveling will be considered.					
Trade: 10 Carpentry					
4216	FRAME FLAT ROOF-PITCHED	720.00	SF	_____	_____
After peeling back roofing at perimeter of building to accept a 2"x6" anchor plate, install 2"x4", pre-engineered trusses with at least a 4/12 pitch. Extend the chimney and plumbing vents, through a 1/2" plywood roofing deck. Lay a 215 lb. fiberglass/ asphalt roof with adequate gable vents, drip edge all along sheath gable ends, and install vinyl siding or aluminum flashing.					
Trade: 15 Roofing					
4400	ROOFING--GENERAL REQUIREMENTS	1.00	GR	n/a	n/a
Unless otherwise specified, all material shall match existing as closely as possible for material, style, color and method of installation. Seal all edges. Flash & caulk all adjoining surfaces & make weathertight. Replace all flashing, roofing accessories & nails using rust-resistant material. Install all roofs in one continuous operation. Protect the house contents at all times from exposure to the elements.					
4645	GUTTER/DOWNSPOUT--5" SEAMLESS	120.00	LF	_____	_____
Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.					
Trade: 16 Conservation					
4902	INSULATION--GENERAL REQUIREMENTS	1.00	GR	n/a	n/a
Install insulation to the specified R-value in accordance with the manufacturer's most recent direction.					
4912	ADD ALTERNATE-INSULATE FLOOR CAVITY-CLOSED CELL FOAM R-30	720.00	SF	n/a	n/a
Remove pre existing insulation and install closed cell polyurethane spray foam into the specified building floor cavity to the thickness specified. Moisture content of all components of the cavity must be less than 11% at the time of the application of the foam. The contractor must supply the Owner with the ASTM E84 test results or the ICC-ES "ES Report (www.icc-es.org) for the foam product being installed in advance of the installation so that the approved maximum thickness of each pass and total approved thickness is understood in advance of the installation. Note: Unit of measure is Board Foot which equals 1 Square Foot at 1 Inch of Thickness.					
4945	INSULATION--FLOOR R-19	720.00	SF	_____	_____
Install R-19, foil faced, roll, fiberglass insulation to floor. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.					
4957	SEAL AND INSULATE--CRAWL SPACE	720.00	SF	_____	_____
Install a 6 mil poly vapor barrier on ground in crawl space and up foundation walls to the top of the masonry leaving an inspection gap of 3 inches between the lowest wood component and the plastic. Fasten the plastic to the masonry wall with mechanical fasteners and large washers and seal the plastic to the masonry with Low VOC caulking rated to adhere plastic. Overlap seams in the plastic by 2 feet and seal the seams with fiberglass mesh tape and mastic. The end product will provide a water and air tight seal between the interior of the crawl space and the walls and floor of the crawl space and all penetrations including but not limited to those created by plumbing, electrical and HVAC equipment will be sealed tight. After the plastic vapor barrier has been inspected and approved by the Owner. Blower Door directed insulation and air sealing, pre & post cfm data required.					

Location Total: _____

Unit Total for 41 Ridge Circle, Unit Unit 01: _____

Address Grand Total for 41 Ridge Circle: _____

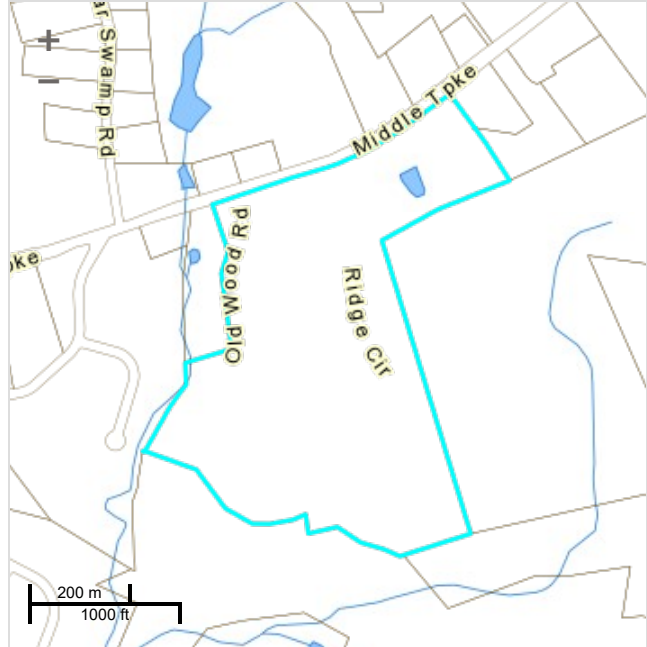
Bidder: _____



Town of Mansfield, Connecticut
Property Record Card

41 RIDGE CR

ID: **8.23.3** Account #: **8 23 3-040**



Owner: LAVOIE JR HARRY J
 Co-Owner:
 Address: 41 RIDGE CR
 MANSFIELD CT 06268

Assessment: Total: 20600, Assessed Value:
 Building: 20100 Land: 0 Yard: 500

Sales History

Grantor	Book / Page	Sale Date	Sale Price
LAVOIE JR HARRY J	7677/ 355	2014-10-15	22000
ANDERSEN EMILY E	4777/ 85	2002-06-27	16500
STONE BEATRICE S C/O	385/ 12	1997-04-09	17900



MainStreetGIS, LLC
www.mainstreetgis.com

Land Information

Land Area: 0 AC Zoning: (See Official Zoning Map)
 Land Use: 106 - Mobile Home
 Neighborhood: 55

Building Information

Style: Mobile Home
 Year Built: 1968
 Stories: 1
 Rooms: 4 Bedrooms: 02
 Baths: 1 Half Baths:
 Living Area: 720
 Finished Basement:
 Heat Fuel: Oil
 Heat Type: Forced Air
 AC Type: Central
 Roof Structure: Flat
 Roof Covering: Tar + Gravel
 Exterior Wall 1: Vinyl
 Exterior Wall 2:
 Interior Floor 1:
 Interior Floor 2: Vnl Linolium

Extra Features

Description	Area / Units	Assessment
Shed	90	500

Sub Areas

Description	Living Area	Gross Area
BAS - First Floor	720	720
WDK - Wood Deck	0	168
FEP - Enclosed Porch	0	240
FOP - Framed Open Porch	0	64