

## INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 2:00 P.M. on November 19, 2024.

TO: Town of Ledyard  
Mayor's Office  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

To be noted on the outside of the envelope:

DO NOT OPEN UNTIL 2:00 P.M. on November 19, 2024.

Project #072-PI-39  
Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard, CT 06339

Mandatory pre-bid conference  
November 12, 2024 at 9:00 A.M.  
43 Blacksmith Drive  
Ledyard, CT 06339

All interested contractors are required to attend. PPE required.

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: Perkins Home Improvement, LLC

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

## GENERAL CONDITIONS

OWNER: Lori Anne McCullough  
ADDRESS: 43 Blacksmith Drive  
Ledyard CT 06339

PROJECT: 072-PI-31

1. The Contractor, unless otherwise specified, shall provide all labor, materials, tools, equipment, and related items, and pay all necessary taxes, fees, and permits necessary to complete all of his work as detailed on the attached scope of work.
2. All rehabilitation, alterations, repairs, or extensions shall be in compliance with all applicable codes of the Municipality. All electrical, heating, and plumbing work shall comply with the rules and regulations of the National, State and Local Codes. Before commencing work, contractors and/or subcontractors shall obtain all necessary permits.
3. The Contractor certifies that he has familiarized himself with the requirements of the specifications and plans and understands the extent and character of the work to be done, and inspected the premises and given his full attention to any and all areas with which he might become specifically involved. He must familiarize himself with all conditions relating to and affecting his work and bid.
4. The selected Contractor must, prior to contract signing, supply the Town and the Owner with the original certificates of insurance for general liability, auto liability, and worker's compensation, as applicable. General liability insurance shall be a broad form contractual endorsement with minimum limits of one million (\$1,000,000.00) dollars per occurrence for bodily injury and five hundred thousand (\$500,000.00) dollars per occurrence for property damage. Auto Liability insurance shall cover hired and non-hired autos in accordance with State law. Workers' Compensation Insurance shall have a minimum limit of one hundred thousand (\$100,000.00) dollars for each accident. The Contractor shall indemnify and save harmless the Owner and the Town under these policies. The contractor shall name the Owner, the Town, and A&E Services Group, LLC as additional insured as their interests may appear on the General Liability Insurance.
5. 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.
6. The Contractor shall commence work under this contract prior to \_\_\_\_\_ and complete the work by\_\_\_\_\_.

7. 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.
8. 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.
9. All work shall be neat and accurate and done in a manner in accordance with customary trade practices.
10. All manufacturers' warranties are to be extended to the property Owner free and clear of all liens.
11. 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.
12. 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.
13. 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.
14. 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.

15. The Contractor shall reinstall any accessories removed while performing the work.
16. 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 without a fully executed change order may not be eligible for payment.
17. 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.
18. Working hours shall be Monday – Friday 7:30 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.
19. 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.
20. 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.
21. 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.

22. 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.
23. 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.
24. 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.
25. No officer, employee or member of the Governing Body of the Town shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
26. 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.
27. 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.

28. Bids shall contain prices for general categories of work and/or items as specified on the attached sheets. In the event of a discrepancy between prices listed in the specifications and those on the cost summary sheet, the prices listed on the specification for that section shall prevail. In the case of a mathematical error by the Contractor, the correct sum of the individual line items in the specifications (not in the cost summary) shall be the Contractor's bid.
29. All bids shall remain in effect for forty five (45) calendar days.
30. 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.
31. The specifications and drawings, if any, are complimentary. Work described in the specifications does not necessarily have to appear on the drawings, nor does work described on the drawings necessarily have to appear in the specifications. The Contractor is responsible for estimating all work whether described in the specifications, the drawings, or both. If there is a discrepancy between the drawings and the specifications, the specifications shall prevail. All work, whether described in the specifications, or the drawings is to be included in the bid summary sheet by appropriate line item. The contract will only be awarded to general Contractor's bidding on ALL line items.

**ATTACHMENT A**

**Notice of Cancellation**

«Date»

You may cancel this transaction without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within twenty days of the date of the cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to «Business\_Name» at «Contractor\_Address», «Contractor\_CityStateZip», not later than midnight of «Contract\_Cancel\_Date».

I hereby cancel this transaction.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

### **Project Meetings**

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

### **Product and Execution**

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

### **Removal of Debris and Site Maintenance**

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



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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 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. TCLP and lead clearance test results if required.

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**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 \_\_\_\_\_, CT as per contract signed on \_\_\_\_\_ for a period of ONE (1) YEAR from the date of the Certificate of Completion.

Signed  
Dated

**End of Section**

Lori Anne McCullough  
 43 Blacksmith Drive  
 Ledyard CT 06339  
 Project # 072-PI-31

## 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 windows as specified in opening as listed below.
2. Bedroom windows to be framed for egress access.

### Manufacturers

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

### Quality Assurance

1. Manufacturer Qualifications: Minimum ten (10) years producing vinyl (PVC) windows.
2. Source Limitations: Obtain window units from one manufacturer through a single source.
3. Provide window units independently tested and found to be in compliance with ANSI/AAMA/NWDA 101/I.S.2-97 and current A440-05 performance standards listed above.
4. Specified fenestration with the following characteristics:

<b>WINDOWS</b>			
<b>Climate Zone</b>	<b>U-Factor<sup>1</sup></b>	<b>SHGC<sup>2</sup></b>	
<b>Northern</b>	≤ 0.22	≥ 0.17	<b>Prescriptive</b>
	= 0.23	≥ 0.35	
	= 0.24		<b>Equivalent Energy Performance</b>
	= 0.25		
	= 0.26	≥ 0.40	

5. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority over the project.

Lori Anne McCullough  
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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.

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### **Project Meetings**

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2. The selected Contractor shall attend periodic job meetings during the course of construction, on site, as required.

### **Product and Execution**

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

### **Removal of Debris and Site Maintenance**

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

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**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 \_\_\_\_\_, CT as per contract signed on \_\_\_\_\_ for a period of ONE (1) YEAR from the date of the Certificate of Completion.

Signed  
Dated

**End of Section**

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 43 Blacksmith Drive  
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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 windows as specified in opening as listed below.
2. Bedroom windows to be framed for egress access.

### Manufacturers

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

### Quality Assurance

1. Manufacturer Qualifications: Minimum ten (10) years producing vinyl (PVC) windows.
2. Source Limitations: Obtain window units from one manufacturer through a single source.
3. Provide window units independently tested and found to be in compliance with ANSI/AAMA/NWDA 101/I.S.2-97 and current A440-05 performance standards listed above.
4. Specified fenestration with the following characteristics:

WINDOWS			
Climate Zone	U-Factor <sup>1</sup>	SHGC <sup>2</sup>	
Northern	≤ 0.22	≥ 0.17	Prescriptive
	= 0.23	≥ 0.35	Equivalent Energy Performance
	= 0.24		
	= 0.25	≥ 0.40	
	= 0.26		

5. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority over the project.

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6. Energy Star Rated- windows shall be Energy Star Certified.

#### **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.
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: Match existing grills.

#### **Installation**

1. Remove and dispose of existing windows and storms.
2. Replace any rotted exterior trim with like kind material.
3. Build out sills & casings on all windows with 2" nominal stock so as to extend beyond face of siding.
4. 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.
5. 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.



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Project # 072-PI-31

6. 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.
7. Apply full bead of caulking around perimeter of interior side of exterior window stops and sill. Set window into caulk bead and secure.

**Egress Framing**

1. Frame windows in each bedroom to egress code dimensions, utilizing existing rough opening widths. Trim out interior to match existing. Paint extension jambs and casings to match original.

**Location & Window Type:**

Living room A wall picture and 2 – double hung flankers.

Back right bedroom D wall 1 – double hung.

Front right bedroom A wall 1 – double hung.

Front center bedroom A wall 1 – double hung.

Note: Bedroom windows to be framed for egress access.

**End of Section**

Cost \$ 6,000.00

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## **DOORS**

### **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. Replace front entry door, lockset, and storm door.

### **Exterior Doors Manufacturer**

1. Therma-Tru Doors
2. Jeld-Wen Doors
3. Feather River Doors

### **Fiberglass Door Quality Standards**

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

Lori Anne McCullough  
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9. Hinges - Hinges shall be 4" x 4" x .098" Self-Aligning, Brushed Nickel finish.
10. Weather Stripping - Weather stripping shall be foam filled compression weather-stripping, Medium Reach., color Bronze.
11. Sweeps - Standard Unit Doors - Bottom Sweeps shall be Kerf Applied Single -Bulb Bottom Sweep, Color Bronze

**Entry Door**

1. Remove doors listed in intent above, including jambs, sill, trim, and any other material which would interfere with the installation of new door.
2. Contractor shall inspect condition of rough opening and framing and notify owner and program manager of any adverse conditions.
3. Install new door as per manufacturers installation instructions. Install door plumb, level, and square in rough opening. Shim between jambs and rough opening and fasten with appropriately sized fasteners for rigid installation.
4. Install low expansion insulation spray foam between rough opening and new door jamb filling all voids.
5. Install pine casings on interior of new doors to match existing. Glue all miters.
6. Provide and install new locksets and deadbolts as specified below. All locks shall keyed alike.
7. Apply one coat of latex primer to bare wood.
8. Apply two coats of semi-gloss latex paint to new doors and trim. Owner's choice of colors for the doors and trim.

Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

**Storm Door**

1. Remove and dispose of storm doors listed in intent above.
2. Provide and install storm doors equal to Larson Savannah Series or approved equal. Doors shall be equipped with retractable glass and screen panels. See door schedule.
3. Door shall be measured to fit existing openings. Swing to match existing door.
4. Door shall be installed plumb and square to fit tightly, operate freely and latch securely.
5. New door shall be equipped with external expander with soffit vinyl sweep at bottom. All hardware such as push-button latch, pneumatic door closer and hurricane chain are required. Glazing's to be in accordance with State and Local regulations.

**End of Section**

Cost \$ 1,600.00

Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

## VINYL SIDING

### 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 intent of the proposed work shall include but not limited to the following:

- 1 Install 3/8" backer board, double 4" vinyl siding on entire house. Install vented vinyl soffit material, aluminum coil stock on all exterior trim.

### References

1. ASTM D 635-Standard Method for Rate of Burning of Self Supporting Plastics in a Horizontal Position
2. ASTM D 638 - Standard Methods for Tensile Properties of Plastics.
3. ASTM D 648-Test Method for Deflection Temperature of Plastics under Flexural Load.
4. ASTM D 696-Standard Test Method for Coefficient of Linear Thermal Expansion of Plastic Between -30 degree C and 30 degrees C.
5. ASTM D 1435-Standard Practice Method for Outdoor Weathering of Plastics.
6. ASTM D 1929 - Standard Test Method for Ignition Properties of Plastics.
7. ASTM D 2843-Standard Test Method for Density of Smoke from Burning or Decomposition of Plastics.
8. ASTM D 3679 - Standard Specification for Rigid Poly Siding.
9. ASTM D 4101 - Standard Specification for Propylene Plastic Injection and Extrusion.
10. ASTM D 4216 - Standard Specification for Rigid Poly Compounds and Related Plastic Building Product Compounds.
11. ASTM D 4226 - Standard Test Methods for Impact Resistance of PVC Building Products.
12. ASTM D 4477 - Standard Specification for Rigid Poly Soffit.

Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

13. ASTM D 5206 - Standard Windload Resistance Test.
14. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
15. ASTM E 119 - Standard Test Methods for Fire Test of Building Construction and Materials.

### **Manufacturer**

1. Install one of the following manufacturers of siding:
  - a. Fairfield, .044, double 4" siding as manufactured by Style Crest Inc.
  - b. Carvedwood, .044, double 4" siding as manufactured by Mastic
  - c. Timberlake, .044 double 4" siding as manufactured by Kaykan
2. Install one of the following manufacturers of coil stock:
  - a. Alcoa, aluminum coil stock, minimum .019 thickness
3. Install one of the following manufacturers of soffit:
  - a. Mastic Soffit, Pro-Tech Plus triple 4 center vent.
  - b. CertainTeed / Wolverine Soffit, Universal triple 4 center vent

### **Accessories**

1. Install the following accessories for complete installation as required.
  - a. Aluminum starter strip
  - b. 3 ½" wide corner posts
  - c. Under sill
  - d. J-channel
  - e. Light block(s)
  - f. Sill cock / split blocks
  - g. Dryer/vent(s)
  - h. Gable vent(s)

### **Fasteners**

1. 2" minimum galvanized or corrosion resistant nail as recommended by manufacturer of siding products for the installation of the siding, soffit and ceiling material.
2. 1" – 1 ¼" color coated nails to match aluminum coil stock.

### **Caulking**

1. Provide 100 % silicone based caulking material. Caulking material shall be color matched to the material where being applied.

Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

### **Installation**

1. Install 3/8" backer board on all exterior wall surfaces of house. Cut material tight to openings.
2. Install double 4" clapboard style solid vinyl siding. Install all products in accordance to the latest printed installation instruction of the manufacturer.
3. All materials shall be installed true, plumb and square, in accordance to customary trade practices. Fasten siding panels by placing nail centered in nailing slot. Fasten siding every 16" on center. Drive nails straight leaving space between head of the nail and the panel to allow for expansion and contraction. Allow spacing at both ends of the panels and trim for expansion and contraction
4. Any item(s) that can be removed and remounted on new siding shall be removed and remounted. Any item(s) which cannot be removed shall be equipped with a split light block, such as water spigots. The siding contractor shall review the items with the Consultant that can and cannot be removed and remounted prior to commencing work.
5. Splice new siding around electrical conduit penetrating building.
6. Remove and dispose of wood soffit to create venting access. Install white triple 4" center vent soffit panels at soffits.
7. Remove gable vents and install plywood in openings as to prep for siding installation.

### **Aluminum Cladding**

1. Install aluminum coil stock over the following items including but not limited to, all exterior door and window casings, rakes, fascia, returns, trims, posts, and headers.
2. Coil stock shall be formed and fashioned to follow existing design and contour of material being covered.
3. Windows shall be trimmed with full sill coverage. 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 over lapping the side casings and cut with a 45 degree angle. Build out windows beyond siding depth.
4. Where any piece of coil stock is wider than 8" create a false bend to minimize cupping.

Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

**Cleaning:**

1. The contractor shall clean up the job site on a daily basis. All nails, screws, metal and vinyl scraps shall be raked, or swept from sidewalks and grass areas.
2. Upon completion of work the Contractor shall wipe clean the siding material of all finger prints smudges or other markings.

**End of Section**

Cost \$ 10,700.00



Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

## **ELECTRICAL**

### **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 smoke and CO detectors – 3 BR, 2 levels.
2. Replace front house entry exterior light fixture.

### **Smoke & Carbon Monoxide Detectors**

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

### **Light Fixture**

1. Replace front house entry exterior light fixture. Allow \$75.00 for fixture.

### **End of Section**

Cost \$ 2,000.00

Lori Anne McCullough  
43 Blacksmith Drive  
Ledyard CT 06339  
Project # 072-PI-31

**COST SUMMARY**

WINDOWS	\$ <u>6,000.00</u>
DOORS	\$ <u>2,000.00</u>
SIDING	\$ <u>10,700.00</u>
ELECTRICAL	\$ <u>2,000.00</u>
<b>TOTAL</b>	\$ <u>20,700.00</u>

**PROPERTY OWNER VERIFICATION**

I the undersigned Owner 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 located at:

*43 Blacksmith Drive, Ledyard CT 06339*

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:

10/20/24

OWNER:

Lori Anne McCullough  
Lori Anne McCullough

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:

43 Blacksmith Drive, Ledyard CT 06339

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: Perkins Home Improvement, LLC

Address: 269 Laurel Hill Avenue

Norwich, CT 06360

Phone: 860-823-7348 Email: elaine.perkins@snet.net CT Consumer Protection # \_\_\_\_\_

EIN-SS# 77-0627044

Date: 11/13/2024 Print Name: Maloyd Perkins

Signature: *Maloyd Perkins*

Total Bid Amount: \$ 20,700.00

Amount Written: Twenty Thousand Seven Hundred & 00/100

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