Job Specifications     AHC 4Q78

If you are interested in bidding on this job, contact Louis Gunn at 607-277-4500, ext. 224 or lgunn@ithacanhs.org.

March 10, 2020

Division 01 General Requirements:
1. The Contractor shall provide and pay for all permits, and shall meet all standard requirements for contractors, as described in a separate attachment. The Contractor shall have current certificates of Workers Compensation and Liability insurance on file with the facilitator before the start of any work. It is the Contractor’s responsibility that their subcontractors also carry Workers’ Comp. and Liability Insurance.
2. The Contractor will be responsible for setting up all appointments for inspections as required for the building permit or permits.
3. Contractor shall provide unless otherwise stated all materials and labor necessary to complete the work as specified.
4. All work shall be to accepted industry standards and meet all applicable codes.
5. Due to the disruptive nature of the proposed work to the occupants, contractor shall make every effort to expedite the project once it has started. Contractor shall complete all work in a timely manner.
6. Contractor shall remove any and all debris associated with this work from site and properly dispose of it in an approved landfill by the end of the job as regulated by 6 NYCRR Part 360. During work, all debris must be cleaned up and secured to provide site maintenance by the end of each day. Contractors must make every effort to secure work areas for safety and cleanliness at all times.
7. Final Cleaning;
   a. The property is to be left in as-found or better condition at the end of the job.
   b. No nails on grounds or in drives.
   c. All hard surfaces are to be left broom swept (exterior). Soil or planted areas (exterior) to have no visible paint chips. Interior surfaces to be HEPA vacuumed and soap/ water cleaned and mopped ready for lead dust clearance testing.
8. Smoking is prohibited on all homeowner’s premises. All smoking to be done beyond property lines.
9. The Homeowner shall:
   a. Provide access to water and electricity.
   b. Provide workable access to all portions of the unit requiring repair during normal business hours 8AM-5 PM, Monday - Friday.
   c. Pack and remove from work areas; all loose household items that they do not want the contractor to disturb and cover any furnishings with plastic to avoid dust.
   d. Homeowner shall be responsible for keeping children and pet out of the work area. They can track dirt and dust throughout the house. Pets shall be contained at all times, during work hours.
10. Only contracted workers are allowed in work areas; homeowners must keep out of work areas and not disturb work areas even at times when workers are not present, as in overnight and weekends.

Division 02 Existing Conditions
Stones & Floor
1. Remove all the flat stones that are on the basement floor. (Check with owner to see if he wants the stones)
2. Grade the dirt making it ready for a new 4” concrete floor.
3. Maintain the same ceiling height. Do not make it less than what it is now.

Division 03 Concrete
1. Install 10 gauge rolled wire mesh before the concrete is poured. Use 3500 lb. ready-mix concrete for the floor. Floor shall be 4” thick.
2. Power trowel the floor to a smooth finish.
3. Do not remove the slab under the furnace; pour up to and around it.

**Division 07 Thermal & Moisture Protection**

**Gutters**
1. Provide and install 5” aluminum seamless gutters on the front and back side of the home.
2. Provide and install all downspouts with kick out so the rain runoff is directed 4 feet away from the basement.
3. Hangers will be no more than 24” O.C. fasten to the rafter tails.

**Division 08 Windows, Doors, Openings**

**Doors**
1. Provide and install a Bilco door for the exterior basement steps.
2. Provide and install a 36” steel door for under the bilco door in the basement.
3. Steel door to have aluminum thresholds and weather-stripping, to include deadbolt and lockable entry hardware.
4. Shimming for all doors shall be maximum of 18” on center, opposing cedar shim shingles shall be used but may not exceed ¼” in space; solid plywood or board spacers shall be used.
5. Contractor shall be responsible for measuring and ordering doors.
6. New doors shall be installed to manufacturer’s specifications, plumb, square, and level and shall operate and lock freely.
7. Contractor shall provide and install all necessary extension jambs, and shall provide and install all trim to match existing; as is practical.

**Windows**
1. Provide and install 2 – 16” X 32” hopper basement windows.
2. Windows to be double pane, Energy Star-rated U.28 or lower, units with low-E glass, and fitted with full screens.
4. The Contractor shall be responsible for measuring and ordering window units and for verifying that existing openings are square and sound.
5. All new windows shall be installed to manufacturer's specifications, plumb, square, and level, and shall operate and lock freely.
6. Contractor shall provide and install all necessary extension jambs, and shall provide and install all trim on inside to match existing; as is practical.
7. Prime and paint all related trim that is unfinished, disturbed or in poor condition.
8. Caulk and seal around all windows with paintable caulk before installing trim inside and out. Use Low/No VOC caulk.

**Division 09 Finishes**
1. Provide and install all new trim lumber for the exterior around the windows, prime all sides before installing. Use Low/No VOC paint. **Do not use pressure-treated lumber.**
Division 22 Plumbing and Mechanical

**Washer & dryer**
1. Provide and install all the drain line and hot and cold water lines.
2. Provide and Install a 4” drainpipe for a floor drain and for under the floor of the basement to the road ditch. Contractor shall be responsible for regrading (one time) after settling of the drain line ditch.
3. Provide and install rigid metal pipe for the dryer vent, from the back of the dryer to exterior with an all metal hood and back flow flapper
4. Provide and install 40-gallon gas water heater. 6 year A.O. Smith Signature, item# 962545 model# G6-S404NVR available at Lowes. (or equal)

Division 26 Electrical
1. Replace the outlet by the kitchen sink with a 20 amp GFCI outlet.
2. Provide and install the wire, outlets, boxes, covers and breakers for the washer and dryer hook – ups