

CITY OF BURLINGTON
RED STONE COTTAGE RESTORATION, REQUEST FOR PROPOSAL

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| Date of Issuance: | February 17, 2022 |
| Issued by: | City of Burlington Parks, Recreation and Waterfront Department |
| Site Visit: | (Non-Mandatory) February 24, 12:30 PM, 311 North Ave., Burlington VT |
| (Building will also be open 10:00-12:00 Tuesdays and Thursday during the bid period by appointment. Call Olivia Wolf at 802-598-0142 to make an appointment. | |
| Questions Due: | March 1, 2:00 PM |
| Answers Posted: | March 3, 2022 5:00 PM |
| Proposal Due Date: | March 15, 2:00 PM |
| Point of Contact for Technical Questions: | Jay White, Architect 86 St. Paul Street, Suite 313, Burlington, Vermont 05401 802-793-1850 jaywhitevt@gmail.com |
| Point of Contact for City, Bidding and Contracting Questions: | Chris Beaudry, Burlington Parks Recreation and Waterfront 645 Pine Street, Burlington, Vermont 05401 802-316-2768 cbeaudry@burlingtonvt.gov |

1. PROJECT BACKGROUND

In 2016, the City purchased Kieslich Park at 311 North Avenue to provide conservation lands next to what would be, at the time, Vermont's largest development at Cambrian Rise. The land included the historic Red Stone Cottage. The building houses the Burlington Parks, Recreation and Waterfront's Conservation division and once the building is open and accessible to the public it will provide an information and education hub for our community.

We envision seniors next door at Juniper House (Cathedral Square) volunteering as docents, reading by the fire, and enjoying education programs. Youth at Laurentide (Champlain Housing Trust) swinging by after school to access the computers for schoolwork, engaging in conversation with the seniors, and taking part in after-school programming. Visitors to the area picking up a map of Burlington's trails, using the public restroom, and exploring the Poetry Walk. Residents of all ages enjoying programming, checking out natural resource books, and meeting friends on site. Our Conservation team coordinating all of it through onsite offices that provide them connection to the community, connection to each other, and connection to the land.

We hope you are inspired by our plans for the Red Stone Cottage and are ready to help us breathe new life into the historic building.

2. SCOPE OF WORK

The building has three parts: the Stone Cottage (built in 1907); the West Wing (built in 1985 as part of its expansion into use as a group home) and the Link (also built in 1985 as part of the west wing and connecting it to the historic cottage). Total area of renovated space (basement and two floors) is 4110 sf.

The primary focus of the work will be the restoration of the two-story stone cottage to create office space for the Burlington Parks Recreation and Waterfront (BPRW) staff on the second floor and public research and educational space, and a restroom on the first floor of the stone cottage. Very few walls will be built or removed. Historic ceilings, interior floors and most windows are in good condition and will need mostly cosmetic finishes. All of the building will get a new roof installed over the existing roof sheathing: asphalt shingles on the West Wing, a rubber roof on the Link and wood shingles on the stone cottage.

Former group home bedrooms and some bathrooms will be removed. The remaining open space will be converted into a public meeting space with a kitchenette and a second restroom on the first floor. Tool storage and electrical tool recharging space, a shower and restroom for BPRW staff will be provided in the basement.

The first floor and roof of the existing Link will be completely removed and be replaced with a narrower, all-glass link that will allow restoring the western porch to be more open while still connecting the west wing to the historic stone cottage. The basement of the Link will retain its full width and a new roof garden will be built at the porch level on the south side of the glass link. The Link will have clear insulated glass set in black metal framing, floor to ceiling, on both the north and south sides. It will have a visually flat roof detailed to tuck under the existing eaves of the stone cottage and the west wing.

Exterior work includes the burial of new electrical service lines, a new accessible path to the north verandas, a new wood shingle roof over the stone cottage and gable ends a new asphalt shingle roof over the West Wing.

Since the building is already sprinklered, it is not necessary to repair the failing wood fire escape now behind the building as a second emergency exit for office use. Its demolition is part of this work. Some modifications to the existing sprinkler system will be required including all new heads and new dry system pipes into the attic and over the porches.

There will be two gas fireplace inserts installed in existing fireplaces. A heat pump system will be installed. Some of the existing baseboard hydronic heating systems will be retained to heat bathrooms, the shower room and the link with new Runtal radiators. The existing water heater and boiler will also be retained to provide heat in these areas.

Refer to: Red Stone Cottage Restoration Specifications, and

Red Stone Cottage Restoration Drawings for detailed Scope of Work.

3. PROJECT SCHEDULE and PHASING REQUIREMENTS:

BPRW staff currently use office space and will consolidate their other functions on the upper floor of the west wing. It is necessary that they continue to have space to work in the building throughout construction; their offices will move into renovated space in the stone cottage prior to the contractor beginning renovation work on the interior of the upper floor of the west wing.

To be able to accommodate this transition in a logical and non-disruptive manner, the work will be completed in two phases. The scope of work in each phase is listed below. The owner intends to have all work completed by one general contractor (with sub-contractors where appropriate) in one continuous construction period estimated to be between 5 and 6 months long. Contractors are asked to list their preferred dates starting and completing each phase on the bid form. The owner is assuming work will begin on-site on or before May 1, 2022 and would like to have all of it completed on or before November 1, 2022. Later dates will be considered if deemed in the best interest of the Owner.

PHASE 1:

Work Area #1: All site work, including underground power and new accessible path to the north side of the stone cottage.

Work Area #2: All general contractor interior on the first and second floors of the stone cottage and link and exterior work in all areas.

Work Area #3: Upgrades to lighting and power in the stone cottage.

Upon completion of Work areas 1, 2 and 3 the Owner will move into their newly renovated office and visitor space in the link and stone cottage. The west wing will then immediately be turned over to the contractor to begin renovations in the west wing.

PHASE 2:

Work area #4: All interior work on the upper floor of the west wing, including kitchenette, plumbing modifications, heat pump mini-split system, and sprinkler upgrades.

Work area #5: All interior work on the lower floor of the west wing including installation on the new windows and overhead door plus one new window and four storm windows in the basement of the stone cottage.

Work area #6: Install heat pump mini-split heating and air conditioning in the stone cottage.

4. BUILDING ACCESS:

The building is at 311 North Avenue in Burlington and is open every Tuesday and Thursday from 10:00 – 12:00 during the bid process by appointment made by calling Olivia Wolf at (802) 598-0142.

5. RESPONSE FORMAT

Contractors are encouraged to be concise. All proposals must include, but are not limited to the following:

1. Letter of Transmittal and two (2) copies of the proposal (preferably double-sided) if sent through the mail. If sent electronically (preferred), all documents shall be in pdf format.
2. Completed Contractor Proposal Form including price and estimated dates of completion for each item, and signature by an authorized representative for the firm.
3. A brief description of your firm's history and experience with occupied renovations. If your firm intends to partner with another company, also provide pertinent information on the sub-consultant.
4. A work history of up to three (3) related projects showing for each:
 - a. Name, address and phone number for each client.
 - b. Brief project description.
 - c. Statement as to whether the project was completed on time and within budget.
5. Location of the office from which the management of the project will take place, and include the name of all personnel to work on this project.

6. CONTRACTOR SELECTION

A. Criteria: Proposals shall be evaluated based on the criteria listed below:

1. Past performance record and relevant experience;
2. Approach to project to complete in the timeline;
3. Quality of work, timeliness and experience; and
4. Financial responsibility of the firm.*

Each General Contractor shall respond to evaluation criteria items 1 through 4 in a concise and easily identifiable manner. Information shall be utilized in the final selection decision.

*The firm must agree to carry professional liability insurance including errors and omissions in an amount not less than \$1,000,000. (See additional insurance requirements in Exhibit E: Burlington Standard Contract Conditions.)

B. Evaluation Criteria Assigned Weight:

1. Total Bid Price 50%
2. Qualifications 25%
3. Ability to Meet Owner's Preferred Schedule 25%

TOTAL WEIGHT 100%

Proposals will be reviewed and evaluated by City staff and the Architect based on the information provided. Additional information may be requested prior to final selection.

No proposal will be considered accepted until all necessary City authorizations, including those required by Board of Finance and City Council if necessary, have been received and an agreement is executed by both parties.

7. DEADLINE FOR RECEIPT OF PROPOSALS

All proposals in response to this Request for Proposals (RFP) must be received no later than 2:00 p.m. on the above due date. The proposal shall be marked "Red Stone Cottage Restoration". Late proposals will not be accepted under any circumstances. Electronic proposals are preferred as long as they are received by the point of contact by the required deadline. It is the responsibility of the entity submitting replies and proposals to ensure that the point of contact has received a completed proposal by the required deadline.

8. ANSWERS TO QUESTIONS AND REVISIONS TO REQUEST FOR PROPOSAL

Any revisions, addendums and answers to questions received by the question deadline will be sent to consultants who directly received this proposal via email. In addition, revisions will be posted on the City's RFP web page <http://burlingtonvt.gov/RFP/>. It is advised that consultants sign up for the GovDelivery notification so that they will be notified of any changes to the RFP page.

9. EXHIBITS

- A. Exhibit A: Red Stone Cottage Restoration Specifications
- B. Exhibit B: Red Stone Cottage Combined Restoration Drawings
- C. Exhibit C: Contractor Proposal Form: Red Stone Cottage
- D. Exhibit D: City of Burlington Draft Construction Contract
- E. Exhibit E: Burlington Standard Contract Conditions
- F. Exhibit F: Burlington Livable Wage Ordinance Certification
- G. Exhibit G: Burlington Outsourcing Ordinance Certification
- H. Exhibit H: Burlington Union Deterrence Ordinance Certification
- I. Exhibit I: Prequalification of Contractors Application – City of Burlington

For City of Burlington, prequalification shall be submitted by interested Bidders a minimum of 5 days before the Bid Due Date unless they are already qualified with the City of Burlington under a prior project.

A Prequalification Application is included with these Bid Documents. Please contact the Parks Facilities Manager and project manager, Chris Beaudry, with any questions at 802-316-2768 or cbeaudry@burlingtonvt.gov

- J. Exhibit J: Construction Cost Estimate prepared 5/17/2021

Bid documents include this main body of the request for proposals and all exhibits.

10. CONTRACTING

The contractor must qualify as an independent contractor and, prior to being awarded a contract, must apply for registration with the Vermont Secretary of State's Office to do business in the State of Vermont, if not already so registered. The registration form may be obtained from the Vermont Secretary of State, 128 State Street, Montpelier, VT 05633-1101, PH: 802-828-2363, Toll-free: 800-

439-8683; Vermont Relay Service – 711; web site: <https://www.sec.state.vt.us/>. The contract will not be executed until the consultant is registered with the Secretary of State's Office.

Prior to beginning any work, the consultant shall obtain Insurance Coverage in accordance with the Burlington Standard Contract Conditions (Exhibit E in this RFP). The certificate of insurance coverage shall be documented on forms acceptable to the City.

11. AGREEMENT REQUIREMENTS

The selected consultant will be required to execute a contract with the City on the terms and conditions required by the City, including but not limited to those in the Burlington Contract Conditions (Exhibit E) and the attached Draft Agreement.

12. LIMITATIONS OF LIABILITY

The City assumes no responsibility or liability for the response to this Request for Proposals.

13. COSTS ASSOCIATED WITH PROPOSAL

Any costs incurred by any person or entity in preparing, submitting, or presenting a proposal are the sole responsibility of that person or entity, including any requests for additional information or interviews. The City will not reimburse any person or entity for any costs incurred prior to the issuance of the contract.

14. INDEMNIFICATION

Any party responding to this Request for Proposals is acting in an independent capacity and not as an officer or employee of the City. Any party responding to this Request for Proposals will be required to indemnify, defend, and hold harmless the City, its officers, and employees from all liability and any claims, suits, expenses, losses, judgments, and damages arising as a result of the responding party's acts and/or omissions in or related to the response.

15. REJECTION OF PROPOSALS

The City reserves the right to reject any or all proposals, to negotiate with one or more parties, or to award the contract to the proposal the City deems will meet its best interests, even if that proposal is not the lowest bid. The City reserves the right to re-advertise for additional proposals and to extend the deadline for submission of the proposals. This Request for Proposals in no way obligates the City to award a contract.

16. OWNERSHIP OF DOCUMENTS

Any materials submitted to the City in response to this Request for Proposals shall become the property of the City unless another arrangement is made by written agreement between the City and the responding party. The responding party may retain copies of the original documents.

17. DUTY TO INFORM CITY OF BID DOCUMENT ERRORS

If a bidder knows, suspects, or has reasonable cause to believe, that an error or omission exists in any bid documents, including but not limited to unit prices and rate calculations, the bidder shall immediately give the City written notice thereof. Contractor shall not cause or permit any work to be conducted that may related to the error or omission without first receiving written acknowledgment from the City that City representatives understand the possible error or omission and have approved the requested modifications to the bid or contract documents or that the contractor

may proceed without any modification being made to the bid or contract documents.

18. PUBLIC RECORDS

Any and all records submitted to the City, whether electronic, paper, or otherwise recorded, are subject to the Vermont Public Records Act. The determination of how those records must be handled is solely within the purview of City. All records the responding party considers to be trade secrets, as that term is defined by subsection 317(c)(9) of the Vermont Public Records Act, or that the responding party otherwise seeks to have the City consider as exempt must be identified clearly and specifically at the time of submission. It is not sufficient to merely state generally that a proposal is proprietary, contains a trade secret, or is otherwise exempt. Particular records, pages, and sections which are believed to be exempt must be specifically identified as such and must be separated from other records with a convincing explanation and rationale sufficient to justify each exemption from release consistent with Section 317 of Title 1 of the Vermont Statutes Annotated.

19. PUBLIC HEALTH EMERGENCIES

Bidders are advised that public health emergencies, as declared by the City, the State of Vermont, or the Federal Government may introduce significant uncertainty into the project, including disruption of timelines or revised practices. Contractors shall consider public health emergencies as they develop project schedules and advance the work.

The City may require a public health emergency plan be submitted as part of the bid. This plan will contain:

- 1) Measures to manage risk and ensure that potential impacts to safety and mobility are mitigated in accordance with health and safety standards and guidelines proposed by local, state, and federal agencies (see attached Draft Contract, Sections 15)
- 2) A schedule for possible updates to the plan in advance of the start of work (see attached Draft Contract, Section 15); and
- 3) Means to adjust the schedule and sequence of work should the emergency change in nature or duration.

The City will have sole discretion to approve, deny, or require changes to this plan as a condition of consideration of the bid, will retain the right to inspect all work to ensure compliance with health and safety standards, and may at any time require the contractor to stop work because of the emergency.

If a public health emergency is declared, the City will not be responsible for any delays related to the sequence of operations or any expenses or losses incurred as a result of any delays. Any delays related to public emergencies will be excusable, but will not be compensable.

Exhibit A:
Red Stone Cottage Restoration Specifications

JAY WHITE, ARCHITECT, PLC

86 ST. PAUL STREET, SUITE 313, BURLINGTON, VERMONT 05401
Phone: (802) 793-1850 Email: jaywhitevt@gmail.com

RED STONE COTTAGE
Restoration Specifications
311 North Avenue, Burlington, Vermont



View of Red Stone Cottage from southwest, c. 1907



View of Red Stone Cottage from northeast, c. 1907

Prepared for
City of Burlington
Parks, Recreation and Waterfront

February 15, 2022

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Division 1: Summary of Work and General Conditions

A. SUMMARY OF WORK

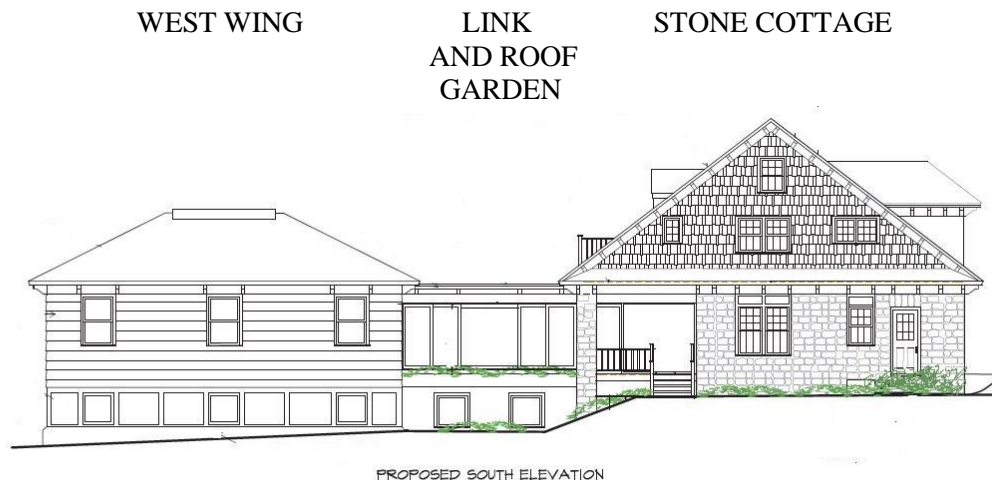
The City of Burlington, Vermont is requesting bids for restoration construction work at their historic **Red Stone Cottage** at 311 North Avenue in Burlington, Vermont for use as office space and a visitor center.

The building has three parts: the **stone cottage** (built in 1907); the **west wing** (built in 1985 as part of its expansion into use as a group home) and the **link** (also built in 1985 as part of the west wing and connecting it to the historic cottage). Total area of renovated space (basement and two floors) is 4110 sf.

The primary focus of the work will be the restoration of the two story **stone cottage** to create office space for the Burlington Parks Recreation and Waterfront staff on the second floor and public research and educational space, and a restroom on the first floor of the **stone cottage**. Very few walls will be built or removed. Historic ceilings, floors and windows are in good condition and will need mostly cosmetic finishes. All of the building will get a new roof installed over the existing roof sheathing: asphalt shingles on the west wing, a rubber roof on the link and wood shingles on the stone cottage.

Former bedrooms in the **west wing** will be removed and the remaining opens space will be converted into a public meeting space with a kitchenette and a second restroom on the first floor. Tool storage and electrical tool recharging space, a shower and restroom for BPRW staff will be provided in the basement.

The first floor of the existing **link** will be completely removed and be replaced with a narrower, all-glass link that will allow restoring the western porch to be more open while still connecting the west wing to the historic cottage. The basement of the link will remain its full width and a new **roof garden** will be built at the porch level on the south side of the glass link. The **link** will have clear insulated glass set in black metal framing, floor to ceiling, on both the north and south sides. It will have a visually flat roof detailed to tuck under the existing eaves of the stone cottage and the west wing.



Exterior work includes burial of new electrical service lines, a new accessible path to the north verandas, new wood shingled roof over the historic cottage and gable ends a new asphalt shingle roof over the west wing and reconstruction of one stone entrance pier by North Avenue to match the existing one remaining.

Since the building is already sprinklered, it is not necessary to repair the failing wood fire escape now behind the building as a second emergency exit for office use. Its demolition is part of this work. Some modifications to the existing sprinkler system will be required including all new heads and new dry system pipes into the attic and over the porches.

Universal Accessibility

Universal accessibility to the building will be achieved by raising part of the grade on the east side of the cottage so we can build an accessible path using permeable pavers across the lawn. This path will be at a slope less than 1:20 so it will not need to have any handrails. The new path will lead to the north side of the building where it can provide universal access to both historic porches which are level with the first floor.

The northwest porch will be restored to be open to the weather but covered as it was originally, as seen here.



The entire first floor will be fully accessible including the public meeting room and restroom in the west wing, and public education and research area, restroom and one office on the first floor of the stone cottage. The second floor office area is not required by ADA or Vermont to have elevator access because it is less than 1000 sf, but one office will be included on the first floor of the cottage that can be used for staff or interns needing wheelchair access.

Construction Materials

The exterior and interior of the historic cottage will be restored using organic materials with sensitive adaptations for its new functions. The stone cottage retains excellent painted wood ceilings and wainscot, with natural finish wood floors – all of which will be restored. The new stairway will also have natural wood treads and risers. The new design will reopen both historic porches that were enclosed with the building became a group home in 1985.



During our research we learned that in addition to the fireplace that is so visible and prominent in the living room, there is also a second fireplace above it that was completely covered with sheetrock in the conversion of the second floor to create more group home bedrooms. This design will restore both fireplaces, but provide traditional-flame gas inserts. These can be used with a remote controlled switch to add heat to take the chill off or without heat to create an ambiance to enhance the all wood interior of an historic stone cottage.



The historic west verandah floor will be rebuilt using cedar 1” thick edge grain fir floor boards. There are signs of rot, so we have included in the estimated the cost the construction necessary to provide new porch framing and floor boards. Its historic porch will retained its historic wood ceiling where it still exists and where it is in good condition on the north side of it; the rest will have a new stained board ceiling to match it.



Electrical Requirements and New Heat Pump System

The electrical service is now on two utility poles -- one has electrical power and the other for telecommunications and/or CATV service. These will be combined to occupy one shared pole and the second pole will be removed when converting to an underground service. A shared trench will be used with separate conduits for each service. Consult with the Burlington Electrical Department on this work.

The electrical service size is 120/240 volt, single phase, serving a 150 amp main panel located in the basement. There appears to be a modification to the original service when the back addition (a.k.a. west wing) was constructed in 1985. It looks like a new service disconnect was installed so that the main service feed could be tapped in order to add a new 150 amp sub-panel to the addition. The original panel likely did not have the space capacity to add a circuit breaker for this sub-panel and the new disconnect and tap was a way to accommodate this new panel.

The main panel will be replaced with a new 200 amp rated panel with adequate circuiting capacity for transfer of the existing circuits plus any new required for the renovation work. The existing sub-panel in the west wing basement will be removed entirely due to wall demolition, and a new 100 amp sub-panel can be added as part of the new wing renovation work. Another new 100 amp sub-panel is recommended to serve the second floor renovation work in the main building.

A new electric mini-split heat pump system is planned to accommodate modifications in the west wing and in the historic cottage for heating and cooling the larger rooms. The existing hydronic baseboard heating system will be retained in the bathrooms and glass link.

Mechanical and Plumbing Requirements

Bathrooms in the new design are located so that the existing toilets will not need to be moved. The toilets are in good condition and meet ADA standards and will be reused in place. This saves significant cost in a renovation.

The sprinkler system will be extended to include the attic and the exterior porches. In doing so, it will be converted to a dry system, since the attic will not be heated. It will also be recertified and will need new heads. Most of the main lines will remain exposed and where they are now. Some heads will be removed and existing lines simplified and capped off where redundant lines are removed since the group home’s bedrooms will be removed. Those areas will become open office areas and a public meeting space which will not require as many sprinkler heads.

Construction Cost Estimate

Patrick Redden with **Upland Construction** assisted with estimating the proposed restoration construction cost. Since these are public documents, the complete cost estimate is provided in Appendix B. Bidders should rely on their own take-offs and itemized pricing. The construction cost is estimated to be between \$419,324 and \$474,996. Owner has secured funding up to \$550,000.

B. HOW TO OBTAIN BID DOCUMENTS:

Bid Documents are available from the Owner in an electronic format at no charge at <https://www.burlingtonvt.gov/rfp>. Electronic versions of the Restoration Construction Specifications and Restoration Construction Drawings are also available at no charge from the architect by sending a request for these two documents to jaywhitevt@gmail.com.

Bid Documents include:

Bid documents include this main body of the request for proposals and all exhibits:

- Exhibit A: Red Stone Cottage Restoration Construction Specifications
- Exhibit B: Red Stone Cottage Restoration Construction Drawings
- Exhibit C: Contractor Proposal Form: Red Stone Cottage
- Exhibit D: Draft Contract
- Exhibit E: Burlington Standard Contract Conditions
- Exhibit F: Burlington Livable Wage Ordinance Certification
- Exhibit G: Burlington Outsourcing Ordinance Certification
- Exhibit H: Burlington Union Deterrence Ordinance Certification
- Exhibit I: Prequalification of Contractors Application – City of Burlington
- Exhibit J: Construction Cost Estimate prepared 5/17/2021.

C. PROJECT SCHEDULE and PHASING REQUIREMENTS:

Burlington Parks Recreation & Waterfront currently uses office space and consolidate their other functions on the upper floor of the west wing. It is necessary that they continue to have space to work in the building throughout construction; their offices will move into renovated space in the stone cottage prior to the contractor beginning renovation work on the interior of the upper floor of the west wing.

To be able to accommodate this transition a logical and non-disruptive manner, the work will be completed in two phases. Scope of work in each phase is listed below. The owner intends to have all work completed by one general contractor (with sub-contractors where appropriate) in one continuous construction period estimated to be between 5 and 6 months long. Contractors are asked to list their preferred dates starting and completing each phase on the bid form. The owner is assuming work will begin on site on or before May 1, 2022 and would like to have all of it completed on or before November 1, 2022. Later dates will be considered if deemed in the best interest of the Owner.

PHASE 1:

Work Area #1: All site work, including underground power and new accessible path to the north side of the stone cottage.

Work Area #2: All general contractor interior on the first and second floors of the stone cottage and link and exterior work in all areas.

Work Area #3: Upgrades to lighting and power in the stone cottage.

Upon completion of Work areas 1, 2 and 3 the Owner will move into their newly renovated office and visitor space in the link and stone cottage. The west wing will then immediately be turned over to the contractor to begin renovations in the west wing.

PHASE 2:

Work area #4: All interior work on the upper floor of the west wing, including kitchenette, plumbing modifications, heat pump mini-split system, and sprinkler upgrades.

Work area #5: All interior work on the lower floor of the west wing including installation on the new windows and overhead door plus one new window and four storm windows in the basement of the stone cottage.

Work area #6: Install heat pump mini-split heating and air conditioning in the stone cottage.

D. BUILDING ACCESS:

The building is at 311 North Avenue in Burlington and is also open every Tuesday and Thursday from 10:00 – 12:00 during the bid process by appointment made by calling **Olivia Wolf at (802) 598-0142.**

E. BIDDING REQUIREMENTS:

Bidders must use the Contractor Proposals Form listed as Exhibit C in the bid package. Bid should be email to Chris Beaudry at cbeaudry@burlingtonvt.gov

All bidders must notify the architect of their intention to bid the project by sending an email to jaywhitevt@gmail.com. Sub-contractors must bid through a general contractor. A list of potential bidders will be provided one week before the end of the bid period.

F. GENERAL CONSTRUCTION REQUIREMENTS

1. The General Contractor shall pay for and maintain a portable toilet for use by all workers on the job site.
2. The Owner (City of Burlington) will or has already obtained a Zoning Permit and Construction Permit. The sub-contractors for electrical, plumbing and sprinkler work will be required to obtain their own permits from the City of Burlington for those trades prior to construction of those same trades.

G. CONSTRUCTION PERIOD SUBMITTALS

1. Within 15 days of the date established for “Notice to Proceed,” submit a comprehensive progress schedule indicating a time-bar for each significant category of work to be performed. Arrange schedule to indicate required sequencing and to show time allowances for submittals, inspections and similar time margins. Show submittal dates or prepare a separate coordinated listing of critical submittal dates.
2. Conduct progress and coordination meetings weekly or as mutually agreed upon, to be attended by representatives of the City, Architect and Contractor. The Architect will record and distribute minutes of the meetings by email to the Architect, Owner’s Representative, and Contractor.

3. Prepare a schedule of values to show breakdown of Contract Sum corresponding with payment request breakdown and progress schedule line items. Show dollar value and percent of total for each unit of work scheduled. Submit not less than 7 days prior to first payment request. Revise each time the schedule is affected by Change Order or other revisions.
4. Submit a payment request each calendar month. Use AIA Form G702, fully completed and executed. Prior to initial request for payment, submit the schedule of values, a list of principal subcontractors and suppliers, the progress schedule and copies of building permits and similar start-up authorization.
5. Shop Drawings and Product Data:
 - a. Coordinate submittal of shop drawings with the progress schedule and actual work progress. Allow one week for the Architect/Engineer's review.
 - b. Initial Submittal to General Contractor: Sub Contractors shall submit drawings and specifications to the General Contractor, for his/her approval prior to submitting to the Architect. General Contractor will submit to architect only when Contractor is satisfied that the submittal indicates what the Contractor thinks is required. Contractor's review and approval shall precede Architect's review and approval.
 - c. Final Submittal to Architect: After approval, submit PDF drawings and data sheets by email to jaywhitevt@gmail.com if drawings or cut sheets are 11x17 or smaller when printed full size. For larger drawings, submit 2 copies of printed drawings to Jay White, Architect, PLC, 86 St. Paul Street, Suite 313, Burlington, Vermont 05401.
 - d. Submit samples of:
 - Porch floor boards with specified finish and edge treatment.
 - Porch ceiling boards with specified finish and edge treatment. (Intent is to match existing.)
 - Wood roof shingles for historic cottage.
 - Asphalt roof shingles for west wing.
 - Red stones and mortar match of color and texture for repair of exterior walls.
 - Pervious concrete pavers for the new walkway from the driveway to the north porches.
 - Paint colors of wood trim on historic cottage.
 - Paint color of siding on west wing.
 - Interior paint colors for all areas.
 - e. Submit shop drawings for:
 - New window and window hardware at the second floor to match existing Harvey bronze windows on the second floor.
 - Glass and black anodized aluminum sliding doors and fixed glass panels at the link.
 - All interior and exterior equipment for the new heat pump system.
 - New doors and hardware, including schedule to match architect's schedule in the specifications.
 - Sprinkler modifications final design, prepared by Vermont licensed sprinkler designer.
 - Copy of Sprinkler modifications permit.
 - Cut sheets for light fixtures.
 - Cut sheets for bathroom accessories.
 - Balcony railings.
 - Cut sheets and installation instructions for fireplace inserts, including locations of gas and power requirements.

6. Submit one set of samples. Provide 3 or more samples in each set where variations in color, pattern or texture are observable; show average condition and extreme range of variations. Submit full documentation with each set. Sample submittals are for Architect/Engineer's observation of color, texture, pattern and "kind." Maintain returned set at project site for purposes of quality control comparisons.

7. The Architect will send an email regarding each submittal that will indicate: "APPROVED AS SUBMITTED", "APPROVED AS NOTED", or "REVISE AND RESUBMIT". Do not proceed with orders until approval is noted.

H. PRODUCTS AND SUBSTITUTIONS

1. To the fullest extent possible, provide products of the same generic kind, from a single source, for each unit of work. Where it is not possible to do so, match separate procurements as closely as possible. To the extent that the product selection process is under the Contractor's control, provide products that are compatible with those previously selected.

2. Comply with the following in the selection of products, materials and equipment:

a. Where only a single product or manufacturer is named, provide the product named.

b. Where products or manufacturers are specified by name accompanied by the term "or equal," provide either the product named, or comply with the requirements for gaining approval of "substitutions, alternates or equals" for the use of an unnamed product. Obtain written approval of architect before making any substitutions. Architect will have final say on what substitutions are approved.

c. Where the specifications require only compliance with an imposed standard, code or regulation, the contractor has the option of selecting any product that complies with specified requirements, provided no product names are indicated.

d. Where the specifications indicate that a product is to be selected from the manufacturer's standard options, without naming the manufacturer, the Architect/Engineer has the option of making the selection after the Contractor has determined or selected the manufacturer.

3. Except as otherwise indicated or required for labels and operating data, do not permanently attach or imprint manufacturers' or producers' nameplates or trademarks on exposed surfaces of products which will be exposed to view either in occupied spaces or on the exterior of the completed project.

4. The Contractor's requests for substitutions will be considered when they are reasonable, timely and fully documented.

I. FINAL CLEANING

1. At the time of project close-out, clean or re-clean the work to the condition expected from a normal, commercial building cleaning and maintenance program. Complete the following cleaning operations before requesting the Architect's inspection for Certification of Substantial Completion for each of the two phases of construction:

- a. Remove non-permanent protection and labels
- b. Polish glass
- c. Clean exposed finishes
- d. Touch-up minor finish damage
- e. Remove debris and paint scrapings from the grounds.
- f. Sweep the walk areas.
- g. Restoration of disturbed site and lawn areas.
- h. Deep clean the existing rubber treads, rubber risers and tile landings of the existing stairway in the west wing.

DIVISION 2: SITE WORK AND SELECTIVE DEMOLITION

A. SUMMARY OF SELECTIVE DEMOLITION REQUIREMENTS

1. Demolition is indicated on the drawings in a brown dashed line; always print all drawings in color.
2. Remove existing sidewalk from driveway to steps leading to northeast porch seen here.



3. Remove one of the two electrical utility poles by the existing garage seen here.
4. Remove sidewalk and steps leading to southwest porch seen here.



4. Remove all electrical lights, outlet and wires surface mounted to the historic cottage walls or porch ceilings including those seen here.



5. Remove the exterior wood fire escape behind the building seen here.



6. Remove the bedrooms and closets in the basement of the west wing.

7. At showers in the basement of the west wing, remove one toilet, both sinks and related vanity, shower walls, porcelain tile on floor, porcelain tile on walls and wainscot cap. Retain mirror and handicapped handrails for use in remaining staff bathrooms. Retain western shower base; (shower room will get new wall tile throughout).

8. Remove the bedrooms and closets on the first floor of the west wing where indicated on the drawings.

9. Remove the shower and southern bathroom on the first floor of the west wing.

10. Remove the entire first floor walls and roof of the link. Keep basement walls.

11. Remove the existing kitchen that was built onto the southwest porch of the historic cottage.

12. Remove the glass and wood walls enclosing the northeast porch.

13. Remove the baseboard heating system, except those parts used for new Runtal radiant heating as indicated in Division 15 in the bathrooms and link.

14. Remove the existing bathroom on the first floor of the historic cottage, including its walls and fixtures. Retain soil lines under toilet; install toilet remove from basement at this location.

15. Remove the interior stairway to the second floor that is inside this historic cottage. This includes these two landings:



16. Remove walls east of the stairway at the second floor where indicated on the drawings.

17. Remove bedrooms on the west side of the stairway where indicated on the drawings.

18. Remove the balcony on the second floor of the historic cottage and the raised interior floor that is now at the same level as the balcony.



19. Remove the roofs of all areas. Do this when the new roofs are ready to install and assure building remains watertight throughout construction.

20. Remove the 3/8" thick by 12" tall wood cedar siding at all gable ends and dormers of the historic cottage. This is all wood, even though they look like asbestos panels produced in the same sizes.



21. Remove the 3/8" thick by 12" tall cedar siding at just the bottom four rows on all sides of the West wing. Upper rows on all sides of the west wing will remain, but be painted dark grey.



22. Remove rotted sill under these windows at the first floor center south side windows on the first floor. Also remove rotted wood casings in all cases where they are rotted; most casings are not rotted. Inspect on site for locations.



23. Remove plywood over basement windows on the west wing as well as the original basement windows in the basement of the west wing. Do not remove the new Harvey aluminum windows on the first floor of the west wing.

24. Remove all fiberglass insulation in the west wing attic, some of which is seen here.



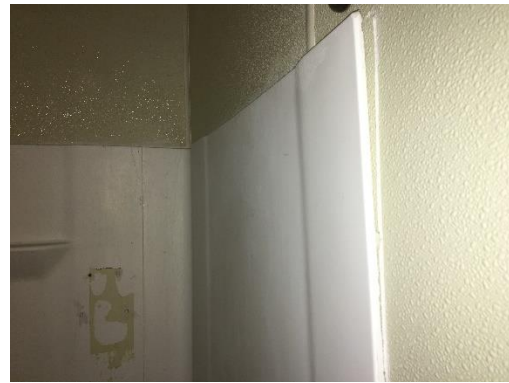
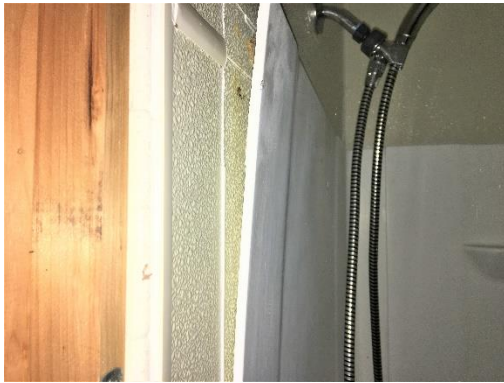
25. Remove portion of wall at west elevation of west wing where the new overhead door will be installed.



26. Remove all floor finishes on the second floor. These are very thin linoleum with a paper backing as shown below.



27. Remove both showers in the basement, wall tile. Retain only the shower floor pan on the western shower in Shower Room 005.



28. Remove all existing fiberglass shower wall finishes and all 4.25 4.25 white porcelain wall tiles and 1"x1" tan porcelain floor tiles in Rooms 003, 004 and 005 before installing new tiles specified below.

29. Remove existing blue toilet partitions in Bathroom 004.

30. Remove all interior storm windows and remaining storm window frames where new Harvey windows have been installed. New insulated shades will be added to all windows to improve energy efficiency rather than installing new operable storm windows. None of the existing added storm window that remain move easily.



31. Remove all exterior storm windows remaining over original windows that were not replaced with the new Harvey windows. They look like this:



32. Dispose of all demolished material legally off site. Include transport and disposal fees in base bid.

B. GROUND FILLING

1. Remove vegetation, debris, unsatisfactory soil materials, existing pavement obstructions, and deleterious materials from the ground surface prior to placement of fills.
2. Plow, strip or break up surfaces steeper than one vertical to four horizontal, so that fill material will bond with existing surface.
3. Do not place fill material on surfaces that are muddy, frozen or containing frost or ice.
4. Place fill materials evenly adjacent to structures, to required elevations.
5. Provide landscape fabric under both west side porches. The northwest porch has a porcelain tile floor on earth fill that will remain. This floor is in good condition with no cracks.
6. Cover landscape fabric with a 3" layer of 1 1/4" drainage stone to reduce weed growth under both the southwest porch and the northwest porch.

C. GRADING

1. Add fill to raise grade at both sides of south porches so that finish grade will not be more than 30” below the porch floors. This is necessary to assure that handrails around porches can be replaced at less than 42” tall as indicated on the drawings.
2. Add fill to existing grades where the new sidewalk leading to the north porches will be built. Grade this path to assure that grade is not steeper than 1:20. This will avoid the need to add handrails next to it in order to meet ADA requirements.
3. Smooth the finished surfaces within specified tolerance.
4. Grade areas adjacent to buildings to achieve drainage away from structures and to prevent ponding.
5. Finish the surfaces to be free from irregular surface changes.

D. TRENCHING and TRENCH BACKFILLING

1. Trenching is required in order to install a new electrical service from one of the poles near the existing garage.
2. Prior to any digging on site contact DIGSAFE at 1-888-344-7233.
3. Install new electrical service will be installed in a new trench from the pole to the cottage near the current entrance point to the basement. Coordinated installation with Burlington Electric Company.
4. Protect active utility lines. If damaged, repair or replace at no additional cost to the Owner.
5. If existing utilities are found to interfere with the permanent facilities being constructed, immediately notify the Owner and secure instructions.
6. Excavate for utilities by saw cutting the existing driveway first to the width required for a backhoe to excavate a trench 24” deep. Soil is expected to be mostly sand. Notify architect if boulders are found.
7. Install new utility lines inside a 4” diameter PVC conduit set in the bottom of the trench.
8. Backfill excavations as promptly as progress of the Work permits, but not until completion of the following:
 - a. Inspecting, testing and approving underground utilities.
 - b. Removing of trash and debris.
9. Do not place backfill or fill material on surfaces that are muddy frozen or containing frost or ice.

10. Backfill trenches to the ground surface with sand and gravel mix to obtain firm soil compaction. Compact fill in 8" lifts to 85% compaction rate.
11. Fill top of trench next to grass with 6" top soil.
12. Fill top of trench next to paved areas with 3" layer of new asphalt paving patched to blend evenly with the existing paving. Assure that patch does not create a method for water to divert to either side or pond.

E. CONCRETE PERMEABLE PAVERS

1. Location of walkways are shown on Drawing Sheets SP1 and A101.
2. Assure slope of walks is not more than 1:20.
3. Assure that there is no transition greater than ¼" between walkway and porches and between walkway and driveway.
4. After grading the site, install Hanover's Concrete Permeable "Traditional Prest Brick Pavers" with Square Edge (or approved equal). Traditional red color. Set pavers in a running bond pattern with horizontal lines running east-west. Photo below shows a herring bone pattern and is submitted for size and color reference only.



5. Paver size to be standard 4" x 8".
6. Set pavers without mortar joints over a 4" layer of marble stone dust, set over landscape fabric. Use marble stone dust, rather than sand. (Marble stone dust is less susceptible to ant infiltration). Assure no joints are more than ¼" wide.
7. Use plastic black edging at edges of new walkways against grass and against the existing driveway as indicated on Sheet SP1. This edge is necessary to hold the pavers in place since there will not be any mortar.

F. LANDSCAPE PLANTINGS

1. Landscaping in this contract will consist of rake grading of additional top soil added where necessary and planting grass in all disturbed or raised site areas. Burlington Parks, Recreation & Waterfront will plant the flowers intended for the roof garden by the link and three bushes to screen the existing boiler vent lines and bottom of the door near the southeast corner where original steps to the original kitchen will not be rebuilt.
2. Where existing lawns or landscaping is disturbed, rake smooth and plant new grass consistent with surrounding lawn areas. Add 6" of top soil under grass where necessary.

DIVISION 3: CONCRETE

A. CONCRETE FOOTINGS TO SUPPORT NEW POSTS IN THE BASEMENTS OF WEST WING AND LINK

1. Cut the existing 4" thick concrete basement slab in the West Wing at new post locations as indicated on the drawings.
2. Remove concrete and earth beneath the concrete at these two locations to a depth of 8".
3. Install new 8" thick concrete footings at four locations to support five new 7" x 7" wood posts that will support new LVL beam that will be installed to support the existing first floor of the West Wing and the floor and roof garden of the Link.
4. At the footing in the interior of the basement, reinforce these footings with four #4 bars, two each way that will be 18" long spaced at 4" from the top and bottom of the new footings.
5. Install a black 1" thick standoff bases under the new posts as manufactured by Simpson Strong Tie, #CPS6.
6. Use 3000 psi concrete mix.
7. Use steel trowel to blend top of footing with same smooth texture as the existing concrete slab that will remain.

DIVISION 4: RED STONE MASONRY

A. STONE POINTING REQUIREMENTS

1. Remove all vines, living or dead attached to the building.
2. Remove loose mortar with a hammer and chisel.
3. Repoint stone cottage walls where mortar or stone are missing. Here are the major locations where this occurs, mostly at the east wall and at the west wall under the center window where the sill is low. Contractors shall inspect all areas and include pointing where mortar is missing.



4. Use a weak (Type N) grey mortar made of 1 part Portland cement and 3 parts light grey sand. It is essential that the color and texture of the new mortar match the historic mortar of the mortar nearby.
5. In all cases match adjacent width, size and shape of the historic mortar that will remain.
6. To fill in missing stones, relocate stones at the north side of the northeast porch where it will be cut down about 8" in order to have an ADA acceptable path from the new path to the existing northeast porch floor which will remain. Set these stones in the opening so people don't use it but we want to leave evidence that the original entrance to the porch was from the east side at this same opening.
7. Remove paint that remains on the red stones after the existing walls now enclosing the porches are removed.

DIVISION 5: METAL FABRICATIONS

A. BLACK ALUMINUM FASCIA AT BOTH SIDES OF LINK ROOF

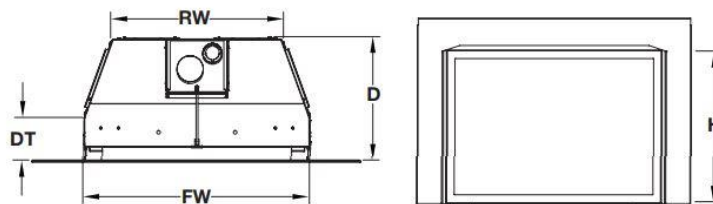
1. Bend prefinished black aluminum metal flashing to shape indicated on the drawings at both sides of the link roof, outer edge of new second floor balcony and under existing roof soffits of stone cottage and west wing. Seal and caulk flashing under the stone cottage and west wing roofs prior to installing new roofing.
2. Attach fascia with adhesive and black pre-finished aluminum screws through edge of rubber roof at 12" o.c. into wood support beam above the aluminum curtain wall system.

B. BRACKETS FOR OUTDOOR HEAT PUMP COMPRESSORS

1. Provide powder coated brackets painted black.

C. SHEETMETAL FRAME TO COVER SPACE BETWEEN FIREPLACE INSERT AND EXSTING STONE MASONRY (Two required, one on each floor.)

1. Install a black metal frame to fit around the sides and top of the Mendosa FV44i fireplace insert. Masonry opening on first floor is 43" wide and 31" tall. Width of selected insert is 33 1/4" wide (5" needed on each side). Height of selected insert is 24 1/4" tall (7" tall metal cover needed above fireplace insert)
2. The second floor fireplace now hidden behind sheetrock is believed to be smaller. For bidding assume that the second floor fire place insert will be Mendosa FV33i FullView fireplace insert.



| | Minimum Fireplace Opening Requirements | | | | | CSA P.4 Efficiency | Natural Gas (BTUH) | LP Gas (BTUH) |
|------------------------|--|------------|----------|----------------|---------|--------------------|--------------------|---------------|
| | Front Width | Rear Width | Depth | Depth To Taper | Height | | | |
| FV33i Timberline/Décor | 29 5/8" | 23 1/4" | 17 5/8"* | 6" | 19" | 72.33% | 13,500-25,000 | 20,800-25,000 |
| FV33i FullView | 29 5/8" | 23 1/4" | 17 5/8"* | 6" | 19" | 70.86% | 10,000-31,000 | 13,000-31,000 |
| FV44i Timberline/Décor | 33 1/4" | 24 3/4" | 17 3/4"* | 6" | 24 1/4" | 73.19% | 18,000-29,000 | 22,000-29,000 |
| FV44i FullView | 33 1/4" | 24 3/4" | 17 3/4"* | 6" | 24 1/4" | 77.29% | 16,300-40,000 | 15,300-40,000 |

KEY: FW=Front Width, RW=Rear Width, H=Height, D=Depth, DT=Depth To Taper

*Minimum fireplace depth requirement can be reduced depending on surround return depth.

DIVISION 6: CARPENTRY

A. GENERAL CARPENTRY REQUIREMENTS:

1. Use specified Engineered Wood for beams in the basement and porch floors as specified on the drawings. Engineered beams can be fitted under the existing floor joists at the basement ceiling.
2. Exterior floor joists to support the exterior wood porches shall be pressure treated wood.
3. Support new porch and floor joists with galvanized metal joist hangers.
4. Where finishes in to adjoining rooms are different make joint directly under door.
5. Remove both existing fire extinguisher cabinets. The one on the lower floor is too large and broken. The one on the second floor prevents maintenance of the existing 1-hour fire rating that separates the attic from the second floor, which is required by code.



6. Patch broken access panel to reach the area under the main stairway seen here.



7. Use Simpson PC8Z Post Cap (or equal) to support new beams on new posts in the basement Room 002. Use Simpson A33 (or equal) angles to laterally brace new beams in west basement to existing floor joists supporting first floor of the west wing that will remain.

B. INTERIOR WOOD TRIM

1. Repair existing wood windows except in the basement. Remove excess paint on glass. Remove all storm and screen units on historic windows. Paint exterior of all windows as indicated on the Painting Schedule in Division 9. The white historic windows in the photo below will become exterior windows in the new design.



2. Provide standard wood 1x4 casings to match size and details of remaining window casings in the same room. Use same 1x4 casing under $\frac{3}{4}$ " wood sill with eased edges that projects over it. Do not use "picture frame" detail around windows.

3. Except in the basement of the historic cottage, provide painted 1x6 pine wall bases at all walls where there is not already a wood wainscot and where a new wood 49" tall wainscot is required around all walls in Public Bathroom 102, Public Bathroom 107 and around all walls of Foyer 101.

4. Do NOT install wood bases around the new posts in the basement of the west wing.

5. At Foyer 102, removed the broken large fire extinguisher near the main entrance. New wainscot that is 49" tall will cover this opening.



C. PAINTED WOOD WAINSCOT

1. **Entry Foyer 101 and Public Bathroom 102:** Add a new painted pine wainscot on all walls of Entry Foyer 101 and Public Bathroom 102. Make wainscot of 1x6 vertical boards overlapped as indicated in the photo below. Match existing cap and base of existing wainscot at new wainscot in these two rooms. Install wainscot prior to installing new Runtal hydronic heating radiator. Use BIN to cover any knots in pine prior to painting.



D. EXTERIOR WOOD TRIM RESTORATION

1. Remove all vines and gutters attached to the roof cornice and fascia.



2. Scrape loose paint off of wood trim with a hand scalper. It is not necessary to remove all of the paint or stain that is there, just the loose parts. The brackets and wood casings are in good condition except around the window at the center of the south wall of the cottage.
3. Assume all paint on the building may have lead-based paint. Follow Federal guidelines related to control and removal of loose lead-based paint. This included gathering up loose paint that falls on the ground.
4. At west wing, use 1x6 wood trim above, below and between 5/8" MDO plywood exterior grade panels installed at the basement level of the west wing as indicated on the elevations. Use butt joints to connect this trim; do not miter.

5. Remove and replace the sill under the center pair of windows on the south wall of the stone cottage and the rotted exterior window casing. Match existing size and board thickness of sill and window casing. (The Harvey windows that replace all windows in the stone cottage that were not under a porch are fairly new and will not be replaced, nor do they need any repairs except that they will be painted.)



5. Sand scraped stain and paint and apply two coats of Solid Stain to window frames, door frame roof cornices, fascia, and brackets, posts and new wood rails. Color to be Sherwin Williams “Lodge Brown” # SW 3007.

E. BALCONY, LINK AND WEST PORCH FRAMING, DECKING AND RAILINGS

1. Remove the existing second floor balcony and west porch decking and completely. Retain ceiling of west porch.
2. Frame west porch floor, link floor and roof garden floor as indicated on the drawings using preservative pressure treated wood and painted engineered wood beams as indicated on the drawings.
3. Use galvanized joist hangers with stainless steel nails.
4. Provide Grace’s Ice and Water Shield rubber membrane roofing under balcony sleepers and decking.
5. Provide black aluminum edge band with bent out drip edge at the balcony.
6. Attach 4x4 wood railing posts to the sides of the outer head joists to be able to support 250 pound load as required by code. Do not attach post to end grain or use toe nailing.
7. Provide 5/4 x 5/4 clear pine balusters, spaced 4” apart as indicated on the drawings. Top clear pine rail on balcony will be 42” from the decking. Top rail on west porch will be 30” above the decking. (42” is not required since the ground will be graded to be not more than 30” below the floor decking.)
8. Provide 2x4 bottom, intermediate rail and top rail as indicated on the drawings. Taper top rail as indicated on the drawings.
9. Install 5/4” x 6” cedar decking boards, spaced 1/8” apart at all exterior wood porches and balconies. (Retain existing porcelain tile floor at northeast porch.) Do NOT use Trex decking as a substitute for cedar decking. Span floor decking in the directions indicated on the drawings. Do NOT trim the boards to match the profile of the decking against the stone walls as seen here.



Instead, make the cut against the building straight so that water and moisture will not get trapped in a small gap between the stones and the wood. (In the new design, the board will run north-south instead of east-west as seen on the drawing. This will allow for shorter joists spans, which will bring the structural requirements up to current structural code requirements.)

10. Install 5/4" x 6" cedar decking boards at link (Lobby 105) interior floor, butted together without the 1/8" space used on the exterior porches. Provide one coat of a clear wood sealer on the interior decking boards only. Do NOT provide any finish on the exterior cedar deck boards on exterior porches and balcony.

11. Nail cedar decking with two 3d (3" long) stainless steel nails into each joist with ring or spiral shanks to avoid popping. It is okay to nail through the Grace's Ice and Water Shield membrane which is self-sealing at the nail penetrations. Align nails with each other as heads will be visible.

12. Stain EXTERIOR railings balusters, and stair stringers with Solid Stain. Color to be Sherwin Williams "Lodge Brown" # SW 3007. Do not add a finish exterior cedar floor decking boards. Add one coat of clear wood finish to interior cedar floor decking at the link.

13. Provide 5/4" Cedar treads and risers at the new exterior steps leading to the restored southwest porch.

F. NEW INTERIOR STAIRWAY IN STONE COTTAGE

1. Remove the existing interior stairway from the first floor to the second floor, and replace it with a new stair that will have more, lower risers and deeper treads.

2. Layout stairs as indicated on the drawings. Assure all risers are the same height within a tolerance of 3/8", but not more than 7" high.

3. Construct all new INTERIOR risers and treads from the first floor to the second floor with 3/4" maple boards with half-round nosings and maple risers. Finish new stairs and risers with natural finish stain with satin sheen. Use Minwax Helmsman Spar Urethane. Color to be "Natural 209".

4. Construct all stairs with three wood stringers.

5. Railings shall be constructed with a shaped handrail made of red oak equal to Brosco #6042 with a natural finish. Use compatible transition parts on handrail to make 90 degree turns and slope transitions. Balusters shall be plain taper balusters equal to Brosco #5060 with a plain natural finish.

6. Space balusters equal distance apart, with two per tread, each anchored securely to the tread – not a side stringer board. Size balusters so that there is not more than 4” between baluster spindles. Set top height of railing at stairs 34” above nosing. Set top height of guard rails and walk areas next to stairs at 42” above floor.

7. Finish balusters to match the color and sheen of the existing book cases. Paint balusters and newel posts off-white to match painted wood door casings and window casings. Exact color to be selected by the Architect.

8. Install all handrails securely to assure they do not wobble, and can support a point force load of 250 pounds in any direction with no noticeable deflection.

9. Install handrails on both sides of the new stairway in the stone cottage ending by extending past the top or bottom tread to the corner of the opening at the bottom and 12” past the top riser at the top. . At the second floor use miters to extend handrail from sloped to horizontal and to return to wall as indicated in the photo below.



10. Finish on wood handrails, balusters, treads risers, and newel posts shall be a natural polyurethane finish, semi-gloss sheen. Use Minwax Helmsman Spar Urethane. Color to be “Natural 209”.

11. Where the existing landing is near the bottom of the exiting stairs as seen in the photo below, remove the landing and both steps on each side of it. On the west side, carrying the existing wood wainscot across this opening. Leave the space above the wainscot open.



12. On the east side of the opening, fill in the bottom part with wainscot to match the west side, but instead of leaving the top open, fill in the void with 3/8” laminated clear glass in a fixed position. Glaze this opening from the stairway side so that the east side will remain secure. (The east side vestibule will be open for visitors’ use of the bathroom when the rest of the building is closed.)

G. FIRST FLOOR FLOORS

1. **Public Rooms (103, 104, and 105)** will receive a light sanding and an additional coat of polyurethane natural finish, semi-gloss sheen. These floors are in good condition, as seen below. Use Minwax Helmsman Spar Urethane. Color to be “Natural 209”.



2. **Fireplace Alcove (Room 106):**

- a. Remove existing carpet, plywood sub floor and carpet tack strips around the alcove. Also remove the 6x6 tile in front of the fire place.
- b. Install new 12” x 12” x 3/8” porcelain tile throughout the alcove.

3. **Entry Vestibule (Room 101)**

- a. Install Interface Style 6230102504 carpet tiles, Color: Anthracite. Run ribs perpendicular to traffic flow.

3. **Public Restrooms (Room 102 and Room 107):**

- a. Remove existing linoleum flooring. Retain existing sub floor.
- b. Install **porcelain tile** on floors in the pattern indicated. Provide wood threshold under doors at full thickness of wall. Slope top of wood threshold so that it aligns with adjacent existing floor in Room 104, and not more than 1/4” higher than existing porcelain tile in exterior northeast porch Room 100.
- c. Floor tile shall be a **porcelain tile**, 3/8” thick and roughly 12” x 12”. Set in pattern indicated on the floor plan. Color and tile will be a dark grey selected by architect from standard tiles with a matt finish. Submit samples to architect for review and approval.
- d. Set all porcelain tiles in epoxy adhesive.

4. Link (Room 107):

- a. Install 5/4" x 6" cedar decking boards at link floor, butted together without the 1/8" space used on the exterior porches.
- b. Provide one coat of a clear wood sealer on the interior decking boards.
- c. Nail cedar decking with two 3d (3" long) stainless steel nails into each joist with ring or spiral shanks to avoid popping. Align nails with each other as heads will be visible.

5. Public Meeting Room (Room 108):

- a. Remove existing linoleum flooring.
 - b. Install 3/4" solid wood, pre-finished flooring equal to Somerset, "Classic" Red Oak flooring, Color: "Butterscotch". This is a solid oak floor, prefinished with 50 year wear warranty. Set on builder paper over existing wood sub-floor.
6. Where finishes in to adjoining rooms are different make joint directly under door.

H. SECOND FLOOR FLOORS

1. Break Room (201):

- a. Remove existing linoleum, sand and finish wood floor below with three coats of semi-gloss polyurethane finish. Lightly sand between coats. Use Minwax Helmsman Spar Urethane. Color to be "Natural 209".

2. Office Areas (203, 204):

- a. Remove existing linoleum and carpet, sand and finish existing wood floors below with three coats of semi-gloss polyurethane finish. Lightly sand between coats. Use Minwax Helmsman Spar Urethane. Color to be "Natural 209". Floors below existing linoleum look like this:



3. Staff Restroom (202):

- a. Remove existing linoleum, sand and finish wood floor below with three coats of semi-gloss polyurethane finish. Lightly sand between coats. Use Minwax Helmsman Spar Urethane. Color to be "Natural 209".
4. Where finishes in to adjoining rooms are different make joint directly under door.
5. Both corner closets on the west side of the second floor will not be used except for installing valves for the heat pump system. Insulate these floors with 8" of Roxul Rock Wool insulation. Reverse doors to swing out of the closet instead of toward the interior of the closets. Also add 8" Roxul Rock Wool insulation to the little attic space on the east side of Office Area



I. BASEMENT FLOOR FLOORS

1. Existing Stairway to Basement (Room 001):

- a. Deep clean existing rubber tread and riser covers and existing tile floor finishes at all three landings inside existing Stairway 001 in the west wing.



2. West Wing Basement (Room 002)

- a. Install Luxury Vinyl Tile. Color to be selected by Architect from manufacturer's standard colors.

3. **Staff Restroom (Room 003) and (Staff Shower Room (Room 004):**

- a. Remove existing 1" x 1" porcelain tile. Retain existing concrete floor below.
- b. Install new **porcelain tile** floors in the pattern indicated. Provide wood threshold under doors at full thickness of wall.
- c. Floor tile shall be a **porcelain tile**, 3/8" thick and roughly 13" x 13". Set in pattern indicated on the floor plan. Color and tile will be selected by architect from standard semi-gloss tiles. Submit samples for review and approval.
- d. Set all porcelain tiles in epoxy adhesive.

4. **Basement entrance vestibule (Room 005):**

- a. Remove existing 1" x 1" porcelain tile. Retain existing concrete floor below.
- b. Install Interface Style 6230102504 walk-off carpet mats, wall to wall. Color shall be "Anthracite". Run ribs perpendicular north-south

5. **Basement in historic cottage (Room 006):**

- a. Retain existing concrete floor finishes.

J. KITCHENETTE CABINETS

1. **Meeting Room 106 and Kitchenette 201:** Provide Upper Cabinets and Base Cabinets as indicated on the drawings. See Building Sections A301 for elevation of cabinets.

2. Base Cabinets and Upper Cabinets are not intended to be custom made and can be pre-manufactured.

3. Interior of cabinets shall be made of plywood inside the cabinets. Do NOT use particle board inside cabinets.

4. Counter Tops shall be plastic laminate selected by Architect and Owner from Wilsonart Laminate or Formica. Counter tops shall be 1 ½" thick, supported on OSB or particle board substrate. Color to be selected from manufacturer's standard products with full color throughout the thickness of the plastic laminate.

5. Base cabinets must be sized to accommodate a 34" high counter top height to meet ADA requirements in the Meeting Room.

6. Provide bronze or black D pull handles on cabinets and drawer units.

7. Provide drawer and door units as indicated on the Cabinet Elevations. Use matching filler panels where necessary.

8. Provide ¾" x 4" high back splash against all walls. Cover front and top of back splash with same plastic laminate used on the counter top.

9. Provide square edges on counter tops and back splash—no pre-formed, rolled counter tops.

10. All cabinet work and cabinet hardware shall be coordinated with appliances and equipment prior to construction and installation. All cabinet work shall be constructed so that appliances function properly and provide proper clearances.

11. Any change to the cabinet design, details, layout, style, finish, counter and backsplash materials, hardware, etc., must receive approval from the Architect. Submit samples for review.

K. HISTORIC PAINTED WOOD CABINETS

1. Strip paint and remove existing wood knobs and install 13 new 1-1/4" diameter white porcelain knobs on this historic cabinet in the Living Room. Repaint to match remaining wainscot trim color. Repair lower right hand cabinet door so it does not bind. Remove the tape labels.



2. Add 4 new handles to match the remaining historic handles seen below. Paint all of the handles black. Paint the wood cabinets to match trim color.



DIVISION 7: THERMAL AND MOISTURE PROTECTION

A. INSULATION AT THE WEST WING

1. Remove and dispose of the fiberglass insulation in the west wing.
2. Spray on 15” of cellulose insulation in over the ceiling of the west wing. Be sure to avoid blocking existing 2” air ventilation vent under soffit. See architectural building section drawings.

B. ROOFING AT THE WEST WING:

1. Remove and dispose of existing asphalt shingles.
2. Install new Graces’ Ice and Water Shield over the existing roof sheathing.
3. Install Certainteed Landmark Designer Shingles, Architectural Series, IKO Cambridge 30, or equal Asphalt Roofing Shingles. Match color of existing garage shingles.
 - a. Apply shingles following all written recommendations of the manufacturer.
 - b. Install a pre-painted, black aluminum drip edge around perimeter of roof below the asphalt shingles.
 - c. Retain and re-roof ridge vent on the existing west wing building.

C. INSULATION AND ROOFING AT THE LINK

1. Add one layer of 8” Roxul Rock Wool (R30) insulation between the floor joists of the Link, below the new interior wood floor. Do not add insulation at exterior wood porch floors.
2. Add one layer of 8” Roxul Rock Wool insulation between the floor joists supporting the roof garden next to the Link. (R30)
3. Add “Glavel” foamed glass drainage and insulation layer over the rubber roof and Advantech sheathing, over 2x10 floor joists spaced 24” o.c. supporting the roof garden next to the link. (R10). Glavel is a new product many are not yet familiar with. It is manufactured at their new plant in Essex, Vermont. Quantity used in this installation will be one bag. Contact: Rob Conboy, Owner at Glavel, Inc, 50 Lakeside Ave. Suite 740, Burlington, Vermont 04501. Phone: (802) 373-4606; Email: rob@glavel.com

What is foam glass gravel?

Foam glass gravel is a building material designed for a future where the built environment is not at odds with the natural environment. Both versatile and lightweight, foam glass gravel's physical properties allow it to be a preferred material across the built environment. Not only is foam glass ultra lightweight (9.8 pounds per cubic foot), its closed-cell structure gives it thermal insulation of R1.7 per compacted inch. Foam glass can be used across a variety of construction verticals, from subslab insulation, to green roof fill, and infrastructure backfill.

[More about Foam Glass](#)



4. Add 6” top soil over Mirify 140 Landscape Fabric (or equal) over the 5” layer of Glavel insulation/drainage stone.

5. At the Link roof, install 8” Roxul Rock Wool (R30) insulation between joists plus 4” Thermax rigid insulation at bottom of joists (R26.4). Install 3/8” Tongue and groove bead board ceiling in Link.

6. Above roof joists provide 5/8” Advantech roof sheathing and black 60-Mil EPDM Roofing Rubber, fully adhered. Buy and install one 10’ x 20’ full size Rubber Roofing for link roof to avoid seams. Area of roof is 9’-10” wide and 18’ – 0” long.



Roll over image to zoom in



Brand: RubberGard

10' X 20' Firestone Rubberguard 60 Mil Epm Roofing Rubber

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Size Name: 10 ft. x 20 ft.

| | | | | |
|-----------------|-----------------|-----------------|------------------|-----------------|
| 10 ft. x 10 ft. | 10 ft. x 15 ft. | 10 ft. x 20 ft. | 10 ft. x 25 ft. | 10 ft. x 30 ft. |
| 10 ft. x 35 ft. | 10 ft. x 40 ft. | 10 ft. x 45 ft. | 10 ft. x 50 ft. | 10 ft. x 60 ft. |
| 10 ft. x 70 ft. | 10 ft. x 80 ft. | 10 ft. x 90 ft. | 10 ft. x 100 ft. | |

- 60 mil Liner: The Most Popular Material for New And Re-Roof, Low Slope, Roofing Applications
- Outstanding Durability And Low Life Cycle Cost Means Excellent Value
- Easily Contours to Unusual Roof Shapes. Perfect for Do-It-Yourself Homeowners or Roofing Contractors
- Flexible Material Allows Design Versatility and Easy Installation

D. INSULATION AT THE STONE COTTAGE

1. Insulation plane at the stone cottage will be the existing wood floor of the attic. Install one 8” layer of Roxul Rock Wool insulation over the attic floor.



- At the northwest and southwest closets of the second floor, reverse the door swing and install 8” of Roxul Rock Wool insulation on the floors of both closets on the west side of the second floor. These rooms will only be used for insulation installation and for valve boxes related to the heat pump system.
- Owner will remove all items currently stored in the attic.

E. ROOFING AT THE STONE COTTAGE

- Remove all 12” x ¼” wood siding from the dormers and gable ends.
- Install an air barrier over the remaining original wood board siding.
- Install standard wood cedar roofing shingles (NOT SHAKES) on the gable building ends, sides of dormers and roof of the historic cottage over “Cedar Breather Ventilated Underlayment”.

CEDAR BREATHER® VENTILATED UNDERLAYMENT

Cedar Breather® protects the beauty and life of wood roofing by providing a space for continuous airflow between the solid roof deck and shingles or shakes.

For optimum performance, use Cedar Breather with Rapid Ridge® 7 ridge vent.

- Fire-resistant
- Patented three dimensional design
- Installs without any special tools
- Eliminates need for furring strips
- Quick and easy installation
- Protects the beauty and life of wood roofing
- Eliminates excess moisture
- Prevents thermal cupping and warping
- Reduces potential rotting
- Durable performance
- Provides cushioning
- Also makes a great solution for use in metal roofing applications



- Install Rapid Ridge 7 Ridge Vent on all dormers and gable roof ridges.

RAPID RIDGE® 7 RIDGE VENT

Rapid Ridge® 7 is specifically designed for use with narrow hip and ridge shingles, cedar and slate. For optimum performance in wood roofing applications use Rapid Ridge 7 with Cedar Breather®. Rapid Ridge is also available in Standard and Metric sizes.

- Made specifically for narrow hip and ridge shingles including cedar and slate
- Low-profile design provides sleek and almost invisible protection
- Breathable weather barrier that prevents rain, snow and insect infiltration
- Wing tip design prevents shingles from folding over ridge vent, cutting off ventilation
- Compression resistant design
- See-through hinge makes it easy to center over the ridge
- End plug free installation saves time by shingling over
- Lightest ridge vent on a roll



Calculate how much you need with our [Ridge Vent Calculator](#)

- Do not apply any stain or finish to the wood cedar shingles.

6. Blind nail cedar shingles with 7" exposure to the weather. Align bottoms; do not stagger bottoms of shingles.
7. Nail cedar wall and roofing shingles with two 2" long stainless steel nails into shingle with ring or spiral shanks to avoid popping. It is okay to nail through the Grace's Ice and Water Shield roof membrane which is self-sealing at the nail penetrations.
8. Blind nail all cedar shingles on walls and roof to achieve 7" cedar shingle exposure to the weather.
9. Add 16 oz. copper flashing to intersections of roof and dormer walls and at intersections of roof planes. Extend flashing on dormer walls 8" above roof plane, behind wall shingles. Cut bottom of dormer wall shingles parallel with the roof and hold bottom of wall shingles 1" above top of new cedar roof shingles.

F. SEALANTS AND CAULKING

1. Use only premium grade, high-performance, moisture-cured, one-component, polyurethane base, non-sag elastomeric sealant.
2. Exterior caulking and sealing shall be as required to provide a positive barrier against passage of air and moisture. It is required at intersections of different materials.
3. Color for all caulking shall match adjacent paint or stain colors.
4. All sealants and caulking shall carry the label, "50-Year Caulking."
5. Do not install sealant or caulking to a thickness greater than 1/2". Always use a foam backer rod at joints in excess of 1/2" depth.
6. Do not caulk the joint under the roofing shingles.
7. Do not caulk the joints around the perimeter of the cedar porch floor boards or the tongue and groove ceilings of the porches or Link.
8. At both ends of the each glass walls section of the Link that butts into an existing stone wall, provide **M-D Expandable Foam Weatherstrip 1" x 1" size**. Provide two vertical strips at each end; one near the interior and one near the exterior. Stick the tape to the black aluminum frame. It will expand overtime in a few hours to fill in the undulating gap at the face of the stone walls.

DIVISION 8A: WINDOWS

A. WINDOWS IN THE FIRST AND SECOND FLOORS OF THE WEST WING AND STONE COTTAGE

1. Retain all existing doors and windows on the first and second floors. All of the windows in the building that are not covered with a porch are relatively new Harvey Double Hung windows with unfinished pine sash and bronze fiberglass exterior sash. Add new fixed, non-operable interior Larsen Storm windows (or equal) with simple ¾" metal or vinyl channel frames to the remaining historic windows facing the porches. These can be held in place with grommets. Interior storm sash is not required for the newer insulated windows like the one seen below. Provide foam weather stripping between the frame of the storm panel and the wood window sash.
2. Match the existing adjacent double hung windows on the second floor at the two locations of the two new windows on the second floor. Matching includes matching sizes, sill height, head height, exterior color, trim and hardware on the existing, fairly new Harvey Windows.



3. Repair existing interior and exterior trim and casings on doors and windows after removing interior storm windows or frames of former storm windows removed when the Harvey windows were installed. See Division 9 FINISHES for required finishes on windows, window casings, doors and door casings.
4. Remove casings at the door between the Link and the First Floor of the Cottage. Move the door in this location to the exterior opening in the east corner of the first floor of the cottage. This is required to be able to install a new 2'-10" wide door between the Link and the Cottage that will meet ADA requirements.



5. Install interior 3M, (or equal) self-sticking translucent film on the interior of the glass on the awning windows in Public Bathrooms 102 and 107, and Staff Bathroom 202.

B. WINDOWS IN THE BASEMENT OF THE WEST WING AND LINK

1. Remove all windows in the basement of the West Wing and Link.
2. Replace these windows with new Harvey awning windows with wood interior sash and bronze color fiberglass exterior sash to match the color of the existing Harvey windows.
3. Use tempered or laminated glass in all basement windows to improve security.
4. Retain all existing Harvey windows in the west wing on the first floor and on both levels of the stone cottage.
5. Install interior translucent film on the awning windows in Staff Bathroom 004 and Staff Shower Room 005.

C. WINDOWS IN THE BASEMENT OF THE STONE COTTAGE

1. Remove all paint from the glass of the east window, replace the lower left-hand broken piece of glass and reset the sash after removing exterior plywood cover.



2. Remove plywood and install new Harvey awning insulated windows in the Boiler Room where the existing electrical power enters after it comes down the wall, and in the Washing Machine Room and in the storage area looking under the southwest porch after removing the unused sewer and water lines now serving the existing kitchen and after installing the new electrical lines underground.
3. Paint remaining historic windows in basement of the Stone Cottage and add Larson interior fixed interior storm windows to all basement windows in the stone cottage with new $\frac{3}{4}$ " wide metal or vinyl channel frame (or equal) in the stone cottage for better energy conservation and security.

DIVISION 8B: DOORS and DOOR HARDWARE

A. GENERAL DOOR AND HARDWARE REQUIREMENTS

1. Hardware will be Commercial Grade, Class B, as scheduled. New and existing lock sets will be as scheduled.
2. All doors shall be the size indicated on the Door Schedule that follows in these Specifications.
3. Rough door openings are estimated to be 2” wider and 2” taller than the door size. Confirm with door manufacturer.
4. All doors shall be pre-hung to the extent possible on the frame provided by the door manufacturer and delivered to the job site, pre-hung with the proper fit between door and frame, and wrapped or otherwise protected from damage during construction.
5. Paint all door and frames prior to installing latch or lock-sets.
6. Centerline of all new doorknobs on new doors is 36” from finished floor.
7. All swing-doors shall be hung with 3 mortised hinges. Finish shall match opening knob/lever.
8. Door stops are required at all doors. Wall-mount stops are preferable, however, where these are not appropriate, use floor-mount stops. *Hinge-pin stops are not acceptable.*
9. All new exterior doors shall be fully weather-stripped, factory-installed by door manufacturer or installed by Contractor.
10. Finish on all new hardware, including hinges on pre-hung doors shall be US 10B, Antique Bronze.
11. Glass in all doors indicated to have glass shall be Low E, insulating, tempered glass and provided in place with Pre-hung door units.
12. Hand of all doors shall be as indicated on the floor plans.
13. Doors marked “EX” are existing doors. No work is required on these doors or hardware unless specifically noted elsewhere on the drawing.

B. OVERHEAD SECTIONAL DOOR AT WEST WALL OF WEST WING

1. Provide a new overhead sectional doors manufactured by Overhead Door Company, Thermacore Sectional Steel Doors Model 596. R Value 17.4, or equal. Panel thickness is 2”. 20 Gauge Galvanized steel, factory painted. Provide standard tracks. Door will be 7’ tall and 9’ wide.
2. Color of door will be manufacture’s standard color: Industrial Brown, factory finished.
3. Provide one row of vision panels as indicated on the elevation drawings.
4. Provide electric motor to lift and operate doors. Include 3 remote control devices.
5. Locate manual switch for door near people door #03.
6. Provide rubber bumper/weather stripping at bottom of door and foam rubber stripping at tops and sides of overhead sectional door.

D. DOOR AND HARDWARE SCHEDULE

Basement Floor Doors

Door 01 (Bulk Storage 002 to Stairway 001)

Frame: Paint existing frame.

Door: Paint existing fire rated door same color as frame and casing.

Passage latch set with Schlage Lever Handle “Jupiter”, both sides of door. No lock.

Door Closer: Retain existing door closer.

Door 02 (Bulk Storage 002 to Existing Basement under Cottage)

Frame: Paint existing Hollow metal 1 hour frame.

Door: Paint existing wood panel door.

Lock Set: Retain existing keyed Lock Set.

Door 03 (Bulk Storage 002 to Vestibule 003)

Frame: Painted wood frame.

Door Size: 3'-0" wide x 6'-8" x 1 3/4". (This interior door must be 1 3/4" thick due to rugged use.)

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware.

Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Schlage Electronic Keypad Single Cylinder Deadbolt with “Jupiter” style Lever handles both sides. Finish US10B. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Storage Room side always unlocked.

Kick Plate: Add metal kick plate, 8" tall and 32" wide to push side of door.

Hinges: Provide heavy duty ball bearing hinges on this door.

Door 04 (Vestibule 003 to Bathroom 004)

Frame: Painted wood frame.

Door Size: 3'-0" wide x 6'-8" x 1 3/8".

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware.

Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Passage latch set with Schlage Lever Handle “Jupiter”, both sides of door.

Thumb turn Privacy Lock with “Occupied and Vacant” visible on Vestibule side.

Door 05 (Vestibule 003 to Shower room 005)

Frame: Painted wood frame.

Door Size: 3'-0" wide x 6'-8" x 1 3/8".

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware.

Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Passage latch set with Schlage Lever Handle “Jupiter”, both sides of door.

Thumb turn Privacy Lock with “Occupied and Vacant” visible on Vestibule side.

Door 06 (Vestibule 003 to Exterior)

Frame: Remove existing hollow metal frame. Install new painted wood frame.

Door Size: 3'-0" wide x 7'-0" x 1 3/4". (All exterior doors must be 1 3/4" thick.)

Door Specification: Jeld-Wen, Simpson (or equal) clear traditional door with 9-lites on upper half and two wood panels on lower half. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Schlage Electronic Keypad Single Cylinder Deadbolt with "Jupiter" style Lever handles both sides. Finish US10B. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Vestibule side always unlocked.

Aluminum threshold, with interior 1/2" higher than exterior.

Door Closer: LCN 1070, mount on Bulk Vestibule side of door.

Kick Plate: Add metal kick plate, 8" tall and 32" wide to push side of door.

Hinges: Provide heavy duty ball bearing hinges on this door.

First Floor Doors:

Door 11 (Vestibule 101 to Exterior Northeast Porch)

Frame: Remove existing wood door, adjust frame to fit new wood door and paint existing wood frame.

Door Size: 3'-0" wide x 7'-0" x 1 3/4". (All exterior doors must be 1 3/4" thick.)

Door Specification: Jeld-Wen, Simpson (or equal) clear traditional door with 9-lites on upper half and two wood panels on lower half. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Weather-strip all sides of the frame to allow door to properly close and fit without noticeable air gaps.

Aluminum threshold, with interior 1/4" higher than exterior porch side. Install threshold after carpet mat interior floor covering is installed wall-to-wall to assure mat does not lift up over time.

Schlage Electronic Keypad Single Cylinder Deadbolt with "Jupiter" style Lever handles both sides. Finish US10B. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor. This lock will also have a programmable timer.* Vestibule side always unlocked. (Panic hardware is not required due to less than 100 occupancy.)

Door Closer: LCN 1070, mount on Vestibule side of door.

Electronic opening device with wireless controlled ADA push panels. Exterior device will be located on the east side of the north east stone corner of the cottage. Interior device will be located on the north wall of the Vestibule by the east side of the door opening.

Door 12 (Bathroom 102 to Vestibule 101)

Frame: Painted wood frame.

Door Size: 3'-0" wide x 6'-8" x 1 3/4". (This interior door must be 1 3/4" thick due to rugged use.)

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware.

Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Passage latch set with Schlage Lever Handle "Jupiter", both sides of door.

Thumb turn Privacy Lock with "Occupied and Vacant" visible on Vestibule side.

Door 13 (Replaces blocked opening at east end of south wall)

Frame: Painted wood frame.

Relocate existing historic door now in door location #17 seen in the photo below in a fixed closed position. This door is not meant to be used and has no steps on the exterior side of it.

Door Specification: Strip paint off historic door and repaint. Colors inside and out to be selected by architect.

Reinstall existing hardware at door's new location, both sides of door, but be sure door is permanently closed.



Door 14 (Pair of doors from Living Room 104 to Vestibule 003)

Frame: Paint existing wood frame and casing. Add door stops to install pair of doors in this opening. Existing opening is 3'-11" wide and 8'-1" tall

Door Size: Pair, 1'-11" wide x 8'-0" x 1 3/4". (Retain 1" gap under door to avoid need for a door that is more than 8' tall.

Door Specification: Jeld-Wen, Simpson (or equal) traditional 10-lite simulated glass and wood door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint.

Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Flush bolts top and bottom on Living Room side of door, both doors. Provide hole in floor in Vestibule to be able to hold doors in open position as indicated on the floor plan. Doors will only be closed when bathroom is open to the public when the rest of the building is closed. It will be controlled by staff from the Living Room side of the opening by locking both flush bolts top and bottom to secure door before leaving via another doorway.

Fixed dummy Schlage Lever Handle "Jupiter", on living room side of door only. No handset hardware on vestibule side of opening.

Door 15 (Living Room 104 to Staff Room 103)

Frame: Painted wood frame.

Door Size: 3'-0" wide x 6'-8" x 1 3/8".

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Schlage Electronic Keypad Single Cylinder Deadbolt with "Jupiter" style Lever handles both sides. Finish US10B. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Staff Room side always unlocked.

Door 16 (Link 105 to Living Room 104)

Frame: Cut back existing wood frame so that only the board against the stone walls remain so it will fit a door that will be 2'10" wide. Swing door into cottage so stone will not obstruct when door is open. Door can swing in because occupancy in cottage is less than 50 people.

Door Size: 1'-10" wide x 6'-8" x 1 3/4".

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Schlage Electronic Keypad Single Cylinder Deadbolt with "Jupiter" style Lever handles both sides. Finish US10B. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Living Room 104 side always unlocked.

Door 17 Adjacent Store Front, and Storefront between Sliding Doors on south side of Lobby 105: (Lobby 105 to Exterior Southwest Porch)

Frame: Black aluminum Thermal Break Kawneer 350 doors set in Kawneer's compatible IR 501 fixed glass (or equal). Glass to be clear insulating tempered glass. Sight lines to be 2 3/4" wide and 5" deep. Provide shop drawings for system for approval by architect prior to manufacture. Include cut sheets of all hardware. Coordinate Storefront system to also include Marvin "Elevate Sliding Patio Doors" to be installed at openings 21 and 22 to provide access to the roof garden for maintenance. Sliding door must align with top of storefront system.

Door Size: 3'-0" wide x 6'-8" x 1 3/4".

Door Specification: Black aluminum consistent with aluminum and glass storefront manufacturer. Schlage Electronic Keypad Single Cylinder Deadbolt with "Jupiter" style Lever handles both sides. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Lobby 105 side always unlocked.

Door Closer: LCN 1070, mount on Lobby side of door.

Provide weather stripping on all sides of door

**Door 18 Adjacent Store Front and Storefront on north side of Lobby 105:
(Lobby 105 to Exterior Northwest Porch)**

Frame: Black aluminum Thermal Break Kawneer 350 doors set in Kawneer’s compatible IR 501 fixed glass (or equal). Glass to be clear insulating tempered glass. Sight lines to be 2 ¾ wide and 5” deep. Provide shop drawings for system for approval by architect prior to manufacture. Include cut sheets of all hardware. Provide fixed Storefront system on north side of Lobby 105. North side of Lobby 105 has no sliding doors. Only the south side of Lobby 105 has sliding doors in order to access the roof garden and let fresh air into Lobby 105.

Door Size: 3’-0” wide x 6’-8” x 1 3/4”.

Door Specification: Black aluminum consistent with aluminum and glass storefront manufacturer. Schlage Electronic Keypad Single Cylinder Deadbolt with “Jupiter” style Lever handles both sides. *Supplied by Owner to match Burlington’s city-wide locking device system and installed by contractor.* Lobby 105 side always unlocked.

Door Closer: LCN 1070, mount on Lobby side of door.

Provide weather stripping on all sides of door

Door 19 Sliding Patio doors on south side of Lobby 105 to access Roof Garden for maintenance:

Frame: Black aluminum Thermal Break Kawneer 350 doors set in Kawneer’s compatible IR 501 fixed glass (or equal).

Sliding Door Size: 6’-0” wide x 6’-8”.

Door Specification: Marvin “Elevate Sliding Patio Doors” as indicated below. Exterior finish and sill is black fiberglass. Interior finish is natural wood pine, stained to match Simpson Fir specified for this project. Provide standard Marvin sliding door lock with key from interior.



Door 20 Sliding Patio doors on west end of south side of Lobby 105 to access Roof Garden:

Frame: Black aluminum Thermal Break Kawneer 350 doors set in Kawneer’s compatible IR 501 fixed glass (or equal).

Sliding Door Size: 6’-0” wide x 6’-8”.

Door Specification: Marvin “Elevate Sliding Patio Doors” as indicated above. Exterior finish and sill is black fiberglass. Interior finish is natural wood pine, stained to match wood doors specified above. Provide standard Marvin sliding door lock with key from interior.

Door: 21 (Pair of doors from Meeting Room 106 to Link Lobby 105)

Frame: Painted wood frame and casing.

Door Size: Pair, each door is 3'-0" wide x 6'-8" x 1 3/4".

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Flush bolts top and bottom on Meeting Room side of north door. Flush bolt on bottom only on Meeting Room side of south door. Provide holes in floor in Lobby side to be able to hold both doors in open position as indicated on the floor plan.

Fixed dummy Schlage Lever Handle "Jupiter", both sides of south door.

Schlage Electronic Keypad Single Cylinder Deadbolt on east face (Lobby 106 side) of north door with "Jupiter" style Lever handles both sides. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Meeting Room side always unlocked.

Door 22 (Meeting Room 106 to Stairway 001)

Frame: Paint existing frame.

Door: Paint existing fire rated door same color as casing and frame.

Schlage Electronic Keypad Single Cylinder Deadbolt on Meeting Room side of door with "Jupiter" style Lever handles both sides. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Stairway side always unlocked.

Door Closer: Retain existing door closer.

Door 23 (Existing Bi-Fold Closet doors)

Frame: Remove existing wood casing and install new painted wood casing.

Door Size: Pair, 30" wide x 6'-8" x 1 3/4". (Verify size on site; make doors to fit exiting opening.)

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Flush bolts top and bottom on edge of west door.

Fixed dummy Schlage Lever Handle "Jupiter", Meeting Room side of western door.

Schlage Electronic Keypad Single Cylinder Deadbolt on east leaf door with "Jupiter" style Lever handle on Meeting Room side of east leaf.

Door 24 (Meeting Room 106 to Bathroom 107)

Frame: Painted wood frame.

Door Size: 3'-0" wide x 6'-8" x 1 3/8".

Door Specification: Jeld-Wen, Simpson (or equal) clear pine traditional 4-panel door. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Passage latch set with Schlage Lever Handle "Jupiter", both sides of door.

Thumb turn Privacy Lock with "Occupied and Vacant" visible on Meeting Room side.

Second Floor Doors:

Door 31 (Existing Bi-Fold Closet doors)

Frame: Remove existing frame and shelving in this close and surrounding walls to remove this closet completely.

Door: Remove existing bi-fold doors completely.

Door 32 (Existing Door to Attic)

Frame: Paint existing frame.

Door: Paint existing door and casing.

Lockset: Provide new keyed cylinder lock at existing handset opening. Door is not meant to be used. Attic floor will be insulated so storage will no longer be allowed in the attic.

Door 33 (Kitchenette 201 to Bathroom 202)

Frame: Paint existing wood frame.

Door: Repair screw holes and paint existing 2'8 x 6'-8" door same color as frame and casing. Replace existing handset with new passage latch set with Schlage Lever Handle "Jupiter", both sides of door.

Thumb turn Privacy Lock with "Occupied and Vacant" visible on hallway side.

Door 34 (Kitchenette 201 to Office Area 203)

Frame: Painted wood frame.

Door Size: 3'-0" wide x 6'-8" x 1 3/8".

Door Specification: Relocate existing historic 3' wide 4-panel door now used to close off the former bedroom in the southwest corner of the second floor. The wall the door is in will be demolished but we want reuse the historic door to close off the office area from the break area.

Schlage Electronic Keypad Single Cylinder Deadbolt with "Jupiter" style Lever handles both sides. Finish US10B. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Office area side always unlocked.

Door 35 (Exterior Balcony to Office Area 203)

Frame: Replace existing wood frame and casings with new wood frame and casings, painted.

Door Size: 3'-0" wide x 6'-8" x 1 3/4". (Exterior doors are always 1 3/4" thick.)

Door Specification: Jeld-Wen, Simpson (or equal) clear traditional door with 9-lites on upper half and two wood panels on lower half. Finish on doors and windows to be painted with primer and two coats of semi-gloss paint. Finish may be applied on site or at factory. If finished on site, do so before installing hardware. Do NOT use composite doors, molded doors, veneer doors or fiberglass doors.

Passage latch set with Schlage Lever Handle "Jupiter", both sides of door.

Separate keyed cylinder lock set with thumb turn on interior and key only on exterior.

Aluminum threshold, with interior 1/2" higher than exterior.

Door 36 (Existing door from northwest second floor corner attic space to Office Space 203)

Relocate Existing Frame and Door to attic closet area in southeast corner where Door #37 is located. This will allow reversed frame to be able to swing door into office areas so 8" Roxul Rock Wool insulation can be added over floor. Paint existing frame.

Door: Paint existing door (reverse to swing into Office Area 203 because 8" insulation on inside of closet floor will not allow door to swing in.

Lockset: Reuse existing historic latch set as is without locks.

Door 37 (Southwest second floor corner attic space to Office Area 203)

Relocate historic 2'-4" wide, 6'-8" tall door and frame from existing closet that will be removed in order to create an ADA accessible sized Public Bathroom 102 on the first floor.

Frame: Paint relocated door and frame in its new location. Door will swing into office area since 8" of insulation will be laid over the existing attic floor in this corner.

Lockset: Reuse existing historic latch set as is without locks.

Door 38 (Existing Door from Break Room 201 to Office Area 203)

Frame: Paint existing frame.

Door: Paint existing door and casing.

Schlage Electronic Keypad Single Cylinder Deadbolt with "Jupiter" style Lever handles both sides. Finish US10B. *Supplied by Owner to match Burlington's city-wide locking device system and installed by contractor.* Office area side always unlocked.

DIVISION 9: FINISHES

Interior and exterior **floor finishes** are specified in Division 6, Carpentry.

A. WALLS, WAINSCOT, WALL BASES, TRIM AND CEILINGS -- GENERAL REQUIREMENTS

1. Retain existing walls and ceilings in the basement of the historic cottage.
2. Retain existing ceilings and wall not indicated to be demolished on the first and second floors of the historic cottage.
3. Patch existing ceilings and walls that will remain as required to get a finished appearance in all area except the basement and attics of the stone cottage. On sheetrock walls and ceilings, patch with sheetrock. On plaster walls and ceilings, patch with plaster.
4. Products are based on the Sherwin Williams products listed below. Other manufactures offering full coverage with similar products are acceptable.

Gypsum Board Walls and Ceilings: Sherwin Williams “Duration” acrylic latex paint and primer in one. Apply primer and two coats. Flat finish.

Interior wood trim, doors, baseboards, wainscots, faux new beams in Meeting Room, and window sash: Sherwin Williams “Duration” acrylic latex paint and primer in one. Apply primer and two coats. Semi-gloss finish.

Exterior stains: Sherwin Willams Woodscapes Solid Color stains.

5. Remove all scratches, dirt, grease and other stains or defects prior to painting.
6. In the event that scratches, stains or defects occur after the final coat of paint is applied, it shall be the Contractor’s responsibility to repair such defects prior to final acceptance.
7. Paint on wood trim shall be brush-applied, not sprayed. Paint on gypsum board or plaster walls may be sprayed or rolled.
8. Apply primer and stain per all manufacturer recommendations. Allow 48 hours drying time before applying second coat. Stir thoroughly before and occasionally throughout use.
9. Apply evenly with a brush or roller. When rolling always back-brush immediately after each section is coated to ensure proper penetration.
10. Do not apply stain in direct sunlight, to hot surfaces or when temperature is below 40 degrees F or may fall below 40 degrees F for 48 hours after application. NEVER apply stain to damp surfaces or when rain is imminent.
11. Most windows not under a porch roof in the building are fairly new Harvey windows with unfinished pine interior sash. Paint all interior sash of all windows to match the wood casing color.
12. Match existing shapes and sizes of baseboards, window casings, window sills, and door casings in the same room when patching or infilling new walls. Do not use “picture frame” detail around windows.
13. In spaces where there is no base now or a vinyl base, remove the vinyl base and install 6” high painted wood base.

B. NEW GYPSUM BOARD WALLS AND CEILINGS

1. All new exposed plain corners shall be protected with metal corner bead. For all gypsum board applications use paper-faced metal corner bead. Material to be Sheetrock brand “Microbead” as manufactured by United States Gypsum Co. (USG.) Install corner bead following all written instructions of the manufacturer, embed in joint compound, and finish in normal manner.
2. All new gypsum board on walls and ceilings shall be 5/8” thick. Provide new ceiling in the basement of the west wing as it will make electrical and piping changes easier and there will be too many areas to patch after the bedroom walls are removed.
3. All gypsum board shall be screw-applied as recommended by manufacturer, and edges shall be screwed every 6” with self-tapping screws. Joints shall be taped, cemented with joint compound, and sanded smooth. All surfaces shall be free from defects and left ready for painting.
4. Wall application shall be done so that long dimension is horizontal. Wall material shall hold perimeter of ceiling horizontal.
5. Joint compound shall be normal pre-mixed vinyl base for all gypsum board applications.
6. At Meeting Room 106, and over the Kitchenette alcove next to it, install a new 5/8” gypsum board ceiling below the existing gypsum board ceiling. Separate the existing and new ceiling sheetrock layers with 2x4 blocking as indicated on the drawings. Use this 1 ½” space in install new electrical wiring for new lights in this room. This will avoid the need to remove or patch the existing ceiling or run new wiring above the existing ceiling.

C. PLASTER REPAIRS

1. Repair plaster in the historic cottage where it is damaged or missing as seen in the photo below, or where walls are removed that will expose historic lath without plaster. Plaster is only required above the new wood wainscot that will be added to all walls in Entry Foyer 101 and Public Bathroom 102 to be able to maintain cleanliness more easily in these public areas.



2. To repair or replace plaster, provide base coat and finish coat. Finish coat to be troweled smooth and sanded to match surrounding plaster finishes.
3. Paint final plaster coat as scheduled in the Paint and Stain Schedule below.

D. PAINT AND STAIN SCHEDULE

1. Interior wall and ceiling finishes:

- a. Plaster and sheetrock, use a flat sheen paint.
- b. Painted wood wainscot, window sash, window and door casings, bookshelves, trim, ceiling beams, use a semi-gloss paint applied with a brush. Assume two coats will be required over existing wood, and that a primer and two coats will be required where the wainscot is continued by the stairway, where window sash are currently unfinished and where new wood ceiling beams are applied in the Meeting Room ceiling. Color: Westhighland White SW7566. (This is a slightly creamy white). Semi-gloss sheen.
- c. On the interior sheetrock and plaster walls. Color: Chamomile SW 6399. (This is a very light green.) Flat sheen.
- d. On the plaster ceiling between the beams. Color: Colonial Revival Tan SW 2828. Flat sheen.
- e. **Interior historic floors, handrails, balusters:** Natural finish stain with satin sheen. Use Minwax Helmsman Spar Urethane. Color to be "Natural 209".
- f. **Interior Ceiling of Lobby 105;** Match historic bead board ceiling on northwest porch.

2. Exterior wall, ceiling and soffit finishes.

- a. **Porch Ceilings:** Stain existing and new porch ceilings with a Sherwin-Williams Solid Woodscapes Stain. Color: Palmetto, SW3038. This is a tan color, meant to be lighter than the dark ceiling is now in order to make the ceilings seem slightly higher and the interior space of the link space a bit brighter while still being earthy and lodge-like.
- b. **Exterior window trim, window casings, door casings, cornice, cornice brackets, panels between basement windows in the west wing and soffits.**
Stain Solid Color: Lodge Brown SW 3007 (This is a dark brown.)
- c. **West wing exterior remaining wood siding where the horizontal boards are 12" tall.** Color: Shagbark SW 3001. (This is a very, very dark grey/brown. It is meant to let the west wing part of the building visually recede into the distance.
- d. **Exterior porch railing, ballusters and handrail at steps.** Stain Solid Color: Lodge Brown SW 3007 (This is a dark brown.)
- e. Exterior Ceiling of southwest porch: Match historic bead board ceiling on northwest porch. Stain existing and new porch ceilings with a Sherwin-Williams Solid Woodscapes Stain. Color: Palmetto, SW3038.
- f. **Exterior floors of west porches and second floor balcony:** 5/4 x 6" Cedar boards, no finish.

E. ENTRY VESTIBULE WALK-OFF CARPETS

- a. **Entry Vestibules 003 and 101:** Install Interface Style 6230102504 Walk-off Carpet Mats, Color: Anthracite. Run ribs perpendicular to traffic flow.

- b. Glue down all entrance walk off carpet mats.
- c. Apply wood baseboards and thresholds after entry walk-off carpet mats are installed.

F. RESILIENT FLOORING

- a. **Bulk Storage Room 002:** Mohawk Group, Luxury Vinyl Floor (or approved equal). This product also serves as a vapor barrier over the new footing around the new wood posts. It looks like wood boards. Color: Tanned Tessel P005S.
- b. Install with strips spanning north south. Glue down to existing concrete floor using manufacturer's instructions.
- c. Install painted wood baseboards after resilient flooring is installed.

G. NEW WOOD FLOORING:

1. **Meeting Room 106:** Install ¾" solid wood, pre-finished flooring equal to Somerset, "Classic" Red Oak flooring, Color: "Butterscotch". This is a solid oak floor, prefinished with 50 year wear warranty. Set on builder paper over existing wood sub floor.
2. Assure finish height of slab is even with finish floor height of Lobby 105 and also the finish height of the new porcelain tile floor in Bathroom 107. If a height transition is necessary at either location, set the transition thresholds under Doors 22 and 25 with a tapered wood threshold. Make the thresholds out of the same wood floor material and make it the same width as the walls.
3. Extend the wood floor into the closet off of the Meeting Room and into the kitchenette of the meeting room.

H. PORCELAIN TILE

1. Location of porcelain tile:
 - a. **Public Bathroom 102:** Install porcelain tile floor as specified below. (Tile floor, painted wood wainscot to match existing painted wainscot in Living Room 107). Match floor pattern indicated on drawings.
 - b. **West Wing Public Bathroom 107:** Remove existing floor and wall tile. Install new porcelain tile floor and porcelain tile wainscot as specified below. Repair sheetrock wall where eastern shower is removed. (Western shower will remain.) (Tile floor and tile wainscot)
 - c. **West Wing Staff Shower Room 005 and West wing Staff Bathroom 004:** Install porcelain wall tile full height on all walls after removing existing fiberglass walls, existing shower walls, and existing white porcelain wall tiles.
 - d. **At the first floor fireplace alcove,** remove the existing 6" x 6" porcelain tile hearth, carpet, carpet's ¼" sub-floor, and tack strips. Install new dark grey floor tiled specified below. Set tile in pattern indicated, centered on the fireplace opening.
2. Basis of Design is "Daltile" Continental Slate "Colorbody Porcelain". 3/8" thick.

3. Remove all existing fiberglass shower wall finishes and all 4.25 x 4.25 white porcelain wall tiles and 12"x12" tan porcelain floor tiles in Rooms 003, 004 and 005 before installing new tiles specified below. Retain shower base at western shower only.

4. Install 3/8" thick porcelain tile on west wing Bathrooms 004 and 107 as a wainscot up to 4' tall with 12" x 12" tiles, with 3" x 12" bullnose tile cap above wainscot. Remove all existing white porcelain tiles in Rooms 003, 004 and 005 before installing new tiles.

a. Assume bullnose cap tile will match floor tile color as indicated in the photo below, except wainscot will be 12" higher than shown in the photo below for a total height of 4'-3".

b. Porcelain **tile floor** and **tile wainscot bullnose** cap color: **Asian Black CS53** (This is a dark slate grey color.)

c. Porcelain **tile wainscot field** and wall color: **Persian Gold CS54** (This is a tanish/gold color.)



5. Installation Method: At all tile locations, use an underlayment of Schluter Systems 54-sq ft 0.125-in Orange Plastic Commercial/Residential Tile Membrane.

6. Grout tile with Simplefix® Pre-Mixed Adhesive Grout or approved equal.

7. Architect will select porcelain tile from standard products in neutral tan and grey colors.

8. Follow manufacturers' instructions on grouting and tile setting.

DIVISION 10, SPECIALTIES

General contractor shall be responsible for the purchase and installation of the Specialties listed in this Division.

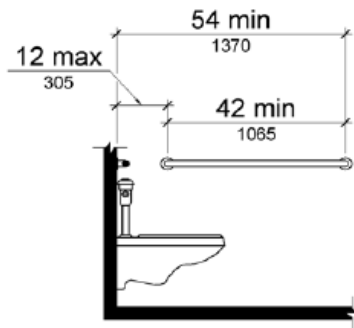
A. GENERAL REQUIREMENTS

1. Bathroom hardware shall be installed according to manufacturer's specifications. Provide samples or cut sheets for Architect's approval when substitutions are made for scheduled items.
2. In each restroom provide:
 - Two grab bars (one behind toilet and one at side of toilet.
 - One mirror. (Relocate the two mirrors in the basement bathroom to staff bathrooms.
 - One combination Recessed Sanitary Napkin Disposal with dual toilet paper dispensers
 - One paper towel dispenser.
 - One soap dispenser.
3. In addition to the accessories listed above, provide a baby changing station in the public restroom. (No baby changing station is required in the Police Department restroom.)
4. Block for all accessories during construction. Use solid wood blocking. See Plans and Interior Elevations for locations.
5. All accessories shall be installed to meet ADA requirements and are indicated that way on the interior elevations where they appear. Where they do not appear, follow the guidelines below:

B. GRAB BARS

1. Install existing grab bars taken from removed bathrooms where indicated on the floor plan.
2. Locate grab bars as indicated below as excerpted from the 2012 ADA Standards for Accessible Design required by the State of Vermont:

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall



604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side.

3. General Contractor shall install blocking for all grab bars and other toilet room accessories.

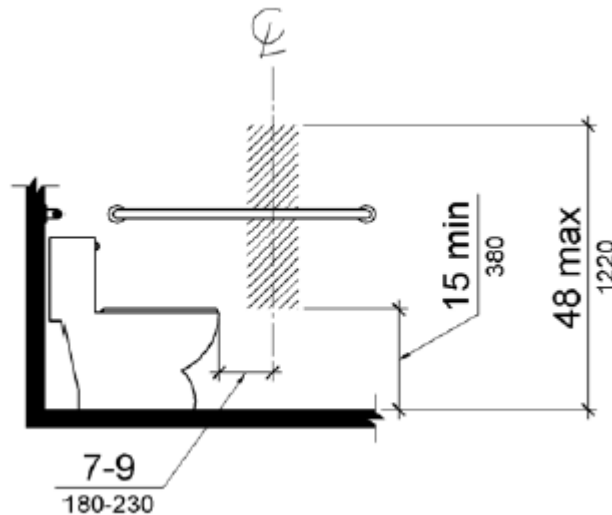
C. SANITARY NAPKIN DISPOSAL AND TOILET PAPER DISPENSERS

1. **Bathrooms 004, 102, 202, 004**, install:

Sanitary Napkin Disposal units shall be the fully recessed model combination, Sanitary Napkin Disposal and dual toilet paper dispense Bobrick # B-3094, stainless steel.

Toilet Paper Dispenser: Recessed Dual Roll Bobrick #B697 Toilet Paper Dispenser for stud walls. Locate toilet paper dispensers as indicated in the diagram below underneath the side grab bar:

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.



D. PAPER TOWEL DISPENSERS

1. **Provide and install 1 Tork Matic® Hand Towel Roll Dispenser**

ROLL HAND TOWEL SYSTEM. This is a manual pull system whereby only the hand towel is touched. It is manual and therefore avoids the need to replace batteries.

2. Surface mounted, Black color.

3. Six (6) manually operated paper towel dispensers are required. Locate towel dispensers in the wall at the side of each sink in every restroom (4 locations) and to the left of the sink on the back wall above every kitchen sink (2 locations). Assure that bottom of paper towel where people grab it with both hands is 48" above the floor in order to meet ADA requirements.

E. SOAP DISPENSERS

1. Six (6) soap dispensers are required. Locate soap dispensers in the wall at the side of each sink in every restroom (4 locations) and to the left of the sink on the back wall above every kitchen sink (2 locations).
2. Provide and install Bobrick #B-155 surface mounted soap dispenser that has a top-filling design equipped with a 6" spout, cover and escutcheon.
3. Mount dispenser so that its bottom aligns with the bottom frame of the mirror on the right hand side of the mirror. Mount so that screws are in studs.

F. MIRRORS

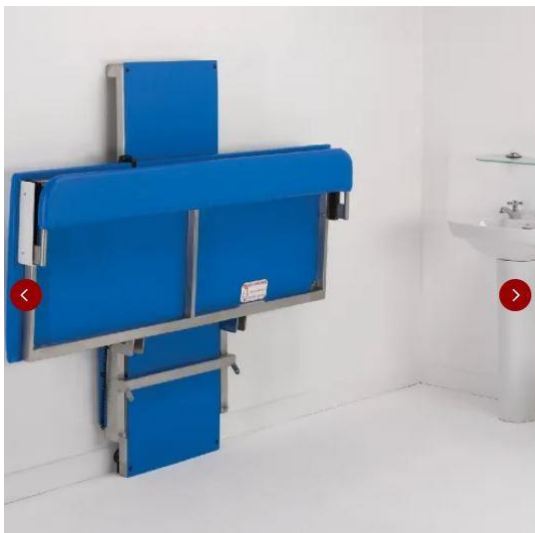
1. Two (2) new ADA approved mirrors are required, one over the sink in each public restroom 102 and 107.
2. Mirror shall be black metal framed mirror matching Feiss # MR1303, 24" wide x 33" tall, or equal framed mirrors.



3. Locate mirror directly above each restroom sink with the bottom of the glass set 3' 4" above the floor.
4. Relocate two existing 18" x 24" tall mirrors from existing basement bathroom in staff bathroom 004 and 202.

G. SMIRTHWAITE HI-RISER WALL MOUNTED CHANGING TABLE

1. **Public Bathroom 202:** Provide one Smirthwaite Hi-Riser Wall-Mounted Changing Table



Smirthwaite Hi-Riser Wall-Mounted Changing Table

This changing table is height adjustable and designed to make daily routines such as changing clothes more comfortable, convenient, and secure for both patient and caregiver.

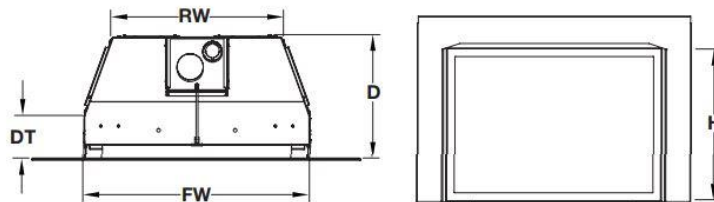
- Height-adjustable for smoother transitions onto and off of the table as well as more comfortable caregiver working height
- Stow-away side rail to keep patient safely on the table without obstructing transfers
- Wall-mounted to save floor space with flip-up table platform for further space conservation when not in use
- Stainless steel frame resists corrosion and can support up to 440 pounds
- Water-resistant vinyl material for easy sanitation between patients and as needed

H. GAS FIREPLACE INSERTS (TWO REQUIRED)

1. Install one gas fireplace insert in the existing fireplace seen here and install a second one on the second floor that is above this one. It will be unblocked as part of this work as indicated on the demolition plans.



2. Install Mendosa FV44i FullView Fireplace insert in the first floor fireplace and Mendosa FV33i in the second floor fire place which we think will be smaller when it is uncovered; we won't know until demolition is completed in that area.



| | Minimum Fireplace Opening Requirements | | | | | CSA P.4 Efficiency | Natural Gas (BTUH) | LP Gas (BTUH) |
|------------------------|--|------------|----------|----------------|---------|--------------------|--------------------|---------------|
| | Front Width | Rear Width | Depth | Depth To Taper | Height | | | |
| FV33i Timberline/Décor | 29 5/8" | 23 1/4" | 17 5/8"* | 6" | 19" | 72.33% | 13,500-25,000 | 20,800-25,000 |
| FV33i FullView | 29 5/8" | 23 1/4" | 17 5/8"* | 6" | 19" | 70.86% | 10,000-31,000 | 13,000-31,000 |
| FV44i Timberline/Décor | 33 1/4" | 24 3/4" | 17 3/4"* | 6" | 24 1/4" | 73.19% | 18,000-29,000 | 22,000-29,000 |
| FV44i FullView | 33 1/4" | 24 3/4" | 17 3/4"* | 6" | 24 1/4" | 77.29% | 16,300-40,000 | 15,300-40,000 |

KEY: FW=Front Width, RW=Rear Width, H=Height, D=Depth, DT=Depth To Taper

*Minimum fireplace depth requirement can be reduced depending on surround return depth.

3. Provide electrical outlet location and gas location as indicated on the drawings provided by the manufacturer.

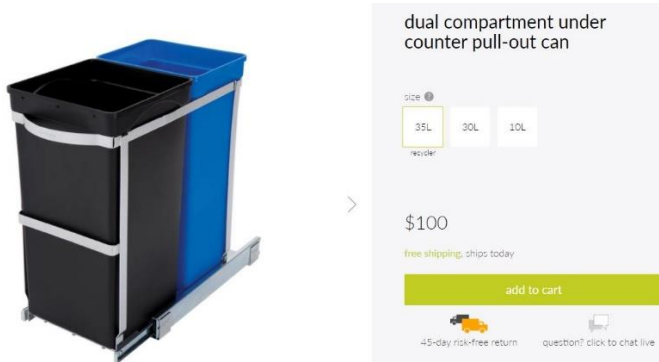
4. Fireplace gets fresh air from the existing chimney and exhausts gas fume up a 3" or 4" diameter flexible duct provided and installed by the insert manufacturer. The manufacturer will also provide and install a metal cover that separates the gas exhaust from the air intake at the top of the existing chimneys.

5. Recess fireplace back from the face of the existing fire place as far as possible but not deeper than the thickness of the stone face of the existing fireplaces. The stone wall of the first floor fireplace is 10” thick.
6. Provide one remote control device for each fireplace to regulate amount of heat wanted.

I. PULL OUT TRASH AND RECYCLING BINS

1. Kitchenettes in Meeting Room 107 and Break Room 201: (Two required; one in each kitchenette.)

- a. Provide Simple Human in-cabinet pull out recycling and trash bin 35 Liter size as indicated below in the cabinet between the sink and the refrigerator.



2. Totes for trash and recycling will be stored in the existing garage – not in or near the Stone Cottage.

DIVISION 11: APPLIANCES

A. EXISTING APPLIANCES TO BE RETAINED:

1. Retain existing washer and drier and paint clean up sink in the existing basement of the stone cottage.
2. Turn washer so that is will be next to the drier and adjust both units to be side by side.

B. NEW REFRIGERATORS (Two required.)

1. **Meeting Room 106 and Kitchenette Room 201.** Two required. (One in each kitchenette).
2. Provide Frigidaire 13.9 Cu Ft, Top Freezer Refrigerator. Energy Star (required).
3. Size 13.9 Cubic Feet.
4. Color: Brushed Steel




Dimensions

| | | | |
|-----------------------------------|-----------|--------------------------------------|-----------|
| Depth (Excluding Handles) | 31.25 in | Depth (Including Handles) | 31.25 in |
| Depth (Less Door) | 25.25 | Depth With Door Open 90 Degrees (In) | 54 |
| Height to Top of Door Hinge (in.) | 60.5 in | Height to Top of Refrigerator (in.) | 59.875 in |
| Product Depth (in.) | 29.375 in | Product Height (in.) | 59.875 in |
| Product Width (in.) | 27.625 in | Refrigerator Width (In.) | 27.625 in |

C. NEW DISHWASHER

1. **Meeting Room 106.** One required. (Staff kitchenette will not have a dishwasher.)
2. Provide Maytag, Energy Star (required), 44 decibel, 24” built in dishwasher.
3. Color: Fingerprint Resistant Stainless Steel



\$999.00 ★★★★★ 1399

PLUS, up to \$50 in Rebates >

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affirm As low as \$91/mo or 4 interest-free payments with Affirm. [Learn how](#)

Maytag 44-decibel Top Control 24-in Built-In Dishwasher with Third Level Rack and Dual Power Filtration - Fingerprint Resistant Stainless Steel

Item #1634775 Model #MDB9955SKZ

- Dual Power filtration filters out then disintegrates food
- The 3rd Level Rack has a wash zone and room for mugs and bowls
- PowerBlast® cycle scours away stubborn foods

Handle Type: **Pocket/Recessed Handle**

D. DRINKING FOUNTAIN WITH BOTTLE FILLER

1. **Entrance Vestibule 101.** Provide Elkay LZS8WSLP Enhanced EZH2O Bottle Filling Station & Single ADA Cooler, Filtered 8 GPH Light Gray
2. Size: 39.50 x 19.00 x 18.45 inches
3. Coordinate plumbing and drainage with existing plumbing feeding Bathroom 102.



Elkay LZS8WSLP Enhanced EZH2O Bottle Filling Station & Single ADA Cooler, Filtered 8 GPH Light Gray 39.50 x 19.00 x 18.45 inches

★★★★★ 103 ratings

Amazon's Choice for "elkay water bottle filling station"

List Price: ~~\$1,568.00~~ Details

Price: **\$1,022.14**

You Save: \$545.86 (35%)

Get \$50 off instantly: Pay \$972.14 upon approval for the Amazon Rewards Visa Card. No annual fee.

Available at a lower price from other sellers that may not offer free Prime shipping.

Style:

Filling Station

- Touchless, sensor activation (bottle filler) designed for easy use; easy-to-operate push-bar activation (bubbler).
 - Fill rate is 1.1 GPM.
 - Visual filter monitor with LED filter status indicator. Fillsafe recognition automatically recognizes new filter and updates LED light back to green.
 - The 3,000-gallon filter is certified to NSF 42 and 53 for lead, Class 1 particulate, chlorine, taste and odor reduction.
 - Green Ticker informs user of number of 20 oz. plastic water bottles saved from waste.
- [See more product details](#)

DIVISION 15: PLUMBING AND HEATING

A. PLUMBING REQUIREMENTS

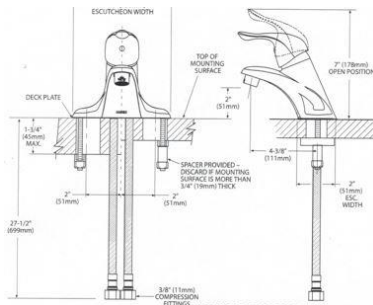
1. Bathrooms in the new design are located so that the existing toilets will not need to be moved. The toilets are in good condition and meet ADA standards and will be reused in place. This saves significant cost in a renovation because no existing 4" waste lines from toilets will need to be disturbed; toilets are already at all of the locations indicated on the proposed plans.
2. The plumbing contractor will be responsible for making connections to new equipment in a way that will meet current code conditions, so all plumbing will function properly at the completion of the project.
3. Remove any unused water lines after installing proper valves and dead end hardware.
4. The following new items need to have the existing water supply lines extended from nearby hot and cold water lines. The new interior sinks will also need connection to nearby sewer lines.

Bulk Storage Room 002:

- a. Install freeze proof exterior hose bib at location shown on the drawings. There is currently a sink directly above this location that can be connected to feed water into the new exterior faucet.

Basement Staff Bathroom 004:

- a. General contractor shall remove toilet stall partitions
- b. Remove the toilet next to the window and relocate this same toilet to Room 102 on the first floor.
- c. Remove the two existing sinks in the vanity and install one new wall sink as indicated below. Install American Standard "Lucerne" wall hung lavatory # 0356.041 with single Moen "Chateau" Single Handle Lavatory Faucet # L4625.



Basement Staff Shower and Utility Sink Room 005:

- a. Reinstall exist shower faucet after installing new wall tile.
- b. Remove eastern shower in the same room, and modify its plumbing lines to accommodate a fiberglass standing utility sink at the same location,
- c. General contractor will install porcelain tile after the plumbing lines for the utility sink are installed.

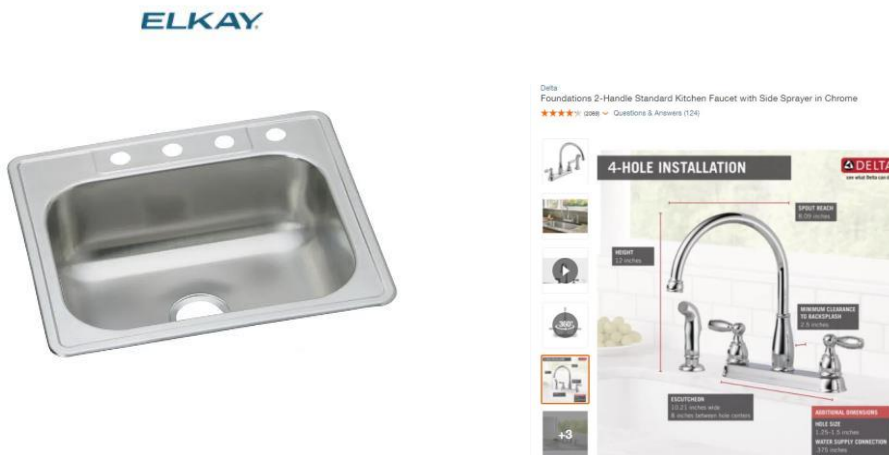
d. After the tile work is completed, install new 20x18 standing utility sink with wall mounted faucet. Connect faucet and drain line from existing shower at this location to serve new utility sink instead of the existing second shower that will be removed from this room.

e. Molded Fiberglass 24" x 18" Utility Sink: **Unitub Combo 24" x 18" Polypropylene Floor Mounted Laundry Tub** in White. Provide with one hole for single hole faucet.

f. Provide ADA approved single lever faucets with single hole. Basis of Design for both fixtures is: Delta Trinsic Single Handle Bar Faucet with Swivel Spout Model: 1959LF

Kitchenette in Meeting Room 106:

a. Install new kitchen sink where indicated in the kitchenette: Elkay Dayton 25" Drop In Single Basin Stainless Steel Kitchen Sink and Delta faucet with goose neck spout and separate spray.



b. Install new dishwasher (specified in Division 11 Appliances) where indicated in the kitchenette. Dish washer shall drain through kitchen sink.

Public Bathroom 107

a. Remove existing shower.

b. Reset existing toilet after installing new porcelain tile on floor and installing new tile wainscot

c. Remove existing sink and vanity and install one new wall sink as specified below. Install American Standard "Lucerne" wall hung lavatory # 0356.041 with single Moen "Chateau" Single Handle Lavatory Faucet # L4625. This is ADA approved.

d. Use recessed P-trap assembly that does not have pipes in the knee space under the sink.

Entrance Foyer 101

a. Install drinking fountain with bottle filler specified in Division 11 appliances where indicated on the floor plan.

Public Bathroom 102

a. Install the toilet removed from the basement Room 104 which will now only have one toilet instead of two. This elongated toilet is in good condition and meets ADA standards. Install it at the same location the former toilet was located.

- b. Reset existing toilet after installing new porcelain tile on floor and installing new painted wood wainscot.
- c. Install American Standard “Lucerne” wall hung lavatory # 0356.041 with single Moen “Chateau” Single Handle Lavatory Faucet # L4625.

Staff Breakroom 201

- a. Install new kitchen sink where indicated in the kitchenette: Elkay Dayton 25" Drop In Single Basin Stainless Steel Kitchen Sink and Delta faucet with goose neck spout and separate spray. (Same specification as in Kitchenette in Meeting Room.

Staff Bathroom 202

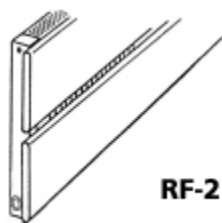
- a. Retain existing toilet where it is located now.
- b. Remove double sink and vanity.
- c. Install American Standard “Lucerne” wall hung lavatory # 0356.041 with single Moen “Chateau” Single Handle Lavatory Faucet # L4625.

B. RUNTAL STEEL BASEBOARD HEATING REQUIREMENTS

1. Most new heating will be from the new Electrical Heat Pump System specified in Division 9.
2. The existing gas boiler will remain in order to provide hydronic baseboard heat to the locations listed below where indicated on the Electrical Drawings. Heating and Plumbing contractors shall determine final sizes of radiators, but this is not necessary for bidding. For bidding assume the following sizes will be adequate and that it may be more efficient to run new hot water lines to this units that modifying existing lines:

- Basement Foyer 003** Provide 4’ long unit.
- Basement Staff Bathroom 004** Provide 4’ long unit
- Basement Shower Room 005** Provide 4’ long unit
- First Floor Public Bathroom 107** Provide 4’ long unit
- First Floor Public Bathroom 102** Provide 4’ long unit
- First Floor Link Lobby 105** Provide 14’ long unit
- Second Floor Staff Bathroom 202** Provide 4’ long unit

3. Remove existing fin tubes and unused water pipes throughout the building in rooms not listed above. Cap remaining lines or partial remaining lines as required with welded connections.
4. Provide **Runtal Steel Panel RF-2 radiator elements** of lengths and in locations as indicated on the Electrical Drawings.



5. Retain and reuse existing water lines to feed new Runtal radiators to the extent possible or feasible. Public bathroom 107 is directly above Staff Bathroom 004 so hydronic pipes may be fed exposed in the bathroom between floors to simplify installation. At other locations, keep water lines in floor or ceiling systems, except in the basement where they can be exposed.
6. Provide a manual thermostat at the end of each unit.
7. The wall hung heating panel radiation shall be of one-piece all-welded steel construction, consisting of flattened water tubes welded to headers at each end.
8. The radiator shall include an integral heavy gauge (0.09" minimum) all-welded perforated top grille.
9. RF models to have steel corrugated fins welded to the rear side of the water tubes to increase the convective output of the unit. There shall be no less than 32 fins per foot. Fins shall start within 1" of the headers, and shall be spot-welded three times per tube.
10. The radiator's headers shall include all necessary inlet, outlet and vent connections as required. Standard connection sizes are 6" NPT tapered thread for supply and return piping, and 1/8" for the vent connection. Internal baffling is provided where required for proper water flow.
11. The panel radiation shall be capable of being mounted to typical stud wall construction without additional blocking or strapping.
12. Appropriate wall mounting brackets or optional floor post mounting shall be provided with the radiation.
13. The panel radiation shall be cleaned and phosphatized in preparation for the powder coat finish.
14. The color shall be selected from Runtal's ten Standard Colors by the architect.
15. Provide color samples and shop drawings of these items.

C. SPRINKLER SYSTEM REQUIREMENTS

1. The current building is sprinklers except in the attic and over the exterior porches. Most of the main lines will remain exposed and where they are now. Some heads will be removed and existing lines simplified since the group home's bedrooms will be removed. Those areas will become open office areas and a public meeting space which will not require as many sprinkler heads.
2. General Contractor shall contract with a Vermont Licensed Design/Build Fire Suppression Company who will design and make the modifications necessary to convert the existing sprinkler system into a dry system.
3. The updated sprinkler design must include the attic and the exterior porches. In doing so, these areas, if not all of it will be converted to a dry system, since the attic will not be heated and the covered porches are outside and exposed to freezing.
4. Change sprinkler heads that remain in the new design to be upgraded to meet current code requirements.
5. Remove excess sprinkler lines in the Meeting Room 105 area of the west wing which will no longer be required with the removal of the individual rooms in that area now.
6. Submit design drawings of the new system and obtain certification from the City of Burlington Fire Department prior to beginning this work.

DIVISION 16: ELECTRICAL

A. SUMMARY OF ELECTRICAL REQUIREMENTS

1. Michael Kirick of Kirick Engineering Associates is the electrical engineer for this project. Most of the electrical services are in place. Some additional outlets will be required where indicated on the drawings.
2. The electrical contractor is responsible for final electrical engineering on site to assure circuits are not overloaded.
3. For answers to electrical questions, please email or call Michael Kirick at (802) 655-5731 or email him at michael@kirick.com. Copy Jay White with all Electrical related correspondence on this project at jaywhitevt@gmail.com.
4. Replace all decorating metal cover plates like those shown in the photo below new with plastic cover plates that will be the same color as the switches and outlets that will remain.



5. Retain and keep active all existing outlets. In the even switches will be removed but the wires will remain, use a blank cover plate over the effected outlets and switches.

B. ELECTRICAL SERVICE

The electrical service is now an aerial line coming from a pole located at the edge of the south side parking area. There are actually two utility poles, one has electrical power and the other for telecommunications and/or CATV service. These can be combined to occupy one shared pole and the second could be removed when converting to an underground service. A shared trench can be used with separate conduits for each service.

The existing electrical service size is 120/240 volt, single phase, serving a 150 amp main panel located in the basement. There appears to be a modification to the original service when the back addition was constructed. It looks like a new service disconnect was installed so that the main service feed could be tapped in order to add a new 150 amp sub-panel to the addition. The original panel likely did not have the space capacity to add a circuit breaker for this sub-panel and the new disconnect and tap was a way to accommodate this new panel.

C. ELECTRICAL PANEL REQUIREMENTS:

1. The main panel is old and limited in circuit capacity. Replace this panel with a new 200 amp rated panel with adequate circuiting capacity for transfer of the existing circuits plus any new required for the renovation work.
2. The new panel should be service rated and the existing added service switch should also be removed during this contract. The existing sub-panel in the addition basement will be removed entirely due to wall demolition, and a new 100 amp sub-panel can be added as part of the new wing renovation work.
3. Another new 100 amp sub-panel is recommended to serve the second floor renovation work in the main building.
4. The circuit breakers for the new sub-panels will be included with the replacement main panel.
5. The new sub-panel on the upper floor can be located in the attic to allow circuits to be fed from above to the new wall constructions. Access and clearance must be maintained for any of the new panel locations.

D. DISTRIBUTION EQUIPMENT:

1. Recommended panel replacement is noted above.
2. Existing circuits that are to remain can be transferred to the new panels.
3. Replace old receptacles where wear and tear are noticeable. Use Commercial grade receptacles.

E. EMERGENCY LIGHTING

1. Replace existing emergency and exit lighting.
2. Relocate new exit lighting as indicated on the drawings due to new floor plans and exit requirements.
3. Replace Self-contained wall pack type units should be placed along the newly defined egress routes.
4. Exit signs can be ordered with emergency heads to serve the dual purpose and are specified on the Lighting Schedule that is included on the drawings.

F. TELEPHONE

1. A relatively new Burlington Telecom service has been installed and all interior cabling and equipment can remain. Replace the existing aerial service drop to the building with a new underground service line. See comments under electrical service for shared trenching.
2. Remove old telephone jacks that are no longer in use. These locations will need to be confirmed on site with the owner. These should be removed if not active and blank cover plates installed. Old abandoned cabling should also be removed where accessible. Removal of abandoned cabling is now a code requirement.

G. FIRE ALARM

1. There is an existing Notifier addressable fire alarm system installed and operating. The last occupancy classification for the building included sleeping quarters, which required smoke and CO detection. The

new business classification does not require the use of smoke detectors, other than at the fire alarm panel and remote annunciation panel locations.

2. Remove remaining smoke detectors not shown on the drawings to avoid future maintenance and false alarm problems with these devices. Since the building has a sprinkler system, the panel still needs to remain in order to monitor the sprinkler flows and tampers and send alarms via the radio call box and antenna. Relocate the antenna to the roof of the building rather than up the side of the building as it is now. Coordinate new location with architect and Burlington Fire Department.

H. CATV:

1. There are the remains of a CATV system installation that is no longer active. Remove all existing abandoned exterior CATV cabling and any interior cabling and outlet locations, along with the aerial drop to the building.

I. COMPUTER AND DATA:

1. There were several Wi-Fi ports noted at the building, most likely supported by the BT service system. There was also a data hub located in the basement, which should remain in place for data outlet service. Additional Wi-Fi ports can be added in lieu of cabling to new outlet locations to enhance system coverage in newly renovated spaces needing network connectivity. Assure all locations of desks will have Wi-Fi connections and that any blue wire connections will be concealed or that the computers will have wireless connection to the internet and printers.

J. GENERAL LIGHTING AND LIGHTING SCHEDULE:







1. Replace all light fixtures in the building except those in the basement of the historic cottage with the new lighting fixtures scheduled and located on the Electrical Drawings.

2. All lamps shall be LED with color temperature of 3000K.

3. Assure that screw in LED lamps in glass fixtures do not extend above or below the edge of the glass.

4. Connect all porch lights Types D and E with photocell controls. These lights are intended to be left on all night for security. Since they will all have LED lamps, this will not require excessive energy costs.

LIGHT FIXTURE SCHEDULE

| # | Description | Mfg. | Model No. | Finish | Photo | Notes |
|---|--|---------------|---|---|---|---|
| A | GENERAL LIGHTING, SOME FROM EXISTING WIRED LOCATIONS | MINKA LAVERY | SHADOWSLEN 21 1/4" DIA. | WHITE GLASS SHALLOON BOWL ON BLACK METAL HANGER |  | 18" DIA. GLASS BOWL, 22" TALL PENDANT WITH 3 LED LAMPS. 3000K. LIST PRICE IS \$284. |
| B | BATHROOM WALL SCONCE OVER SINK | FEISS | V514719-ORB 3-LIGHT VANITY FIXTURE | OIL RUBBERED BRONZE |  | USE WITH SHORT 8000K LED LAMP TO BE ABOVE EDGE OF OPAL GLASS. LIST PRICE IS \$197. |
| C | 6" DIAMETER DISC, FITS IN DEPTH OF SHEETROCK CEILING | NOR. ELECTRIC | RAZOR SERIES LED/RZR-LED-600 | WHITE |  | 3000K COLOR TEMPERATURE. LIST PRICE IS \$20. |
| D | EXTERIOR PORCH CEILING LIGHTS | PROGRESS | PST04-B1 | BULKHEAD GLASS IN BLACK METAL CASING |  | 7 1/2" HIGH. ATTACHES TO EXISTING MOOD BEADBOARD CEILING. USE WITH 3000K LAMP. LIST PRICE IS \$24. |
| E | SECOND FLOOR BALCONY LIGHT | PROGRESS | FS66 2030K9 | BELL-LED 10.675" HIGH IN BRONZE METAL CASING |  | USE WITH 3000K LED LAMP. LIST PRICE IS \$108. |
| F | WALL WASHER LIGHTS BY FIREPLACE | WAC | WAC LIGHTING OCILLUX model toll 50 degree beam spread | BLACK |  | PROVIDE TWO HEADS AT FIREPLACE AREA ON NEW TRACK AT EXISTING TRACK LOCATION. LIST PRICE IS \$84 PER HEAD. |

K. ELECTRIC HEAT PUMP SYSTEM FOR HEATING AND COOLING





1. A new Heat Pump System will be installed for heating and cooling. Interior and exterior locations of the Heat Pump System interior and exterior units are shown on the drawings and specified in Division 15. Gas insert fireplaces on the first and second floors of the historic cottage will be used to augment heat and serve as a back-up system during very cold weather. Provide an electrical outlet near each fire place after confirming exact location from the fireplace manufacturer.

2. Modify the existing gas-fired hydronic baseboard heating system to provide heating in the bathrooms, link and shower room using Runtal Steel radiators as indicated in Division 15. Other hydronic heating elements shall be removed.

3. Provide one exterior unit on north side of west wing to control two interior units in the basement of west wing where shown on the Electrical Drawings.

4. Provide one exterior unit on north side of west wing to control two interior unit on first floor of west wing where shown on the Electrical Drawings.

5. Provide one exterior unit on north side of west second floor balcony to control three indoor wall units on the second floor of the cottage as located on the drawings.
6. Provide one exterior unit on south side of west second floor balcony to control three indoor wall units on the first floor of the cottage as located on the drawings.
7. Provide interior valve boxes in the corner closets of the west side of the second floor of the cottage and in existing closet on the north side of the Meeting Room as located on the drawings.
8. Final engineering of the Heat Pump System will be designed by the Heat Pump contractor. For bidding, assume that interior and exterior units will be as indicated on the diagram below. If larger exterior units are warranted the additional cost will be added to the contract as a change order.

| M-SERIES SUBMITTAL DATA: MSY-GL18NA & MUY-GL18NA 18,000 BTU/H WALL-MOUNTED AIR-CONDITIONING SYSTEM | | |  |
|--|---|--|---|
| Job Name: | | | Date: |
| System Reference: | | Date: | |
| Indoor Unit: MSY-GL18NA | Outdoor Unit: MUY-GL18NA | Wireless Remote Controller | |
|  |  |  | |

GENERAL FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- The outdoor unit powers the indoor unit, and should a power outage occur, the system is automatically restarted when power returns
- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation
- Smart Set: recalls a preferred preset temperature setting at the touch of a button
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

END OF SPECIFICATIONS

Exhibit B:
Red Stone Cottage Restoration Drawings

RED STONE COTTAGE - RENOVATIONS
 Burlington Parks, Recreation and Waterfront
 311 North Avenue
 Burlington, Vermont 05401



JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313
 Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com (802) 793-1850

Kirick Engineering Associates [Electrical Consulting]
 5399 Williston, Road, Suite 103
 Williston, Vermont 05401 05495
 Email: michael@kirick.com (802) 363-0930

Thomas Engineering Associates [Mechanical and Plumbing Consulting]
 P.O. Box 1420
 Waitsfield, Vermont 05673
 Email: glenn@tea-vt.com (802) 343-4673

DRAWING INDEX

- SP 1 PROPOSED SITE PLAN
- HD HISTORIC DESIGN FROM 1906
- D 100 BASEMENT DEMOLITION PLAN
- A 100 PROPOSED BASEMENT FLOOR PLAN
- D 101 FIRST FLOOR DEMOLITION PLAN
- A 101 PROPOSED FIRST FLOOR PLAN
- D 102 SECOND FLOOR DEMOLITION PLAN
- A 102 PROPOSED SECOND FLOOR PLAN
- A 201 SOUTH ELEVATION
- A 202 WEST ELEVATION
- A 203 NORTH ELEVATION
- A 301 SECTION LOOKING EAST AT LINK
- A 302 SECTION LOOKING NORTH

- E 100 PROPOSED BASEMENT ELECTRICAL PLAN
 LIGHT FIXTURE SCHEDULE
- E 101 PROPOSED FIRST FLOOR ELECTRICAL PLAN
- E 102 PROPOSED SECOND FLOOR ELECTRICAL PLAN

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JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

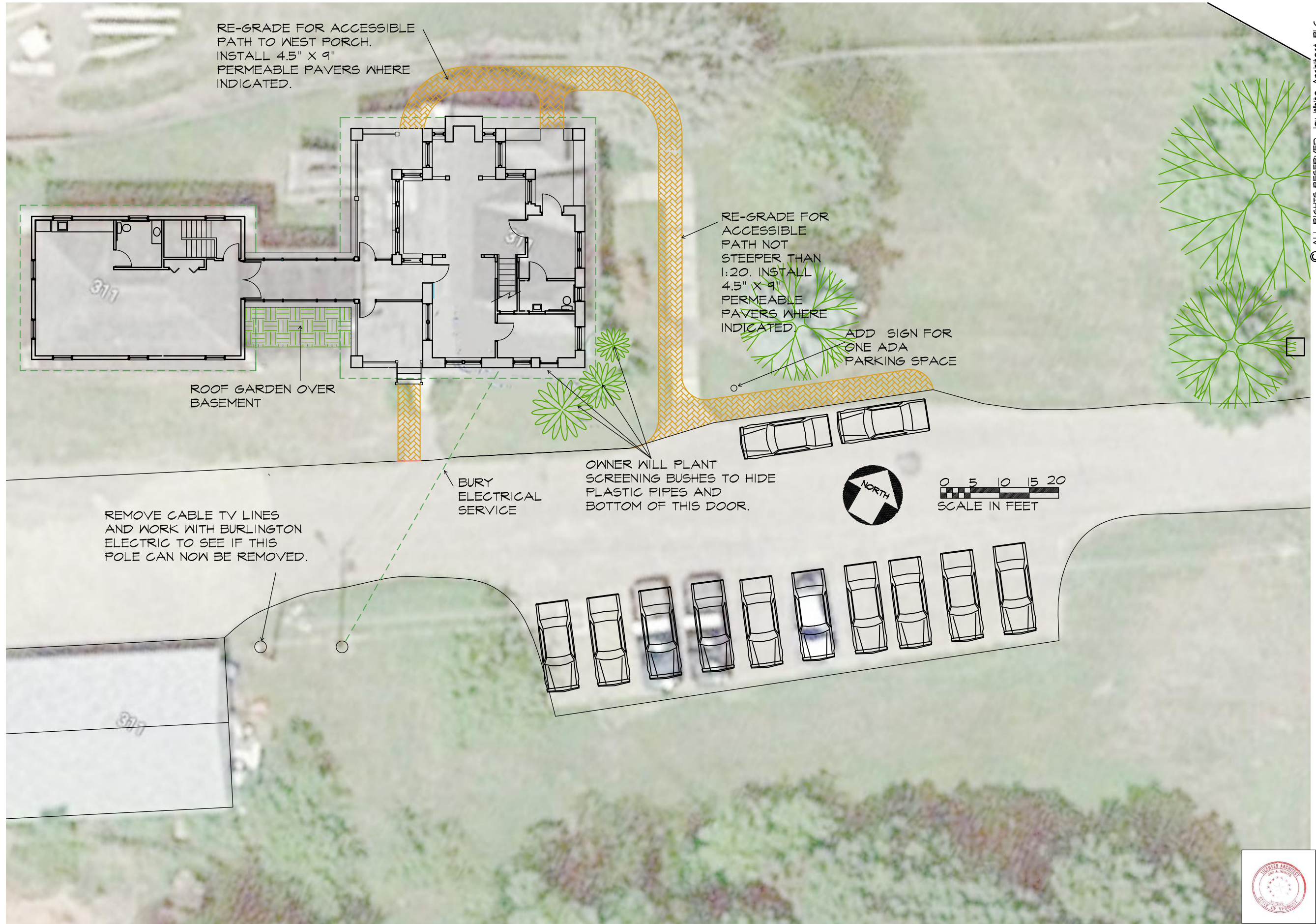
PROJECT:
RED STONE COTTAGE
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE:
COVER AND INDEX
 SCALE:

ISSUE DATE:
2/16/22
 REVISIONS:



SHEET No.
INDEX



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JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

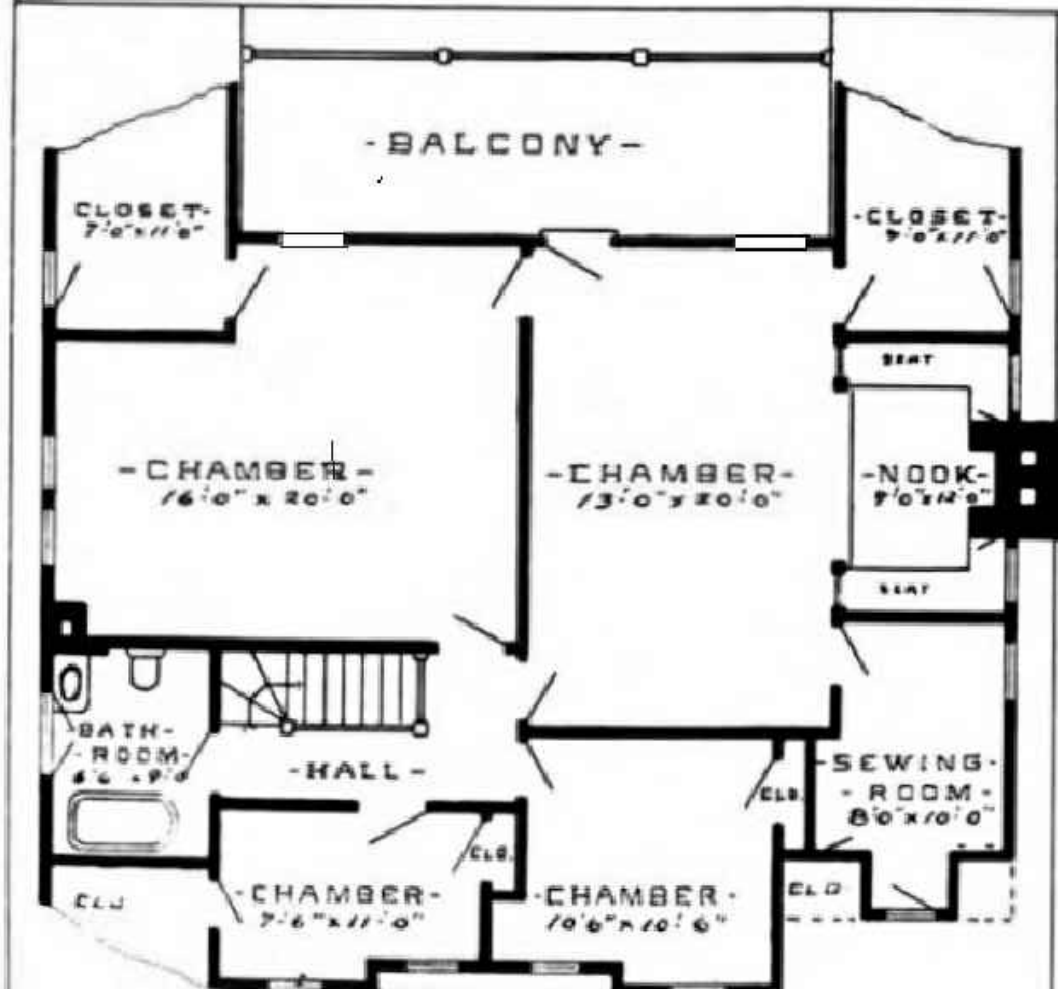
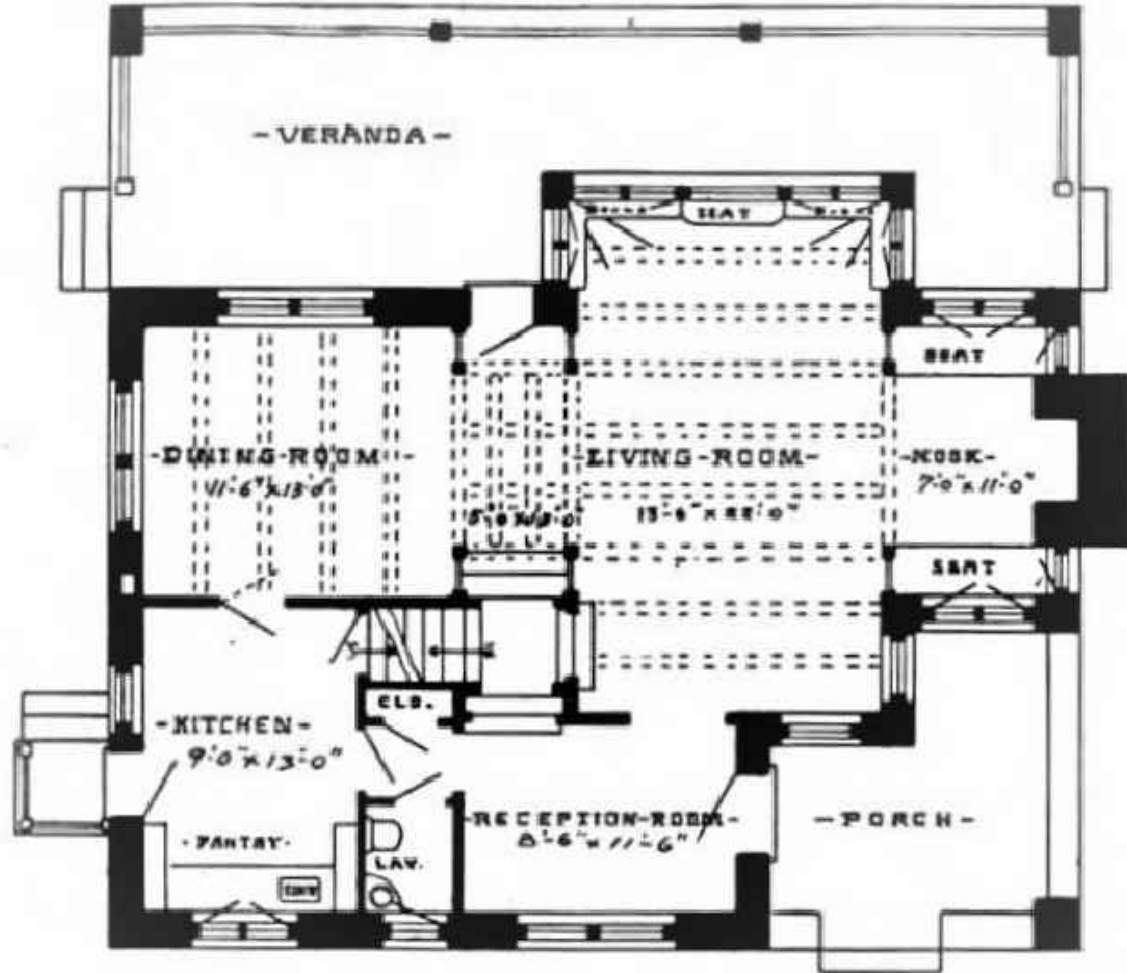
PROJECT: **RED STONE COTTAGE**
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE: **SITE PLAN**
 SCALE: 1/16" = 1'-0"

ISSUE DATE: **2/15/22**
 REVISIONS:

SHEET No. **SP1**





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86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT:
RED STONE COTTAGE
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE:
HISTORIC DESIGN FROM 1906
 SCALE: 1/8" = 1'-0"

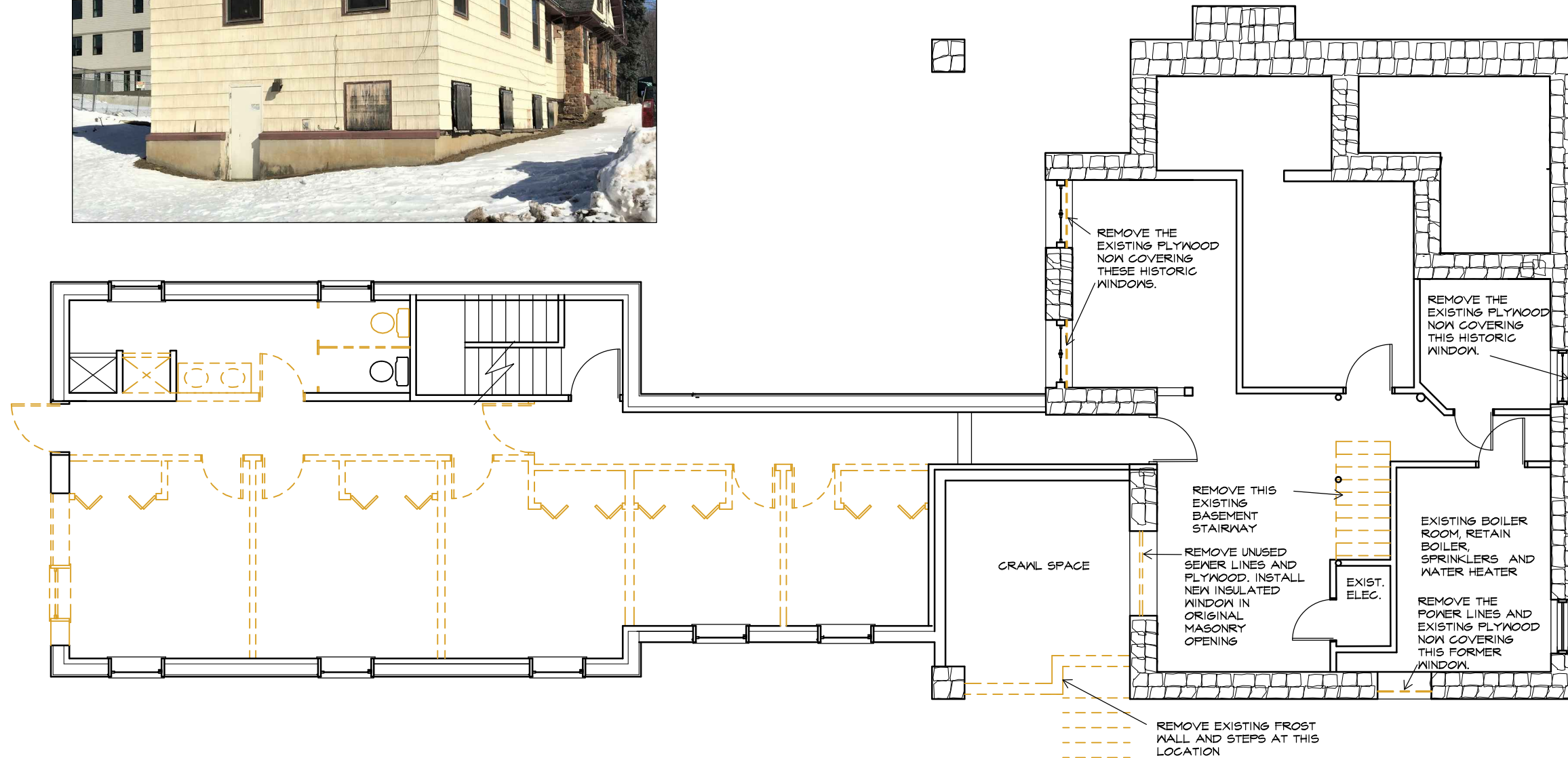
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 2/15/22
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SHEET No.
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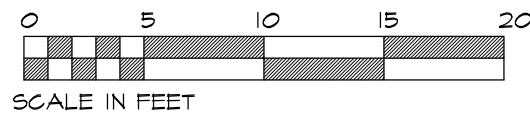
WALL LEGEND:

- WALLS AND OTHER ITEMS TO BE REMOVED.
- ===== EXISTING WALLS TO REMAIN WITH NEW OR REPAIRED FINISHES.



BASEMENT DEMOLITION FLOOR PLAN

(Floor area = 997 sf in link and west wing + 845 in house cellar)



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JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850





PROJECT:
RED STONE COTTAGE
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE:
BASEMENT DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

ISSUE DATE:
2/16/22
 REVISIONS:

SHEET No.
D100

WALL LEGEND:

-  NEW STUD WALLS WITH 5/8" SHEETROCK BOTH SIDES
-  EXISTING WALLS TO REMAIN WITH NEW OR REPAIRED FINISHES.
-  EDGE OF NEW STRUCTURAL BEAMS AND JOISTS ABOVE BASEMENT
-  EXISTING STONE FOUNDATION WALLS TO REMAIN

INSTALL TWO 7" X 11 7/8" 2.0E PARALLAM FLOOR BEAMS TO SUPPORT NEW PORCH FLOOR BOARDS. SET TOP OF BEAM 1" BELOW FINISH FIRST FLOOR HEIGHT. SUPPORT ENDS ON EXISTING STONE PIERS AND WALLS WITH SIMPSON HEAVY ANGLES #HL76PC WITH FOUR 3/4" X 8" LONG GALVANIZED STEEL BOLTS DRILLED INTO STONES AND GROUTED FULL BEHIND ANGLES. ANGLES ARE MOUNTED UNDER THE BEAMS WITH THE VERTICAL LEG UNDER THE BEAM 7/4" LONG AND THE HORIZONTAL LEG UNDER THE BEAM 7/4" LONG.

INSTALL 3/4" X 6" CEDAR DECKING SPACED 1/8" APART DIRECTLY OVER 2X8 PRESSURE TREATED WOOD JOISTS SPACED 16" O.C. SET TOP OF JOISTS AND TOP OF BEAMS USING GALVANIZED JOIST HANGERS AT 1" BELOW FINISHED INTERIOR FLOORS. NAIL DECK BOARDS AS SPECIFIED WITH TWO 3" STAINLESS STEEL NAILS AT EACH JOIST, WITH PULL-OUT RESISTANT SHANKS.

BOLT PRESSURE TREATED 2X8 LEDGER TO STONE WALLS WITH TWO STAINLESS STEEL MASONRY ANCHORS AT 4' O.C.
 SPLICE PORCH FLOOR BEAMS DIRECTLY UNDER GLASS WALL.

INSTALL ONE 7" X 14" 2.0E PARALLAM FLOOR BEAM TO SUPPORT 100 PSF LOAD ON MEETING ROOM. (SUPPORTS 1234 LBS/LF; 841 LBS/LF REQ.)
 INSTALL ONE 7" X 11 7/8" 2.0E PARALLAM FLOOR BEAM TO SUPPORT 100 PSF LOAD ON LINK AND GARDEN. (SUPPORTS 630LBS/LF; 624 LBS/LF REQ.)

INSTALL 3 NEW SOLID 7"X7" PINE POSTS ON SIMPSON STRONG TIE CBS6 1" THICK BASE SET ON NEW 8" THICK CONC. FOOTING.

CUT EXISTING SLAB AND POUR NEW 8" DEEP FOOTING. TROWEL TOP OF FOOTING TO BLEND AND MATCH EXISTING CONCRETE FLOOR AT SAME ELEVATION

AT GARDEN AREA ONLY, REPLACE 2X12 JOISTS SPACED 24" O.C. WITH 2X6 JOISTS SPACED 12" O.C.

INSULATE THE BAYS WITH 8" ROXUL ROCK WOOL INSULATION BETWEEN JOISTS THAT ARE UNDER THE LINK AND ALSO ABOVE THE EXTERIOR CRAWL SPACE. ADD 5/8" EXT. PLYWOOD CEILING OVER THIS PART OF THE CRAWL SPACE, THESE TWO BAYS ONLY.

AFTER INSTALLING ELECTRICAL PRIMARY LINE UNDERGROUND, INSTALL NEW INSULATED HARVEY WINDOW IN THIS MASONRY OPENING.

INSTALL TWO 7" X 11 7/8" 2.0E PARALLAM FLOOR BEAMS TO SUPPORT NEW PORCH FLOOR BOARDS. SET TOP OF BEAM 1" BELOW FINISH FIRST FLOOR HEIGHT. SUPPORT ENDS ON EXISTING STONE PIERS AND WALLS WITH SIMPSON HEAVY ANGLES #HL76PC WITH FOUR 3/4" X 8" LONG GALVANIZED STEEL BOLTS DRILLED INTO STONES AND GROUTED FULL BEHIND ANGLES. ANGLES ARE MOUNTED UNDER THE BEAMS WITH THE VERTICAL LEG UNDER THE BEAM 7/4" LONG AND THE HORIZONTAL LEG UNDER THE BEAM 7/4" LONG.

24X20 POLYPROPYLENE FREE STANDING UTILITY SINK WITH WALL MOUNTED, SWIVEL FAUCET, CONNECT TO EXISTING WATER AND DRAIN LINES IN THIS AREA CURRENTLY USED AS A SECOND SHOWER.

REMOVE EXISTING PLYWOOD AND INSTALL NEW INSULATED ANNING TRANSLUCENT HARVEY WINDOWS TO MATCH COLOR OF SASH ON FIRST FLOOR

EXISTING SHOWER WITH NEW TILE WALL FINISHES. MOVE EXISTING HANDHELD SHOWER IN OTHER SHOWER TO THIS ONE

NEW HALF-LIGHT DOOR AT SAME LOCATION AS EXISTING DOOR

NEW WASH TUB
 NEW EMERG. EYE WASH STATION

INSTALL ONE 7" X 14" 2.0E PARALLAM FLOOR BEAM TO SUPPORT 100 PSF LOAD ON MEETING ROOM. (SUPPORTS 1234 LBS/LF; 841 LBS/LF REQ.)

2
 A302

NEW 9" WIDE X 7' HIGH, FLUSH INSULATED OVERHEAD DOOR

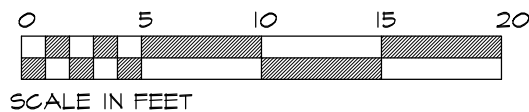
REMOVE EXISTING PLYWOOD AND WINDOWS AND INSTALL NEW INSULATED ANNING HARVEY WINDOWS TO MATCH COLOR OF SASH ON FIRST FLOOR

ADD EXTERIOR FREEZE PROOF HOSE BIB WITH AT THIS LOCATION TO BE ABLE USE YEAR ROUND TO WATER THE NEW ROOF GARDEN IN THE LINK AND BE ABLE TO WASH TRUCKS.



PROPOSED BASEMENT FLOOR PLAN

(Floor area = 997 sf in link and west wing + 845 in house cellar)



2
 A302



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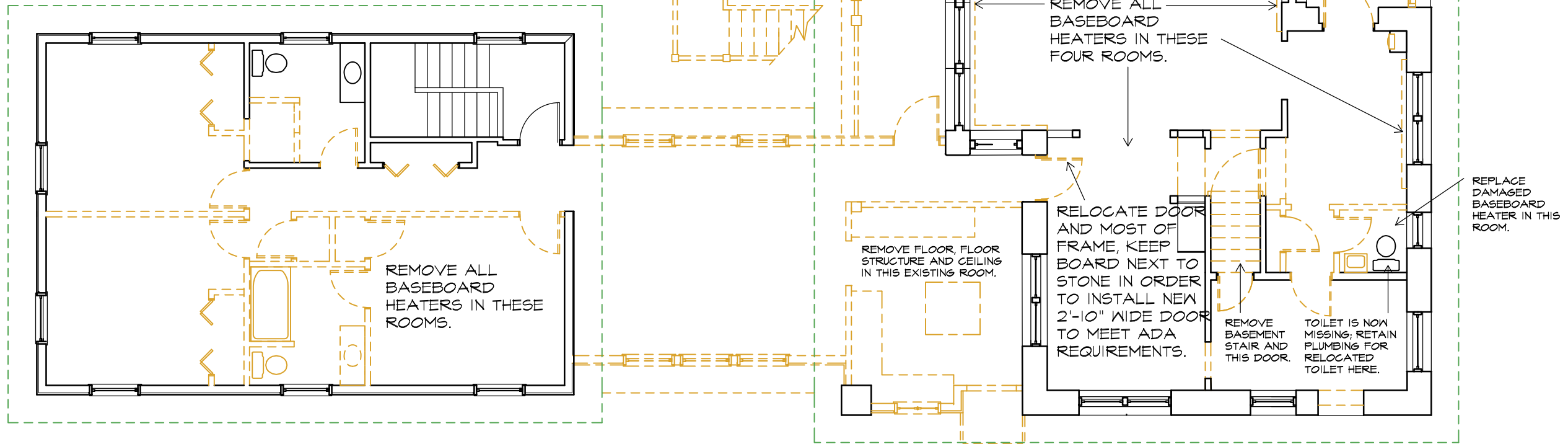
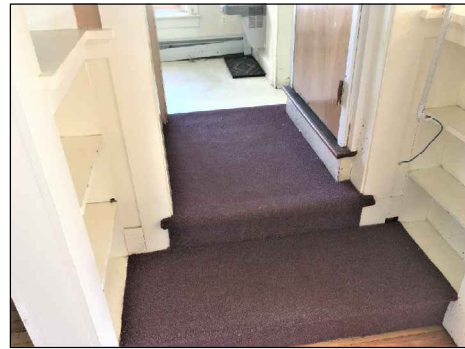
86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT:
RED STONE COTTAGE
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE:
PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

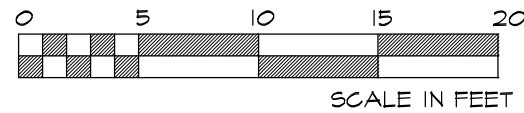
ISSUE DATE:
 2/16/22
 REVISIONS:

SHEET No.
A100



FIRST FLOOR DEMOLITION PLAN

(Floor area = 2115 sf)



WALL LEGEND:

- WALLS AND OTHER ITEMS TO BE REMOVED.
- EXISTING WALLS TO REMAIN WITH NEW OR REPAIRED



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PROJECT:
RED STONE COTTAGE
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE:
FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

ISSUE DATE:
2/16/22
 REVISIONS:

SHEET No.
D101

WALL LEGEND:

-  NEW STUD WALLS WITH 5/8" SHEETROCK BOTH SIDES
-  EXISTING WALLS TO REMAIN WITH NEW OR REPAIRED FINISHES.
-  EDGE OF ITEMS ABOVE

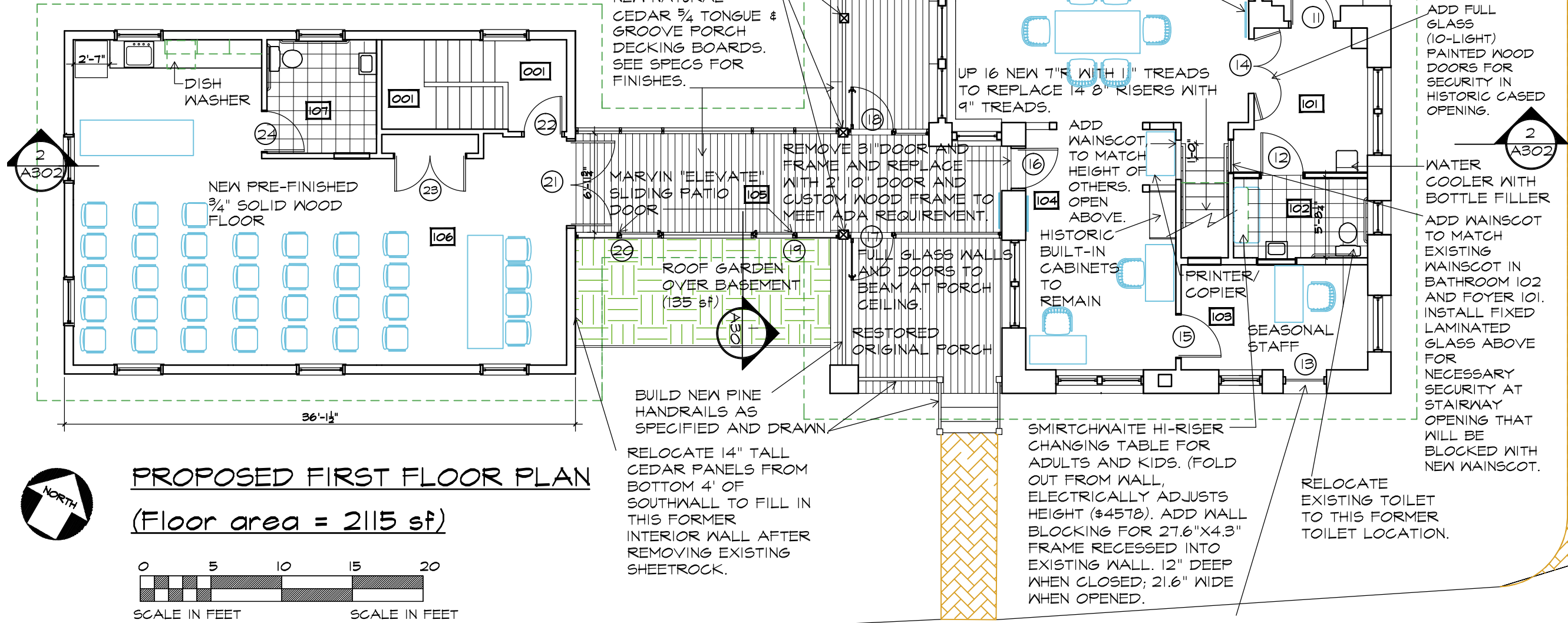


BUILD NEW PINE HANDRAILS AS SPECIFIED AND DRAWN.

RESTORE HISTORIC WINDOW SEAT'S STONE SILL AS SHOWN HERE. REST OF STONE WORK IS IN EXCELLENT CONDITION.

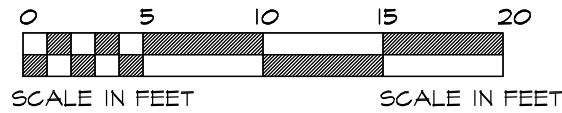
INSTALL 3 NEW SOLID 7"X7" PINE POSTS. REPLACE PORCH FLOOR STRUCTURE AS SHOWN ON SHEET A101. SET POST ON SIMPSON STRONG TIE CBS6 1" THICK BASE.

NEW NATURAL CEDAR 3/4 TONGUE & GROOVE PORCH DECKING BOARDS. SEE SPECS FOR FINISHES.



PROPOSED FIRST FLOOR PLAN

(Floor area = 2115 sf)



UNBLOCK THIS FORMER HISTORIC KITCHEN ENTRANCE DOOR AND RELOCATE EXISTING HISTORIC ORIGINAL DOOR NOW AT ENTRANCE TO COTTAGE FROM WEST VERANDA HERE. THAT DOOR IS IN GOOD CONDITION, BUT TOO NARROW TO MEET ADA REQUIREMENTS AT MAIN WEST ENTRANCE. IT WILL ADD CHARACTER AND DAYLIGHT THIS SPACE. SEE ELEVATION SHEET A201 FOR PHOTO OF DOOR,



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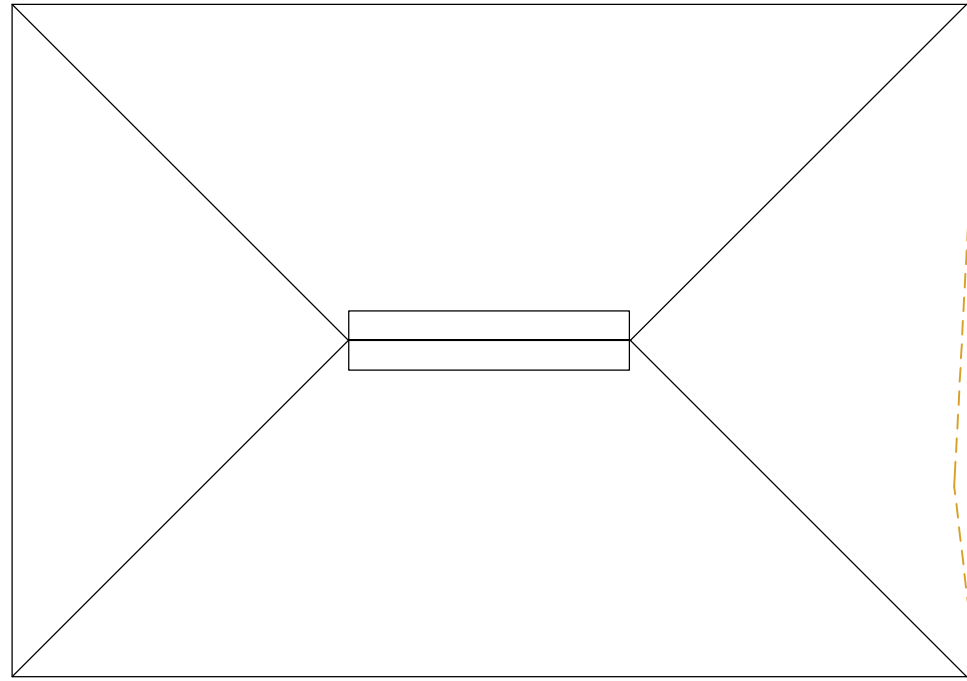
JAY WHITE, ARCHITECT, PLC
86 St. Paul Street, Suite 313, Burlington, Vermont 05401
Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT: RED STONE COTTAGE
311 North Avenue, Burlington VT
JOB No. 21-01

TITLE: PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

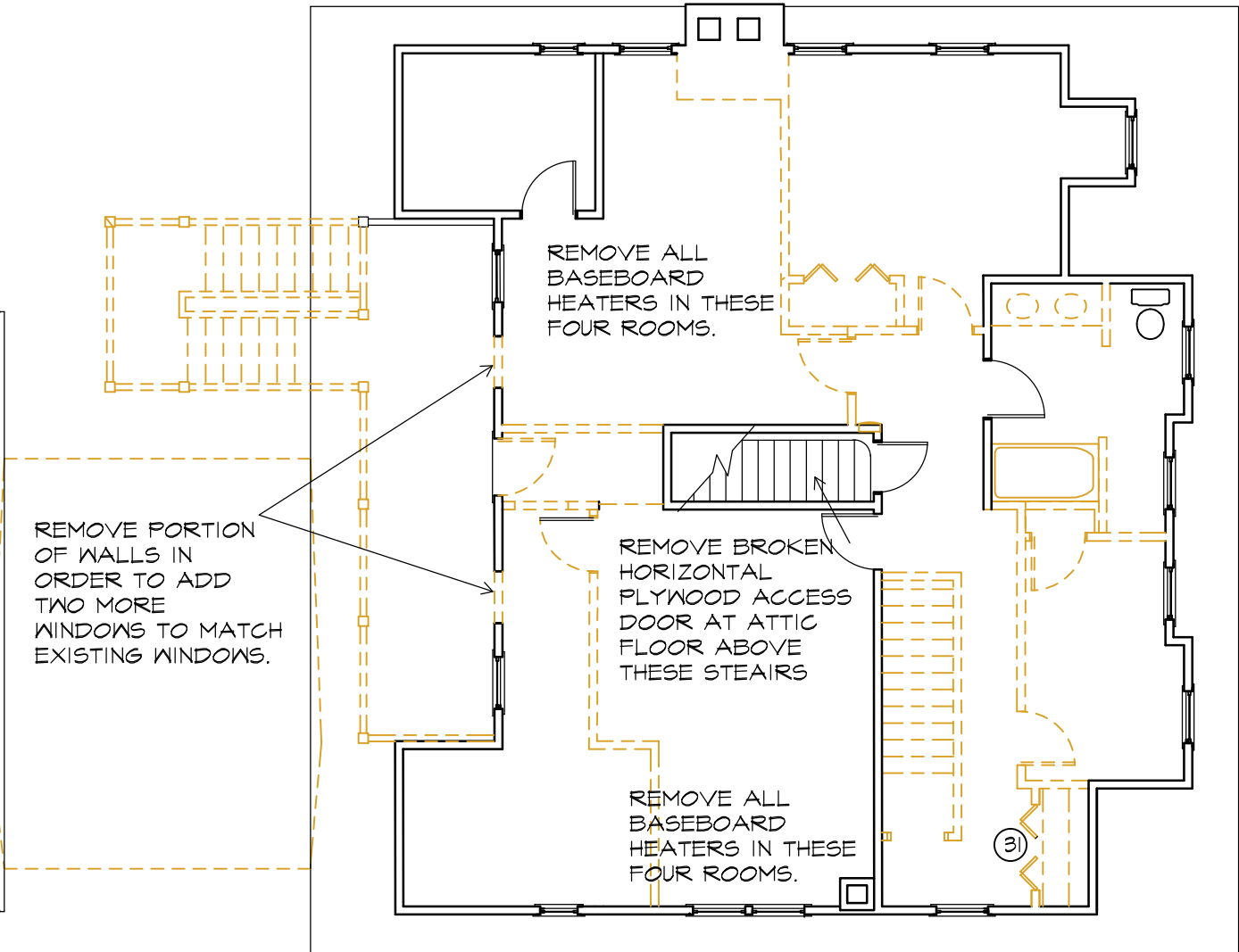
ISSUE DATE: 2/16/22
REVISIONS:

SHEET No. A101



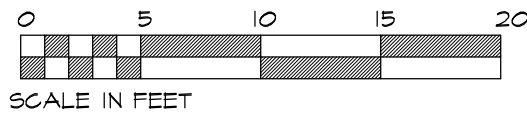
WALL LEGEND:

- WALLS AND OTHER ITEMS TO BE REMOVED.
- EXISTING WALLS TO REMAIN WITH NEW OR REPAIRED FINISHES.



SECOND FLOOR DEMOLITION PLAN

(Floor area = 998 sf)



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 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT: **RED STONE COTTAGE**
 311 North Avenue, Burlington VT
 JOB No. 21-01

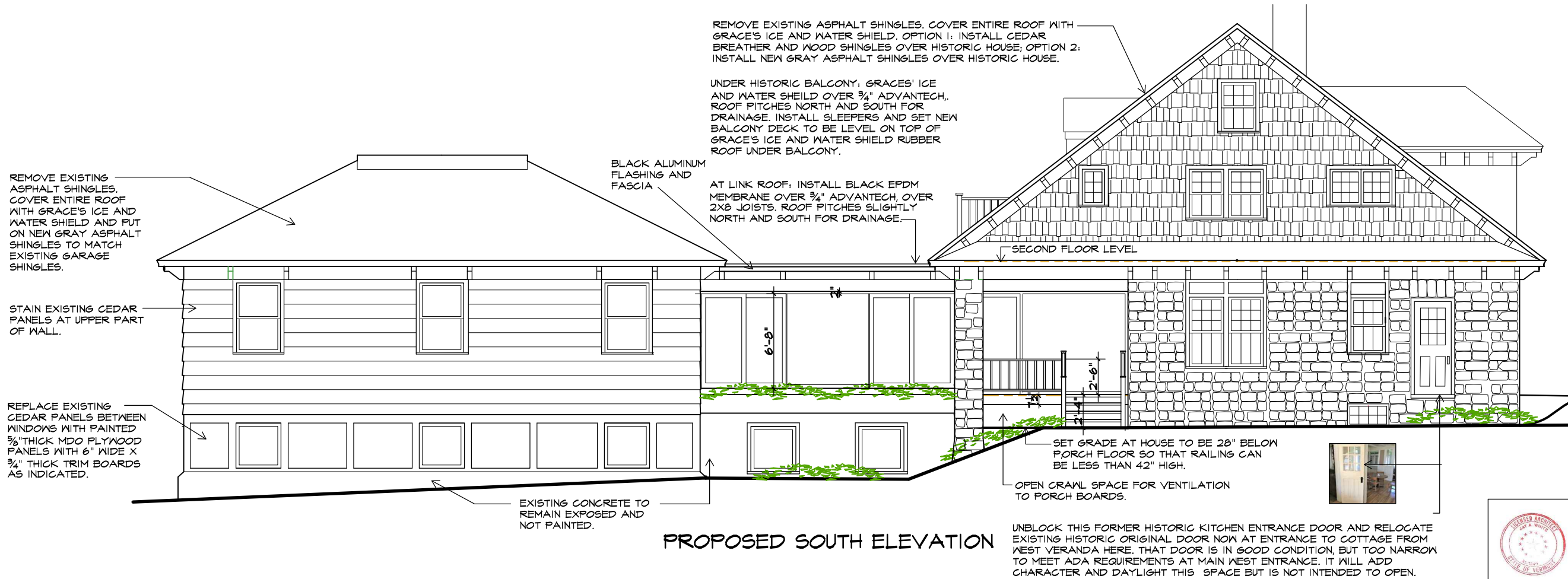
TITLE: **SECOND FLOOR DEMOLITION PLAN**
 SCALE: 1/8" = 1'-0"

ISSUE DATE: **2/15/22**
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EXISTING CONDITIONS



PROPOSED SOUTH ELEVATION

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JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

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 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE:
PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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A201





PROPOSED WEST ELEVATION

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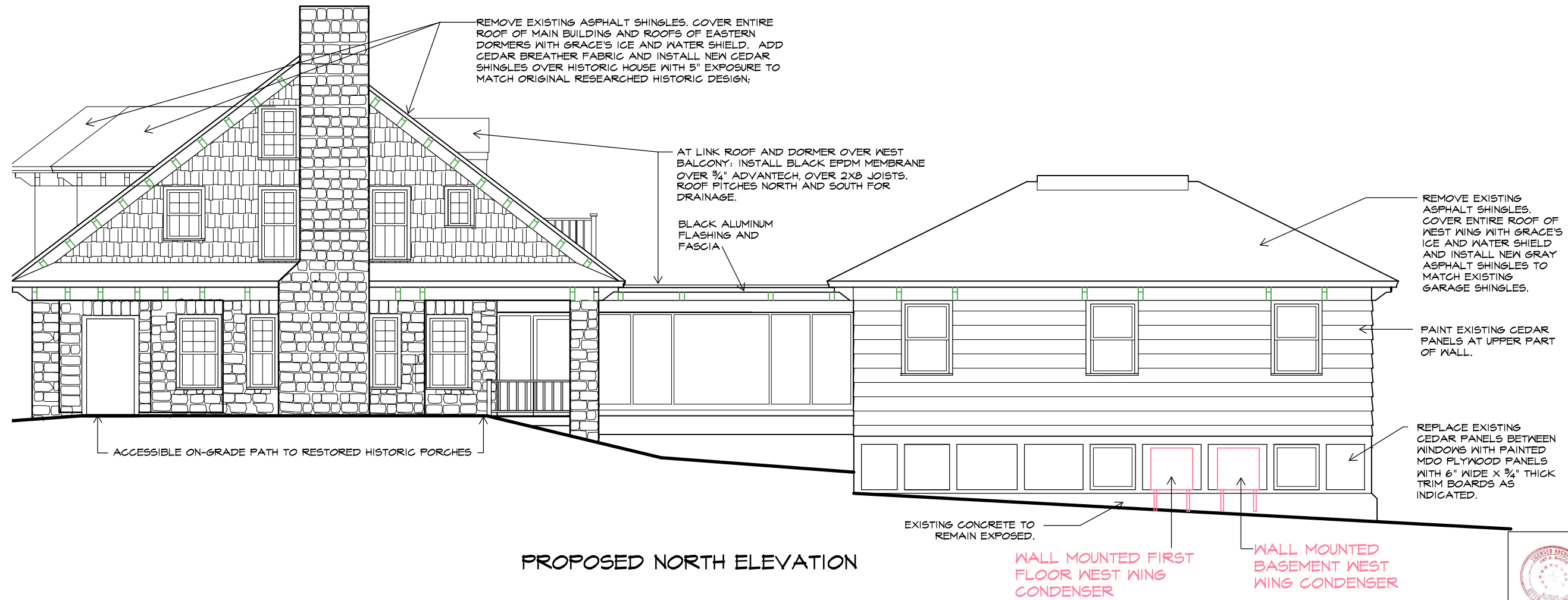
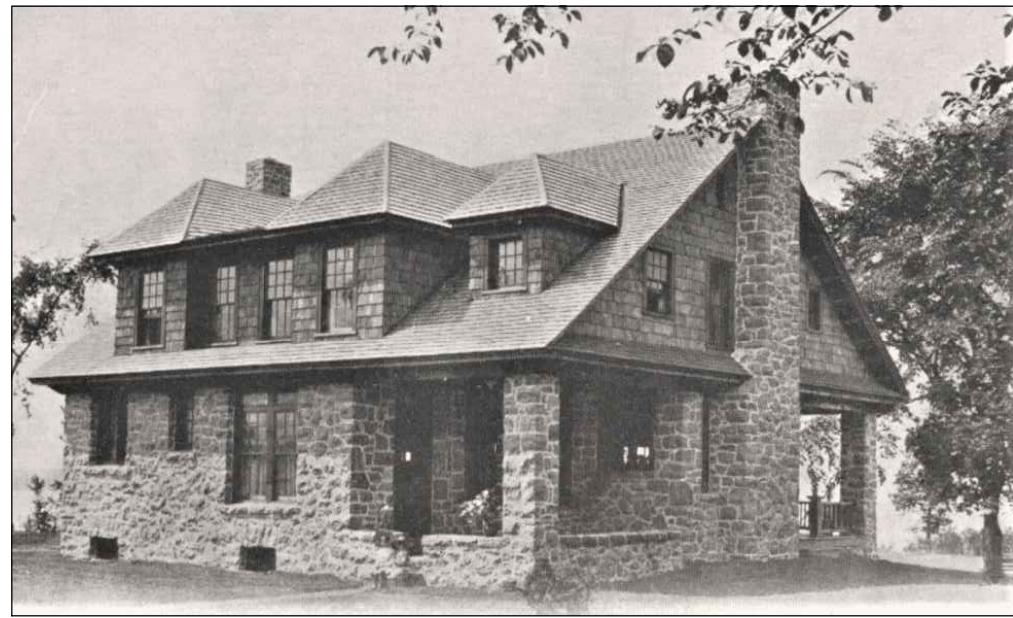
TITLE:
PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

ISSUE DATE:
2/15/22
 REVISIONS:



SHEET No.
A202



PROPOSED NORTH ELEVATION

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 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT:
RED STONE COTTAGE
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE:
PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

ISSUE DATE:
 2/15/22
 REVISIONS:

SHEET No.
A203



REMOVE EXISTING ASPHALT SHINGLES. COVER ENTIRE ROOF WITH GRACE'S ICE AND WATER SHIELD. INSTALL CEDAR BREATHER FABRIC AND NEW WOOD SHINGLES WITH 5" EXPOSURE TO MATCH ORIGINAL DESIGN OVER HISTORIC HOUSE AND ITS EASTERN DORMERS.

6" TOP SOIL(R6) OVER MIRAFI 140 LANDSCAPE FABRIC, OVER 6" GLAVEL [LIGHT WEIGHT FOAMED GLASS, SIMILAR TO PUMICE DRAINAGE PRODUCT (RIO)] OVER EPDM ROOFING, OVER 3/4" ADVANTECH, OVER 2X10 JOISTS SPACED 24" O.C.. INSULATE BETWEEN JOISTS WITH ROXUL ROCKWOOL INSULATION (R30)

PAINTED 2.0 MICROLLAM 1 3/4" X 14", SUPPORT WITH 1/2" DIA. STAINLESS STEEL BOLTS CONNECTED TO TWO 3"X8"X8" STAINLESS STEEL ANGLES BOLTED INTO TOP PLATE OF BASEMENT WALL.

INSTALL BLACK EPDM MEMBRANE ROOF OVER HISTORIC WEST DORMER (IT IS TOO SHALLOW FOR SHINGLES AND NOT VISIBLE).

LINK ROOF IS EPDM MEMBRANE OVER 3/4" ADVANTECH, OVER 2X8 JOISTS. ROOF PITCHES NORTH AND SOUTH FOR DRAINAGE. ADD ROXUL ROCK WOOL INSULATION BETWEEN JOISTS (R30)+ 4" THERMAX RIGID INSULATION UNDER JOISTS (R26.4). INSTALL WOOD BEAD BOARD CEILING UNDER THERMAX.

UNDER HISTORIC BALCONY: GRACE'S ICE AND WATER SHEILD OVER 3/4" ADVANTECH. ROOF PITCHES NORTH AND SOUTH FOR DRAINAGE. INSTALL SLEEPERS AND SET NEW BALCONY DECK TO BE LEVEL ON TOP OF GRACE'S ICE AND WATER SHIELD RUBBER ROOF UNDER BALCONY.

SOLID WOOD BRACKETS (4 EACH SIDE) AND WOOD FASCIA (PAINTED)

BLACK ALUMINUM FLASHING AND FASCIA

2.0E PARALLAM 5/4"X 11-7/8" (PAINTED)

6" TOP SOIL(R6) OVER 6" GLAVEL (LIGHT WEIGHT FOAMED GLASS, SIMILAR TO PUMICE DRAINAGE PRODUCT (RIO)) OVER EPDM ROOFING, OVER 3/4" ADVANTECH, OVER 2X10 JOISTS SPACED 24" O.C.. INSULATE BETWEEN JOISTS WITH ROXUL ROCKWOOL INSULATION (R30)

EXTEND BLACK RUBBER ROOFING UP THIS EDGE OF LINK FLOOR AND UNDER BEAM ABOVE FLOOR.

FIRST FLOOR LEVEL

2X8 JOISTS, 16" O.C. WITH ROCKWOOL (R30) INSULATION BETWEEN JOISTS. (SIZE BASED ON 140 PSF, SNOW AND SOIL)

BASEMENT FLOOR LEVEL

SET FINISH GRADE NOT MORE THAN 30". THIS WILL AVOID A NEED FOR A TALLER RAIL.

KEEP OPEN SPACE UNDER REPLACED PORCH.

EXISTING SPRINKLER PIPES TO REMAIN

EXISTING SLAB AND EXTERIOR WALLS TO REMAIN

REPLACE EXISTING POST WITH NEW SOLID PINE POST (NO TRIM) THAT WILL BE 7"X7" SET ON 1" SIMPSON CBS6 STAND-OFF BASE DIRECTLY ON BEAM.

INSTALL 7" X 11 7/8" 2.0E PARALLAM FLOOR BEAMS AT OUTER EDGE OF PORCH FLOOR TO SUPPORT 100 PSF LOAD ON PORCH AND PART OF ROOF. (SUPPORTS 497LBS/LF; 440 LBS/LF REQ.) STAIN WITH DARK BROWN TRIM COLOR SPECIFIED.

INSTALL ONE 7" X 11 7/8" 2.0E PARALLAM FLOOR BEAM TO SUPPORT 100 PSF LOAD ON LINK AND GARDEN. (SUPPORTS 630LBS/LF; 624 LBS/LF REQ.)

BUILDING SECTION LOOKING EAST THROUGH LINK

A301



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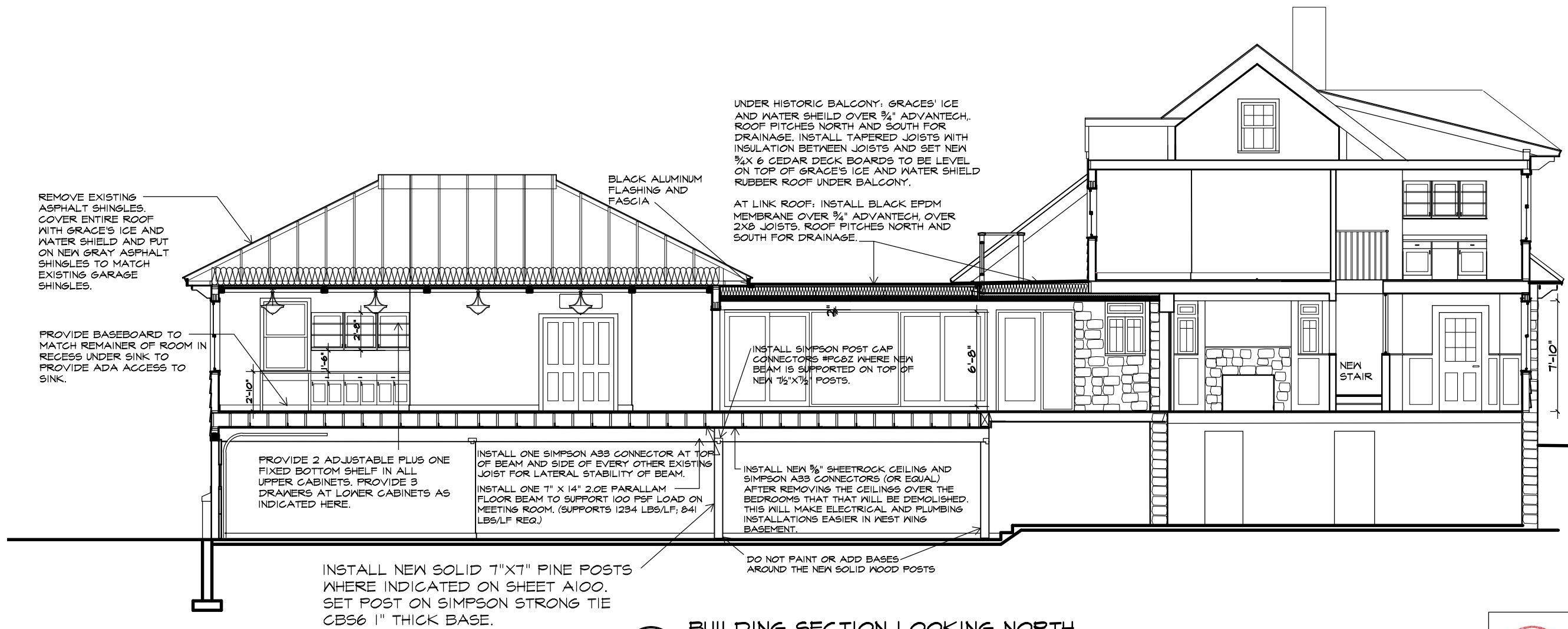
JAY WHITE, ARCHITECT, PLC
86 St. Paul Street, Suite 313, Burlington, Vermont 05401
Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT: RED STONE COTTAGE
311 North Avenue, Burlington VT
JOB No. 21-01

TITLE: SECTION LOOKING EAST AT LINK
SCALE: 3/16" = 1'-0"

ISSUE DATE: 2/15/22
REVISIONS:

SHEET No. A301



REMOVE EXISTING ASPHALT SHINGLES. COVER ENTIRE ROOF WITH GRACE'S ICE AND WATER SHIELD AND PUT ON NEW GRAY ASPHALT SHINGLES TO MATCH EXISTING GARAGE SHINGLES.

PROVIDE BASEBOARD TO MATCH REMAINDER OF ROOM IN RECESS UNDER SINK TO PROVIDE ADA ACCESS TO SINK.

PROVIDE 2 ADJUSTABLE PLUS ONE FIXED BOTTOM SHELF IN ALL UPPER CABINETS. PROVIDE 3 DRAWERS AT LOWER CABINETS AS INDICATED HERE.

INSTALL ONE SIMPSON A33 CONNECTOR AT TOP OF BEAM AND SIDE OF EVERY OTHER EXISTING JOIST FOR LATERAL STABILITY OF BEAM.
 INSTALL ONE 1" X 14" 2.0E PARALLAM FLOOR BEAM TO SUPPORT 100 PSF LOAD ON MEETING ROOM. (SUPPORTS 1234 LBS/LF; 641 LBS/LF REQ.)

INSTALL NEW SOLID 7"X7" PINE POSTS WHERE INDICATED ON SHEET A100. SET POST ON SIMPSON STRONG TIE CBS6 1" THICK BASE.

BLACK ALUMINUM FLASHING AND FASCIA

UNDER HISTORIC BALCONY: GRACE'S ICE AND WATER SHIELD OVER 3/4" ADVANTECH. ROOF PITCHES NORTH AND SOUTH FOR DRAINAGE. INSTALL TAPERED JOISTS WITH INSULATION BETWEEN JOISTS AND SET NEW 3/4" X 6 CEDAR DECK BOARDS TO BE LEVEL ON TOP OF GRACE'S ICE AND WATER SHIELD RUBBER ROOF UNDER BALCONY.

AT LINK ROOF: INSTALL BLACK EPDM MEMBRANE OVER 3/4" ADVANTECH, OVER 2X8 JOISTS. ROOF PITCHES NORTH AND SOUTH FOR DRAINAGE.

INSTALL SIMPSON POST CAP CONNECTORS #PC8Z WHERE NEW BEAM IS SUPPORTED ON TOP OF NEW 7 1/2" X 7 1/2" POSTS.

INSTALL NEW 5/8" SHEETROCK CEILING AND SIMPSON A33 CONNECTORS (OR EQUAL) AFTER REMOVING THE CEILINGS OVER THE BEDROOMS THAT WILL BE DEMOLISHED. THIS WILL MAKE ELECTRICAL AND PLUMBING INSTALLATIONS EASIER IN WEST WING BASEMENT.

DO NOT PAINT OR ADD BASES AROUND THE NEW SOLID WOOD POSTS

BUILDING SECTION LOOKING NORTH

2
A302



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JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

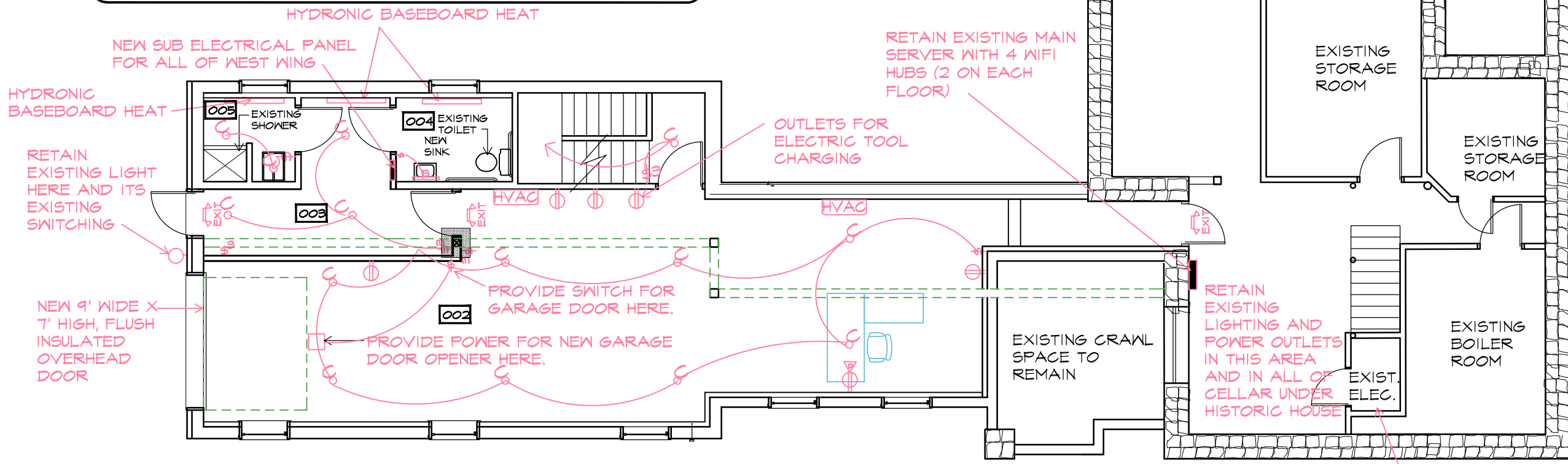
PROJECT: RED STONE COTTAGE
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE: SECTION LOOKING NORTH
 SCALE: 1/8" = 1'-0"

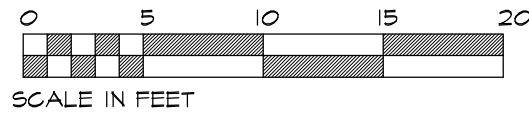
ISSUE DATE: 2/15/22
 REVISIONS:

SHEET No. A302

| # | Description | Mfr. | Model No. | Finish | Photo | Notes |
|---|--|--------------|---|--|--|--|
| A | GENERAL LIGHTING, SOME FROM EXISTING WIRED LOCATIONS | MINKA LAVERY | SHADOWGLN 2 1/2" DIA. | WHITE GLASS SHALLOW BOWL ON BLACK METAL HANGER |  | 18" DIA. GLASS BOWL, 22" TALL PENDANT WITH 3 LED LAMPS. 3000K. LIST PRICE IS \$284. |
| B | BATHROOM WALL SCONCE OVER SINK | FEISS | V519718-ORB 3-LIGHT VANITY FIXTURE | OIL RUBBED BRONZE |  | USE WITH SHORT 3000K LED LAMP TO BE ABOVE EDGE OF OPAL GLASS. LIST PRICE IS \$197 |
| C | 6" DIAMETER DISC, FITS IN DEPTH OF SHEETROCK CEILING | NDR ELECTRIC | RAZOR SERIES, LED/RZR-LED-600 | WHITE |  | 3000K COLOR TEMPERATURE. LIST PRICE IS \$20 |
| D | EXTERIOR PORCH CEILING LIGHTS | PROGRESS | P3709-31 | BULKHEAD GLASS IN BLACK METAL CASING |  | 7 1/2" HIGH. ATTACHES TO EXISTING WOOD BEADBOARD CEILING. USE WITH 3000K LAMP. LIST PRICE IS \$24. |
| E | SECOND FLOOR BALCONY LIGHT | PROGRESS | P566 2030K4 | BELL-LED 10.675" HIGH IN BRONZE METAL CASING |  | USE WITH 3000K LED LAMP. LIST PRICE IS \$108 |
| F | WALL WASHER LIGHTS BY FIREPLACE | MAC | MAC LIGHTING OCULUX model 101 50 degree beam spread | BLACK |  | PROVIDE TWO HEADS AT FIREPLACE AREA ON NEW TRACK AT EXISTING TRACK LOCATION. LIST PRICE IS \$64 PER HEAD |



PROPOSED BASEMENT ELECTRICAL PLAN



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JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT: **RED STONE COTTAGE**
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE: **PROPOSED BASEMENT ELECTRICAL PLAN**
 SCALE: 1/8" = 1'-0"

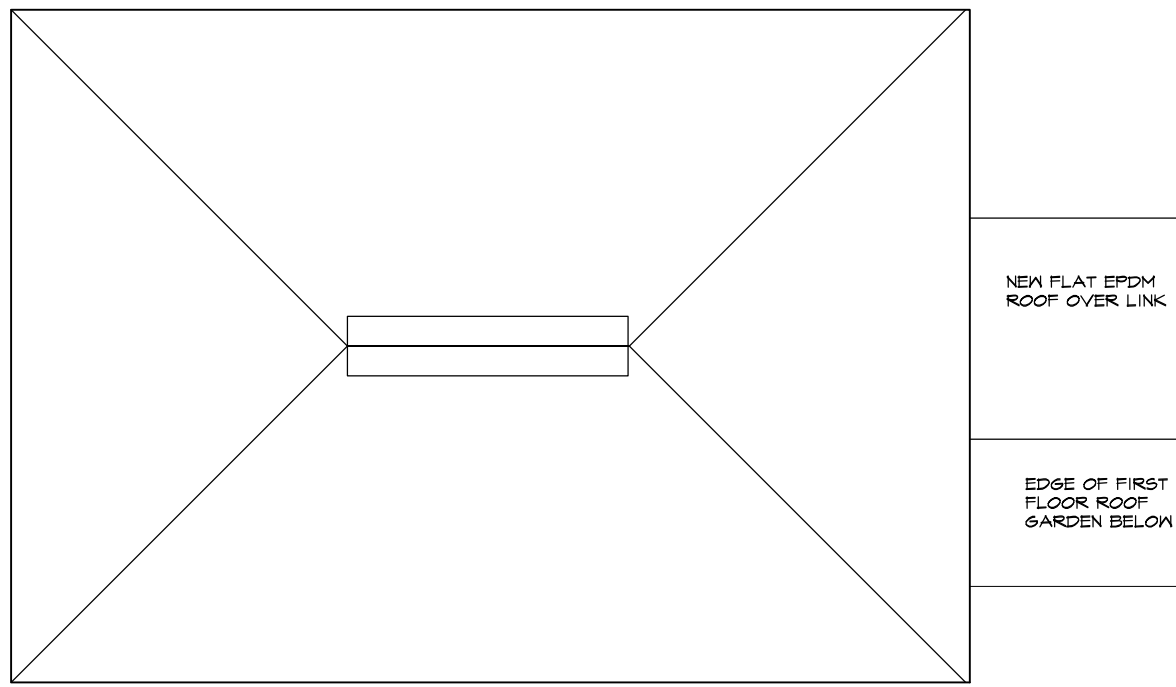
ISSUE DATE: **2/16/22**
 REVISIONS:

SHEET No. **E100**

ELECTRICAL KEY

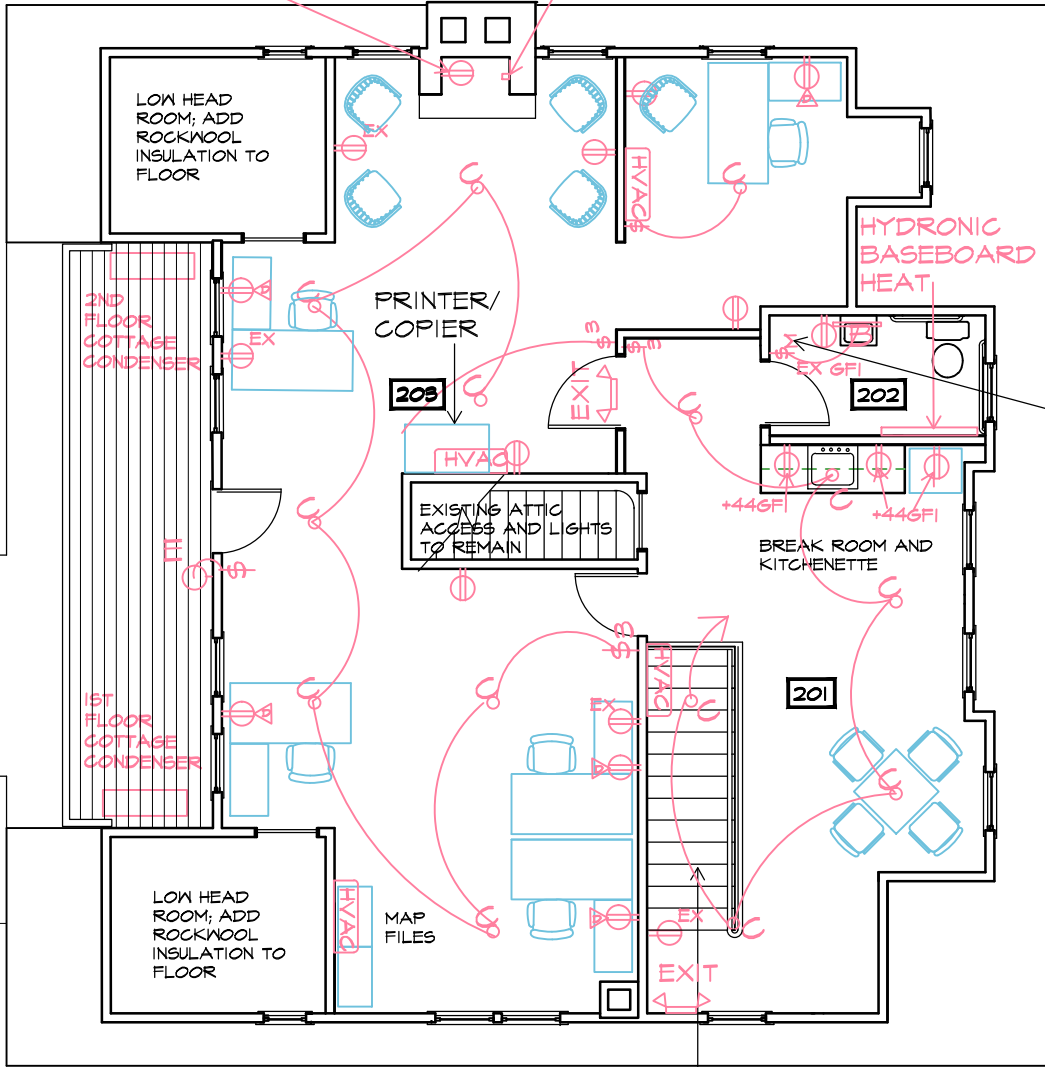
- ⊙ CEILING MOUNT
- ⊖ WALL SCONCE
- WALL MOUNTED VANITY LIGHT
- Ⓐ PENDANT
- Ⓜ EXISTING OUTLET LOCATION
- Ⓜ NEW DUPLEX OUTLET
Cir. line @ 1'-0" or as noted
- Ⓜ DUPLEX OUTLET 44" ABOVE FLOOR
With Ground Fault Circuit Interrupter if noted GFI
- Ⓜ NEW CONCEALED BLUE HARD-WIRED SECURE DATA CONNECTION (NOT WIFI)
NEXT TO ELECTRICAL OUTLET COMPUTER CONNECTION
- Ⓜ SWITCH
Cir. line @ 9'-0"
- Ⓜ 3-WAY SWITCH
Cir. line @ 9'-0"
- Ⓜ SWITCH WITH MOTION DETECTOR
Cir. line @ 9'-0"

NOTE: ALL OUTLETS IN EXISTING WALLS ARE TO REMAIN IN USE AND ARE MARKED "EX". THEY WILL REQUIRE NEW COVER PLATES. ADD NEW DATA AND OUTLETS WHERE INDICATED IN NEW WALLS TO MATCH EXISTING HEIGHTS. RETAIN EXISTING WIFI SYSTEM, AND ADD HUBS AS REQUIRED TO USE IN ALL AREAS IN ADDITION TO THE BLUE-WIRE SECURE CONNECTION FOR STAFF COMPUTERS.



PROVIDE ELEC. OUTLET NEAR FLOOR FOR GAS FIREPLACE HERE

PROVIDE GAS LINE TO FIREPLACE INSERT HERE.

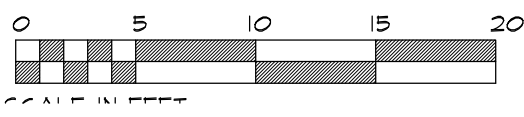


PROVIDE MOTION SENSOR SWITCHES HERE.



PROPOSED SECOND FLOOR ELECTRICAL PLAN

(Floor area = 998 sf)



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JAY WHITE, ARCHITECT, PLC
 86 St. Paul Street, Suite 313, Burlington, Vermont 05401
 Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT: **RED STONE COTTAGE**
 311 North Avenue, Burlington VT
 JOB No. 21-01

TITLE: **PROPOSED 2ND FLOOR ELECTRICAL PLAN**
 SCALE: 1/8" = 1'-0"

ISSUE DATE: **2/16/22**
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SHEET No. **E102**

EXHIBIT D

CITY OF BURLINGTON DRAFT CONSTRUCTION CONTRACT

This Construction Contract (“Contract”) is entered into by and between the City of Burlington, Vermont (“the City”), and [_____] (“Contractor”), a Vermont corporation located at [_____]

Contractor and the City agree to the terms and conditions of this Contract.

1. DEFINITIONS

The following terms shall be construed and interpreted as follows:

- A. “Contract Documents”** means all the documents identified in Section 4 (Scope of Work) of this Contract.
- B. “Effective Date”** means the date on which this Contract is approved and signed by the City, as shown on the signature page.
- C. “Party”** means the City or Contractor and “Parties” means the City and Contractor.
- D. “Project”** means the Red Stone Cottage Restoration
- E. “Work”** means the services described in Section 5 (Payment for Services) of this Contract, along with the specifications contained in the Contract Documents as defined in Section 4 (Scope of Work) below.

2. RECITALS

- A. Authority.** Each Party represents and warrants to the other that the execution and delivery of this Contract and the performance of such Party’s obligations have been duly authorized.
- B. Consideration.** The Parties acknowledge that the mutual promises and covenants contained herein and other good and valuable consideration are sufficient and adequate to support this Contract.
- C. Purpose.** The City seeks to employ the Contractor to complete restoration of Red Stone Cottage in accordance with the Drawings and Specifications as indicated in Exhibits A and B of the RFP for this project.

3. EFFECTIVE DATE & TERM

- A. Effective Date.** This Contract shall not be valid or enforceable until the Effective Date. The City shall not be bound by any provision of this Contract before the Effective Date and shall have no obligation to pay Contractor for any performance or expense incurred before the Effective Date or after the expiration or termination of this Contract.

B. Term. This Contract and the Parties' respective performance shall commence on the Effective Date and expire on [_____] or upon the satisfaction of the City, unless sooner terminated as provided herein.

4. SCOPE OF WORK

The Contractor shall perform the services listed in Attachments A (Request for Proposals) and B (Contractor's Response to Request for Proposals).

5. PAYMENT FOR SERVICES

A. Amount. The City shall pay the Contractor for completion of the Work in accordance with Attachment B (Contractor's Response to Request for Proposals) [or as follows:_____].

Contractor agrees to accept this payment as full compensation for performance of all services and expenses incurred under this Contract.

B. Payment Schedule. The City shall pay the Contractor in the manner and at such times as set forth in the Contract Documents [or as follows: _____]. The City seeks to make payment within thirty days of receipt of an invoice and any backup documentation requested under subsection D (Invoice) below.

C. Maximum Limiting Amount. The total amount that may be paid to the Contractor for all services and expenses under this Contract shall not exceed the maximum limiting amount of \$[_____]. The City shall not be liable to Contractor for any amount exceeding the maximum limiting amount without duly authorized written approval.

D. Invoice. Contractor shall submit one copy of each invoice, including rates and a detailed breakdown by task for each individual providing services, and backup documentation for any equipment or other expenses to the following:

[Name, address, phone, email]

The City reserves the right to request supplemental information prior to payment. Contractor shall not be entitled to payment under this Contract without providing sufficient backup documentation satisfactory to the City.

6. SECTION & ATTACHMENT HEADINGS

The article and attachment headings and throughout this Contract are for the convenience of City and Contractor and are not intended nor shall they be used to construe the intent of this Contract or any part hereof, or to modify, amplify, or aid in the interpretation or construction of any of the provisions hereof.

7. CONTRACT DOCUMENTS & ORDER OF PRECEDENT

A. Contract Documents. The Contract Documents are hereby adopted, incorporated by reference, and made part of this Contract. The intention of the Contract Documents is to

establish the necessary terms, conditions, labor, materials, equipment, and other items necessary for the proper execution and completion of the Work to ensure the intended results.

The following documents constitute the Contract Documents:

Attachment A: Request for Proposals dated [_____]

Attachment B: Contractor's Response to Request for Proposals dated [_____]

Attachment C: Burlington Standard Contract Conditions for Construction Contractors

Attachment D: Burlington Livable Wage Ordinance Certification

Attachment E: Burlington Outsourcing Ordinance Certification

Attachment F: Burlington Union Deterrence Ordinance Certification

Attachment G: Contractor's Certificate of Insurance

B. Order of Precedent. To the extent a conflict or inconsistency exists between the Contract Documents, or provisions therein, then the Contract takes precedent. Any Invitation for Bids, Additional Contract Provisions, and the City Ordinance Certifications shall prevail over any inconsistency with the Contractor's Scope of Work and Cost Proposal.

8. [Reserved]

— Signatures follow on the next page —

SIGNATURE

Persons signing for the Parties hereby swear and affirm that they are authorized to act on behalf of their respective Party and acknowledge that the other Party is relying on their representations to that effect.

Contractor
[Name of Contractor]

By: _____
Name & Signature

Date: _____

City of Burlington
[Department]

By: _____
[Name]
[Title]

Date: _____

Exhibit E
Burlington Standard Contract Conditions

EXHIBIT E:
BURLINGTON STANDARD CONTRACT CONDITIONS
FOR CONSTRUCTION CONTRACTORS

1. DEFINITIONS:

- A. The “Contract” shall mean the Contract between Contractor and the City to which these conditions apply and includes this Attachment C.
- B. The “Contractor” shall mean _____.
- C. The “City” shall mean the City of Burlington, Vermont or any of its departments.
- D. The “Effective Date” shall mean the date on which the Contract becomes effective according to its terms, or if no effective date is stated, the date that all parties to it have signed.
- E. The “Parties” shall mean the parties to this Contract.
- F. The “Work” shall mean the services being provided by the Contractor, as provided in the Contract.

2. REGISTRATION: The Contractor agrees to be registered with the Vermont Secretary of State’s office as a business entity doing business in the State of Vermont at all times this contract is effective. This registration must be complete prior to contract execution.

3. INSURANCE: Prior to beginning any work, the Contractor shall obtain the following insurance coverage from an insurance company registered and licensed to do business in the State of Vermont and having an A.M. Best insurance rating of at least A-, financial size category VII or greater (www.ambest.com). The certificate of insurance coverage shall be documented on forms acceptable to the City. Compliance with minimum limits and coverage, evidenced by a certificate of insurance showing policies and carriers that are acceptable to the City, must be received prior to the Effective Date of the Contract. The insurance policies shall provide that insurance coverage cannot be canceled or revised without thirty (30) days prior notice to the City. If this Contract extends to more than one year, evidence of continuing coverage must be submitted to the City on an annual basis. Copies of any insurance policies may be required. Each policy (with the exception of professional liability and worker’s compensation) shall name the City as an additional insured for the possible liabilities resulting from the Contractor’s actions or omissions. The liability insurance furnished by the Contractor is primary and non-contributory for all the additional insured.

The Contractor is responsible to verify and confirm in writing to the City that: (i) all subcontractors must comply with the same insurance requirements as the Contractor; (ii) all coverage shall include adequate protection for activities involving hazardous materials; and (iii) all work activities related to the Contract shall meet minimum coverage and limits.

No warranty is made that the coverage and limits listed herein are adequate to cover and protect the interests of the Contractor for the Contractor’s operations. These are solely minimums that have been developed and must be met to protect the interests of the City.

A. General Liability And Property Damage: With respect to all operations performed by the Contractor, subcontractors, agents or workers, it is the Contractor’s responsibility to ensure

that general liability insurance coverage, on an occurrence form, provides all major divisions of coverage including, but not limited to:

1. Premises Operations
2. Independent Contractors' Protective
3. Products and Completed Operations
4. Personal Injury Liability
5. Medical Expenses

Coverage limits shall not be less than:

- | | |
|----------------------------------|-------------|
| 1. General Aggregate | \$2,000,000 |
| 2. Products-Completed/Operations | \$2,000,000 |
| 3. Personal & Advertising Injury | \$1,000,000 |
| 4. Each Occurrence | \$1,000,000 |
| 5. Damage to Rented Premises | \$ 250,000 |
| 6. Med. Expense (Any one person) | \$ 5,000 |

B. Workers' Compensation: With respect to all operations performed, the Contractor shall carry workers' compensation insurance in accordance with the laws of the State of Vermont and ensure that all subcontractors carry the same workers' compensation insurance for all work performed by them under this contract. Minimum limits for Employer's Liability:

1. Bodily Injury by Accident: \$500,000 each accident
2. Bodily Injury by Disease: \$500,000 policy limit,
\$500,000 each employee

C. Automobile Liability: The Contractor shall carry commercial automobile liability insurance covering all motor vehicles, including owned, non-owned and hired, used in connection with the Contract. Each policy shall provide coverage with a limit not less than: \$1,000,000 - Combined Single Limit for each occurrence.

D. Umbrella Liability:

1. \$1,000,000 Each Event Limit
2. \$1,000,000 General Aggregate Limit

4. CONFLICT OF INTEREST: The Contractor shall disclose in writing to the City any actual or potential conflicts of interest or any appearance of a conflict of interest by the Contractor, its employees or agents, or its subcontractors, if any.

5. PERSONNEL REQUIREMENTS AND CONDITIONS: A Contractor shall employ only qualified personnel with responsible authority to supervise the work. The City shall have the right to approve or disapprove key personnel assigned to administer activities related to the

Contract.

Except with the approval of the City, during the life of the Contract, the Contractor shall not employ:

1. Any City employees who are directly involved with the awarding, administration, monitoring, or performance of the Contract or any project(s) that are the subjects of the Contract.
2. Any City employees so involved within one (1) year of termination of employment with the City.

The Contractor warrants that no company or person has been employed or retained (other than a bona fide employee working solely for the Contractor) to solicit or secure this Contract, and that no company or person has been paid or has a contract with the Contractor to be paid, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of the Contract. For breach or violation of this warranty, the City shall have the right to annul the Contract, without liability to the City, and to regain all costs incurred by the City in the performance of the Contract.

The City reserves the right to require removal of any person employed by a Contractor from work related to the Contract, for misconduct, incompetence, or negligence, in the opinion of the City, in the due and proper performance of Contractor's duties, or who neglects or refuses to comply with the requirements of the Contract.

6. **PERFORMANCE:** Consultant warrants that performance of Work will conform to the requirements of this Contract. Contractor shall use that degree of ordinary care and reasonable diligence that an experienced and qualified provider of similar services would use acting in like circumstances and experience in such matters and in accordance with the standards, practices and procedures established by Contractor for its own business.
7. **RESPONSIBILITY FOR SUPERVISION:** The Contractor shall assume primary responsibility for general supervision of Contractor employees and any subcontractors for all work performed under the Contract and shall be solely responsible for all procedures, methods of analysis, interpretation, conclusions, and contents of work performed under the Contract. The Contractor shall be responsible to the City for all acts or omissions of its subcontractors and any other person performing work under this Contract.
8. **INSPECTION OF WORK:** The City shall, at all times, have access to the Contractor's work for the purposes of inspection, accounting, and auditing, and the Contractor shall provide whatever access is considered necessary to accomplish such inspections. At any time, the Contractor shall permit the City or representative for the City the opportunity to inspect any plans, drawings, estimates, specifications, or other materials prepared or undertaken by the Contractor pursuant to the Contract, as well as any preparatory work, work-in-progress, or completed work at a field site.

Conferences, visits to a site, or an inspection of the work, may be held at the request of any involved party or by representatives of the City.

- 9. UTILITIES & ACCESS:** Whenever a facility or component of a private, public, or cooperatively-owned utility will be affected by any proposed construction, the Contractor will counsel with the City and will enter into any necessary contacts and discussions with the affected owners regarding any requirement necessary for revisions of facilities or existing installations, both above and below ground. Any such installations must be completely and accurately exhibited on any detail sheets or plans. The Contractor shall inform the City, in writing, of any such contacts and the results thereof.

The City shall provide the land and/or construction easements for the land upon which the Work under this Contract is to be done, and will, so far as is convenient, permit the Contractor to use as much of the land as is required for the erection of temporary construction facilities and storage of materials, together with the right of access to same, but beyond this, the Contractor shall provide at the Contractor's cost and expense any additional land required.

10. PROTECTION OF PROPERTY:

- A. In General:** Contractor shall avoid damage, as a result of its operations, to trees, plant life, existing sidewalks, curbs, streets, alleys, pavements, utilities, adjoining property, the work of other contractors, and the property of the City and others. Contractor shall, at its own expense, repair any damage to any property caused by Contractor's operations.
- B. Underpinning and Shoring:** Contractor shall become familiar with the requirements of local and state laws applicable to underpinning, shoring and other work affecting adjoining property, and wherever required by law Contractor shall shore up, brace, underpin, secure and protect as may be necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected in any way by the excavations or other operations connected with the work to be performed under this Contract.
- C. Damage to Utilities:** Contractor shall be responsible for all damage to any utility equipment or structures caused by its acts or omissions to act, whether negligent or otherwise, and shall leave the utility equipment or structures in as good condition as they were in prior to the commencement of operations under this contract. However, any utility equipment or structures damaged as a result of any act, or omission to act, of the contractor may, at the option of the city department, utility company, or other party owning or operating the utility equipment or structures damaged, be repaired by the city department, utility company, or other party, and in that event, the cost of repairs shall be borne by Contractor.

- 11. PUBLIC RELATIONS:** Throughout the performance of the Contract, the Contractor will endeavor to maintain good relations with the public and any affected property owners.

Personnel employed by or representing the Contractor shall conduct themselves with propriety. The Contractor agrees to inform property owners and/or tenants, in a timely manner, if there is need for entering upon private property as an agent of the City, in accordance with 19 V.S.A. § 35 and §.503, to accomplish the work under the Contract. The Contractor agrees that any work will be done with minimum damage to the property and disturbance to the owner. Upon request of the Contractor, the City shall furnish a letter of introduction to property owners soliciting their cooperation and explaining that the Contractor is acting as an agent of the City.

12. ACKNOWLEDGEMENTS: Acknowledgment of the City's support must be included in any and all publications, renderings and project publicity, including audio/visual materials developed under this contract.

13. APPEARANCES:

A. Hearings and Conferences: The Contractor shall provide services required by the City and necessary for furtherance of any work covered under the Contract. These services shall include appropriate representation at design conferences, public gatherings and hearings, and appearances before any legislative body, commission, board, or court, to justify, explain and defend its contractual services covered under the Contract.

The Contractor shall perform any liaison that the City deems necessary for the furtherance of the work and participate in conferences with the City, at any reasonable time, concerning interpretation and evaluation of all aspects covered under the Contract.

The Contractor further agrees to participate in meetings with the City and any other interested or affected participant, for the purpose of review or resolution of any conflicts pertaining to the Contract.

The Contractor shall be equitably paid for such services and for any reasonable expenses incurred in relation thereto in accordance with the Contract.

B. Appearance as Witness: If and when required by the City, the Contractor, or an appropriate representative, shall prepare and appear for any litigation concerning any relevant project or related contract, on behalf of the City. The Contractor shall be equitably paid, to the extent permitted by law, for such services and for any reasonable expenses incurred in relation thereto, in accordance with the Contract.

14. RESPONSIBILITY OF COST: The Contractor shall furnish and pay the cost, including taxes (except tax-exempt entities) and all applicable fees, of all the necessary materials and shall furnish and pay for full time on-site superintendence during any construction activity, labor, tools, equipment, and transportation. The Contractor shall perform all the Work required for the construction of all items listed and itemized under Attachment A (Request for Proposals) and Attachment B (Contractor's Response to Request for Proposals) and in strict accordance with the Contract Documents and any amendments thereto and any approved supplemental plans and specifications. The Contractor agrees to pay all claims for labor,

materials, services and supplies and agrees to allow no such charge, including no mechanic's lien, to be fixed on the property of the City.

15. PAYMENT PROCEDURES: The City shall pay or cause to be paid to the Contractor or the Contractor's legal representative payments in accordance with the Contract. When applicable, for the type of payment specified in the Contract, a progress report shall summarize actual costs and any earned portion of fixed fee. All payments will be made in reliance upon the accuracy of all representations made by the Contractor, whether in invoices, progress reports, emails, or other proof of work.

All invoices and correspondence shall indicate the applicable project name, project number and the Contract number. When relevant, the invoice shall further be broken down in detail between projects.

When applicable, for the type of payment specified in the Contract, expenses for meals and travel shall be limited to the current approved in-state rates, as determined by the State of Vermont's labor contract, and need not be receipted. All other expenses are subject to approval by the City and must be accompanied by documentation to substantiate their charges.

No approval given or payment made under the Contract shall be conclusive evidence of the performance of the Contract, either wholly or in part, and no payment shall be construed to be acceptance of defective work or improper materials.

The City agrees to pay the Contractor and the Contractor agrees to accept as full compensation, for performance of all services rendered and expenses encompassed in conformance therewith, the fee specified in the Contract.

16. DUTY TO INFORM CITY OF CONTRACT DOCUMENT ERRORS: If Contractor knows, or has reasonable cause to believe, that a clearly identifiable error or omission exists in the Contract Documents, including but not limited to unit prices and rate calculations, Contractor shall immediately give the City written notice thereof. Contractor shall not cause or permit any Work to be conducted which may relate to the error or omission without first receiving written notice by the City that City representatives understand the possible error or omission and have approved of modifications to the Contract Documents or that Contractor may proceed without any modification being made to Contract Documents.

17. NON-APPROPRIATION: The obligations of the City under this Contract are subject to annual appropriation by the Burlington City Council. If no funds or insufficient funds are appropriated or budgeted to support continuation of payments due under this Contract, the Contract shall terminate automatically on the first day of the fiscal year for which funds have not been appropriated. The Parties understand and agree that the obligations of the City to make payments under this Contract shall constitute a current expense of the City and shall not be construed to be a debt or a pledge of the credit of the City. The decision whether or not to budget and appropriate funds during each fiscal year of the City is within the discretion of the Mayor and City Council of the City. The City shall deliver written notice to Contractor as soon as practicable of any non-appropriation, and Contractor shall not be entitled to

any payment or compensation of any kind for work performed after the City has delivered written notice of non-appropriation.

18. CHANGE ORDERS & AMENDMENTS: No changes or amendments to the Contract shall be effective unless documented in writing and signed by authorized representatives of the City and the Contractor. All changes affecting the Project's construction cost, length of time, or modifications of the terms or conditions of the Contract, must be authorized by means of a written Contract Change Order which is mutually agreed to by the City and Contractor. The Contract Change Order will include extra Work, Work for which quantities have been altered from those shown in the Bid Schedule, as well as decreases or increases in the quantities of installed units from those shown in the Bid Schedule because of final measurements. All changes must be recorded on a Contract Change Order (which form is part of these Contract Documents) and fully executed before they can be included in a partial payment estimate. Changes for Work, quantities, and/or conditions will include any respective time adjustment, if justified. Time adjustments will require an updated Project Schedule with the Change Order.

19. EXTENSION OF TIME: The Contractor agrees to prosecute the work continuously and diligently, and no charges or claims for damages shall be made by the Contractor for delays or hindrances, from any cause whatsoever, during the progress of any portion of services specified in the Contract. The Contractor may request an extension of time for such delays or hindrances, if any.

Time extensions may be granted by amendment only for excusable delays, such as delays beyond the control of the Contractor and without the fault or negligence of the Contractor.

The City may suspend the work or any portion thereof for a period of not more than ninety (90) days at its discretion or such further time as agreed by the Contractor. The Contractor will be allowed an extension of contract time directly attributable to any suspension.

20. PUBLIC HEALTH EMERGENCY:

A. Compliance with Mandates and Guidance: The Contractor is advised that public health emergencies—meaning public health emergencies, as declared by the City, the State of Vermont, or the Federal Government—may introduce significant uncertainty into the project. The Contractor must comply with all local, state, federal orders, directives, regulations, guidance, advisories during a public health emergency. Contractor shall adhere to the below provisions and consider public health emergencies as it develops project schedules and advances the Work.

B. Creation of Public Health Emergency Plan: For any work performed on-site at a City location, the Contractor shall create a public health emergency plan acceptable to the City. The Contractor shall be responsible for following this plan and ensuring that the project or site is stable and in a safe and maintainable condition.

a. **Public Health Emergency Plan:** The Public Health Emergency Plan will contain:

- i. Measures to manage risk and mitigate potential impacts to the health and safety of the public, the City and Contractor's workers;
- ii. Explicit reference to any health and safety performance standards and mandates provided by the City, the State of Vermont, the Federal government, or other relevant governmental entities;
- iii. A schedule for possible updates to the plan as standards and mandates change; and
- iv. Means to adjust the schedule and sequence of work should the emergency change in nature or duration.

b. Review and Acceptance of Plan:

- i. Contractor must provide the plan to the City by the Effective Date of this Contract or by one (1) week prior to the commencement of on-site activities, whichever is later.
- ii. The City shall have sole discretion to require changes to the plan.
- iii. The City may revisit the plan at any time to verify compliance with obligations that arise under a state of emergency.

C. Enforcement & Stoppage of Work: Contractor fails to comply with either 1) the approved public health emergency plan, or 2) any local, state, federal orders, directives, regulations, guidance, or advisories during a public health emergency, the City may stop Work under the Contract until such failure is corrected. Such failure to comply shall constitute a breach of the Contract.

Upon stoppage of work, the City may allow Work to resume, at a time determined by the City, under this Contract if such failure to comply is adequately corrected. The City shall have sole discretion in determining if Contractor has adequately corrected its failure to comply with the above.

If Contractor's breach of Contract has not been cured within seven (7) days after notice to stop Work from the City, then City may terminate this Contract, at its discretion.

D. City Liability Relating to Potential Delays: If a public health emergency is declared, the City will not be responsible for any delays related to the sequence of operations or any expenses or losses incurred as a result of any delays. Any delays related to a public health emergency will be excusable, but will not be compensable.

21. FORCE MAJEURE: Neither Party to this Contract shall be liable to the other for any failure or delay of performance of any obligation under this Contract to the extent the failure or delay is caused by acts of God, public health emergencies, epidemics, acts of the public enemy, acts of superior governmental authority, weather conditions, riots, rebellion, sabotage, or any other circumstances for which it is not responsible or which is not under its control ("Force Majeure"). To assert Force Majeure, the nonperforming party must prove

that a) it made all reasonable efforts to remove, eliminate, or minimize the cause of delay or damage, b) diligently pursued performance of its obligations, c) substantially fulfilled all obligations that could be fulfilled, and d) timely notified the other part of the likelihood or actual occurrence of a Force Majeure event. If any such causes for delay are of such magnitude as to prevent the complete performance of the Contract within two (2) years of the originally scheduled completion date, either Party may by written notice request to amend or terminate the Contract. The suspension of any obligations under this section shall not cause the term of this Contract to be extended and shall not affect any rights accrued under this Contract prior to the occurrence of the Force Majeure. The Party giving notice of the Force Majeure shall also give notice of its cessation.

22. PAYMENT FOR EXTRA WORK, ADDITIONAL SERVICES OR CHANGES: The City may, in writing, require or agree to changes, or additions to or deletions from the originally contemplated scope of work.

The value of such changes, to the extent not reflected in other payments to the Contractor, shall be incorporated in an amendment and be determined by mutual agreement, by one or more of the following:

1. Fixed Price. By a price that is not subject to any adjustment on the basis of the Contractor's expenses experienced in performing the work. The Contractor is fully responsible for all costs and resulting profit or loss.
2. Rate Schedule. By unit prices designated in the Contract, or by unit prices covered under any subsequent contracts.
3. Actual Cost. By amounts determined on the basis of actual costs incurred, as distinguished from forecasted expenditures.

No changes for which additional fee payment is claimed shall be made unless pursuant to a written order from the City, and no claim for payment shall be valid unless so ordered.

The Contractor agrees to maintain complete and accurate records of all change work, in a form satisfactory to the City. The City reserves the right to audit the records of the Contractor related to any extra work or additional services. Any such services rendered shall be subject, in all other respects, to the terms of the Contract. When changes are so ordered, no additional work shall be performed by the Contractor until a Contract amendment has been fully executed, unless written notice to proceed is issued by the City. Any claim for extension of time that may be necessitated as a result of extra work or additional services and changes shall be given consideration and evaluated insofar as it directly relates to the change.

23. FAILURE TO COMPLY WITH TIME SCHEDULE: If the City is dissatisfied because of slow progress or incompetence in the performance of the Work in accordance with the schedule for completion of the various aspects of construction, the City shall give the Contractor written notice in which the City shall specify in detail the cause of dissatisfaction. Should the Contractor fail or refuse to remedy the matters complained of within five days after the written

notice is received by the Contractor, the City shall have the right to take control of the Work and either make good the deficiencies of the Contractor itself or direct the activities of the Contractor in doing so, employing such additional help as the City deems advisable. In such events, the City shall be entitled to collect from the Contractor any expenses in completing the Work. In addition, the City may withhold from the amount payable to the Contractor an amount approximately equal to any interest lost or charges incurred by the City for each calendar day that the Contractor is in default after the time of completion stipulated in the Contract Documents.

- 24. RETURN OF MATERIALS:** Contractor agrees that at the expiration or termination of this Contract, it shall return to City all materials provided to it during its engagement on behalf of City.
- 25. ACCEPTANCE OF FINAL PAYMENT; RELEASE:** Contractor's acceptance of the final payment shall be a release in full of all claims against the City or its agents arising out of or by reason of the Work. Any payment, however, final or otherwise, shall not release the Contractor or its sureties from any obligations under the Contract Documents or any performance or payment bond.
- 26. OWNERSHIP OF THE WORK:** The Contractor agrees that the ownership of all studies, data sheets, survey notes, subsoil information, drawings, tracings, estimates, specifications, proposals, diagrams, calculations, EDM and other material prepared or collected by the Contractor, hereafter referred to as "instruments of professional service", shall become the property of the City as they are prepared and/or developed in the course of the Contract. The Contractor agrees to allow the City access to all "instruments of professional service" at any time. The Contractor shall not copyright any material originating under the Contract without prior written approval of the City. No publications or publicity of the work, in part or in total, shall be made without the express written agreement of the City, except that Contractor may in general terms use previously developed instruments of professional service to describe its abilities for a project in promotional materials.
- 27. PROPRIETARY RIGHTS:** The Parties under the Contract hereby mutually agree that, if patentable discoveries or inventions should result from work performed by the Contractor under the Contract, all rights accruing from such discoveries or inventions shall be the sole property of the Contractor. The Contractor, however, agrees to and does hereby grant to the City an irrevocable, nonexclusive, non-transferable, and royalty-free license to the manufacture, use, and disposition of any discovery or invention that may be developed as a part of the Work under the Contract.
- 28. PUBLIC RECORDS:** The Contractor understands that any and all records related to and acquired by the City, whether electronic, paper, or otherwise recorded, are subject to the Vermont Public Records Act and that the determination of how those records must be handled is solely within the purview of City. The Contractor shall identify all records that it considers to be trade secrets as that term is defined by subsection 317(c)(9) of the Vermont Public Records Act and shall also identify all other records it considers to be exempt under the Act. It is not sufficient to merely state generally that the record is proprietary or a trade secret or is

otherwise exempt. Particular records, pages or section which are believed to be exempt must be specifically identified as such and must be separated from other records with a convincing explanation and rationale sufficient to justify each exemption from release consistent with Section 317 of Title 1 of the Vermont Statutes Annotated.

29. RECORDS RETENTION AND ACCESS: The Contractor agrees to retain, in its files, and to produce to the City—within the time periods requested—all books, documents, electronic data media (EDM), accounting records, and other records produced or acquired by the Contractor in the performance of this Contract which are related to the City, at any time during this Contract and for a period of at least three (3) years after its completion or termination. In addition, if any audit, claim, or litigation is commenced before the expiration of that three (3) year period, the records shall be retained until all related audits, claims, or litigation are resolved. The Contractor further agrees that the City shall have access to all the above information for the purpose of review and audit during the Contract period and any time within the aforementioned retention period. Copies of all of the above referenced information shall be provided to the City, if requested, in the format in which the records were obtained, created, or maintained, such that their original use and purpose can be achieved. Contractor, subcontractors, or their representatives performing work related to the Contract, are responsible to ensure that all data and information created or stored on EDM is secure and can be duplicated and used if the EDM mechanism is subjected to power outage, obsolescence, or damage.

30. WARRANTY: In addition to any warranty provided by the manufacturer or distributor, Contractor guarantees the Work performed, and all materials or equipment furnished, to be free from defects in material and workmanship for a minimum period of one (1) year from the date of the City's acceptance of completion. The Contractor's warranty is not intended and shall not be interpreted as a limitation upon the City's rights or a waiver of manufacturer and distributor warranties, any subcontractor warranties, or any other warranties provided in connection with the Work.

Contractor, at its own expense, shall make any repairs, or replacement necessary to correct these defects to the satisfaction of the City.

This warranty of material and workmanship applies only:

1. To the property only as long as it remains in the possession of the City.
2. To the Work that has not been subject to accident, misuse, or abuse by someone other than the Contractor.
3. To the Work that has not been modified, altered, defaced, or had repairs made or attempted by someone other than the Contractor.
4. If the Contractor is immediately notified in writing within ten (10) days of first knowledge of the defect by the City.

5. If the Contractor is given the first opportunity to make any repairs, replacements, or corrections to the defective construction at no cost to the City within a reasonable period of time.

Under no circumstances shall Contractor be liable by virtue of this warranty or otherwise for damage to any person or property whatsoever for any special, indirect, secondary or consequential damages of any nature however arising out of the use or inability to use because of the construction defect.

If the Contractor is unable, after receipt of two (2) written notices given to Contractor by the City, to successfully repair or replace the labor, equipment, or materials within six (6) months of the second notice, then the District's repair and replace warranty shall be deemed to have failed and the City's rights and remedies shall not be limited by the provisions of this section.

31. CONTRACT DISPUTES: In the event of a dispute between the parties to this Contract, each party will continue to perform its obligations unless the Contract is terminated in accordance with these terms.

32. SETTLEMENTS OF MISUNDERSTANDINGS: To avoid misunderstandings and litigation, it is mutually agreed by all Parties that the [Head of Department] shall act as referee on all questions arising under the terms of the Contract and that the decision of the [Head of Department] in such cases shall be binding upon both Parties.

33. CITY'S OPTION TO TERMINATE: The Contract may be terminated in accordance with the following provisions, which are not exclusive:

A. Termination for Convenience: At any time prior to completion of services specified under the Contract, the City may terminate the Contract for any reason by submitting written notice via certified or registered mail to the Contractor, not less than fifteen (15) days prior to the termination date, of its intention to do so. If the termination is for the City's convenience, payment to the Contractor will be made promptly for the amount of any fees earned to the date of the notice of termination and costs of materials obtained in preparation for Work but not yet installed or delivered, less any payments previously made. However, if a notice of termination is given to a Contractor prior to completion of twenty (20) percent of the estimated services, as set forth in the approved Work Schedule and Progress Report, the Contractor will be reimbursed for that portion of any reasonable and necessary expenses incurred to date of the notice of termination that are in excess of the amount earned under its approved fee to the date of said termination. Such requests for reimbursement shall be supported with factual data and shall be subject to the City's approval. The Contractor shall make no claim for additional compensation against the City by reason of such termination.

B. Termination for Cause:

- i. **Breach:** Contractor shall be in default if Contractor fails in any manner to fully perform and carry out each and all conditions of this Contract, including, but

not limited to, Contractor's failure to begin or to prosecute the Work in a timely manner or to make progress as to endanger performance of this Contract; failure to supply a sufficient number of properly skilled employees or a sufficient quantity of materials of proper quality; failure to perform the Work unsatisfactorily as determined by the City; failure to neglect or refuse to remove materials; or in the event of a breach of warranty with respect to any materials, workmanship, or performance guaranty. Contractor will not be in default for any excusable delays as provided in Sections 18-20.

The City may give Contractor written notice of such default. If Contractor does not cure such default or provide a plan to cure such default which is acceptable to the City within the time permitted by the City, then the City may terminate this contract for cause.

- ii. Dishonest Conduct: If Contractor engages in any dishonest conduct related to the performance or administration of this Contract then the City may immediately terminate this contract.
- iii. Cover: In the event the City terminates this contract as provided in this section, the City may procure, upon such terms and in such manner as the City may deem appropriate, services similar in scope and level of effort to those so terminated, and Contractor shall be liable to the City for all of its costs and damages, including, but not limited to, any excess costs for such services, interest, or other charges the City incurs to cover.
- iv. Rights and Remedies Not Exclusive: The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

34. GENERAL COMPLIANCE WITH LAWS: The Contractor and any subcontractor approved under this Contract shall comply with all applicable Federal, State and local laws, including but not limited to the Burlington Livable Wage Ordinance, the Non-Outsourcing Ordinance, and the Union-Deterrence Ordinance and shall provide the required certifications attesting to compliance with these ordinances (see attached ordinances and certifications).

35. SAFETY REQUIREMENTS: The Contractor shall comply with all pertinent provisions of the Occupational Safety and Health Administration (OSHA) and any VOSHA (Vermont OSHA) Safety and Health requirements, including the provision and use of appropriate safety equipment and practices.

The Contractor, and not the City, shall be responsible for the safety, efficiency, and adequacy of Contractor's or its subcontractors' plant, appliances, equipment, vehicles, and methods, and for any damages, which may result from their failure or their improper construction, maintenance or operation.

36. CIVIL RIGHTS AND EQUAL EMPLOYMENT OPPORTUNITY: During performance of the Contract, the Contractor will not discriminate against any employee or applicant for employment because of religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status, or genetic information. Contractor, and any subcontractors, shall comply with any Federal, State, or local law, statute, regulation, executive order, or rule that applies to it or the services to be provided under this contract concerning equal employment, fair employment practices, affirmative action, or prohibitions on discrimination or harassment in employment.

37. CHILD SUPPORT PAYMENTS: By signing the Contract, the Contractor certifies, as of the date of signing the Contract, that the Contractor (a) is not under an obligation to pay child support; or (b) is under such an obligation and is in good standing with respect to that obligation; or (c) has agreed to a payment plan with the Vermont Office of Child Support Services and is in full compliance with that plan. If the Contractor is a sole proprietorship, the Contractor's statement applies only to the proprietor. If the Contractor is a partnership, the Contractor's statement applies to all general partners with a permanent residence in Vermont. If the Contractor is a corporation, this provision does not apply.

38. TAX REQUIREMENTS: By signing the Contract, the Contractor certifies, as required by law under 32 VSA, Section 3113, that under the pains and penalties of perjury, the Contractor is in good standing with respect to payment, or in full compliance with a plan to pay, any and all taxes due the State of Vermont as of the date of signature on the Contract.

39. INDEMNIFICATION:

A. Indemnification by Contractor: Except for the gross negligence or willful misconduct by the City, or any of its boards, officers, agents, employees, assigns and successors in interest, contractor undertakes and agrees to defend, indemnify and hold harmless the City and any of its boards, officers, agents, employees, assigns, and Successors in Interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney's fees (both in house and outside counsel) and cost of litigation (including all actual litigation costs incurred by the City, including but not limited to, costs of experts and consultants), damages or liability of any nature whatsoever, for death or injury to any person, including Contractor's employees and agents, or damage or destruction of any property of either party hereto or of third parties, arising in any manner by reason of the negligent acts, errors, omissions or willful misconduct incident to the performance of this Contract by Contractor or its subcontractors of any tier.

B. Notice of Claims & City's Right to Participate: If the City, its officers, agents, or employees are notified of any claims asserted against it to which this indemnification provision may apply, the City shall immediately thereafter notify the Contractor in writing that a claim to which the indemnification provision may apply has been filed. Contractor shall immediately retain counsel and otherwise provide a complete defense against the entire

claim or suit. The City retains the right to participate, at its own expense, in the defense of any claim, and to approve all proposed settlements of claims to which this provision applies.

C. City's Rights and Remedies: Rights and remedies available to the City under this provision are cumulative of those provided for elsewhere in this Contract and those allowed under the laws of the United States and the State of Vermont.

D. No Indemnification by City: Under no conditions shall the City be obligated to indemnify the Contractor or any third party, nor shall the City be otherwise liable for expenses or reimbursement including attorney's fees, collection costs, or other costs of the Contractor or any third party.

40. NO GIFTS OR GRATUITIES: The Contractor shall not make any payment or gift or donation of substantial value to any elected official, officer, employee, or agent of the City during the term of this Contract.

41. ASSIGNMENT: Contractor shall not sublet or assign this Work, or any part of it, without the written consent of the City. If any subcontractor is approved, Contractor shall be responsible and liable for all acts or omissions of that subcontractor for any Work performed. If any subcontractor is approved, Contractor shall be responsible to ensure that the subcontractor is paid as agreed and that no lien is placed on any City property.

42. TRANSFERS, SUBLETTING, ASSIGNMENTS, ETC: Contractor shall not assign, sublet, or transfer any interest in the work, covered by this Contract, without prior written consent of the City and further, if any subcontractor participates in any work involving additional services, the estimated extent and cost of the contemplated work must receive prior written consent of the City. The approval or consent to assign or sublet any portion of the work, shall in no way relieve the Contractor of responsibility for the performance of that portion of the work so transferred. The form of the subcontractor's contract shall be as developed by the Contractor and approved by the City. The Contractor shall ensure that insurance coverage exists for any operations to be performed by any subcontractor as specified in the insurance requirements section of this Contract.

The services of the Contractor, to be performed under the Contract, shall not be transferred without written authorization of the City. Any authorized sub-contracts shall contain all of the same provisions contained in and attached to the original Contract with the City.

43. CONTINUING OBLIGATIONS: The Contractor agrees that if because of death, disability, or other occurrences, it becomes impossible to effectively perform its services in compliance with the Contract, neither the Contractor nor its surviving members shall be relieved of their obligations to complete the Contract unless the City agrees to terminate the Contract because it determines that the Contractor is unable to satisfactorily execute the Contract.

44. INTERPRETATION & IMPLEMENTATION: Provisions of the Contract shall be interpreted and implemented in a manner consistent with each other and using procedures that will achieve the intent of both Parties.

45. ARM'S LENGTH: This Contract has been negotiated at arm's length, and any ambiguity in any of its terms or provisions shall be interpreted in accordance with the intent of the Parties and not against or in favor of either the City or Contractor.

46. RELATIONSHIP: The Contractor is an independent contractor and shall act in an independent capacity and not as officers or employees of the City. To that end, the Contractor shall determine the method, details, and means of performing the work, but will comply with all legal requirements in doing so. The Contractor shall provide its own tools, materials, or equipment. The Parties agree that neither the Contractor nor its principal(s) or employees are entitled to any employee benefits from the City. Contractor understands and agrees that it and its principal(s) or employees have no right to claim any benefits under the Burlington Employee Retirement System, the City's worker's compensation benefits, health insurance, dental insurance, life insurance, or any other employee benefit plan offered by the City. The Contractor agrees to execute any certifications or other documents and provide any certificates of insurance required by the City and understands that this Contract is conditioned on its doing so, if requested.

The Contractor understands and agrees that it is responsible for the payment of all taxes on the above sums and that the City will not withhold or pay for Social Security, Medicare, or other taxes or benefits or be responsible for any unemployment benefits.

47. CHOICE OF LAW: Vermont law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. Any provision rendered null and void by operation of this provision shall not invalidate the remainder of this Contract to the extent capable of execution.

48. JURISDICTION: All suits or actions related to this Contract shall be filed and proceedings held in the State of Vermont.

49. BINDING EFFECT AND CONTINUITY: This Contract shall be binding upon and shall inure to the benefit of the Parties, their' respective heirs, successors, representatives, and assigns. If a dispute arises between the Parties, each Party will continue to perform its obligations under this Contract during the resolution of the dispute, until the Contract is terminated in accordance with its terms.

50. SEVERABILITY: The invalidity or unenforceability of any provision of this Contract or the Contract Documents shall not affect the validity or enforceability of any other provision, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Contract in accordance with the intent of this Contract.

51. ENTIRE CONTRACT & AGREEMENT: This Contract, including the Contract Documents, constitutes the entire Contract, agreement, and understanding of the Parties with respect to the subject matter of this Contract. Prior or contemporaneous additions, deletions, or other changes to this Contract shall not have any force or effect whatsoever, unless embodied herein.

52. APPENDICES: The City may attach, to these specifications, appendices containing various forms and typical sample sheets for guidance and assistance to the Contractor in the performance of the work. It is understood, however, that such forms and samples may be modified, altered, and augmented from time to time by the City as occasions may require. It is the responsibility of the Contractor to ensure that they have the latest versions applicable to the Contract.

53. NO THIRD PARTY BENEFICIARIES: This Contract does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Contract and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Contract are incidental to this Contract, and do not create any rights for such third parties.

54. WAIVER: A Party's failure or delay in exercising any right, power, or privilege under this Contract, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

Exhibit F
Livable Wage Ordinance Certification

Certification of Compliance with the City of Burlington's Livable Wage Ordinance

I, _____, on behalf of _____ ("the Contractor") in connection with a contract for _____ services that we provide to the City, hereby certify under oath that the Contractor (and any subcontractors under this contract) is and will remain in compliance with the City of Burlington's Livable Wage Ordinance, B.C.O. 21-80 et seq., and that

(1) as a condition of entering into this contract or grant, we confirm that all covered employees as defined by Burlington's Livable Wage Ordinance (including the covered employees of subcontractors) shall be paid a livable wage (as determined, or adjusted, annually by the City of Burlington's chief administrative officer) and provided appropriate time off for the term of the contract;

(2) a notice regarding the applicability of the Livable Wage Ordinance shall be posted in the workplace(s) or other location(s) where covered employees work;

(3) we will provide verification of an employee's compensation, produce payroll or health insurance enrollment records or provide other relevant documentation (including that of any subcontractor), as deemed necessary by the chief administrative officer, within ten (10) business days from receipt of a request by the City;

(4) we will cooperate in any investigation conducted by the City of Burlington's City Attorney's office pursuant to this ordinance; and

(5) we will not retaliate (nor allow any subcontractor to retaliate) against an employee or other person because an employee has exercised rights or the person has cooperated in an investigation conducted pursuant to this ordinance.

Date _____ By: _____
Contractor

Subscribed and sworn to before me:

Date _____
Notary

Exhibit G
Outsourcing Ordinance Certification

Certification of Compliance with the City of Burlington's Outsourcing Ordinance

I, _____, on behalf of _____

(Contractor) and in connection with the

_____ [project].

hereby certify under oath that (1) Contractor shall comply with the City of Burlington's Outsourcing Ordinance (Ordinance §§ 21-90 – 21-93); (2) as a condition of entering into this contract or grant, Contractor confirms that the services provided under the above-referenced contract will be performed in the United States or Canada.

Dated at _____, Vermont this ____ day of _____, 2018.

By: _____
Duly Authorized Agent

Subscribed and sworn to before me: _____
Notary

Exhibit H
Union Deterrence Ordinance Certification

I, _____, on behalf of _____

(Contractor) and in connection with _____ (City

contract/project/grant), hereby certify under oath that _____

(Contractor) has not advised the conduct of any illegal activity, and it does not currently, nor will it over the life of the contract advertise or provide union deterrence services in violation of the City's union deterrence ordinance.

Dated at _____, Vermont this ____ day of _____, 20__.

By: _____
Duly Authorized Agent

Exhibit I
Prequalification of Contractors Application

EXHIBIT: I
Prequalification of Contractors Application

City of Burlington



Pre-Qualification of Construction Contractors Application

Project Name: _____

Bid Due Date: _____

TO BE FILLED OUT BY CITY OF BURLINGTON ONLY:

Date Received: _____

Date Checked: _____

Checked By: _____

Available for Electronic Mailing

Check List for Required Items:

- One copy of the questionnaire completed in its entirety.
- Questionnaire must be completely executed and properly sworn to before a Notary Public.
- Financial Statements which are compiled, reviewed, or fully-audited must be prepared and certified by an Independent Certified Public Accountant (CPA).
- Verification of OSHA statement and reported events with the establishment search feature at: <https://www.osha.gov/oshstats/>
- State of Vermont Pre-Qualified approved work type documentation, if applicable

Pre-Qualification of Construction Contractors Application

This is an application for pre-qualification of construction contractors for the City of Burlington under Chapter 21 of the Code of Ordinances. The purpose of the application is to solicit information necessary to determine whether a contractor applying for work on a government funded project is a responsible contractor.

1. Policy

It is the policy of the City of Burlington to let contracts for city construction projects only to contractors and subcontractors that demonstrate that they are responsible contractors.

2. Responsible Contractor

Responsible contractors are those contractors and subcontractors who have demonstrated to the city that they are financially responsible, have experience suggesting that they have the ability to perform government projects responsibly, have demonstrated that they are responsible employers, and have demonstrated that they have fair subcontractor relations, or that they perform all work with their own forces.

3. Minimum Contract Amount

This pre-qualification requirement applies to any construction contract by a department, board or council of the City, or those construction projects financed by tax exempt bonds issued by the Burlington Community Development Corporation, in which the total project cost is \$100,000 or more.

4. Contracting Authority

This application is to be delivered to the contracting authority under the schedule determined by that authority as part of the bidding process. The contracting authority is the department, board or council, agency, or entity that is sponsoring the contract on behalf of a government funded project.

5. Proprietary Information

All information submitted by contractors and subcontractors in connection with a pre-qualification application shall be considered proprietary information. The City shall not release the information except as may be required by the Access to Public Records Law, or by court order.

6. Subcontract Work

The pre-qualification requirement does not apply to subcontractors where the total value of the work to be performed is less than \$7,500.

Instructions for Filing the Questionnaire, Financial Statement and Other General Information For Contractors

1. Preparation of Statement:

One copy of the questionnaire is required by the City. It must be completely executed and properly sworn to before a Notary Public. Financial Statements which are compiled, reviewed, or fully-audited must be prepared and certified by an Independent Certified Public Accountant (CPA). A Certified Public Accountant is considered on who, in Vermont, is registered by the State of Vermont Board of Public Accountancy as a CPA. For other states, the City will consider a CPA whose registration qualifications in their state equal those established in Vermont. This questionnaire must be submitted at least five (5) working days before the date of opening bids in order to ensure consideration for pre-qualification for a particular bid opening.

2. Notification of Action Taken:

The City will send in writing to the applicant a notification of its decision. Questionnaires will be considered in the order received and acted upon at all times as promptly as circumstances permit. Contractors duly pre-qualified will be appraised in writing of both the amount and type of work on which they will be eligible to bid.

3. Duration of Pre-Qualification:

The duration of any pre-qualification will not exceed one (1) year and will expire annually three (3) months subsequent to the closing date of the contractors fiscal year, as evidenced in their financial statement.

4. Revision of Pre-Qualification Rating:

Requests for revision of pre-qualification rating will be considered at any time provided credentials showing increased assets, equipment or ability to perform work are submitted. These must be submitted at least five (5) working days prior to a bid opening to receive consideration for that bid opening. Contractors shall also report any substantial increase in liabilities that occurs during the pre-qualification period.

5. Request for Plans, Specifications and Proposal Form:

Contractors having been duly pre-qualified will receive notices from time to time inviting submission of proposals for the contracts to be let on specified dates. A Contractor desiring to receive plans, proposal and specifications for any contract may obtain them upon written request only, utilizing the special form entitled A Standard Form B Request for Proposal and/or Plans. This form is furnished to all pre-qualified contractors by the City and this form must show the status of all work under contract or otherwise executed by the Contractor, both inside and outside the State of Vermont, as of the date of request.

**PRE-QUALIFICATION OF
CONSTRUCTION CONTRACTORS
APPLICATION**

Submitted by _____

Corporation Partnership Individual Other

Mailing Address _____

Location Address _____

Telephone Number _____ Federal ID Number _____

The signatory of this questionnaire guarantees the truth and accuracy of all statements and of all answers to interrogatories hereinafter made.

Notary Signature

Authorized Signature

Date

Date

Experience Questionnaire

How many years has your organization been in business as a general contractor under your present business name? _____ Under other names? (List)

How many years experience in construction work has your organization had, (a) As a general Contractor, (b) As a Sub-Contractor: _____

Has your organization, or any officer, partner, director or principal individual thereof ever admitted to or been convicted of any criminal violation, including but not limited to discrimination, anti-trust or labor violations, other than traffic offences; or been convicted of or is currently being sued for any civil antitrust violation or other civil suit involving fraud; or been debarred from performing work on any contract?

If so, give full details, including the name of any individual involved and the court and docket number of any civil or criminal actions:

Date of reinstatement _____

2. Is your organization currently debarred from performing work on any contract? YES / NO

If yes, by whom? _____

Date of reinstatement: _____

3. Has your organization ever been denied pre-qualification? YES / NO

If so, by whom and for what reason? _____

4. Have you ever failed to complete any work awarded to you? YES / NO

If so, where and why? _____

5. Has any officer, director or partner of your organization ever been an officer or partner of some other organization that failed to complete a construction contract? YES / NO

If so, state the name of individual, other organization and reason therefore:

6. Has any officer, director or partner of your organization ever failed to complete a construction contract handled in his own name? YES / NO

If so, state name of individual, name of owner and reason therefore: YES / NO

7. Has the organization been cited in the past three (3) years for violations of OSHA?
If so, please explain: YES / NO

8. Has the organization currently any outstanding legal action against it by a subcontractor on a current or former job? YES / NO
If so, please explain:

9. List all parents, subsidiaries, affiliates or divisions of your firm, and any related parties included in disclosures in your most recent financial statements or the notes thereto:

10. List any of your officers, shareholders or directors that are affiliated with any other contractor and/or supplier:

11. Identify all persons having final bidding authority and/or the Chief Estimator:

12. Give names and complete addresses of three (3) major material suppliers and/or subcontractors with whom your firm has done business in the past 3 years:

13. List the names and addresses of the following:

Bank:

Amount of Letter of Credit:

Bonding Co. and limit (Please specify per project and aggregate limits):

Bonding Agent:

Liability Insurance:

Name of Carrier:

Limits of Liability:

Worker's Compensation:

Name of Carrier:

14. Does the organization have a company safety program, such as, YES / NO
a currently approved VOSHA plan in place?

If so, briefly describe:

15. List the average wages and benefits paid by the organization over the past year for the skills, trades and job classifications intended to be employed for the contract (s) under consideration in this pre-qualification:

| <u>Job Title</u> | <u>Hourly wages</u> | <u>Health Insurance</u> |
|----------------------------------|---------------------|-------------------------|
| <u>CARPENTER</u> | | |
| <u>ELECTRICIAN</u> | | |
| <u>PAINTERS</u> | | |
| <u>PIPEFITTERS</u> | | |
| <u>PLUMBERS</u> | | |
| <u>ROOFERS</u> | | |
| <u>POWER EQUIPMENT OPERATORS</u> | | |
| <u>TRUCKER DRIVERS</u> | | |
| <u>LABORERS</u> | | |
| <u>OTHERS</u> | | |

16. List specific projects which your organization has completed in the last five years (Attach additional sheet if required):

| <u>Contract Amount</u> | <u>Type of Work</u> | <u>% of Subcontract</u> | <u>When Completed</u> | <u>Location</u> | <u>Name, Address and Telephone of Owner</u> |
|------------------------|---------------------|-------------------------|-----------------------|-----------------|---|
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17. List all field supervisory personnel and indicate their construction experience:

| <u>Name</u> | <u>Present Position or Office</u> | <u>No. of Years With this Firm</u> | <u>Construction Experience</u> | <u>Magnitude and Type of Work</u> | <u>In what Capacity</u> |
|-------------|-----------------------------------|------------------------------------|--------------------------------|-----------------------------------|-------------------------|
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18. Is your firm pre-qualified by the State of Vermont?

YES / NO

If so, please state rating and type of work qualified to perform:

RATING

TYPE OF WORK

| | |
|--|--|
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Experience and Work Preference


In the following tabulation indicate the various types of work in which you are experienced and for which you desire to be qualified:


| | | | |
|-----------------------------|-------|----------------------------|-------|
| Bridge Construction | _____ | Bridge Rehabilitation | _____ |
| Railroad Signals | _____ | Roads Culverts | _____ |
| Building Construction | _____ | Building Demolition | _____ |
| Surface Rehabilitation | _____ | Maintenance | _____ |
| Tank Removal/Replacement | _____ | Foundation | _____ |
| Guard Rail, Fencing & Signs | _____ | Hazardous Material Removal | _____ |
| Construction & | _____ | Landscaping | _____ |
| Rehabilitation | _____ | Pavement Markings | _____ |
| Traffic Signals & Lighting | _____ | Water & Sewer | _____ |
| Road Construction | _____ | Other (as specified) | _____ |

19. Financial Capability.

The City reserves the right to request additional information if necessary to establish financial capability.

Exhibit J
Construction Cost Estimate of 5/17/2021

| | This estimate is divided into seven areas of work. | | | | | | |
|--|--|--|----------|-----------------|-----------------|-----------------|--|
| | Electrical work is indicated in green ink. Plumbing work is indicated in blue ink. | | | | | | |
| ITEM | AREAS OF WORK | NOTES | QUANTITY | UNIT COSTS | ITEM COSTS | TOTAL COSTS | |
| WORK AREA 1- SITE WORK | | | | | | | |
| 1.1 | Mobilize and remove existing concrete steps, and asphalt walk ways | Both sets of existing concrete steps were pre-fabricated and set in place without a foundation. | Allow | | \$500 | | |
| 1.2 | Remove pole closest to the garage. Keep the other pole next to it ,and run electrical service down that pole to reach the same electrical panel underground. | Remove pole closest to garage. Distance of trenching is 60 lf | 60 lf | \$20 | \$1,200 | | |
| 1.3 | New 200 amp service feed and Panel | | Allow | | \$7,500 | | |
| 1.4 | Remove 10 5'X5' concrete walk pavers on east side of building. Each is probably 4" thick. Include trasnport and legal disposal off site. | | 10 ea | \$100.00 | \$1,000 | | |
| 1.5 | Fill grade to create new accessible paths. | Estimate is based on 70 cubic yards of fill being brought in to cover an area of about 630 sf of affected area. Volume is about 5 loads of fill. | 5 loads | \$500.00 | \$2,500 | | |
| 1.6 | Install Hanover's Permeable 4.5" x 9" x 3" scored pavers at the new accessible walkways where indicated on the site plan. | Set pavers over 6" layer of drainage stones. Includes walk to south porch and area of accessible access by parking area. | 703 sf | \$8.00 | \$5,624 | | |
| 1.7 | Demolish existing wood fire escape, balcony floor and exterior porch floors. Includes legal disposal off site. Includes removal of foundation of fire escape. Assume 2 workers for two days plus 15 yrd of trash |  | Allow | | \$2,200 | | |
| SUB-TOTAL FOR SITE WORK AND SITE DEMOLITION | | | | | \$20,524 | | |
| 1.8 | General contractor's project management and general conditions for this work area only | | 15 % | | \$3,079 | | |
| | | Recommended Budget Contingency (15%) | | | \$3,079 | | |
| TOTAL THIS ITEM | | | | \$23,603 | to | \$26,681 | |

| ITEM | AREAS OF WORK | NOTES | QUANTITY | UNIT COSTS | ITEM COSTS | TOTAL COSTS |
|------|--|---|---|------------|------------|-------------|
| | WORK AREA 2- GENERAL CONTRACTOR and PLUMBING WORK IN STONE COTTAGE AND LINK | Does not include any work in west wing. | | | | |
| 2.1 | Demolish walls in link and historic house as indicated on Drawings D101, and D102 | Includes removal of existing kitchen and existing stairway to second floor, glass and wood walls at northeast porch. |  | Allow | \$8,000 | |
| 2.2 | Rebuild west porch floor joists where currently exposed to weather. | Pressure treated 2x8 joists at 16" o.c., Painted pine fascia at floor. (Porch floor is in next item.) | 184 sf | \$15 | \$2,760 | |
| 2.3 | Install new 5/4 fir tongue and groove porch floor at first floor. | Includes area exposed above plus area now enclosed with kitchen that will be removed. | 409 sf | \$8.00 | \$3,272 | |
| 2.4 | Install new 5/4 fir tongue and groove porch floor in link at first floor | No finish is intended on the fir floors, exterior or interior. | 137 sf | \$8.00 | \$1,096 | |
| 2.5 | Install new Paralam beam to support wall between enclosed link and roof garden as indicated in the building section. Beam will be 7" x 11 7/8" x 18' long | Set west end on new 6x6 post and new footing | Allow | | \$2,000 | |
| 2.6 | New structure roof at link. | 2x8 joists at 16" o.c. supported on Paralam beams. | 137 sf | \$20.00 | \$2,740 | |
| 2.7 | New bead board pine ceiling at link. | Match historic wood ceiling on porch. | 137 sf | \$7.00 | \$959 | |
| 2.8 | Install roof garden over remaining basement at link. | 6" top soil over fabric, over 6"glavel, over EPDM Roof 3/4" advantech subroof, over 2x8 joists at 16" o.c. (Installed glavel drainage layer cost is confirmed at \$600.) | 135 sf | \$35.00 | \$4,725 | |
| 2.9 | At west side of link, install pair of fir doors with half glass in 9 lights above two wood panels. Doors to be painted 1 3/4" thick, 3 Doors to be 3'-0" x 7' 0" tall each. Base price on Simpson Brosco Door # 944. | Doors to be pre-finished and pre-hung in natural fir finish. | Allow | | \$3,000 | |
| 2.10 | Install the single width porch doors at north and south doors in link. | Include 3'-0x 7' doors to create "store front" type doors, frames and hardware. Provide key pad on active leaf and flush bolts on inactive leaf. Doors to be 3'-0" x 7' 0" tall each.x7'-0"full doors in black aluminum frames, key pad locks and automatic door openers. | 2 ea | \$1,500.00 | \$3,000 | |
| 2.11 | Install 6'-8" locking sliding doors on 4" curb for ventilation and to access roof garden for maintenance. | Marvin Ultimate sliding patio doors, USPD 6080 | 2 ea | \$3,000.00 | \$6,000 | |
| 2.12 | Install store front insulated glass in black aluminum frames, thermal breaks | Standard 2" x 5" black aluminum frames with fixed insulated glass normally used in storefront. Thermal break construction. | 50 sf | \$50.00 | \$2,500 | |

| ITEM | AREAS OF WORK | NOTES | QUANTITY | UNIT COSTS | ITEM COSTS | TOTAL COSTS |
|------|---|---|----------|------------|------------|-------------|
| 2.13 | Build new stairway to second floor, 16 risers | Natural pine treads and risers, pre finished hardwood. At both sides of existing landing, Add painted and paneled wood wainscot same height as existing wainscote. This is necessary to fill voids under steps that will now extend over the existing landing. Remove the steps at existing landing and infill floor to match existing floor on both sides. | 16 r | \$400.00 | \$6,400 | |
| 2.14 | Build ballusters at top of stairs on second floor walkway | Natural maple wood handrail with painted wood ballusters. Blasters to be 1 1/2" x 1 1/2" painted pine, 4" between each. | 16 lf | \$200.00 | \$3,200 | |
| 2.15 | Modifications at first floor bathroom | Include adult changing table with confirmed price of \$4578. Include new sink, relocated toilet on existing soil stack. Include new door and frame. | Allow | | \$8,000 | |
| 2.16 | Modifications to door between northeast entrance from porch | Repair and paint existing wood front door leading from northeast porch to vestibule. Install keypad lock, door closer and ADA access wireless push pad control. | Allow | | \$2,500 | |
| 2.17 | Add pair of painted pine glass doors to fit in existing cased opening between living room and northeast entrance hall. | Doors to be painted pine with tempered safety glass with true mullions to provide 10 equal panels. Provide flush bolts in inactive leaf. (This will meet ADA since there is a separate accessible entrance to same room and will be left open when office section is in use. | Allow | | \$3,000 | |
| 2.18 | Add gas fireplace insert in existing fire place on first floor, and on the second floor where there is an existing fireplace behind the existing sheetrock that covers it up. | Fireplace insert will be the 864 TRV 31 K Clean Face GSR2 Insert fireplace designed to fit inside the existing masonry fireplace. LP gas, (8,000 – 31,000 BTUH) with remote control. | 2 ea | \$6,000.00 | \$12,000 | |
| 2.19 | Modifications to frame from link to living room to accommodate 2'-10" wide half light door. | Include key pad locking hardware, closer and wood frame. Relocate existing historic door at that location to former kitchens currently blocked exterior door. Relocated door will add daylight and restore character, but will not open. | Allow | | \$2,500 | |
| 2.20 | Install new wood porch rail and first floor west porches, 2' 8" tall. | Height is less than normal since grade will be less than 30" below porch floor. | 41 lf | \$100.00 | \$4,100 | |

| ITEM | AREAS OF WORK | NOTES | QUANTITY | | UNIT COSTS | ITEM COSTS | TOTAL COSTS |
|------|--|--|----------|----|------------|------------|-------------|
| 2.21 | Install new 5/4 fir tongue and groove porch floor at second floor balcony on sleepers | No finish on fir floors. | 164 | sf | \$10.00 | \$1,640 | |
| 2.22 | Install new wood porch rail at second floor balcony, 2' 8" tall plus cap rail at 42". | Painted pine with 2x2 balusters to match existing historic railing. Hold bottom rail 6" above floor. | 28 | lf | \$150.00 | \$4,200 | |
| 2.23 | Install two additional windows at second floor | Harvey aluminum and wood windows to match newer existing. These will have 9 over 3 lights to match existing Harvey replacement windows. | 2 | ea | \$1,250.00 | \$2,500 | |
| 2.24 | Install new 3'-0" x 7'-0" 6 painted 6-panel wood door with square "Shaker" sticking at first floor bathroom door. | Include passage hardware, ADA privacy lock and wood frame | 1 | ea | \$1,000.00 | \$1,000 | |
| 2.25 | Install new 3'-0" x 7'-0" 6 painted 6-panel wood door with square "Shaker" sticking at first floor office door. | Include key pad locking hardware and wood frame | 1 | ea | \$1,000.00 | \$1,000 | |
| 2.26 | Install new 3'-0" x 7'-0" painted panel wood door with square "Shaker" sticking at second floor bathroom door. | Include passage hardware, ADA privacy lock and wood frame | 1 | ea | \$1,000.00 | \$1,000 | |
| 2.27 | Install new 3'-0" x 7'-0" 6 painted 6-panel wood door with square "Shaker" sticking at first floor office door. | Include key pad locking hardware and wood frame | 1 | ea | \$1,000.00 | \$1,000 | |
| 2.28 | Install laminated glass in the existing opening on the east side, first floor of the new stairway to secure the rest of the building from the northeast vestibule and the public bathroom entered from the vestibule. | This glass will be laminated for security and fixed into place. It will not have any mullions or divided lights. | Allow | | | \$500.00 | |
| 2.29 | Remove the steps at the existing landing on the first floor and fill with new painted wood panel wainscot to match existing. | Height of paneled wainscote will be about 42". West side will be left open; east side will be enclosed with frameless clear laminated glass. | Allow | | | \$500.00 | |
| 2.30 | Remove existing asphalt shingles, install Graces' Ice and Water Sheild throughout roof area | | 2580 | sf | \$2.50 | \$6,450 | |
| 2.31 | New historically correct wood cedar shingle roof over a layer of Cedar Breather fabric on the stone house and its dormers. These are shingles, not shakes. Includes copper flashing, which is recommended for cedar shingles. New asphalt shingles on west wing. | Base estimate is wood cedar shingles with 5" exposure on the roof and 8" exposure on the vertical walls of the dormers. Area is estimated with 15% waste and assumption that area of dormers on east side is about the same as area of dormer penetration. | 2580 | sf | \$8.00 | \$20,640 | |
| 2.32 | EPDM roof over reverse dormer behind west balcony | Roof slope is too shallow for shingles and is not visible. | 143 | sf | \$7.00 | \$1,001 | |
| 2.33 | EPDM roof under second floor balcony | Include black aluminum flashings | 154 | sf | \$3.00 | \$462 | |
| 2.34 | EPDM roof over new link | Include black aluminum flashings | 170 | sf | \$3.50 | \$595 | |
| 2.35 | Framing and insulation under link roof | Include 2x8 joists at 16" o.c., 3/4" Advantech Sub roof, and rock wool insulation | 170 | sf | \$20.00 | \$3,400 | |
| 2.36 | Sand and finish existing wood floors on first floor of historic house | Floors are in very good condition with natural finish now. They may need some touching up where walls are removed to create a larger bathroom. | 821 | sf | \$5.00 | \$4,105 | |

| ITEM | AREAS OF WORK | NOTES | QUANTITY | UNIT COSTS | ITEM COSTS | TOTAL COSTS |
|--|--|---|----------|------------|------------------|---------------------|
| 2.37 | Sand and finish existing wood floors on second floor of historic house | Floors are in fairly good condition with natural finish now. | 996 sf | \$5.00 | \$4,980 | |
| 2.38 | Replace wood siding at protruding north dormers with wood shingles | Sides of dormers need to have siding removed in order to flash in new roof. | 141 sf | \$8.00 | \$1,128 | |
| 2.39 | Replace wood siding at recessed south dormer. | Dormer areas are calculated after removing areas for windows. | 155 sf | \$8.00 | \$1,240 | |
| 2.40 | Replace wood siding at gable ends below roof at south gable. | Includes \$250 worth of staging. | 195 sf | \$9.40 | \$1,833 | |
| 2.41 | Replace wood siding at gable ends below roof at north gable. | Includes \$250 worth of staging. | 160 sf | \$9.40 | \$1,504 | |
| 2.42 | Kitchnette with base cabinets and upper cabinets | Incllude sink in kitchennette connected for former bathtub plumbing. | Allow | | \$5,000 | |
| 2.43 | Install drinking fountain with bottle filler | This is near but not exactly at existing plumbing lines. | Allow | | \$2,000 | |
| 2.44 | Fix second floor ceilings where walls are removed. | | 996 sf | \$2.00 | \$1,992 | |
| 2.45 | Reverse doors at south corner knee wall areas and add insulation. | | Allow | | \$1,000 | |
| 2.46 | Interior painting at historic house, all areas | | Allow | | \$15,000 | |
| 2.47 | Make existing sprinkler system a dry sprinkler system and extend into attic and west porch which will not be heated and therefore subject to freezing. | Existing sprinkler system covers all areas except attic and exposed porch on west side. System will need to be recertified and likely need updated heads. | Allow | | \$6,000 | |
| 2.48 | Add lights in link and west porch. | This electrical is included in this work since lights in these area will not exist after demolition of kitchen in order to open up western porch on south side. | Allow | | \$500 | |
| SUB-TOTAL FOR GENERAL CONTRACTOR WORK IN HISTORIC HOUSE | | | | | \$173,922 | |
| (This work area does not include upgrades to existing electrical service or heating system.) | | | | | | |
| General contractor's project management and general conditions for this work area only | | | 15 % | | \$26,088 | |
| Recommended Budget Contingency (15%) | | | | | \$26,088 | |
| TOTAL THIS ITEM | | | | | \$200,010 | to \$226,099 |

| ITEM | AREAS OF WORK | NOTES | QUANTITY | UNIT COSTS | ITEM COSTS | TOTAL COSTS |
|--|--|---|----------|------------|-----------------|--------------------|
| WORK AREA 3: UPGRADES TO LIGHTING AND POWER IN HISTORIC HOUSE | | | | | | |
| 3.1 | Add new light in center of historic living room. | Feed from attic through existing attic stairway to avoid surface mounting to ceiling. Use separate switch if not possible to connect to other switches for lights in the same room. | Allow | | \$500 | |
| | Install new pendant lights at existing light locations at ceiling of first floor. Install motion sensor switches. | Fixture cost is \$284. | 5 | \$500.00 | \$2,500 | |
| 3.2 | Install new porch light fixtures | Cost includes wiring from attic above porch ceiling. Do not use surface mounted wiring. Fixture cost is \$20. | 4 | \$125.00 | \$500 | |
| 3.3 | Install new disc LED lighting at second floor. | Fixture cost is \$24 and does not require junction boxes. Lights fit in depth of sheetrock ceiling. Run wiring on attic floor. | 13 | \$100.00 | \$1,300 | |
| 3.4 | Install wall sconces above bathroom sinks in historic house. | Fixture cost is \$197 | 2 | \$250.00 | \$500 | |
| 3.5 | Relocate new sub panel in the attic in order to feed new lights from the attic floor and reduce the amount of work required to get inside walls and to avoid surface mounted electrical conduits throughout. | | Allow | | \$3,500 | |
| 3.6 | Add gas fireplace insert in existing fire place on second floor. | Fireplace vendor shall install Mendota "Full View Decor" (Size to be determined). Insert fireplace designed to fit inside the existing masonry fireplace. LP gas, (23,000 – 29,000 BTUH) with remote control. | Allow | | \$6,000 | |
| SUB-TOTAL FOR LIGHTING AND POWER UPGRADES IN HISTORIC HOUSE | | | | | \$14,800 | |
| General contractor's project management and general | | | 15 % | | \$2,220 | |
| Recommended Budget Contingency (15%) | | | | | \$2,220 | |
| TOTAL THIS ITEM | | | | | \$17,020 | to \$19,240 |

| WORK AREA 4: ALL INTERIOR WORK ON THE UPPER FLOOR OF THE WEST WING | | | | | | |
|--|--|---|------------|--|-----------------|--------------------|
| ITEM | AREAS OF WORK | NOTES | UNIT COSTS | | | TOTAL COSTS |
| 4.1 | Remove all interior walls except at the stairway and at the north bathroom. Retain ceiling to avoid the need to reinsulate. | None of these are bearing walls. Cost includes disposal off site. Construction is wood studs with 1/2" thick sheetrock at walls and ceilings. Includes electrical and plumbing disconnections and demolition where necessary. | Allow | | | \$9,000 |
| 4.2 | Remove exposed sprinkler lines leading to the former bedrooms, and modify it to provide coverage to the open meeting space, kitchenette alcove and the stairway. | | Allow | | | \$750 |
| 4.3 | Install new lights, with wires attached to the existing ceiling. New ceiling will be hung below the existing ceiling using 1x3 strapping attached through the ceiling into the bottom chord of the existing trusses. | Fixture cost is \$284. Switch all lights with a switch near the new doors to the link. | 9 | | \$500.00 | \$4,500 |
| 4.4 | Install new rough sawn, pine ceiling, no finish. Do NOT use tongue and groove edges; just but the boards together which will have about a 1/8" reveal after shrinkage. | Rough sawn ceiling is chosed for apprearance and acoustical value using organic materials. Cost should be slightly less than sheetrock, which would need to be taped and painted. | 630 sf | | \$5.00 | \$3,150 |
| 4.5 | Remove two flourescent lights mounted to the walls and install two new disc type lights in the existing ceiling. | Fixture cost is \$24 and does not require junction boxes. Lights fit in depth of sheetrock ceiling. Run wiring on attic floor. | 2 | | \$200.00 | \$400 |
| 4.6 | Install new kitchenette cabinets and sink. | Counter with base cabinets is 10'-6" long. Upper cabinet is 6' 9" long. Both can be made with standard plywood units (no particle board) and plastic laminate tops with 4" laminate backsplash. | Allow | | | \$1,500 |
| 4.7 | Install dishwasher and sink. | Plumb from bathroom below. Water line can be surrace mounted in the basement shower to avoid freezing. Assuming dishwasher can be fed from an existing circuit. | Allow | | | \$2,000 |
| 4.8 | Remove existing linoleum floor and install new 3/4" solid pre-finished maple wood floor, tongue and groove joints. | | 630 sf | | \$12.00 | \$7,560 |
| 4.9 | Install painted wood baseboards in west wing. | Based on 1x6 painted pine boards. | 120 lf | | \$4.00 | \$480 |
| 4.10 | Paint walls and stairway ceiling of west wing upper floor. | Includes stairway painting. | Allow | | | \$3,500 |
| SUB-TOTAL FOR ALL INTERIOR WORK ON UPPER FLOOR OF WEST WING | | | | | | \$32,840 |
| | General contractor's project management and general conditions for this work area only | | 15 % | | | \$4,926 |
| | | Recommended Budget Contingency (15%) | | | | \$4,926 |
| TOTAL THIS ITEM | | | | | \$37,766 | to \$42,692 |

| WORK AREA 5: ALL INTERIOR WORK ON THE LOWER FLOOR OF THE WEST WING | | | | | | |
|--|--|--|-------|------|-----------------|--------------------|
| 5.1 | Install new Paralam beams. 7" x 11 7/8" x 35' long | Set on new 6x6 posts shown on drawing | Allow | | | \$4,000 |
| 5.2 | Remove all interior walls except at the stairway and at the north bathroom. Retain ceiling. | None of these are bearing walls. Cost includes disposal off site. Construction is wood studs and 1/2" thick sheetrock at walls and ceilings. Includes electrical and plumbing disconnections and demolition where necessary. | Allow | | | \$9,000 |
| 5.3 | Remove all existing light fixtures. | | Allow | | | \$1,000 |
| 5.4 | Install new lights, with wires attached to the existing ceiling. New ceiling will be hung below the existing ceiling using 1x3 strapping attached through the ceiling into the floor joists supporting the second floor. | Fixture cost is \$24 and does not require junction boxes. Lights fit in depth of sheetrock ceiling. Run wiring on existing ceiling. | 13 | | \$100.00 | \$1,300 |
| 5.5 | Install vanity light above bathroom sink. | Fixture cost is \$197 | 2 | | \$400.00 | \$800 |
| 5.6 | Install new sink in bathroom. | | Allow | | | \$500 |
| 5.7 | Install utility sink. | Plumb from nearby toilet plumbing. | Allow | | | \$500 |
| 5.8 | Remove existing linoleum floor and seal concrete floor below. | | 630 | sf | \$3.50 | \$2,205 |
| 5.9 | Install vinyl baseboards in all rooms on lower floor of west wing. Do not include basement of historic house. | Based on 1x4 Johnsonite covered vinyl base. | 255 | lf | \$1.00 | \$255 |
| 5.10 | Paint walls and ceilings of west wing lower floor. | Includes stairway painting. Does not include painting of the natural wood new windows installed a few years ago. | Allow | | | \$3,000 |
| 5.11 | Install new Harvey clad wood awning windows to replace existing windows with plywood coverings over them. | Rough opening already exist for all new windows. | 7 | each | \$700.00 | \$4,900 |
| 5.12 | Install insulated flush garage door, 7' tall x 9' wide, R18 with electric operator | Price Confirmed by Limoge & Sons Garage Doors, Burlington | Allow | | | \$1,500 |
| 5.13 | New Basement 100 amp Sub-panel | | Allow | | | \$4,000 |
| 5.14 | Provide heat pump mini split system for historic house | Requires 1 exterior units and 4 interior units, (two on each floor). Use valve box interior. Avoid exposed cables, especially outside. | Allow | | | \$33,000 |
| | | SUB-TOTAL FOR ALL INTERIOR WORK ON LOWER FLOOR OF WEST WING | | | | \$65,960 |
| | | (This work area does not include upgrades to existing electrical service or heating system.) | | | | |
| General contractor's project management and general conditions for this work area only | | | 15 % | | | \$9,894 |
| | | Recommended Budget Contingency (15%) | | | | \$9,894 |
| | | TOTAL THIS ITEM | | | \$75,854 | to \$85,748 |

| ITEM | AREAS OF WORK | NOTES | UNIT COSTS | | | | TOTAL COSTS |
|--|--|--|------------|--|-----------------|----|-----------------|
| WORK AREA 6: ALL EXTERIOR BUILDING WORK. | | | | | | | |
| 6.1 | Remove bottom 4' of siding on west wing (4 rows of 1/4" wood cedar). | Includes disposal of removed materials. | | | | | \$800 |
| 6.2 | Install 5/8" MDO Plywood and 1x6 pine trim boards to create the paneling effect indicated on the elevations. | | 311 SF | | \$7.00 | | \$2,177 |
| 6.3 | Paint exterior of new wing above concrete foundation, which will not be painted. | Includes existing siding to remain plus new paneling between existing siding and concrete base. No deduction in area has been made for windows. | 2016 SF | | \$3.00 | | \$6,048 |
| 6.4 | Stain cornice, eaves and soffits of historic house. | Use solid color stain to match color of new | 300 SF | | \$4.00 | | \$1,200 |
| 6.5 | Stain cornice, eaves and soffits of dormers. | 84 sf on east dormer plus 11 sf on west reverse dormer. Use solid color stain to match color of new windows. | 95 SF | | \$4.00 | | \$380 |
| 6.6 | Repair or replace rotted sill at pair of windows, south side first floor. | | Allow | | | | \$500 |
| 6.7 | Stain exterior of window casings in historic house where new windows have been installed. | New windows are brown clad Harvey windows; sash does not need stained, just the casings. Use solid color stain to match color of new windows. | 25 each | | \$40.00 | | \$1,000 |
| 6.8 | Stain exterior of window casings historic sash in historic house where historic windows remain. | Pairs of windows are counted as two windows. All of these are on the first floor at covered porches. Use solid color stain to match color of new | 18 each | | \$100.00 | | \$1,800 |
| SUB-TOTAL FOR ALL INTERIOR WORK ON LOWER FLOOR OF WEST WING | | | | | | | \$13,105 |
| (This work area does not include upgrades to existing electrical service or heating system.) | | | | | | | |
| General contractor's project management and general conditions for this work area only | | | 15 % | | | | \$1,966 |
| Recommended Budget Contingency (15%) | | | | | | | \$1,966 |
| TOTAL THIS ITEM | | | | | \$15,071 | to | \$17,037 |

| ITEM | AREAS OF WORK | NOTES | QUANTITY | UNIT COST | ITEM COST | TOTAL COSTS |
|-------|--|---|----------|-----------|------------------|------------------|
| | WORK AREA 7:INSTALL HEAT PUMP MINI-SPLIT HEATING AND AIR CONDITIONING SYSTEM IN HISTORIC HOUSE | | | | | |
| 7.1 | Provide heat pump mini-split system for historic house, both floors | Requires 2 exterior units and 8 interior units. Use valve box interior. Avoid exposed cables, especially outside. | Allow | | \$50,000 | |
| | | | | | | |
| | | SUB-TOTAL FOR ALL INTERIOR WORK ON LOWER FLOOR OF WEST WING | | | \$50,000 | |
| | | (This work area does not include upgrades to existing electrical service or heating system.) | | | | |
| | General contractor's project management and general conditions for this work area only | This can be contracted directly to sub contractor | 0 % | | \$0 | |
| | | Recommended Budget Contingency (15%) | | | \$7,500 | |
| | | TOTAL THIS ITEM | | | \$50,000 | \$57,500 |
| | | | | | | |
| | | TOTAL CONSTRUCTION COST OF ALL WORK AREAS: | | | \$419,324 | \$474,996 |
| | | | | | | |
| NOTE: | <i>Neither the architect or the estimators guarantee that the estimate is completely accurate as there are too many unknowns in construction material costs, on-going labor shortage and timing of the work.</i> | | | | | |
| | | | | | | |
| | SUMMARY OF WORK AREA ESTIMATED CONSTRUCTION COSTS | | | | | |
| | WORK AREA 1- SITE WORK | | | | \$23,603 | \$26,681 |
| | WORK AREA 2- GENERAL CONTRACTOR and PLUMBING WORK IN HISTORIC HOUSE AND LINK | | | | \$200,010 | \$226,099 |
| | WORK AREA 3: UPGRADES TO LIGHTING AND POWER IN HISTORIC HOUSE | | | | \$17,020 | \$19,240 |
| | WORK AREA 4: ALL INTERIOR WORK ON THE UPPER FLOOR OF THE WEST WING | | | | \$37,766 | \$42,692 |
| | WORK AREA 5: ALL INTERIOR WORK ON THE LOWER FLOOR OF THE WEST WING | | | | \$75,854 | \$85,748 |
| | WORK AREA 6: ALL EXTERIOR WORK | | | | \$15,071 | \$17,037 |
| | WORK AREA 7:INSTALL HEAT PUMP MINI-SPLIT HEATING AND AIR CONDITIONING SYSTEM IN HISTORIC HOUSE | | | | \$50,000 | \$57,500 |