



Date: June 28 2018

Owners:

Ray & Debbie Burke

Current address: 39 Edgepark, BFLO, NY 14216

Project address: 39 Edgepark

Temporary residence: 47 Edgepark

Debbie cell Phone: 812 0009

Introduction:

The owners have lived in this home for over 25 years and plan to age in place in the home. An addition was done in 1991 that included the current dining room and second floor master as well as the expanded kitchen to include breakfast nook. Current occupants are Deb & Ray with visits from children and grandchildren. The roof was done by Neth and sons in the past few years and the shingles can be matched with certainteed hickory or equal. The exterior of the home is clad with EIFS over 1" rigid insulation and the subcontractor who performed the work will install the new stucco EIFS finish as well as patch and repair at changes in openings

Outcome& Timeframe

The goal is to construct a high quality, practical and durable home that is maintenance free. The owner will reside next door for the duration of the project and will have packaged up furnishings, appliances, clothing and stored items for a furniture and clutter free job site by July 15th. The client plans to sell 47 Edgepark as soon as work is completed at 39 to the point where they can occupy the house. The phasing of work shall be discussed with owner so earliest occupancy can be achieved.

Protect:

1. Wallpaper throughout first floor, stairwell & 2nd floor
2. Carpet to 2nd and 3rd floor and on 2nd & 3rd floors
3. Driveway, landscape, sidewalk
4. 3rd floor furniture will be shrink wrapped and remain in place, dust control to 3rd floor is important

Work by others cost not included in bid price.

1. EIFS finishing, patch and repair with integral color stucco

Preparation to include 1" EPS insulation, taping, flashing, kickouts and blocking will be GC. Alex will apply "stucco" and finish, timing must be coordinated so the exposed foam is not exposed through the winter

2. Dry laid patio and pathways, yard drainage
3. Landscaping and reinstallation of permanent fencing
4. Iron or aluminum railings & decorative grille on basement windows
5. The Owner has a mason to construct the firebox, flue, hearth and exterior chimney. Contractor may provide an alternate quote for a preferred mason
6. Fabrication and installation of new knotty cherry kitchen cabinetry and hardware including utility cabinet, pantry, wall cabinets & coat cabinets in front hall.
7. Appliances provided by Owner
8. Walk in closet shelving in master

Work by owner

9. Coordinate the removal refinish and reinstallation of some existing kitchen cabinetry
10. Wallpaper

Existing Conditions:

1. The 1991 additions' roofline between 2 gables at rear was corrected. Trouble shooting must be done to determine if additional corrective measures are required to avoid future leaks. A wall on first floor shows evidence of water damage and once the attic is cleared, it should be easier to see if leaks are still occurring. A new steeper pan may need to be constructed and should be identified as a separate add cost#2
2. Closed cell spray foam insulation shall be installed where accessible within existing roofline at convergence of these 2 peaks as well as in existing attic where ceiling follows roofline and where heat loss may attribute to ice dam and leaks.
3. Areas not accessible are not expected to be insulated.

Staging & site readiness:

Construct limit of work and construction fence to protect landscape

Install stone base at new garage door pad for staging area approx

Confirm available staging and secure storage area with Owner as they will live in #47 next door.

Access & mobility

Care & consideration shall be given to thresholds and door openings that will allow for easy access and ease of use. An elevator will be installed as part of the work so door clearance and aisles should be preserved as shown.

Add costs:

1. Install new French doors in study on 2nd floor leading to porch, raise head height and widen double window opening, patch repair adjoining surfaces. Create 5" step up and step down. Include cost of door & labor and materials
2. Repair or replace existing saddle on valley between 2 existing gables on rear elevation, include knitting new roof shingles in

Deduct costs:

The owner may consider the following deduct values to control project cost so they shall be identified on the bid form as line items:

1. Omit elevator installation but construct shaft including doors and architectural , structural, mechanical and electrical requirements
2. Do not replace tile in bath 1 and do not reconfigure but troubleshoot leak from ceiling below and replace tub and shower drain, head and diverter as well as piping in floor.
3. Replace garage doors with 9' doors with arched panel in door and not in EIFS opening,
4. Leave exist oak hardwood in dining room and living room, provide new to match in pantry and family room addition.

Salvage:

The owner plans to reuse:

1. Existing interior doors not prehung, see schedule.
2. Circa 1991 alum black clad, simulated divided light Marvin and Pella windows
3. Built in breakfast window seat , built in buffet relocated in same location and kitchen cabinets
4. The expectation is that the contractor will work with the Owner to accommodate and advise of compensation for time and materials to implement same.

General

The Specifications are brief for convenience. All costs related to time, labor and materials as required to install the work should be assumed in the bid value. Anything not expressly set forth but which is reasonably implied or necessary shall be included. The work shall be neat and done in timely fashion. The Architect shall be alerted to any conditions that require correction or a significant change in work. The owner will *not unfairly* penalize the contractor for changes in the work and has the expectation that the contractor will do the same.

Basement:

The 1991 addition was provided with a crawl space with low headroom. The owner does not want to replicate this condition. The Owner would like the new basements/ crawl spaces to have more headroom and ideally height to match original basement as may be possible. The basement is referred to as "crawl space" as it does not provide habitable ceiling ht of 6'-8". A crawl space is not required to have a 2nd means of egress to the exterior as is required for

anew basement. New footings shall not undermine existing foundations but shall step away from more shallow excavations and provide practical depth based on existing soil conditions.

1st floor:

Dining room is expanded and converted to family room to include wood burning fireplace constructed as traditional masonry chimney. Living room becomes dining room, dining room becomes family room. Pantry and screen porch are added. New openings to and from kitchen, basement and garage. new mudroom and garage, expanded 1-1/2 story garage, new kitchen, reconfigured front entry with open stairs at base, larger first floor bathroom, new built in cabinetry throughout., new driveway

2nd floor:

Master suite over garage with walk in closet, bath, laundry
Remodeled bath 1 former master bath.
2 new 2nd floor porches

3rd floor:

No change except where insulation and or fire and smoke detectors and insulation is installed

01 General Requirements:

- 1.1 Building Permit will be filed by Architect, cost by Owner
- 1.2 Cost of Taps & fees for electrical, plumbing, heating work by GC
- 1.3 Required Inspections & Scheduling by Subcontractor performing work

02 Existing conditions:

- 3.1 Trees have been removed and stumps ground out to install work.
 - 3.2 Contractor must install construction fence to protect existing trees and landscape
 - 3.3 The yard is wet and yard drainage will be by separate contract.
 - 3.4 Contractor is responsible for extension and connection of existing storm & footing drains
- 2.3 Trenchwork for all utilities shall be included

03 Concrete:

- 3.1 Foundation work per good practice
- 3.2 Flatwork per good practice. The basement will be finished
- 3.4 New exposed aggregate concrete driveway including existing

04 Masonry

4.1. Brick Glen Gary handmade “ antique” red brick such as Williamsburg HMOS by John H Black to best match existing interior brick on chimney. Reclaimed brick is desired if affordable & attainable option for exposure to weather but brick has not been selected and will be coordinated & included with chimney and fireplace quote.

4.2 Hearthstone shall be stone or slate flush under masonry contract

4.3 Limestone, or natural brownstone stone slabs will be required at chimney roof offsets and as a chimney cap on exterior.

4.4 Stone veneer face to match front elevation stone shall be used to key in & transition offsets on chimney exterior vertical face

4.5 Include an allowance for terra cotta chimney pot

4.6 Fireplace firebox shall be lined with red fire brick in herringbone pattern and includes a 6” margin of brick around the firebox opening.

4.7 Surround shall be trimmed in stained knotty cherry wood. Mantel shall project 9” with stepped crown molding and remainder of face shall be wood paneled with cabinet door, work not included by mason.

4.7 Firebox shall Include spark arrestor screen and glass door

05 Metals:

5.1 Furnish and install new steel beam and steel columns

5.2 Provide misc metal fasteners, anchors reinforcing...

5.3 Grating over new basement windows will be by others

5.4 Decorative iron or aluminum railings shall be provided on back porch and front porch

06. Wood, plastics, & composites

6.1 Rough carpentry per good practice, include blocking for future grab bars toilet and shower and towel bars. Use pressure treated lumber when in contact with concrete or grade.

6.2 Stair Finish carpentry to include new stained oak wood landing tread, rounded volute , painted riser, painted wood turned balusters & stained wood handrail on existing closed stringer. Stained hardwood tread, painted risers, Stained 2.5" handrail. Newel post painted.

6.3 Casing paint grade poplar or equal, no mdf. 5" backbanded casing. Wood baseboard 5” paint grade.

6.3 Exterior Architectural woodwork:

Trim is black so azek and vinyl or cellular pvc or composite trim is not permitted “boral” exterior trim or cement based trim product that can be painted black may be used.

6.4 ipe jarrah or equal wood floating deck system over flat roof screen porch

07 thermal and moisture protection:

7.0 Roofing:

Match existing asphalt shingles on slopes over 3/12

Provide fully adhered rubber roofing on flat roof.

Provide standing seam copper roof over bay

Protect flat porch roofs from walk on traffic with an ipe or equal wood floating level roof system such as by advantage lumber or equal

Provide grace ice and water shield at all valleys and 3' of roof edge

Provide gutters and downspouts connected to roof leaders

Aluminum Gutters and downspouts painted to match exterior colors.

Provide conductor at each inside and outside corner of new construction

7.1 Insulation:

Insulation shall extend from wall to roof cavity and not in ceiling of attic. Install closed cell spray foam (CCSP) insulation in new conditioned space rooflines and floor over garage. (CCSP) in existing unfinished attic on south roof elevation to prevent ice dams. Provide flash and batt of spray foam at new construction rim.

Use low expanding foam at window and door install. Caulk and seal of EIFS exterior by contractor performing work

Provide rockwool insulation (higher r value than FG) in new frame walls and where patching in exterior walls and between the house and the garage.

7.2 Acoustic insulation:

Provide sound attenuation batt at bedroom and bathroom walls, caulk and seal penetrations in common walls. Provide sound deadening on schedule 40 drain lines

7.3 Provide system such as *Wedi* board walls and shower floor or *Schluter – DITRA* proprietary system for tile floors. Master & first floor shower to be zero entry.

Contractor can propose alternate system but must warrantee the work to be leak proof for one year from completion of construction. *Tile-Redi* wall niche and pan, with all required flashing and sealants to provide waterproof system in showers and under washing machine.

7.4 Provide sheet metal flashing, collars, boots and joint sealers at all exterior penetrations.

08 openings

8.1 Exterior doors and windows per schedule

8.2 Prehung Interior doors solid paint grade, not mdf

Elevator hoistway requires 3 doors solid core

8.3 Hardware such as pocket& barn door hardware shall be provided by general contractor

8.4 Fixed fiberglass Screen panel system such as by EZ screen, Screen Eze or Ready made aluminum screen panels shall be provided and installed to inside of room. Owner does not plan to include storm panels but wants appearance of open porch.

09 finishes

9.1 Gypsum wall board

9.2 Garage is finished all walls

9.2 Tile floors, shower stalls, backsplash and kitchen walls backed with paperless gwb or tile or cement backer board

9.3 New Hardwood to be prefinished throughout first floor, if deduct price is taken to preserve patch and repair living and dining room floors, then new work must be finished in field.

9.4 Paints and coatings-

9.5 New acoustic ceiling in rec room portion of basement where Styrofoam insulation board is in place

Exterior- include painting of misc. fittings, hoods, vent terminations

EIFS is integral color not painted

Windows-aluminum clad black.

Exterior Trim: primed and back primed wood, boral or azek if finished a light color.

Window casing- painted wood to match existing profile or appv'd composite

Fascia- painted composite or wood trim

Soffit- painted wood

Screen porch ceiling & canopy roof overhang- stained T&G wood

Interior:

Millwork and trim: all priming and back priming

Stained surfaces including handrails, doors, finish topcoats, 2 coats, Low-VOC

Ceilings and walls: all shall be primed, finished 2 coats

Tile backer: *Wonderboard, Durock, Hardibacker* or equal for wet walls such as shower walls and on floors where standing water is possible.

Shower Ceiling: Moisture resistant wall board, such as *Densboard* or equal paperless drywall not tiled

Tile: Use Tile Industry of America guidelines for appropriate layout, sealants, caulks, mortars, and grout materials. Verify compatibility of all adhesives, grout and sealants with Owner's tile selection.

Floor tile in bathrooms: traditional hex 1" mosaic

Wall tile in showers & tub surround 3x6 subway with continuous bullnose cap and chairrail up to within 1' of ceiling

Shower floor tile: pebble round sheets 12"x 12"

Laundry area- 6"x6" walk off area terra cotta hex

10 specialties

10.1 Louvres & vents:

Range Exhaust hood w/10" round vent through garage roof

Bathroom fans- in soffit, or wall, nutone, broan or equal provided by contractor

First floor bath- Panasonic whisper quiet 80 cfm recessed downlight fan

Master bath: 120 cfm fan

Bath 1: 120 cfm fan

Use dryer box and recessed disconnects for washer dryer hook up to minimize dead space behind washer dryer.

Recessed medicine cabinets in new master bath

10.2 Countertops:

Granite & or stone countertops will be templated, fabricated and installed by fabricator to be determined. Use allowance provided until selection is finalized.

Kitchen :perimeter & pantry: leathered black granite

Kitchen island: quartz granite or natural marble 2 tier ht

Pantry: quartz granite or natural marble

Small cabs flanking bake center- natural wood countertop finished to match cab

11 Residential equipment-

Appliance installation including exhaust, gas, sewer & water connections for the following:

11.1 Commercial Range top Gas 36"

11.2 Refrigerator 48" built in Miele , beverage refig in family room, dorm refig in master bath

11.3 2 Dishwashers , 1 in pantry and 1 in kitchen island

11.4 2 Electric Ovens , built in microwave

11.5 Compactor

11.6 Icemaker

11.7 Exhaust hood- 20" depth with inline blower rated for 900 cfm and all associated ductwork

11.7 Side by side washer/ dryer

12. Furnishings:

12.1 Casework & cabinetry by allowance per schedule

Knotty cherry Kitchen cabinetry new

Refinished and reinstalled bake station with marble top and appliance garage flanked by narrow base cabinets.

Entry hall closet cabinets
Open shelves in entry
Mudroom – wainscoting, rail and pegs
TV cabinet & flanking bookcase by allowance knotty cherry
Mantelpiece- knotty cherry
Built in doors at master bath over tub, at head of tub and into attic space
Painted wood or recycled from kitchen
20” deep x 10’ Plywd shelving in garage
Modify existing buffet to install new undercounter refrigerator at one end

12.2 mirrors& accessories: Install owner provided to include toilet paper holders, towel bars, grab bars

12.3 wallpaper will be installed by Owner

12.4 Walk in closet organizer shelving not in contract

12.5 Coat closets to be provided with rod and shelves

12.6 Readymade Vanities by allowance in schedule of values include sink, countertop and cabinet

14 conveying equipment

Elevator- see specs and allowance

22 Plumbing:

22.1 Replace the existing 40 gallon gas water heater that is currently vented through an existing chimney. Provide an on demand gas unit or a high efficiency 40 gallon gas water heater. Specify in bid.

22.2 Hot & cold water service & waste rough and finish plumbing, shall be copper or schedule 40

22.3 All fixtures shall be valved and tested for pressure.

22.6 Owner plumbing selections allowances should be included in the bid price.

A complete selection of products including sinks, faucets and accessories will be provided

First floor:

1. Kitchen sink, prep sink, pantry sink, pot filler faucet
2. First floor bath- ready made vanity with faucet, sink and countertop, toilet, walk in shower
3. Former master bath (Bath 1): 2 new pedestal sinks, new cast iron tub with shower, new toilet in new location
4. master bath, toilet, bidet, walk in shower, ready made double vanity
5. Hose bibs- 5

6. Garage- Owner provided wall hung cast iron sink with integral drainboard
New faucet and drain required
7. Glass frameless doors on 2 showers and tub shower
8. chrome fittings where exposed
9. Showers shall be curbless, wedi, schluter or mudset presloped floor pans
10. Round standard floor drains
11. Standard shower same for all 3 baths has hand held wand and wall mounted head, diverter valve and round floor drain. Tub in Bath 1 also has tub tap.
12. Troubleshoot leak in ceiling under existing bath from dining room. Replace tub and shower as base bid. Provide deduct price if owner does not replace floor and wall tile and relocate toilet as shown

23 Heating, ventilating, air conditioning

HVAC shall be design build and coordination for duct runs, chases, and equipment shall be completed at onset so framing can be coordinated to include required return and supply air registers. Plans are provided as guide to show minimum performance requirements.

- 23.1** Existing forced air furnace located in basement shall be maintained and air conditioning shall be added. Venting & intake outtake exhaust of all fuel burning equipment must be coordinated so runs do not exceed manufacturer specs.
- 23.2** Provide a new Trane or equal 96% efficient variable speed ultra high efficiency furnace.
- 23.3** Provide 2 new Trane hi efficiency air conditioners with enhanced indoor cased coils.
- 23.4** Provide 3 new thermostats:
 - a. Existing
 - b. New first floor area
 - c. New 2nd floor master suite
- 23.5** Forced air furnace to be located in basement
- 23.6** A meeting to review HVAC supply and return locations and specifications will be scheduled prior to installation of plumbing and electrical work to assure space for duct runs.
- 23.7** Place all units and provide slab or pad for air conditioner, insulated refrigeration line,
- 23.8** Provide all ductwork, dampers, plenums, ducted cold air returns
- 23.9** Install all diffusers, return air grilles
- 23.10** Condensate drains, wiring,
- 23.11** Vent all bathrooms, clothes dryer
- 23.12** provide Intake exhaust for furnaces and redirect of existing exhaust as required for new work to be put in place

26 Electrical

- 26.1** New underground electric service in conduit from pole in backyard.
- 26.2** New 200 amp main distribution panel and utilize existing panel as distribution panel.
- 26.3** Install a complete interconnected fire and smoke detection system. Hardwire smoke and carbon monoxide detectors in sleeping rooms, outside of sleeping rooms and on each floor including basement and inhabited attic
- 26.3** Provide and install under cabinet lighting with accessible transformers. Coordinate details with cabinet fabricator
- 26.4** Provide Interior lighting and power
- 26.5** Include cost for all recessed fixtures including Warm dimmable led downlights. Do not include cost for decorative fixtures.
- 26.6** Exterior fixtures shall be fed with interior conduit
- 26.7** Closet & cabinet doors to have lights that go on automatically when door opens either via plunger switch in jamb or sensor
- 26.8** Provide whole house generator and automatic transfer switch
- 26.9** Provide horizontal convenience receptacle under each new window for candle in the window
- 26.10** All decorative light on dimmers, typical toggle with glide

27 Communications, phone, data

- 27.1 Provide conduit from dish located at front northwest property line
- 27.2 Provide conduit from aerial wifi from power pole in back
- 27.3 Under separate contract owner will install speakers, tv and data lines.
- 27.8 Contractor expected to recommend or provide installer and allow time for installation & coordination of conduits to existing and new locations for cable, stereo, speakers and wifi.

28 Electronic safety & security communications

- 28.1** Owner will be responsible for installing security system which will be tied to fire and smoke detection system
- 28.2** Contractor to provide conduit to run lines for any existing cables that need to be relocated as discovered in progress of work. Owner is aware that some cable runs may be under EIFS exterior

31 Earthwork:

- 31.1** Excavation will be required to install foundations, and utilities.
- 31.2 Caution:** Irrigation system in place. Owner will contact and coordinate when work needs to be relocated and or disconnected.

Site utilities:

- 2. Existing water
- 3. Existing Gas service

5. Sump discharge to combined sanitary and storm is existing
6. Storm water collection system