

SUMMARY OF WORK FOR GENERAL CONTRACTOR

1. General scope of work

A. The work at 163 Seabrook consists of:

1. Finish the kitchen and 1st floor hallway area
2. Finish 1st floor bathroom and laundry area
3. Complete work started on 1st floor living room
4. Repair stairwell to 2nd floor
5. Finish 2nd floor hallway
6. Total redo of 2nd floor bathroom except for bathtub
7. Miscellaneous preparation work for new tenant

2. Time of completion

- A. Commence work as soon as possible AFTER award is made
- B. Unit must be ready for occupancy by or before May 30th, 2011

3. Existing conditions:

- A. 163 Seabrook Road will be made available for a full inspection of existing conditions
- B. Full utility service at the site
- C. Tenant residing on 2nd half of the duplex (therefore early morning and/or late night work is NOT an option)

4. Existing building:

The existing building is a two (2) family home located at 163-165 Seabrook Road in Hyannis. Property built approximately 1970. Rehab side is known as 163 Seabrook. It consists of a kitchen, bathroom/laundry area, living room, fireplace, and cellar way on the first floor. There are three (3) small bedrooms and one bathroom on the 2nd floor. All rooms have been newly sheet rocked except for the upstairs bath. The 1st floor has new windows installed. The building has a new roof, replaced in the Fall of 2010. There is no existing floor plan except for the placement of the kitchen cabinets. Kitchen cabinets are supplied and are on the property. The power outlets will need to be changed and GFIs installed.

5. Retained items:

Slate fireplace
Tub and shower in upstairs bathroom

6. The adjacent dwelling unit will be occupied during the rehab. The general contractor shall take all necessary precautions to ensure the safety and convenience of the occupants during rehab.
 7. The General Contractor shall supervise and direct the work, using his best skill and attention. The contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under contract.
 8. After the installation of the work by any subcontractor is completed, the general contractor shall be responsible for its protection and for repairing, replacing, or cleaning any such work which has been damaged by other trades or by any cause, so that all work is in first class condition at the time of substantial completion.
 9. Cleaning up – General contractor is responsible for removal and legal disposal of waste materials and rubbish from the site. Contractor will not allow accumulations of waste, debris, and rubbish.
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All doors should be level, square, and plumb. Adjust doors to work easily, smoothly, and correctly.

Kitchen cabinets should be installed according to manufacturer's recommendations and instructions.

Laminate used for countertop shall be 1/16" thick. Adhesive shall be as recommended by laminate manufacturer

Detail scope of work:

KITCHEN/HALL

- *install new electrical devices/plates
- *finish and paint walls with *Benjamin Moore Navajo White* flat interior paint
- *paint ceiling with white ceiling paint
- *install eleven (11) supplied kitchen wall and base cabinets as per drawing rendered by maintenance department
- *install hardware on above mentioned kitchen cabinets
- *fabricate laminate kitchen countertop using Wilsonart D30 Almond
- *install countertop and caulk properly
- * supply and install single basin kitchen sink into sink base cabinet
- *supply and install Delta style single lever faucet
- * supply and install four (4) overhead lighting fixtures as per specs
- * supply and install outside vented range hood fan
- *install supplied new refrigerator and stove
- * supply and install ½" underlayment over existing floor
- * supply and install new kitchen flooring – 12" square VCT tiles
- * supply and install new hot water heat register

- *trim out two windows and one interior door
- *furnish and install new basement interior access door
- *furnish or fabricate two (2) closet doors

Detail scope of work:

1st FLOOR BATHROOM/LAUNDRY AREA

- *redirect plumbing for new installation
- * supply and install new washing machine valve
- *finish and paint walls with *Benjamin Moore Navajo White* flat interior paint
- *paint ceiling with white ceiling paint
- *repair existing 5/8" sub floor
- * supply and install ½" underlayment over existing floor
- * supply and install new bathroom flooring – 12" square VCT tiles or sheet goods to be determined
- *furnish and install new 24" bath vanity with one piece molded sink top
- *caulk properly
- * supply and install new lighting fixtures as per specs
- * supply and install new electrical devices/plates
- *furnish and install new toilet
- * supply and install new hot water heat register
- * supply and install new dryer vent
- *supply and install interior door
- *trim out one (1) window and interior entryway door
- *install one (1) toilet paper holder, one (1) shower curtain rod, and one (1) towel rod

Detail scope of work:

LIVING ROOM

- *finish and paint walls with *Benjamin Moore Navajo White* flat interior paint
- *paint ceiling with white ceiling paint
- * supply and install new living room flooring – 12" square VCT tiles
- * supply and install ¼" underlayment over existing floor
- * supply and install electrical devices/plates
- * supply and install new hot water heat registers
- *trim out four (4) windows and one (1) doorway
- * supply and install new thermostat
- *re-point faux fireplace
- *level out hearth to existing floor

Detail scope of work:

STAIRWELL

- *repair and or replace as necessary existing stairway treads and risers
- *repair and or replace existing handrails
- *sand, stain and seal wood balusters and handrails
- *finish and paint walls with *Benjamin Moore Navajo White* flat interior paint
- *paint ceiling with white ceiling paint
- * supply and install carpeting on stairway

Detail scope of work:

UPSTAIRS HALL

- *finish and paint walls with *Benjamin Moore Navajo White* flat interior paint
- *paint ceiling with white ceiling paint
- * supply and install ¼" underlayment over existing floor
- * supply and install new flooring – 12" square PVT tiles
- * supply and install new ceiling light fixture
- * supply and install new thermostat
- *supply and install one (1) new interior door
- *trim out interior door

Detail scope of work:

UPSTAIRS BEDROOM(S)

- *finish and paint walls with *Benjamin Moore Navajo White* flat interior paint
- *paint ceiling with white ceiling paint
- *supply and install ¼" underlayment over existing floor
- * supply and install new flooring – 12" square PVT tiles
- *repair and paint existing closets
- *install new hot water heat registers in each room
- * supply and install new electrical devices/plates
- *furnish and install three (3) new interior bedroom doors
- *trim out total of three (3) interior doors
- *trim out total of five (5) windows within bedrooms

Detail scope of work:

UPSTAIRS BATHROOM

- *remove and dispose of all sheetrock, flooring material, and fixtures (except bathtub)
- *repair existing plumbing as necessary
- * supply and install new cement board in tub/shower area
- * supply and install, tape, and mud new sheetrock to complete wall areas in room
- * supply and install ceramic tile in tub/shower area

- *finish and paint walls with *Benjamin Moore Navajo White* flat interior paint with mold resistant additive
- *paint ceiling with white ceiling paint with mold resistant additive
- *repair or replace any damaged floor or sub-floor and install ¼" underlayment over existing floor
- *supply and install new bathroom flooring – 12" square VCT tiles
- *install new 24" vanity and medicine cabinet
- *caulk properly
- *disconnect and remove 48" section heat register on interior wall
- *re-pipe to under window heating unit
- *supply and install new hot water heat register
- *supply and install new toilet
- *trim out window and doorway

Detail scope of work:

MISCELLANEOUS

- *supply and install three (3) smoke detectors – 1 unit per floor
- *supply and install three (3) carbon monoxide detectors
- *clean and test heating system

Prior to returning access keys to BHA General Contractor shall perform a final touch-up and cleaning of unit

Barnstable Housing Authority
 146 South Street, Hyannis, MA 02601
 508.771.7222



The Barnstable Housing Authority, the awarding Authority, invites sealed bids from General Contractors for **Interior Remodeling**, located at 163 Seabrook Road, Hyannis, MA, in accordance with the documents prepared by Barnstable Housing Authority.

The project consists of interior alterations and repairs to include plumbing, electrical, and heating work, finishes, and all work as described within the detailed scope of work.

The work is estimated to cost **\$50,000**.

Bids are subject to M.G.L. c. 149 §44A-J to minimum wage rates as required by M.G.L. c.149 §§26 to 27H inclusive.

General bids will be received at the Barnstable Housing Authority offices at 146 South Street, Hyannis, MA 02601 until **2 p.m. Wednesday, March 9th, 2011**, and publicly opened forthwith.

General bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (considering all alternates), and made payable to Barnstable Housing Authority.

Detailed scope of work is available for pick up at Barnstable Housing Authority, 146 South Street, Hyannis, MA after 12 noon on Wednesday February 23, 2011.

There is a required unit walk-through scheduled for March 2, 2011 at 7:30 a.m.

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Equal Opportunity Housing