



SPECIFICATION REVISION #3
(CORRELATING WITH DRAWING REVISION #5)
04.11.22

Kingston City Land Bank
124 FRANKLIN STREET
Kingston, NY 12401

SUPERSEDES SPECIFICATION DATE 09/02/21 AND REV 1 - 10/06/21 AND REV 2 – 12/03/21

1.0 GENERAL REQUIREMENTS

- 1.1 **SUMMARY OF WORK:**
The work includes the construction rehabilitation to the existing house as described in the REV 5 Construction drawings prepared by Kristina Dousharm Architecture, pllc, dated 04/11/22 and these specifications.
- 1.2 **EXAMINATION OF SITE:**
Prior to submitting their proposal, the Contractor shall thoroughly examine the site to ensure his knowledge of the scope of work and conditions affecting that work. Please make arrangements per the RFP.
- 1.3 **CONTRACT FORM:**
Contract form shall be per the RFP.
- 1.4 **WORK SEQUENCE:**
Work shall commence on the date agreed and be diligently carried out with proper supply of labor, materials and equipment to assure satisfactory completion of the work on or before the date established in the Contract Agreement. State estimated construction time, start, and completion dates on provided bid form.
- 1.5 **PERMITS:**
Apply, pay for, and obtain all required permits and approvals.
- 1.6 All work shall conform to all applicable codes and laws, including but not limited to the 2020 Residential Code of New York State.
- 1.7 All workers on the job site must be covered by workers' compensation. Proof of coverage must be provided upon request at any time during construction. Proof of Liability insurance must be submitted with proposal. KCLB must be named as additionally insured for the length of the project.
- 1.8 **SUBMITTALS:**
In general, all products and materials shall be submitted to the Architect for approval. Contractor shall review the submittals for compliance with the contract documents and sign all submittals, confirming compliance, and prior to submitting to the Architect. The Contractor shall not delay the submittal process and not delay the ordering of materials once he has the Architects approval for the submittal.
- 1.9 Site must be kept clean and free of debris. Remove all debris off site. GC to remove trash from alley on side of house and dispose.
- 1.10 Contractor is responsible for providing and installing temporary weather protection to protect the existing property from damage.
- 1.11 At substantial completion prepare a punch list for Architect's review.
- 1.12 At project completion clean and make ready for KCLB's use. Instruct KCLB how to operate all installed equipment and products. Turn over all product/equipment manuals to KCLB in a bound binder.

- 1.13 GC is responsible for costs of utilities (electric + water) at site from Notice to Proceed to Substantial Completion.
- 1.14 KCLB to purchase windows, exterior doors, lighting fixtures, plumbing fixtures, cabinets, appliances and will provide salvaged doors for upstairs. GC to purchase all other materials.
- 1.15 Construction Project Manager (CPM) will receive plumbing and lighting fixtures and stage them to basement pallets (expect bathtub). He will note in jobsite meeting notes what has been delivered to site.
- 1.16 Bathtub will be delivered curbside and GC will be responsible for receiving delivery and moving into the house.
- 1.17 Exterior Doors will be delivered curbside and GC will be responsible for receiving delivery and moving into the house.
- 1.18 Windows will be delivered curbside and GC will be responsible for receiving delivery and moving into the house.
- 1.19 Cabinets will be delivered curbside and GC will be responsible for receiving delivery and moving into the house.
- 1.20 Appliances will be delivered to appliance location, and GC will be responsible for receiving delivery. GC can elect to have appliances delivered to the living room if they are not ready for appliances to go to their locations.
- 1.21 CPM will provide GC a schedule of when orders will be placed (or have been placed) for materials, and expected lead times (where known). Cabinets, Exterior Doors, Windows, and Appliances are likely to be delivered before the contractor is ready for them, and GC will be responsible for working around these materials and protecting them from damage and moving them as needed.

2.0 EXISTING CONDITIONS

- 2.1 DEMOLITION:
Provide all site demolition, selective demolition, disposal, and cleaning work required to complete the work. Including, but not limited to:
 - A. Selective demolition at existing as required for following scope:
 - a. electrical service and panel upgrades
 - b. sewer/water line upgrades
 - c. roof structural work
 - d. roof replacement
 - e. window and door replacements.
 - f. Replacement and termination of gutters and downspouts
 - B. Temporary bracing, shoring of existing construction required by all work.
 - C. The Contractor shall take precaution in execution of work to not disturb or damage any existing structures, landscaping, walks, roads, etc. scheduled to remain. The Contractor shall restore any damaged items to original condition as directed by the Architect.

6.0 WOOD

- 6.1 ROUGH CARPENTRY
Furnish and install all rough carpentry, rough hardware, building papers and other items.
 - A. FRAMING MEMBERS SCHEDULE:
Framing members to be No. 2 and better Douglas Fir with fiber stress of 875-psi minimum and E of 1,600,000-psi minimum. Maximum moisture content to be 17% with an average of 15%.

1. Exterior walls to be 2x6's at 16" o.c. (Eastern Spruce Stud grade acceptable)
 2. Interior walls to be 2x4's at 16" o.c. (Eastern Spruce Stud grade acceptable)
 3. Floor joists match existing depth and spacing. Sister new joist to existing at Bathroom.
 4. Ceiling joists as shown, refer to Section for sizing.
 5. Sister each existing rafters; match existing.
 6. Install 2x_ wood blocking for all wall mounted equipment and millwork.
- B. GENERAL CARPENTRY MATERIAL SCHEDULE (where needed):
1. Floor Sheathing: 3/4 in. Tongue and Groove Plywood (glue and screw method).
 2. Floor Underlayment: 3/8 in. A/C Plywood
 3. Exterior Wall Sheathing: 1/2 in. CDX Plywood
 4. Roof Sheathing: 5/8 in. CDX Plywood
- C. BUILDING PAPERS:
- General: Do not install any building paper on wet sheathing, if sheathing gets wet allow for it to dry completely before applying the building paper. Apply the paper smoothly, lapped and shingled, and overlap all joints, if the paper becomes wet and wrinkles replace with new paper.
1. Wall: Tyvek HomeWrap by Dupont. Install per manufacturer's recommendations and instructions.
 2. Roof: 15lb. Asphalt-impregnated building felt, double layer where slope is less than 3 in 12 .
- D. WOOD PRESERVATIVE TREATMENT:
- All lumber for use as sills, exterior framing, and other exterior framing and blocking; and for use as wood edgings, blockings, nailers, cants, curbs, etc., at roofs and at other exterior locations shall be pressure-treated in accordance with recommended practices of the American Wood Protection Association (AWPA). Pressure treated framing members shall meet the requirements for Use Category UC3 (members not in contact with ground) and UC4 (members in contact with ground) per AWPA Standard U1. Pressure treated wood containing arsenic or creosote shall not be used. Field cut ends, notches and drilled holes of pressure preservatively treated wood shall be retreated in the field in accordance with AWPA M4.
- E. ROUGH HARDWARE:
- Provide all rough hardware required to complete this work and to attach this work in a secure and rigid manner to the work of other trades, including all inserts, anchors, anchor bolts, lag bolts, screws, washers, nails and other rough hardware. All rough hardware items for exterior use; for use at roof blockings, curbs, cants, etc.; or to be exposed in the finished interior work shall be hot-dip galvanized or non-ferrous. Concealed interior rough hardware may be unplated. Rough hardware shall be of appropriate type and of proper capacity and size as required for each specific application, equal to the products of Simpson Strong-Tie Co.
- F. EXECUTION:
- Install rough framing per Best Practice per Industry Standards and as required by the 2020 Residential Code of NYS.

7.0 THERMAL AND MOISTURE PROTECTION

7.1 SEALANTS:

Seal at the perimeter of all doors and windows with appropriately colored sealant. Submit color samples for approval.

Draft reduction: Seal around and in all electrical devices located in exterior walls and all other similar penetrations.

- 7.2 METAL FLASHING(as needed):
Install metal flashing and counter flashing at all drip caps, terminations and penetrations. Roof drip edge to be black.
- 7.3 AIR AND WATER BARRIER (as needed): Tyvek Homewrap by Dupont. Install per manufacturer's instructions.
- 7.4 ICE AND WATER BARRIER (3'-0" up roof)
Install "Ice and Water Shield" by Grace. Install per manufacturer's instructions.
- 7.5 ASPHALT SHINGLE ROOFING:
 - 7.5.1 Manufacturer: GAF
 - 7.5.2 Series: *Timberline*
 - 7.5.3 Color: Charcoal
 - 7.5.4 Install per Manufacturer's written instructions.
- 7.6 DOWNSPOUTS AND GUTTERS:
Replace existing gutter system. Drain to street.

8.0 OPENINGS

8.1 WINDOWS AND DOORS

A. GENERAL:

1. Windows and Exterior doors to be supplied by KCLB; Contractor to install and provide materials to complete the work.
2. Assemble and install window and door units according to manufacturer's instructions and reviewed shop drawings.
3. After final building inspection, remove all stickers and labels.
4. Clean glass thoroughly, follow manufacturer's instructions.
5. Interior doors to be provided and installed by Contractor; provide materials to complete the work, including paint finish.
6. Exterior doors, sidelights and transoms to be prehung and prefinished; provided by KCLB; Contractor to install and provide materials to complete the work.
7. Windows will be replacement style install, provided by KCLB , prefinished, max u-value .26

22.0 PLUMBING

A. GENERAL:

1. Scope: Furnish and install a complete working plumbing system as shown on the drawings and specified herein. All work to be in accordance with State and local codes, and be consistent with or exceed building standards.
2. Permits: Apply, pay for, and display all required permits and arrange for all inspections before work is closed in.

3. Plumbing fixtures, provided by KCLB and installed by Contractor. Sinks/vanities will be standard pre-assembled and ready to install.
- B. PRODUCTS:
1. Plumbing fixtures provided by KCLB; installation by Contractor.
 2. Plumbing: Provide type L 3/4" (or larger as required) copper piping for mains, 1/2" type L for branches. Provide type L 1" line to "Tee" where lines split for hot and cold water. PEX plastic pipe and tubing may be used in lieu of copper. Pex tubing must comply with ASTM F876-06 Standard Specification for Crosslinked Polyethylene (PEX) Tubing. Contractor shall coordinate all pipe sizes with plumbing fixture requirements.
 3. Shutoffs: Provide at each fixture.
 4. Insulate hot and cold water piping with continuous 1/2" closed cell rubber insulation. Insulation shall not terminate at penetrations through framing members, walls, floors, cabinetry, etc. Insulation must be continuous.
 5. Wastes and Vents: Schedule 40 PVC. All exposed vent pipes in roof shall be painted black.
 6. For acoustic purposes, all vertical soil pipes shall be isolated from touching wood framing and shall be wrapped in sound-deadening blanket material.
 7. Cleanouts: provide at the base of each drain, waste and leader stack and at major changes of direction in all drain lines.
 8. Water System: connect to an existing 3/4" cold water line.
- C. EXECUTION:
1. Install per best industry practice. Follow manufacturer's instructions.
 2. Install all vent pipes on back side of House, hidden from front of House; consult architect prior to proceeding.
- D. TESTS AND CLEAN UP:
1. Perform tests on all waste and supply lines to check for leaks before closing in.
 2. Test water pressure at hot and cold supply. Pressure must be equal. Provide pressure test data to Architect.
 3. Protect all fixtures during construction, clean all fixtures and trim at completion and leave ready for owner's use.

23.0 HVAC

- A. GENERAL:
1. Scope:
Design, furnish and install mechanical systems as specified herein. All work to be in accordance with effective Building Codes.
 2. ERV system is not to be included in scope/pricing

26.0 ELECTRICAL

- B. GENERAL:
1. Scope:
Design, furnish and install electrical systems as specified herein. All work to be in accordance with effective Building Codes and National Electrical Code (NFPA 70).
Please note: Devices shown in drawings only show intent. Contractor is responsible for installing all devices to make the project code compliant.

2. Permits:
Apply, pay for, and display all required permits and arrange for all inspections before work is closed in.
3. Submittals:
Submit catalog cuts of all proposed fixtures, devices, and equipment. Submit device plate sample. Color selected by architect.
4. Design Criteria:
 - a) Install a new 200 amp service in Basement.

C. EXECUTION:

1. All work to comply with Code.

32.0 SITE IMPROVEMENTS

- A. REPLACE SEWER LINE
Contractor to replace existing sewer line, in kind, from house to municipal sewer system at street; previously confirmed to be crushed.
- B. REPLACE WATER LINE
Contractor to replace existing water line, in kind, from house to municipal water system at street; confirm, document and review condition with KCLB prior to proceeding with work.
- C. FINISH GRADING AND SEEDING:
Contractor is responsible for repair any damaged lawns around the house. At project completion, loam, seed, and hay damaged areas. Water lawn daily (unless rain event) until grass is ready for cutting. Landscaping by others.
- D. SITE DRAINAGE:
Drain downspout connection to street.
- E. Protect all existing tree roots from damage. Install construction (orange safety) fencing at perimeter of drip line.
- F. Remove all construction debris from site.
- G. Protect all existing material and finishes from damage.
- H. GRAVEL DRIVE EXTENSION
Use material at existing driveway, mixed with new, for paving extension. Refer to A002.

END OF BID SPECIFICATIONS