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Project is expected to break ground September 20<sup>th</sup> 2021. Framing is expected to be completed November 2021. An onsite meeting for all trades will be held on site for the scheduling of all trades in the end of October or beginning of November. All contractors are expected to have a representative attend this meeting. All contractors are expected to begin and complete their work within an allotted negotiated time. Scheduling adjustments will be made for all unforeseen and unpreventable delays. Contractors that do not perform their work within their allotted time will be penalized \$150 each day beyond their deadline for completion. All contractors will receive a copy of production schedule and updated scheduling via e-mail and will be posted at <https://www.xylem.net/stonegatelot3/>.

We are taking Bids in all trades. All bids are to refer within their proposals “*as per Architectural prints, sheets 1A-A8, dated 8/30/21, no revisions*”<sup>1</sup> and identify any item within their trade that is not included and/or excluded and need more info. Project will be governed by *AIA A201-1997 General Conditions*<sup>2</sup> and is to be referred to in your bid. Contractors are to acknowledge within their bids adherence to *OSHA guidelines*.<sup>3</sup> *Field Accident report*<sup>4</sup> is to be utilized for all accidents and a copy of said report is to be faxed or emailed to the Construction manager the day of the accident. *Application and Certificate for payment AIA Document G702*<sup>5</sup> is to be utilized for all progressive payment requisitions. All requisitions are to be faxed or emailed on the 1<sup>st</sup> and 3<sup>rd</sup> Monday. Payments will be made the following respective Friday on site.

All Contractors are to provide per hour labor cost for calculating additional work and an estimated time for bided work.

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<sup>1</sup> *Architectural prints, sheets 1A-A8, dated 8/30/21 found at* <https://www.xylem.net/stonegatelot3/>

<sup>2</sup> AIA A201-1997 General Conditions found at <https://www.xylem.net/stonegatelot3/>

<sup>3</sup> OSHA guidelines found at <https://www.xylem.net/stonegatelot3/>

<sup>4</sup> Field Accident Report found at <https://www.xylem.net/stonegatelot3/>

<sup>5</sup> Application and Certificate for payment AIA Document G702 found at <https://www.xylem.net/stonegatelot3/>

# CONSTRUCTION SPECIFICATIONS

*As govern by as per Architectural prints, sheets 1A-A8, dated 8/30/21, no revisions  
And Lot Layout sheet number 6 of 26 dated 2-2-00 last revision 6/11/07*

All contractors are to submit unit prices to calculate Additional work.

## **01. SITE WORK**

08 Clearing, grading, Structure excavation/backfill, footing drains, Final clean up and seed disturbed areas.

16 Sidewalk systems Reinforced Concrete Sidewalk 3'wide, Gravel fill, 4"deep compacted. Contractor shall provide SF price bid

20 Driveway systems as per Driveway details dated 03-20-00 last revision 01-26-06 & lot layout dated 02/02/00 last revision 06/11/07

24 Septic systems as per Septic Details Sheet # 17 of 26 dated 04/26/01 last revision 06/20/07

26 Well, water systems to 250' Domestic water, 4" submersible? HP pump.

Contractor provides all labor and materials to excavate and backfill foundation, septic system, and trenching for well, including bedding and structural materials. (Plumbing Contractor shall provide and install water line and pump and make connections at well and home)

Contractor to provide CY prices for imported general fill in place to achieve site elevations

Contractor to provide CY prices for imported clay in place in septic area

Contractor to provide CY prices for imported Item#4 in place under garage

Contractor to provide CY prices for imported ROB in place under garage

## **FOUNDATION**

Contractor is to provide materials, labor and equipment necessary to install Footing system, Concrete wall systems, and Floor slab systems and Fireplace system as per Architectural prints, sheets 1A-A8, dated 8/30/21, no revisions

## **FRAMING**

Contractor is to provide labor and equipment necessary to install wood floor framing system, exterior wall framing system, gable end framing system, partition framing system, wood/Trex deck system, install windows, exterior doors w/hardware installation, and temp stairs as per Architectural prints, sheets 1A-A8, dated 8/30/21, no revisions. Owner supplies all materials Contractor provides glue and fasteners.

## **SIDING**

Owner supplies all materials (vinyl & stone veneer). Contractor is to provide labor and equipment necessary to install siding system, stone veneer, including vinyl soffit, and alum Fascia as per Architectural prints, sheets 1A-A8, dated 8/30/21, no revisions. Owner supplies all materials Contractor provides glue, fasteners, and chalking.

## **INSULATION SYSTEM**

Contractor is to provide materials, labor and equipment necessary to install insulation as per Architectural prints, sheets 1A-A8,

## **GARAGE OVERHEAD DOOR SYSTEM**

Contractor is to provide materials, labor and equipment necessary to install garage doors including exterior trim, weather stripping and opener 1 HP with remote controls as per Architectural prints, sheets 1A-A8, dated 8/30/21, no revisions

## **ROOFING SYSTEM**

Contractor is to provide labor and equipment necessary to install asphalt roofing as per Architectural prints, sheets 1A-A8, dated 8/30/21, no revisions. Owner supplies all materials Contractor provides glue and fasteners.

## **DRYWALL**

Contractor is to provide labor and equipment necessary to install drywall systems taped and finished. Owner supplies all materials Contractor provides glues, fasteners, tape, metal corners, and joint compound.

## **PAINT/STAIN**

Contractor is to provide labor materials and equipment necessary to install primer and 2 coats paint, owner to choose colors

## **CARPENTRY**

Contractor is to provide labor and equipment necessary to install interior door systems with trim and lockset, baseboard interior trim, window/door trim, stairway systems to second floor and basement. Bathroom vanities, kitchen cabinets, and trim, counter tops by others. Oak wood flooring throughout home Owner supplies materials contractor provides glue and fasteners. Kitchen cabinets, and sets range w/hood. Owner supplies all materials. Contractor provides fasteners and glue. Counter tops set by others.

## **CERAMIC TILE**

Contractor is to provide labor and equipment necessary to install hardboard & Ceramic tile and grout floor in bathrooms and kitchen and 4' wall in bathrooms. Owner supplies materials contractor provides glue and fasteners.

## **POLYURETHANE FLOORS**

Contractor is to provide labor and equipment necessary to install 3 coats polyurethane on Oak wood flooring.

## **MECHANICAL**

Owner supplies fixtures; Contractor is to provide labor, materials and equipment necessary to install Full bath systems (1<sup>st</sup> floor) three fixture bathroom; Full bath systems (2nd floor) four fixture bathroom; Full bath systems (master bath) five fixture bathroom; Mud room (1<sup>st</sup> floor) washer, dryer, shower, and slop sink. Dishwasher, Kitchen sink.

## **HVAC**

Contractor is to provide labor and equipment necessary to install HVAC system package from

## **ELECTRICAL**

Contractor is to provide materials, labor, and equipment necessary to install 200 Amp Service systems Weather cap, Service Entrance cable, Meter socket, Ground rod with clamp, Ground cable, 3/4" EMT, Panel Board 40 circuit. Electrical contractor shall install temporary service at beginning of construction. Electrical Contractor shall install the following as per code, Home Owner will supply the following light fixtures for — installation Exterior Front Door light, Foyer light, Dining Room light, Bathroom vanity lights & med cabinets The following standard fixtures will be supplied by electrical contractor - Stairway lights, Basement lights, Exterior Porch Light. Electrical Contractor shall supply - First Floor bath combo exhaust fan, heater & light, Master bath combo exhaust, fan, heater & light, Kitchen lights will be all high hats as laid out by electrician, Smoke detectors through out home as per code, All other rooms will have switched receptacles., All wiring, All switches, All Receptacles, 2 Exterior receptacles on porch and devk, Washer, Dryer circuit, Stove circuit, HVAC circuit & switch, Door bell, 2 Storage room lights and switch. Owner supplies sconces and chandeliers.

## **GUTTERS**

Contractor supplies all labor and materials necessary to install seamless gutters.