CONTRACTOR QUALIFICATIONS and CONDITIONS:

1. Contractor shall have a valid current State of Pennsylvania Contractor License
2. Contractor shall have a minimum of 5 years in similar work.
3. Warranties will be provided for appropriate projects
4. Contractor shall provide local references if requested
5. Insurance and bonds as required by RAAC (Allegheny County and PA GEDTF grants).
6. Time to complete – complete within 30 days of contract award (unless otherwise agreed).
7. RCH Project Manager / Professional Engineer to sign off projects/phases.

SCOPE OF WORK

Project SPECIFICATIONS subject to adjustments for construction standards. Voluntary alternates are welcome. Photos are provided for illustration purposes only. Contractor to field verify all measurements and dimensions.

Plans have been approved by code enforcement, additional building permits not required.

PA-One Dig required for excavation.

1. Bids accepted on any or all projects, listed in order of priority.
2. Provide lump sum proposed cost for separate project(s).
3. All clean-up and debris removal at completion of work.
4. Voluntary alternates welcome.

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1. **PLUMBING:**
   a. Option: Gas meter to be moved by TWP Peoples Gas Co. qualified plumber from south wall to west wall and to not interfere with construction.
   b. Option: Gas meter to be moved as above, entire line replaced (house to service at street).

2. **ELECTRIC SERVICE**: Electric meter and line to be moved from south wall to east wall by qualified electrician coordinating inspection with West Penn Power after WPP relocates box at base of pole east side of driveway. Line to cross above driveway to house and main breaker box.

3. **PORCH:**
    a. Remove concrete slab on south wall, repair exterior if necessary.
    b. Grade porch area as per drawing to recreate approximate landscape from circa 1910.
        1. Excavate from house for 8' porch, approximately 12' wide and 32' across, 3' slope on west side
            a. East side will have a 3'-4' drop (exposing porch pier as in photo).
            b. Slope will level to the west side, meeting the existing flagstone/cement walk adjacent to house addition.
    c. **<u>Porch construction</u>**: porch spanning the front of original part of house (approximately 32' x 8' similar to 1900-era structure. Rail and stair adjustments if necessary. Structural materials and finish:
        1. All wood #2 Douglas fir or better, or as specified by item
        2. Five (concrete block or brick) pillars with 3' below-grade footers, faced with dark red-brick matching chimney brick (option: stone veneer) approved by RCHA, .
        3. Five 4" square posts, maximum height from floor 10', portion above handrail with ¾" chamfered corners
        4. Roof slope – minimum ½" / ft.
        5. Carrier/beam lumber – Pressure-treated, kiln-dried 4x8, #2 or better
        6. Ledger/header 2x10 attached with minimum 5/16" x 4" lag bolts, wood to wood connection at ledger to stud attachment.
        7. Rafter hangers and 2x6 rafters 16" o.c.
        8. Roof – standing seam steel matching house:
            a. Exterior grade plywood sheathing
            b. Install new waterproof underlayment, Carlisle WIP 100 or equivalent
            c. 24-gauge steel with galvalume substrate
            d. Kynar 500 PVDF or equivalent, coating – Evergreen Color
            e. 12-inch panels
            f. Clip fasteners
        9. Install flashing
        10. Gutter & downspouts –5" half-round galvanized gutter, 3" round galvanized downspouts. Existing downspouts to remain.
            a. Minimum ceiling height 7', 6'6" to beam
            b. Fascia – smooth wood
            c. Flashing and seal
        11. Flooring – flat (not rounded) pine boards, 4-7" width, 5/4 – 1 1/2" thick as available
        12. Rail – 3 horizontal 1x8 slats, number 1 pine, with 3 1/2 " spacing between and at top rail and bottom floor, 1" trim applied vertically at posts
        13. Ceiling - wood bead-board
        14. Install electrical boxes – 3 in ceiling
        15. Stairs -8' wide on west side, 4' on east (allowing for extension to house access with wheelchair turnaround – see conceptual drawing);
            a. 2x12 (nominal) tread (#1 pine), 1" nose, 8" riser (#2 pine)
        16. Lattice under porch – wood panels, squared (not diagonal/diamond)
    d. Clean up and remove debris

4. **PORCH FINISH:** Putty, prime, and paint porch; same process on house where needed (e.g., from utility box and meters, damaged door framing and stoops, and touch-up).

5. **EXCAVATION AND TRENCH:** North side of house –
    i. Remove existing concrete sidewalk
    ii. Slope stability – short stone wall/turn at NW corner (tree stump)
    iii. French drain: at least 18" deep x 12" wide trench, 8" 1 ½" washed gravel. Tie in drainpipes with existing downspouts. At least 1% slope to drainage pits (dry well on drawing) areas noted in drawing
    iv. Remove any fill to lower/front yard

    b. 4' wide flagstone sidewalk continuing from existing flagstone area
    i. 6" wide area of pea gravel between house and walk
    ii. Base layer 4" compacted pea gravel, top layer 1" stone dust (decomposed granite)
    iii. Stone slabs 15-36", 1 ½" minimum thickness,
    iv. Slabs and edges level to within ¼"

6. **Front EXCAVATION/GRADING** At 12' from house, a dry natural stone wall retaining wall to break the slope, approximately 30' wide, using stone pieces approximately 12-16".
    a. Standard and sufficient drainage / French drain behind wall
    b. Below the wall, level the yard toward the fence/street side, generally between springhouse and sassafras tree.
    c. Any fill material to be topped with at least 2" topsoil for planting.

7. **Interior flooring, walls, carpentry:** door and wall changes – recreate historic floor-flow by removing wall, replacing door(s).
    a. Open wall at south side of "dining room" stairs
    b. Install door on dining side, change door on parlor side
    c. Extend landing area at top of basement stairs to accommodate new doorway
    d. Replace dining room flooring with reclaimed wood, matching the original yellow pine boards as in the remainder of the house.
    e. Open wall on dining side, for built-in cupboards as per HSR
    f. Drywall and finish walls

8. **"Springhouse" PUMP-HOUSE** – restoration
    a. re-point bricks inside pumphouse.
        i. Replace missing/broken with similar material
        ii. Use soft mortar to match old mortar and reduce brick damage from weather changes
    b. Change door frame so door can be closed and locked safely
    c. Replace roof. Wood as necessary. Sufficient standing-seam steel roofing is available.
    d. Clean well (behind springhouse).

9. **Electrical upgrades –** inside house, all to safely functional and within code.

REFERENCES

1: HSR: Historic Site Report, Page 4, Exterior – paragraph 1: porch dimensions and description

2. Conceptual drawing (with changes as noted)

3. Historic photos with porch

Link https://rachelcarsonhomestead.org/bid-specs-2022-projects/

download --https://rachelcarsonhomestead.org/bid-specs-2022-projects/2020-gedtf-142-rch-bid-docs/