

Veteran Residence
Montoursville, PA 17754

Date of Visit – July 27, 2016

Time of Visit – 11:00 AM

Age of Home: 40+ years

Type of construction: Wood frame with brick veneer

Interior wall/ceiling finish: Sheetrock



Scope of Work:

Front Entrance – The front entrance of the Veteran's house needs to be modified with a ramp to allow for access into his home with his power wheelchair. Contractor shall demo the existing concrete steps, landing and railing. Contractor to demo existing sidewalk as necessary to facilitate construction of ramp. Contractor shall relocate landscaping in order for the ramp to be installed (shrubbery/fencing/walk ways removed). The new ramp will be constructed out of pressure treated lumber and shall be built according to State, Local and ADA building codes. Contractor responsible for provided all permits, sketches, drawings as necessary. The ramp will have guardrails and hand rails to ensure that the Veteran will not fall off the sides of the ramp. The ramp will have any accompanying walkway/side walk to enable the Veteran to get from the driveway to the ramp. Contractor shall supply materials that are of good, sound quality. Contractor shall re-grade and provide new topsoil and seed for all areas disturbed during construction, provide new plantings to restore the front entrance area.





Rear Entrance – The rear entrance of the Veteran’s house needs to be modified with a ramp to allow for access into his home with his power wheelchair. This new ramp will have a landing immediately upon exiting the rear door of the house so that the Veteran can properly stop, turn and close the door. The ramp will have guards and hand rails to ensure that the Veteran will not fall off the sides of the ramp. The ramp will have any accompanying walkway/side walk to enable the Veteran to get from the driveway to the ramp. Ramp shall be constructed in accordance with all State, Local and ADA building codes. Contractor shall provide all materials and labor to construct this ramp out of pressure treated lumber. Contractor responsible for all permits, sketches and drawings. Contractor shall re-grade area, provide new topsoil and grass seed as necessary to return the site to like new condition.

Contractor to provide wheelchair ramp from new addition to driveway at rear of home in an effort to give the Veteran emergency egress from the Master Bedroom of the home. This ramp should tie into the ramp being constructed at the back door of the home.

The Contractor to provide all sketches for ramps and landings at the front and rear of the home. Contractor to also provide all necessary documentation with which to draw building permits for the ramps and landings. New ramp and landings at the rear of the home to tie into the rear exit door of the new addition as well as tying into the rear exit doors for the sunroom. Ramp is to provide the appropriate slope for ADA compliance and tie into the existing drive at both the front and rear of the home. Ramps and landings shall be constructed of appropriately sized “Pressure Treated” lumber with concrete footings for all support posts. Footings and ramps/landings shall be constructed in accordance with all Federal, State and Local Building Codes.”

Sliding doors between the kitchen area and the sun room only open to approximately 26” in width and the Veteran’s wheelchair is not able to fit through. Sliding doors will be removed and replaced with with new 3’0” x 6’8” French door to accommodate ADA compliance. One side will be fixed. Door to have double pane glass, low E argon filled with internal grid. Door shall be fiberglass with right hand swing. Contractor to verify all measurements in field and also verify for proper swing so as not to impede use of dining room table. Contractor to repair and repaint all sheetrock disturbed during door removal.



First Floor –

Contractor to remove and replace doors on guest bedrooms. New doors should be paint grade with all trim provided. Doors to be 3'0" x 6'8". Contractor to re-use existing bedroom door knobs. Contractor to repair and repaint all sheetrock damaged during door replacement.

Laundry Room: Laundry room needs to be moved to the first floor for access by the Veteran. Laundry units will be relocated to Existing Bedroom #2 on identified on A2. Contractor shall provide all water piping, waste lines, vent line, electrical connections and move washer and dryer from basement to the first floor of the home. Carpet to be removed by others. Contractor shall provide water catch pan underneath washing machine.





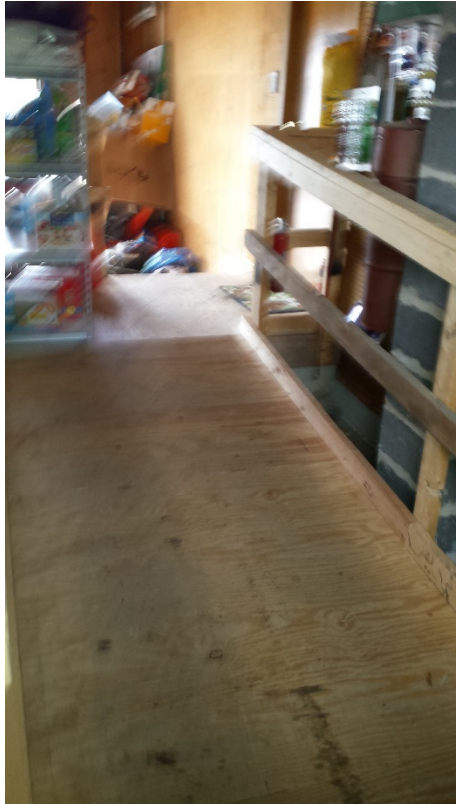
Basement Bathroom:

Contractor shall enlarge this bathroom as necessary to ensure that it has the minimum 5' radius to allow wheelchair access. Contractor shall remove and replace the existing door with a 3'0" x 6'8" door. Door to be paint grade birch veneer with passage lockset. Contractor shall install blocking in walls as necessary to facilitate installation of grab bars. Contractor remove existing toilet and provide and install ADA compliant toilet to include wax ring and new water lines. Contractor to provide and install new exhaust fan with light and all necessary ductwork to outside. Contractor to ensure that existing wiring and lighting is code compliant, if wiring is found to be non-compliant contractor shall rewire bathroom and light to ensure compliance



Garage Lift: Contractor to demolish the existing stairs and temporary ramp in garage. Contractor to provide and install a wheelchair platform lift similar or equal to those provided by Accessibility Professionals or Freedom Lift Systems in the garage with all associated wiring to enable the Veteran to enter the home from the garage. Contractor shall verify that the dimension of the existing doorway into the home has a 36" clear opening. If doorway does not have a clear dimension of 36" contractor shall remove and replace the existing doorway with one that complies with current ADA codes.





Kitchen:

Contractor shall Demo the existing countertop, stove, sink and dishwasher. Provide and install new appliances to meet ADA compliance, new dishwasher shall be installed next to sink.

Contractor shall remove the existing base cabinets and provide new ADA compliant base cabinets that match the existing cabinets as closely as possible. In the event cabinets cannot be provided that match the existing finish and style contractor shall submit an RFI to the Contracting Officer regarding replacing all kitchen cabinets. Contractor to provide and install new laminate kitchen countertop. Kitchen sink area shall be constructed to provide roll under capability to enable the Veteran to utilize the sink.

Contractor shall provide all plumbing and electrical hookups for the sink and all appliances. Contractor shall ensure that all electrical outlets are compliant with current National Electrical Code.



Stair Lift: Contractor shall demolish the existing stair lift located at the basement stairs and supply and install a new stair lift similar or equal to those provided by Accessibility Professionals or Freedom Lift Systems. Contractor shall provide all necessary electrical wiring, junction boxes and termination points for this new lift.



Electrical Panel

The current electrical panel in the home is only a 100amp panel. Contractor shall remove the current electrical panel and install a new 200amp panel similar or equal to a Square D electrical panel. Contractor is responsible for tracing out and marking all existing circuits, disconnecting them from the current panel, installing new panel and making all necessary reconnections at the new panel. Contractor shall properly label the panel with all reconnected circuit locations as required by the National Electric Code.