

# PERFORMANCE WORK STATEMENT

HOME MODIFICATIONS – KINGSTON, OHIO  
[REDACTED] KINGSTON, OHIO

[REDACTED]  
16 APRIL 2016

## **PROJECT NARRATIVE**

The Veteran lives in a single level suburban house of 1,200 square feet and constructed the 50's in rural Kingston, Ohio. He is confined to a wheel chair and needs assistance to perform normal functions. The following issues are in need of improvement. The shower is not adequate to accommodate transfer from the wheelchair and is deteriorating. The front door requires an automatic opener for the veteran to use it and the exterior ramp outside the door is not protected from rain, ice or snow. The house does not have a secondary accessible emergency egress.

This project is intended to provide accessibility to his bathroom shower. Concurrently, the project will provide a protected and accessible front entry and a protected secondary egress from his bedroom.

The work will include creating a new shower area with a transfer lift, a protection canopy over the existing front entry ramp with a front door opener, a new egress door and ramp from the master bedroom with wheelchair access to them.

## **CONSTRUCTION RISK AREAS**

The house will remain occupied during the course of this project and all care is to be taken to avoid disruption of the family's normal living environment. The bathroom and work will prohibit normal functions for an extended period of time, and the contractor will cooperate with the VA in providing temporary bathroom function accommodation. The site is accessible via the driveway. The removal of the bathroom shower floor will need particular care in order to leave a smooth surface for new tile. The adjoining wood floor will require significant protection to avoid damage during the work.

## **REPAIRS PRIOR TO CONSTRUCTION**

The house is in good condition and no repairs are anticipated prior to construction. Capacity of the Water Heater and the Electrical Panel should be verified for compatibility with the proposed kitchen appliances.

## **STATEMENT OF OBJECTIVES**

The contractor shall provide all tools, equipment and material to carry out and complete this project in its entirety, and leave the premise in full occupied condition. The contractor is to repair and replace any disturbed areas, vents, ducts, wiring or equipment affected by the work.

The Contractor must provide structural engineering and architectural design, and all required engineering, and provide supervision throughout the entire project.

The contractor is responsible for all applications to all local authorities having jurisdiction over the site, and for all permits, approvals and fees required to carry out the project. The contractor is also responsible for all required drawings, documents and licenses required, including stamped

architectural/structural permit drawings. The work is to be carried out according to the local residential construction code currently in use.

The contractor is to provide copies of all permits and approved design and structural plans with fee receipts to the Home Owner Veteran and to The Department of Veterans Affairs.

### **GENERAL INFORMATION TO CONSTRUCTION CONTRACTORS**

All access pathways, material storage locations and parking intentions are to be approved by the home owner prior to commencement of construction. The work is to be carried out in a professional manner and daily operations are to be cleaned up every work day. Work is to be cordoned off at the end of every work day in order that the occupants are safely protected from any hazards. Tools and equipment shall be stored out of the way of the homeowner's normal use of the house every day after work.

All materials are to be classified as environmentally compatible whenever possible, and all new equipment is to be energy efficient, energy star rated or classified as environmentally compatible when available.

All debris is to be separated and recycled when possible and removed from the site on a daily basis.

All elevations, dimensions and areas noted in this document are approximate, and the contractor shall be responsible for all measurements, dimensions and quantities needed to carry out the work in the manner intended by these documents.

### **DETAILED WORK IN FOR THE MASTER BATHROOM**

#### **DEMOLITION**

Remove the existing bathroom shower fixtures, grab bars, shower surround, base, drain and floor covering in front of shower. Remove gyp board behind shower walls and the area in front of shower and prep for new wall. Protect drain and water supplies for reuse. Scrape the wood floor to take New tile floor in the shower and in front of the shower.

Remove the sink basin and vanity and repair wall surface behind.

#### **NEW WORK**

Create a new wall surface in the shower area and transfer area with R13 batt insulation, 10 mil waterproof sheeting and tile backer board. Provide a new 36x60 ADA compliant roll-in shower pan, dressed into wall surfaces to prohibit moisture penetration.

Finish shower wall surfaces full height to the ceiling with ceramic wall tile on thin set adhesive and grout. Lay new non-slip tile floor in front of shower to form a water resistant transfer area. Provide ADA compliant reducer strips between new floor tile and existing wood floor on all sides. Provide an electronic transfer lift with 6-point sling adjacent to the shower area to allow transfer from the wheelchair to the shower chair. Provide a portable shower chair within the shower area.

Reconnect the drain to the new shower pan and install grab bars, shower curtain rod, curtain and shower controls.

Provide wood nailer backing to support new sink. Install a new 30" wall hung basin/top combination where old sink was removed, with new lever handle fixture. Provide knee space under sink with insulated pipe wrap protection.

Paint all wall surfaces affected by the work including sink area, ceiling and toilet area with one primer and two finish coats to match the existing wall and trim paint.

#### **ELECTRICAL WORK**

Add a new LED light above toilet area, and replace the existing light near the shower/transfer area with an LED light.

Provide a powered moisture resistant exhaust fan through the wall in the shower area complete with wiring, duct to the exterior and trim.

Connect the new toilet light fixture and existing sink fixture to the existing switch by the mirror.

Connect the new lighting and new exhaust fan to the existing light switch at the door.

#### **DETAILED WORK IN THE BEDROOM AND EGRESS RAMP AREA**

##### **DEMOLITION**

Remove shrub at southwest corner of house.

Remove south facing bedroom window and enlarge opening for new 36x80 exterior door.

##### **NEW WORK**

Install new 36x80 insulated metal exterior door and frame in opening, swinging out. Install threshold and weather stripping on all edges of frame to create a tight, weather resistant installation.

Lay out the area for a new ramp and landings for an egress ramp to ground level. Excavate and pour new post footings in concrete, no more than 48" apart to local authority requirements. Build two new wood ramps with landings with treated structural posts and beams and 5/4 cedar decking material. Each ramps is to be nominal 5'-0" wide by 13'-6" and slope 1:12, or 13 1/2" top to bottom. Top, intermediate and bottom landings are to be nominal 5'-0"x 5'-0". The bottom landing is to be 4" thick reinforced concrete, sloping slightly to drain. Construct handrails both sides of ramps and landings and bring posts up to support handrails.

Create 5' wide sidewalk from bottom landing to driveway with 8" deep excavation, 4" gravel bed and 4" thick wire mesh reinforced concrete, approximately 100 feet in length.

#### **DETAILED WORK IN THE FRONT DOOR AND ACCESS RAMP AREA**

##### **NEW WORK**

Excavate and pour new post footings in concrete, no more than 60" apart to local authority requirements which support a new roof extension over the existing landing and ramp. Build the new roof extension of approximately 40 feet in length and 12 feet in width with treated wood and shingles to match the existing, all according to local authority structural requirements. The new roof is to cover the landing and ramp completely. Add gutters and downspouts to adequately shed water away from the landing and ramp surfaces.

Finish and paint trim to match the existing house, along with matching gutters and metal trim.

Supply and install a new frame mounted automatic opener to the existing front door, with a wall mounted activator and a remote push button activator mounted on the veteran's wheelchair.

**NEW WORK- PLUMBING**

Verify existing water heater age and capacity is adequate to serve new bathroom fixtures.

Supply and install new vanity sink and new faucet.

Cover the piping under the sink with ADA insulated pipe wrapping.

Supply and install ductwork from bathroom exhaust fan through the new wall to the exterior.

**ELECTIRCAL**

Ensure that all existing outlets and switches are in full working order.

Connect wiring and switch for new exhaust fan.

New electrical trim is to match existing trim.

**MATERIALS**

All materials are to be reviewed and approved by the owner. The following list is a suggested level of quality as similar or equal to those selected

Exterior Door	Stanley, Jeld-Win -Residential insulated metal six panel door and lever handle lockset.
Floor	Porcelain tile, style to be selected by owner.
Wall Tile	4x4 ceramic selected by owner
Pipe Wrap	Truebro, Plumberex, IPS
Corner guards	PVC, IPC, Wallguard
Paint	Sherwin Williams, Glidden, Benjamin Moore - Professional grade

**CONCEPT SKETCHES ATTACHED**

- Site Plan
- Ramp/Master Bedroom Plan
- Master Bath Plan
- 3D sketches
  - Roof extension
  - Egress Ramp
  - Bathroom

**SUBMITTALS ATTACHED**

- Exterior Door
- Pipe wrap
- Corner guards
- Shower pan
- Sink
- Faucets
- Grab bars
- Exhaust fan
- Automatic door control

**PROJECT SCHEDULE ATTACHED**

1. Demolition
2. Master Bath Work
3. Kitchen work General
4. Roof Extension
5. Egress Ramp
6. Plumbing
7. Electrical
8. Finishes

**LOCAL AUTHORITIES**

Pickaway County Building Department  
124 W Franklin Street, Circleville, Ohio 43113  
740 477-8282

OR

Ross County Building Department  
15 N Paint Street #201, Chillicothe, Ohio 45601  
740 773-7200



BATHROOM SHOWER



BEDROOM WINDOWS



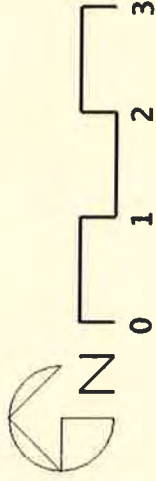
EXTERIOR OF BEDROOM



FRONT DOOR

**BATHROOM  
HOME MODIFICATIONS  
KINGSTON, OHIO  
GWA 25 JANUARY 2016**

NEW PORCELAIN TILE FLOOR ON THIN SET



NEW 36" SINK AND COUNTERTOP AT 32" W/  
27" KNEE SPACE UNDER

10' 9 1/2"

NEW 36X60 ADA ROLL IN SHOWER PAN CONNECTED  
TO EXISTING DRAIN  
NEW SHOWER CONTROLS  
NEW CERAMIC WALL TILE TO CEILING ON ALL WALLS  
NEW PORTABLE TRANSFER SHOWER SEAT IN SHOWER

NEW ELECTRIC PATIENT LIFT  
WITH NEW OUTLET IN WALL  
FULL HEIGHT WALL TILE EXTENDS TO DOOR TRIM

NEW POWER EXHAUST FAN THROUGH WALL

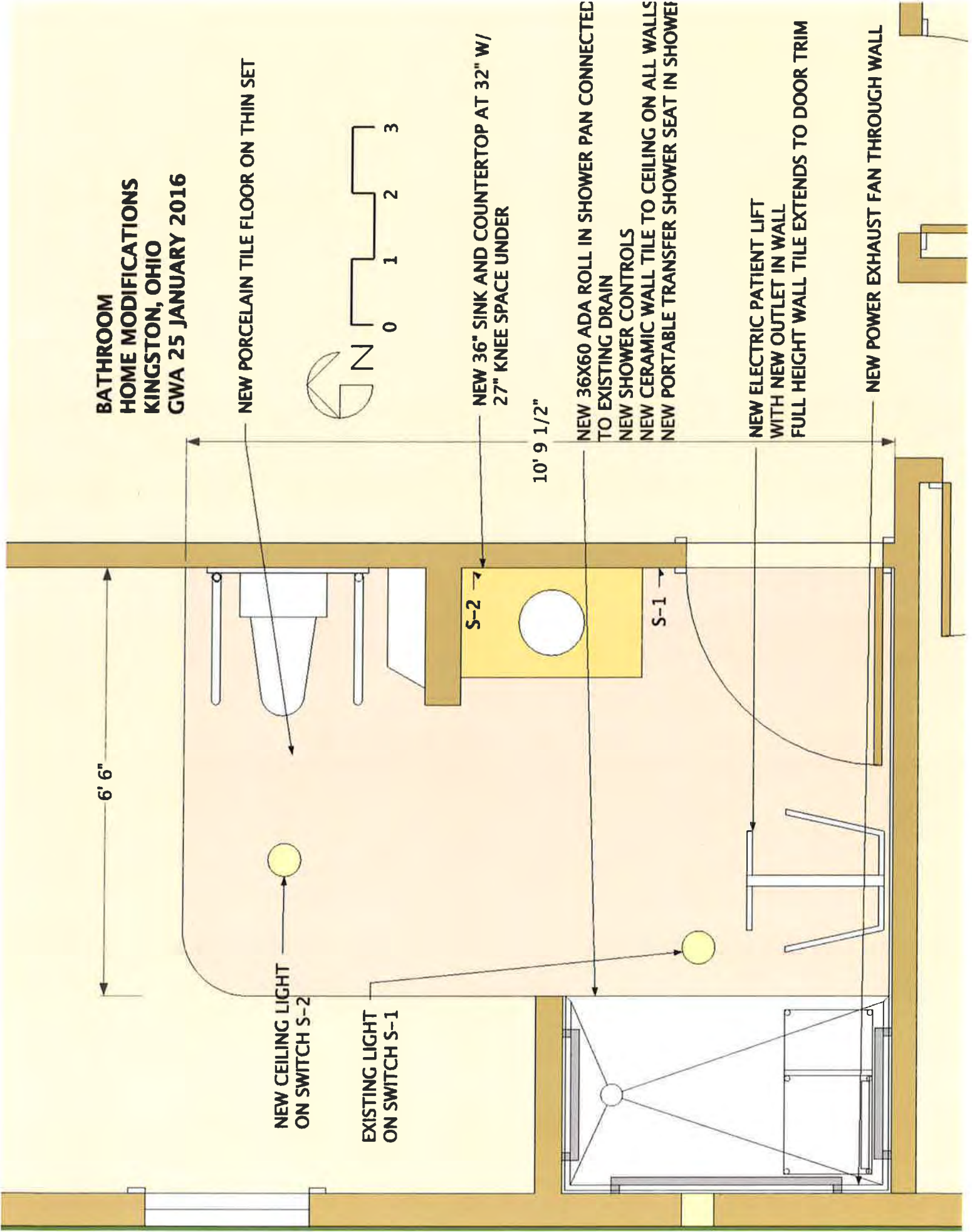
6' 6"

NEW CEILING LIGHT  
ON SWITCH S-2

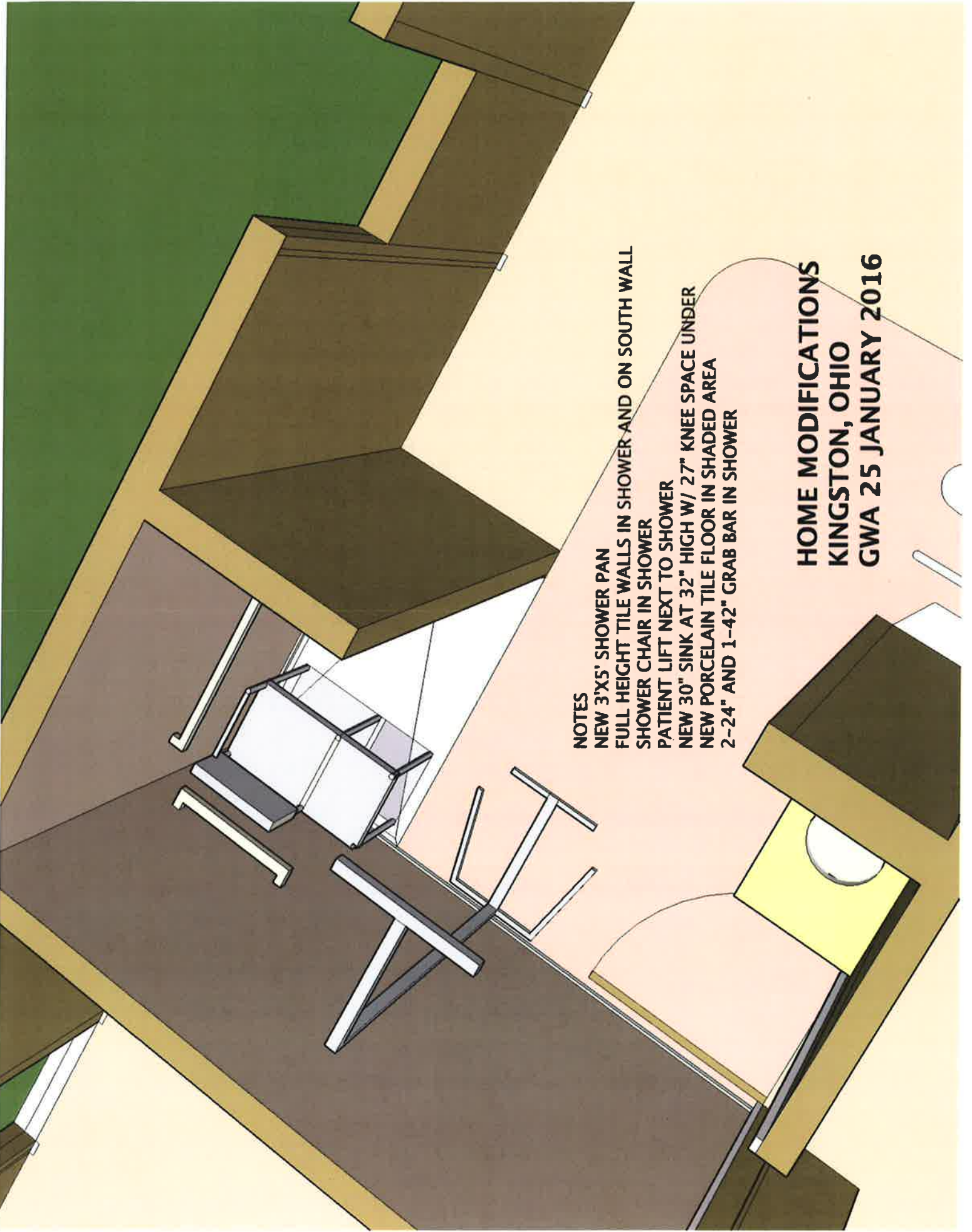
EXISTING LIGHT  
ON SWITCH S-1

S-2

S-1



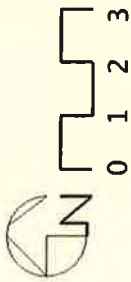




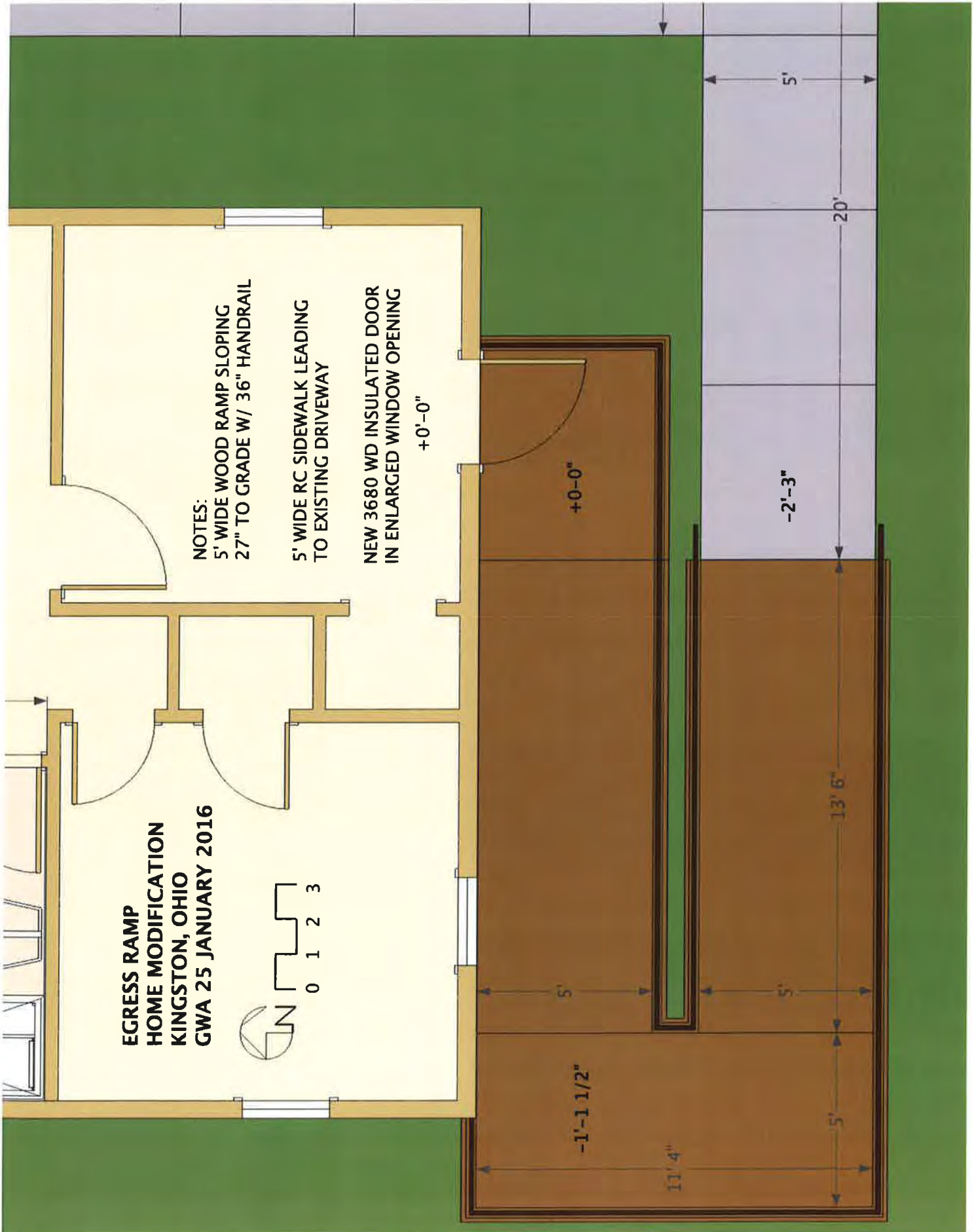
**NOTES**  
NEW 3'X5' SHOWER PAN  
FULL HEIGHT TILE WALLS IN SHOWER AND ON SOUTH WALL  
SHOWER CHAIR IN SHOWER  
PATIENT LIFT NEXT TO SHOWER  
NEW 30" SINK AT 32" HIGH W/ 27" KNEE SPACE UNDER  
NEW PORCELAIN TILE FLOOR IN SHADED AREA  
2-24" AND 1-42" GRAB BAR IN SHOWER

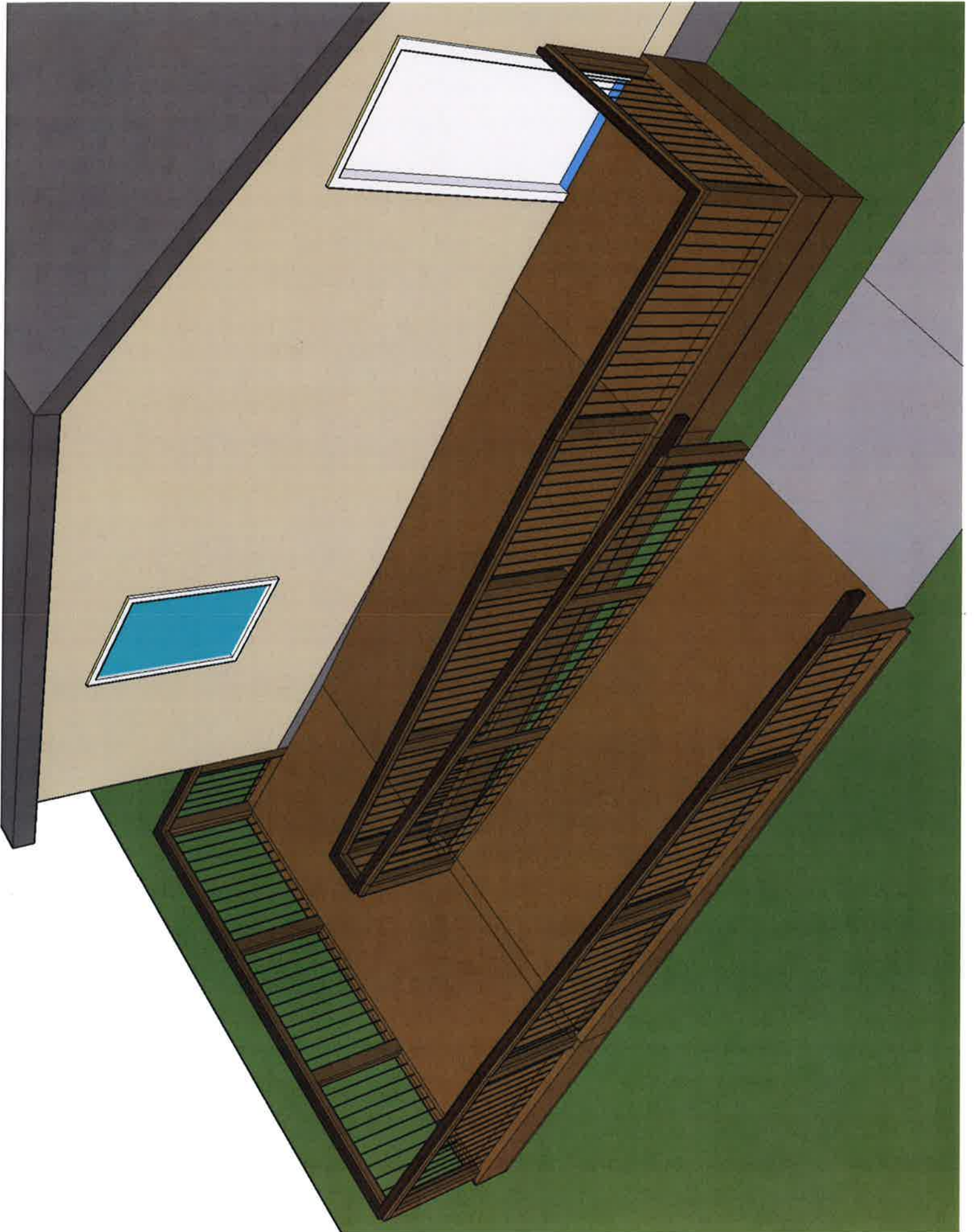
**HOME MODIFICATIONS  
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**EGRESS RAMP  
HOME MODIFICATION  
KINGSTON, OHIO  
GWA 25 JANUARY 2016**



- NOTES:**  
5' WIDE WOOD RAMP SLOPING  
27" TO GRADE W/ 36" HANDRAIL  
5' WIDE RC SIDEWALK LEADING  
TO EXISTING DRIVEWAY  
NEW 3680 WD INSULATED DOOR  
IN ENLARGED WINDOW OPENING  
+0'-0"





NEW 5' WIDE REINF  
CONCRETE WALK

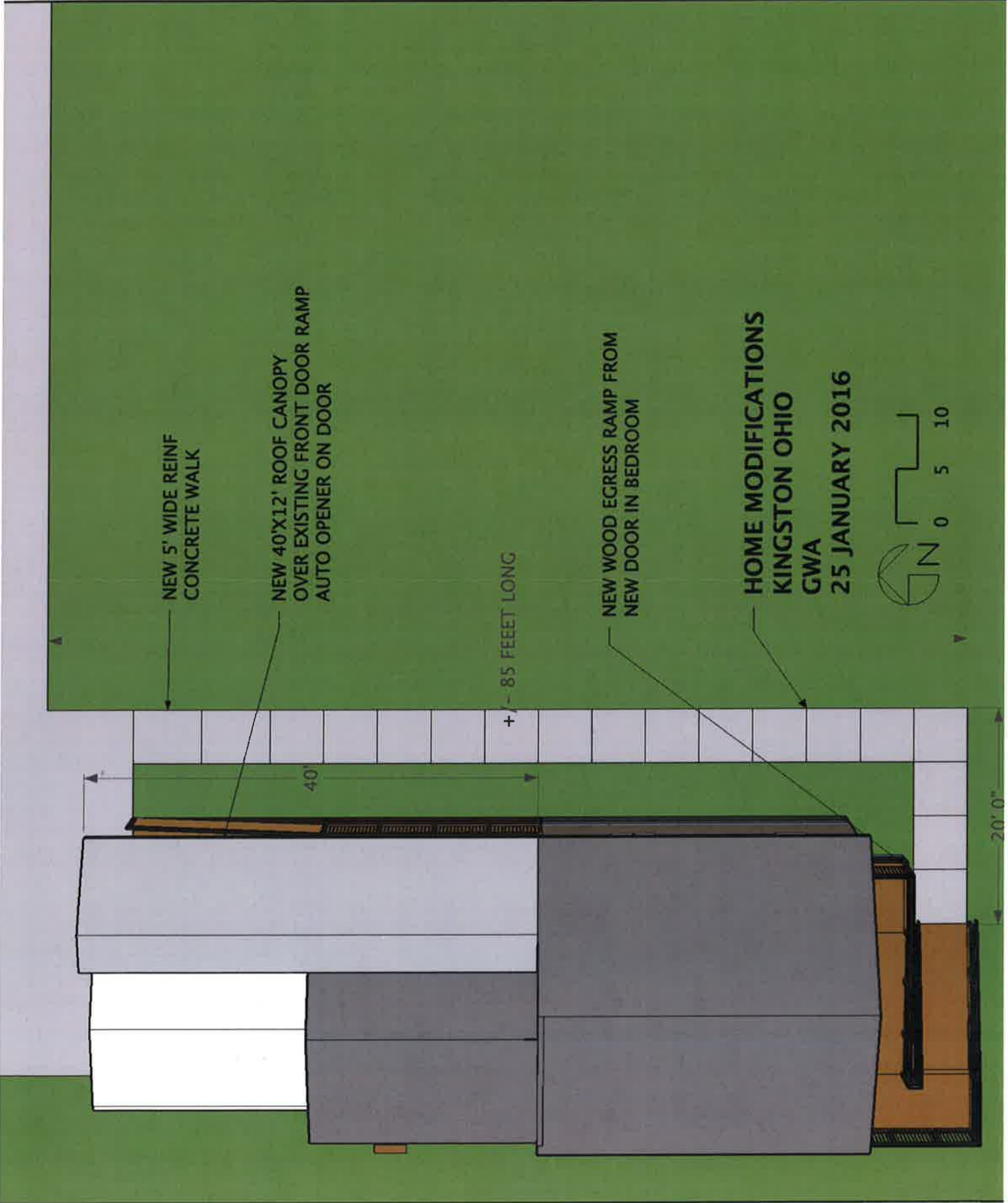
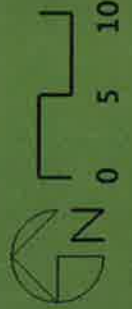
NEW 40'X12' ROOF CANOPY  
OVER EXISTING FRONT DOOR RAMP  
AUTO OPENER ON DOOR

+/- 85 FEET LONG

NEW WOOD EGRESS RAMP FROM  
NEW DOOR IN BEDROOM

HOME MODIFICATIONS  
KINGSTON OHIO  
GWA

25 JANUARY 2016





ROOF EXTENSION  
HOME MODIFICATIONS  
KINGSTON, OHIO  
GWA 25 JANUARY 2016

Your Store:  
Lincolnwood, IL

Your Store: Lincolnwood, IL



**ProSteel 6-Panel Insulating Core Right-Hand Inswing Primed Steel Prehung Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.75-in)**

Item #: 16030 | Model #: 16030



**\$136.00**



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**ProSteel 6-Panel Insulating Core Right-Hand Inswing Primed Steel Prehung Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.75-in) \$136.00**

**Description**

6-Panel Insulating Core Right-Hand Inswing Primed Steel Prehung Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.75-in)

- ENERGY STAR® qualified
- Traditional 6 panel design
- Rust- and corrosion-resistant galvanized steel
- 1-piece polystyrene core provides long-lasting insulation
- 2 coats of neutral, low-sheen, baked-on enamel primer enables easier finishing
- Pre-hung door unit ready for installation

**Specifications**

Collection Name	N/A	Construction	Insulating core
Hinge Finish	Polished brass	Warranty	Limited lifetime
Jamb Width (Inches)	4.563	Glass Insulation	N/A
Common Width (Inches)	32	Glass Style	N/A
Common Height (Inches)	80	Wood Species	N/A
Privacy Rating	N/A	Impact Resistant	No
Glass Caming	N/A	Lowe's Exclusive	No
Caming Finish	N/A	Works with Iris	No
Brickmould Included	No	Slab or Prehung	Prehung
Weatherstripping Included	Yes	Finish	Primed
Lockset Bore			

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PARKER 68C-6-4  
Connector,...

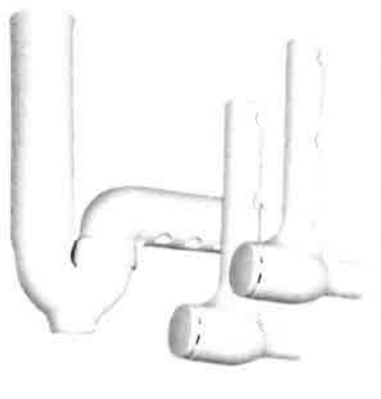
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Elbow, 90...

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**Corner Guards Clear or Colored - #A673**

**Customer Reviews:** ★★★★★ **4.8 of 5** ( 90 reviews )



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**Description    Sizes and Prices    Colors    Specifications    Reviews(90)    FAQ    Related Products(2)**

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\*if installing with peel&stick option; all freshly painted surfaces should be cured for at least 30 days prior to installation.

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Brand: **KofflerGuards**

Description	Color/Style	Price-USA	Quantity	
<i>Special</i> 	<b>Box 1 / 10 oz. Cartridge</b>	<del>\$7.48</del> each	1	<input type="button" value="Buy"/>
	Plastic Corner Guard Adhesive	\$6.73 each		

This Product Is Available In More Sizes/Colors/Options

Description	Color/Style	Price-USA	Quantity	
<i>Special</i> <b>5/8" x 5/8" x 4 ft.</b>	<b>90 Degree Angle</b>	<del>\$2.06</del> each	1	<input type="button" value="Buy"/>
	Economy Clear	\$1.85 each		
	Select Style →			
<i>Special</i> <b>3/4" x 3/4" x 4 ft.</b>	<b>Heavy Duty Clear / Colored</b>	<del>\$3.47</del> each	1	<input type="button" value="Buy"/>
	<b>90 Degree Angle</b>	\$3.12 each		
	Select Color →			
<i>Special</i> <b>5/8" x 5/8" x 8 ft.</b>	<b>90 Degree Angle</b>	<del>\$3.74</del> each	1	<input type="button" value="Buy"/>
	Economy Clear	\$3.37 each		
	Select Style →			



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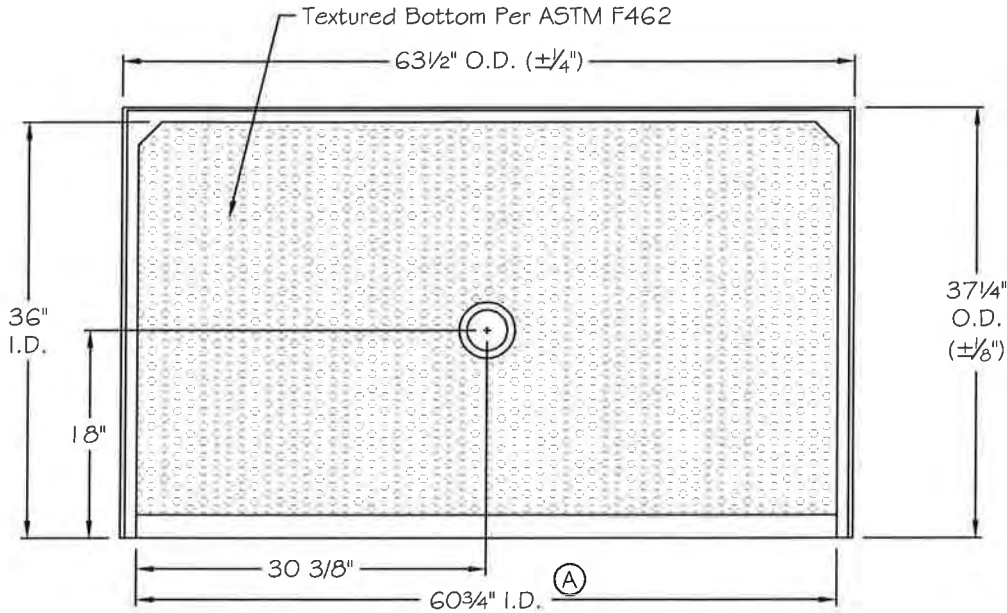
Plastic  
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Corner  
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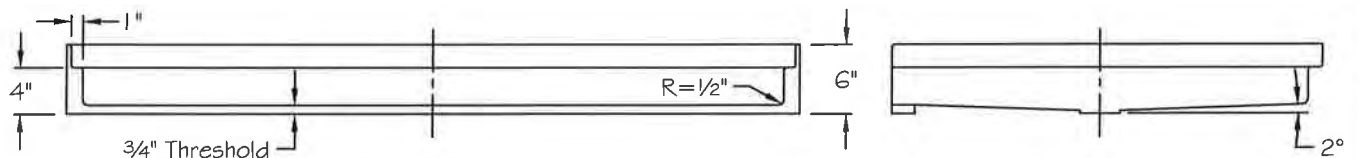


Notes:

1. Manufacturing Tolerances Listed On O.D. Dimensions Of Unit. Field Conditions Should Be Set To Allow For Tolerances Of Unit.



TOP VIEW



FRONT VIEW

RIGHT SIDE VIEW

"Version B" - ASTM F462 Bottom

**AQUA BATH CO.**

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NASHVILLE, TN 37207

REV.	DR.	DATE	DESCRIPTION	TITLE:	DRN BY:
A	JP	04/02/2004	Revised 61" I.D. Width To 60 3/4"	ADA Compliant Roll-In Shower Pan	J.Parchem
				MODEL NO.:	DATE:
				101003AQO3-VB-Rev A	10/10/2003
				SCALE:	3/4" = 1'-0"



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## Forté<sup>®</sup> single-hole bathroom sink faucet with sculpted lever handle

Dimensions and Measurements

K-10215-4-CP  
\$218.70 [List Price](#)

**COLOR:** Polished Chrome

With their stylish sculpted silhouettes, Forté faucets complement both classic and contemporary decor. This bathroom sink faucet has an arching spout and a single handle for easy water control. The spout features an aerator, which ensures smooth and splash-free water flow.

### FEATURES

- For single-hole installation or 4" centers with escutcheon
- KOHLER ceramic disc valves exceed industry longevity standards over two times for a lifetime of durable performance
- Solid brass construction for durability and reliability
- KOHLER finishes resist corrosion and tarnishing, exceeding industry durability standards over two

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Product Details for the Moen 8342 in Chrome

**What's Included:**

- Single function shower head
- Single function hand shower
- Slide bar with hose and wall supply
- Shower arm with flange
- Single handle diverter and mixing valve trim
- Posi-Temp pressure balanced rough-in valve with 1/2" CC connections and integral stops
- Diverter rough-in valve

**Product Features:**

- Covered under Moen's 5 year limited commercial faucet warranty
- Premier finishing process - finishes will resist corrosion and tarnishing through everyday use
- Single function shower head
- Single function cartridge - one handle controls both volume and temperature, with a separate handle to control water transfer functions
- Posi-Temp pressure balancing valve cartridge maintains water pressure and controls temperature
- Designed to easily install with standard U.S. plumbing connections
- ADA compliant

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## Technical Information - Model 4300 Commercial Door Opener

**Model 4300 - Model 2300 (tech info)**

**Model 4300 Technical Information Booklet**  
**The Quick Facts**  
**Specification for PAC Jamb Mount**  
**Specification for PAC Door Mount**

### Model 4300 - The Quick Facts

<p><b>Operation:</b> Electro-mechanical. Works against a standard closer. Seven second cycle time. Adjustable Timed Hold Open feature for 0 to 30 seconds, or a hold open that requires a signal to close.</p>	<p><b>Physical application:</b> Jamb-mount, or inverted mount; no physical attachment or arm to door. Door mount; attached to door with arm pushing against door frame header.</p>
<p><b>Power:</b> Requires 115vac 60hz 3amp service to receptacle box</p>	<p><b>Material/Finish:</b> Painted welded steel frame. ABS plastic housing. Beige or Bronze.</p>
<p><b>Motor:</b> 115vac 60hz permanent split capacitor, thermally protected</p>	<p><b>Activation:</b> Touch plate, push button, push plate, radio transmitter, mats, or any momentary dry contact signal. Wired or Wireless.</p>
<p><b>Dimensions:</b> 18 1/2" x 8 1/2" x 7"</p>	<p><b>Weight:</b> 19 pounds</p>

### Specification for PAC Jam Mount Door Openers:

Provide Power Access Model 4300 Series door opener, shall comply with ANSI A156.19-2002, "Standard For Power Assist and Low Energy Power Operated Doors." Automatic door opener shall be electro-mechanical, self contained and mounted to the push side of jamb. The door operator wheeled arm shall not be attached to the door, so that the door may be used in the manual mode as required. The arm shall be driven by a ball screw actuator and take 7 seconds to open (and 7 seconds to close) this speed to accommodate slower moving disabled traffic. The door opener shall have an adjustable sensitivity control so the door will stop if it meets an obstruction during the opening cycle and then recycle closed. The door opener shall have an external on/off switch and an adjustable timed hold open feature from 0 –30 seconds. It shall have an externally accessible circuit breaker to allow resetting in the event of an overload surge. It shall have a built-in line filter to suppress ac line transients and RFI. Door operator requires 115 vac 60 Hz 3 amp service at header location. Door operators shall have a powder painted welded steel frame, fire retardant acrylic/PVC thermoplastic cover (meets UL 94V-0). (Available in beige or dark bronze.)

The door operator shall be mounted according to drawings and instructions provided with each door opener, and used in conjunction with a conventional manual door closer, either of the surface mounted or concealed type. The closer controls the door when it is opened manually and when ever it is closing. Opener shall be compatible with wired or wireless remote controls and with electric strikes.

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