



PLUMBING SCOPE OF WORK – Round 1

32 Glen Avenue

Troy Community Land Bank

Provide all labor, materials (less finishes/fixtures/hot water tanks), permits, inspections, supervision, and incidentals necessary to furnish and install a complete plumbing system for the rehabilitation of 32 Glen Avenue.

GENERAL

1. Contractor shall field verify all existing conditions prior to bidding.
2. All work shall comply with current New York State Plumbing Code and local requirements.
3. Contractor shall obtain all required permits and coordinate inspections.
4. Existing plumbing systems are assumed to be obsolete and shall be removed unless specifically directed otherwise by Owner and contractor is willing to accept them as usable.

DEMOLITION

1. Remove and dispose of existing domestic water piping that contractor determines is unusable.
2. Remove and dispose of existing sanitary waste and vent piping that contractor determines is unusable.
3. Cap and secure utilities as required during construction.

SANITARY AND VENT SYSTEM

1. Furnish and install a complete DWV system serving both dwelling units.
2. Install new PVC sanitary waste piping from fixtures to building sewer connection.
3. Install new vent piping through roof as required by code.
4. Provide all cleanouts required by code.
5. Verify condition and location of existing building sewer.

DOMESTIC WATER SYSTEM

1. Furnish and install complete PEX or copper domestic water distribution system.
2. Install individual shutoff valves at all fixtures.
3. Install main building shutoff valve and pressure reducing valve if required.
4. Test system for leaks prior to concealment.

WATER HEATERS

1. Install two (2) land bank provided electric water heaters, one serving each dwelling unit.
2. Provide expansion tanks, shutoffs, drain valves, and relief valve discharge piping.
3. Coordinate electrical requirements with electrical contractor.

FIRST/SECOND FLOOR UNIT

Provide rough and finish plumbing for:

- Kitchen sink
- Dishwasher connection
- Bathroom lavatory
- Toilet
- Bathtub/shower unit
- (1) Exterior hose bib on the east side of building

TESTING AND CLOSEOUT

1. Pressure tests all water lines.
2. Test sanitary and vent systems as required by code.
3. Demonstrate operation of all fixtures and equipment.
4. Leave all systems fully operational and ready for occupancy.