



WINDOW REPLACEMENT SCOPE OF WORK – Round 1

32 Glen Avenue

Troy Community Land Bank

Provide all labor, materials (except windows), equipment, permits, supervision, and disposal necessary to remove and replace existing exterior windows at 32 Glen Avenue.

Scope shall include all windows located on the front (north), east side, and south (back) side elevations of the structure. The west side window assemblies shall remain and is specifically excluded from this scope.

WORK ITEMS

1. Remove and properly dispose of existing windows, sashes, jamb liners, weights, pulleys, and associated materials.
2. Install twenty-two (22) new wood clad replacement windows sized to existing openings. Contractor shall field verify all dimensions prior to ordering.
3. Install two (2) new basement windows.
4. Repair minor deterioration of window framing and rough openings as required for installation. Any major structural repairs shall be documented and submitted to the Owner for review prior to proceeding. Trim to be replicated to existing. We are painting the siding.
5. Install manufacturer required flashing, weather resistant barriers, insulation, and sealants at all window openings.
6. Install interior low expansion foam insulation around window perimeters.
7. Caulk all exterior joints.
8. Ensure all windows are plumb, level, square, and fully operational.
9. Protect existing building components during construction and maintain weather tight conditions at all times.
10. Remove all debris from site upon completion.

EXCLUSIONS

- window assembly on the west elevation.
- Structural framing replacement beyond minor repairs necessary for window installation.
- Lead abatement beyond window replacement activities.
- interior extension jambs, stops, and trim are not required to be replaced.
- Painting of interior walls or trim beyond disturbed areas
- Window material to be provided by TCLB

Contractor shall field verify all quantities and dimensions prior to bid submission.