Scope of Work – Hardwood Flooring Installation and Refinish

Project: 32 Glen Ave, Troy, NY 12180

Total Area: 1,750 Square Feet

- First Floor: estimate 825 SF
- Second Floor: estimate 825 SF

Scope of Work

1. Install owner-supplied 2.25" prefinished hardwood flooring, approximately 700 SF. Contractor to verify measurements.
2. Refinish approximately 1,050 SF of existing hardwood flooring. Contractor to verify measurements.
3. Sand existing hardwood floors to bare wood, progressing through appropriate sanding grits without skipping grits. Make minor repairs as needed and apply three coats of commercial-grade floor polyurethane.
4. Finished floors shall be free of visible swirl marks, sanding scratches, chatter marks, uneven sanding, excessive finish buildup, and other workmanship defects when viewed under normal lighting conditions.
5. Prepare and level existing subfloors, correcting inconsistencies in floor elevations to provide a flat, stable installation surface.
6. Furnish and install plywood subflooring in rooms requiring additional height to achieve consistent floor elevations.
7. Provide all necessary installation materials, including plywood, underlayment, fasteners, adhesives, leveling materials, and transitions.
8. Install necessary transitions between flooring surfaces and at doorways where required.
9. Verify field measurements, inspect existing subfloors, properly acclimate hardwood flooring, and install flooring in accordance with manufacturer recommendations.
10. Protect adjacent finished surfaces and provide dust containment during sanding and refinishing.
11. Document any concealed structural deterioration or subfloor repairs beyond the specified leveling and plywood installation and obtain written approval before proceeding.
12. Remove construction debris and leave all work areas broom-clean upon completion.

Materials and Pricing

The Troy Community Land Bank will supply the prefinished hardwood flooring. The contractor shall provide all labor, equipment, finishing products, and other materials necessary to complete the work.

***Contractor shall provide a lump-sum price inclusive of subfloor preparation, leveling, plywood installation, hardwood installation, sanding, refinishing, and cleanup.**

***Contractor shall also provide a unit price per square foot for additional plywood subfloor installation if quantities exceed those anticipated during the walkthrough.**

Any additional work or change orders require prior written approval from the Troy Community Land Bank.

Exclusions

- Back porches are excluded from hardwood flooring installation.
- Bathrooms are excluded from hardwood flooring installation

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