

**ADDITION AND ALTERATIONS TO
TURNING POINTS NETWORK
231 BROAD STREET
CLAREMONT, NEW HAMPSHIRE**

FEBRUARY 27, 2020

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Description of the Work

Additions and Alterations to
Turning Points Network
231 Broad Street
Claremont, New Hampshire

The work of this Contract comprises construction of an addition and alterations to the existing office building located at 231 Broad Street; Claremont, NH; Tax Map 123 / Lot 54. The property is located within the Professional Residential "PR" zoning district, as per the adopted zoning ordinance of the City of Claremont. The property is not located within the Historic District, nor any overlay districts. The property is served by municipal sewer and water.

It is the Owner's intention to see work started on this project by June 1, 2020; and to have construction completed by the end of the year. Because of the potentially busy local construction market, the start and completion dates, while important to the Owner, is each Bidder's option; and will be so noted on the Bid Proposal Form.

It is believed that the existing building was constructed circa 1850 originally as a single family residence. For at least the past several decades the property has been used as an accountant's office. Since 2019 Turning Points network has owned the property and will continue to do so. Turning Points Network is a Sullivan County based non-profit family services organization, and upon completion of the work in this Contract, will occupy the property as their place of business.

Overall, the proposed Contract work consists of the following work:

- The careful and complete removal of the existing attached rear el and barn structures.
- The construction of a new two (2) story addition at the westerly rear of the existing building to remain, with a full basement.
- Alterations within the interior of the existing building to remain.

Site work, that is part of the general contract, consists of the following:

- Site work necessary for the construction of the new addition.;
- Removal of existing earthen material and regrading of the front lawn area as depicted by the project site plan.

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- Removal of existing asphalt driveway pavement.
- Building, shaping, regrading new and existing driveway areas as depicted by the project site plan.
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- Install new asphalt driveway pavement.
- It will be the General Contractor or site subcontractor's responsibility to properly dispose of off-site the existing pavement and earth proposed to be removed as part of this building project.,

It is not expected that the Owner will be living in the house during construction.

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**END OF SECTION
DISCRIPTION OF THE WORK**