

# ATTACHMENT A

## SPECS BY LOCATION/TRADE

1/18/2024

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: Doug Desmarais  
 Phone: 617-796-1148

Address: 21 Foster St, Newton Unit: Unit 01

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1 General Requirements</b>					
3	<b>REQUEST FOR REHAB ASSISTANCE</b> The client is requesting and authorizing the rehab Specialist to provide him/her with technical assistance relative to the development of work specs to perform rehabilitation on the property to be worked on. The client understands the contract will be between him/her and the chosen contractor and that assistance provided will include any project management deemed necessary by the rehab Specialist including but not limited to; the writing of job specifications, arranging and supervising the pre bid/quote meeting, summarizing contractor bid/quotes, and disbursements of payments. The client shall indemnify, defend, and hold the rehab Specialist harmless from and against any and all claims, demands, liabilities, actions, causes of actions, cost and expenses caused by or arising out of the breach of a contract between him/her and any contractor or negligence or misconduct of the Rehab Specialist or contractor.	1.00	GR	n/a	n/a
5	<b>OWNER'S FINISH SELECTIONS</b> The owner shall select finish, colors, styles & types of materials from in stock options pertaining to specs. The contractor should submit to the Construction Manager, a list initiated by both the contractor and the homeowner of the agreed upon colors, styles and types of materials prior to job start.	1.00	DU	n/a	n/a
10	<b>OWNER ACCEPTS SCOPE OF WORK</b> The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU). After careful review, the applicant understands and accepts the work described on each page of this WWU. X _____ Date _____ Applicant	1.00	DU	n/a	n/a
12	<b>REHAB SPECIALIST - SCOPE OF WORK</b> The undersigned Rehab Specialist certifies that he has written and reviewed with the applicant the work described in this Work Write Up (WWU). X <u>[Signature]</u> <u>1-18-2024</u> Rehab Specialist Date	1.00	DU	n/a	n/a
14	<b>CONTRACTOR ACCEPTS SCOPE OF WORK</b> The undersigned contractor certifies that he/she has carefully reviewed the work described in this Work Write Up (WWU) and agrees to perform the work described on each page of this WWU. X _____ Date _____ Contractor	1.00	DU	n/a	n/a

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24	<p><b>MANUFACTURER'S SPECS, AND MA CODE PREVAIL</b></p> <p>All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing. All work performed will be equal to or greater than the MA state building, plumbing, and electrical code requirements. These specs are intended to provide the basis for proper completion of the work suitable for the intended use of the owner. Anything not expressly set forth but is reasonably implied or necessary for proper performance of the project shall be included.</p>	1.00	GR	n/a	n/a
31	<p><b>CONSTRUCTION DEFINITIONS</b></p> <p>"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new "like" material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.</p>	1.00	GR	n/a	n/a
32	<p><b>SUBSTITUTION APPROVAL PROCESS</b></p> <p>Any requests for substitutions of specified items shall include: the manufacturer's specifications; full installation instructions and warranties and must be approved prior to the submission of quote/bid. The agency will notify the contractor of decision prior to bid submission deadline. It is recommended that the contractor submit substitutions for approval prior to attending quote/bid walk through.</p>	1.00	GR	n/a	n/a
36	<p><b>VERIFY QUANTITIES/MEASUREMENTS</b></p> <p>This Work Write Up will serve as the quote/bid sheet packet. When returning quotes/bids, all unit price and total price should be filled out. The city of Newton Ma will receive quotes/bids solely on the behalf of the property owners and any contractual arrangements for work to be done will be between the contractor and the owners. Quotes/bids will be awarded by using the address grand total. All quantities/measurements stated in this Work Write Up (WWU) for this address are in-house estimates for informational purposes only. All quantities/measurements shall be verified by the bidding contractor at a mandatory site inspection prior to quote/bid submission. Claims by either the property owner or the contractor for a change in funds due to discrepancies in quantities/measurements in the attached WWU shall not be honored.</p>	1.00	GR	n/a	n/a
40	<p><b>ALL PERMITS REQUIRED</b></p> <p>The contractor shall apply for, pay for, and obtain all the necessary permits prior to the start of any job. Final payment will not be released until all required permits have been signed off on by the proper inspector.</p>	1.00	AL	n/a	n/a
45	<p><b>CONTRACTOR PRE-BID SITE VISIT</b></p> <p>The contractor must inspect the property on day, date, and time determined by quote/bid invite only. No quotes/bids will be accepted from absentee contractors. Submission of a quote/bid is presumptive evidence that the contractor has thoroughly</p>	1.00	DU	n/a	n/a

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	examined the site and is conversant with the requirements of the local jurisdiction.				
77	<b>NEW MATERIALS REQUIRED</b> All materials used in connection with this Work Write Up (WWU) are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Manager.	1.00	GR	n/a	n/a
78	<b>WORKMANSHIP STANDARDS</b> All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage and will be held responsible for any damage caused by them.	1.00	GR	n/a	n/a
120	<b>FINAL CLEAN</b> Provide a dumpster (for contractors use only) and remove from site all construction materials, tools and debris. Vacuum all interior work areas, removing all visible dust, labels and tags. Final payment will not be released until property is cleaned and passes a visual clearance.	1.00	DU		

Location Total: \_\_\_\_\_

Location: 2- Kitchen and Dining Areas Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3705	<b>CABINETS--REPLACE</b> Using rendering supplied by Triumph Interiors, replace all kitchen cabinets and counter tops. NOTE 1: Remove Island area cabinets to make room for 4 refrigerators. NOTE 2: Dining area closets to have door removed and cabinets installed in them.	1.00	DU		

**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT ROOM</b> Remove & dispose of all loose material & dust prior to installation of new materials. All holes and cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh-tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Prime as necessary to seal stains, raw plaster, etc. Paint ceiling, walls, doors, and all trim with two coats of self priming latex paint to cover completely & uniformly, cut-in neatly to trim & at all corners & edges.	1.00	RM		
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**Trade: 20 Floor Coverings**

5920	<b>UNDERLAY AND VINYL COMPOSITION TILE</b>	620.00	SF		
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Trade: 20 Floor Coverings

Remove all fixtures not built-in. Install 1/4" underlayment grade plywood over existing floor using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Lay vinyl composition tile such as Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding around perimeter. In bathrooms, silicone where floor butts against the tub. Owner's choice of in-stock color. Reinstall fixtures.

Trade: 22 Plumbing

6810	<b>FAUCET--KITCHEN SINGLE LEVER--2.0 GPM</b>	3.00	EA	_____	_____
	Replace kitchen faucet with a single lever, washerless, metal bodied faucet with spray and 15 year drip-free guarantee and maximum flow of 2 gallons per minute. Replace supply lines with braided ones. Replace stops if old ones do not hold. Price allowance of \$235.00 on faucet. NOTE 1: Faucet on C wall to to be ADA compliant.				

6840	<b>SINK DRAINS--REPLACE</b>	3.00	EA	_____	_____
	Install new basket strainers, traps and all waste lines from wall stub out to fixture with PVC or ABS. Note 1: Drain on C wall to to be ADA compliant.				

Trade: 23 Electric

7836	<b>RANGE HOOD EXTERIOR VENTED</b>	1.00	EA	_____	_____
	ADA kitchen area: Install an exterior ducted enameled ENERGY STAR range hood with integral minimum 2 speed fan control and light switched separately capable of a minimum 150 CFM at a maximum of 7 zones. Attach hood to cabinet with screws. Include galvanized metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color and style with a cost allowance of \$500.00.				

Trade: 25 Appliances

8415	<b>GAS STOVE &amp; COOK TOPS</b>	3.00	EA	_____	_____
	Dispose of old range and cook tops. A1: Install a 2 burner gas cook top. Client to pick color and style with a cost allowance of \$1,500.00 C1: Install a 30" wide gas stove including gas oven. Client to pick color and style with a cost allowance of \$1,500.00 C2: Install a ADA approved gas cooktop. Client to pick color and style with a cost allowance of \$1,500.00 B1: Install a ADA approved gas oven.				

8440	<b>APPLIANCE HOOK UPS</b>	1.00	RM	_____	_____
	Install client supplied microwave above range (to be vented to exterior). Install low client supplied dishwasher.				

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8475	REFRIGERATOR--18 CF--ENERGY STAR Dispose of old refrigerators Install an ENERGY STAR approved frost free refrigerator with at least 18 cubic feet. Client to pick style and color with a cost allowance of \$1,500.00. To be installed as follows: 3 to be installed in existing areas. 4 To be installed where old island area was.	7.00	EA	_____	_____
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Location Total: \_\_\_\_\_

Grand Total for 21 Foster St, Newton : \_\_\_\_\_

Bidder: \_\_\_\_\_