

Scope of Work

December 9, 2005

1 General Conditions: the General Contractor will:

- A** Provide supervision and coordination by a Massachusetts' licensed professional contractor of all work described in the contract documents, provide coordination of work to be performed under separate contract by others (such as lead abatement), and ensure that work is performed in an orderly, safe and workmanshiplike manner;
- B** Take delivery of all stock, materials and equipment necessary to perform the work, maintain the site throughout construction operations in an orderly and safe manner;
- C** Acquire all necessary construction permits, arrange for and fulfill inspections required by the city of Newton to achieve certificates of occupancy and final completion;
- D** Comply with and all applicable state building codes and local ordinances governing the work, throughout construction to final completion;
- E** Properly remove and dispose of all waste materials due to demolition and construction operations, and engage in careful management of construction waste materials;
- F** Miscellaneous Equipment;
- G** Provide temporary protection from construction operations and painting for adjacent surfaces and finishes to be retained on the grounds and within the units, especially plantings, finish floors and woodwork;
- H** Take all reasonable precautions to protect adjacent property from damage due to construction operations, both adjacent private property as well as elements of the existing building and grounds which are in place and scheduled to remain. In the event that adjacent property is damaged during construction operations, repair and / or replace such property at no cost to the owner (NOTE specific exceptions in this document)
- I** Guarantee all work for a period of one year from final completion;
- J** Install all building materials, fixtures, appliances and finishes in such a manner so as to be in full compliance with manufacturer's warranteee and guarantee requirements and ensure that their respective material warrantees are fully binding.
- I** Final Cleaning to be accomplished by deleader and clearance would be to the federal protocol –NERF staff will oversee; coordinate related work;
- J** Provide Certificate of Insurance from the city of Newton showing current general liability and workers' compensation policies in effect;
- K** Provide written change orders for any work that is considered to be in addition to the agreed workscope for owner's signature prior to constructing such work
- L** Provide submittals and/or samples for approval for the following items if specified: Vinyl floor tile, Ceramic tiles, kitchen cabinet finish, Countertops, Interior paint colors.

Scope of Work**D R A F T**

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On site review of the two family wood-framed house at 11 & 13 Cambria Road, West Newton, with Josephine McNeil, indicates the need for the following work:

ATTIC**Structural Repair: Tie rafters at ridge and floor – SEE PLANS**

To repair bulging sidewall, do the following:

Step 1: Move and reserve cellulose insulation from eave area several feet back to expose framing on both sides and the full length of the house. (Rafters do not align with floor framing - CONFIRM.) Move cellulose insulation from center bearingwall to expose framing to inspect for continuous floor joist at center.

Step 2: Structural engineer will assess the following repair:

- lay 2 foot strip of 1/2" plywood along entire length of both sides of house, nail 6" oc to floor joists.
- Anchor (nail) each rafter using tie down strap to plywood flooring

Step 3: floor framing not continuous over center bearing wall: lay two foot strip of 1/2" plywd over framing entire length of house and nail through to each joist at 6"oc and at all edges.

Step 4: Install (nail) 1/2" plywood gussets, about 12" deep, to rafters at ridge, or 2x6 collar ties each rafter at about five feet, six inches above the floor joists.

NOTE: This repair to be reviewed and approved by structural engineer based on conditions revealed in Step 1:

Repair Insulation / Attic Ventilation

Step 5: Install propa vents at eaves to assure min 2" free air flow and baffles to prevent cellulose from blocking eaves;

Step 6: Replace cellulose insulation to its depth of 12" evenly spread.

Roof repair @ chimney:

Install new flashing to chimney where deteriorated (daylight evident!)

Price separately: Install 'cricket' at back of chimney prior to reflashing

EXTERIOR WORK:

Downspouts: Install extensions and/or splash blocks; review in field

Rear Deck to Egress: Add horizontal railins between exsiting to reduce gap to 5" or less between rails; Inspect Deck Framing

Repair front steps, top riser: Remove top curled deck board (cupped over riser trim installe too high), cut down top riser and refit new decking.

BASEMENT:

Bulkhead Side Entry

- Rebuild stairs of PT frame and solid wood treads and provide sturdy posted handrail one side @34" above nosing
- Replace decaying exterior door blank with new insulated steel door, Stanley or equivalent by approved submittal;

Existing Stairs from Units

- Remove existing stairs in poor condition which are detaching from headers and rebuild to improve rise/run by building equal risers and adding one riser to the stair. (raising lower landing one step, and adding that step to the lower, shorter run)

NOTE: Stair description and SK to be provided and approved by ISD. Stairs are not required for egress, (a walk out side entry exists to basement) so alternatives to code egress stairs may be built

- Install wall-mounted continuous (Brosco round) handrail on inside wall of each basement stair from both units

Install using Brosco # _____ heavy duty brass mounting brackets secured to wall framing at corners and 32"oc min);

Basement Windows

See window replacements; Coordinate with lead abatement contractor and NERF

WINDOW REPLACEMENTS

Coordinate related work with lead abatement contractor, provided via the Newton Housing Office, who is to provide and install vinyl replacement windows for all double hung wood windows and basement windows, wrap exterior trims in aluminum, and remove lead paint from interior trims at doors and windows.

Repainting is the responsibility of the general contractor.

See Finishes.

FIRST LEVEL – UNIT #13**Hallways & Entries**

(E) Rewire and replace light fixture over cellar stair

(E) Repair OR replace non functional exterior light at front entry

Remove loose and broken tiles at front entry; install new floor tile this area within area where wood finish floor has been removed (approximately 25sf)

Living / Dining Room

Remove Gas Fireplace not to code, framed raised hearth and repair flooring beneath this area to existing chimney.

Remove and dispose// OR... Protect and clean stained carpets on 1st level and stair;

Repair and refinish existing hardwood floors below carpets and hearth;

Repair/ patch water stained ceiling from old water stains

Kitchen (Price separately – includes some items required re repairs)

Remove & dispose of ex. cabinets, counterts, select appliances (review on site)

- (E) Rewire kitchen to separate circuit; install GFIC each side of sink per code, -
- Install - new overhead room and over the sink light fixtures to separate switches;
- Install new cabinets and postformed countertops, reused or new appliances (supplied by CANDO donor) in similar layout (use existing plumbing);
- Supply and install new 3/4hp *Insinkerator* garbage disposal (donation);
- Supply and install new single-valve *Moen* (or equivalent) sink faucet & spray
- **Remove spent floor tiles and finish wood floors along with rest of house**

Bathroom:

(E) Provide new GFIC outlet near sink to code

(E) Provide and install ducted exhaust fan (*NuTone* or equivalent)

(E) Provide and install shower-rated light fixture over tub/shower.

- Remove loose material and re-Caulk tub perimeter
- Repair loose floor tiles and wall tiles below window in shower.
 - Option: install one piece white marble (*Carreira*) sill at window

Front Bedroom:

(E) Ground outlets

Rear Bedroom:

(E) Repair switch

??? Remove wooden closet within room (store in basement)

Layover 3/8" blueboard and plaster ceiling; smooth finish, prime plus two coats paint.

11-13 Cambria Road, Newton, MA

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SECOND LEVEL - Unit #11

Living / Dining Room

(E) Repair / rewire nonfunctional switch

(E) ADD outlets?? To prevent long extension cords...

Kitchen (Price separately)

Remove & dispose of ex. cabinets, counterts, select appliances (review on site)

- (E) Rewire kitchen to separate circuit; install GFIC each side of sink per code, -
- Install - new overhead room and over the sink light fixtures to separate switches;
- Install new cabinets and postformed countertops, reused or new appliances (supplied by CANDO) in revised but similar layout (more cabinets - use existing plumbing);
- Supply and install new 3/4hp *Insinkerator* garbage disposal;
- Supply and install new single-valve *Moen* (or equivalent) sink faucet & spray
- **Remove spent floor tiles and finish wood floors along with rest of house**

Bathroom:

(E) Provide new GFIC outlet near sink to code

(E) Provide and install ducted exhaust fan (*NuTone* or equivalent)

(E) Provide and install shower-rated light fixture over tub/shower.

Front Bedroom:

(E) Ground outlets

Rear Bedroom:

(E) Repair switch

Layover 3/8" blueboard and plaster ceiling; smooth finish, prime plus two coats paint.

FINISHES

Provide and maintain throughout construction Protection for wood floors, cabinetry and other adjacent finishes during painting operations.

Prepare and paint:

Remove stray nails and tacks, and temporary wall hangings per on site review;
Fill nail holes, caulk and sand walls and trim as needed for good smooth finish;
Spot prime trim and prime new trim and plaster; Apply two full coats latex interior wall paint, eggshell finish, in all living areas walls and ceilings (colors TBD); Apply two full coats latex interior wall paint, pearl finish, in all bath and kitchen area walls and ceilings (colors TBD); Paint only trim which is new (primed) and which has been previously painted, two coats Benjamin Moore WHITE DOVE – OR – other color where painting over dark woodwork TBD - semigloss finish;

NERF will oversee, assure compliance of and approve lead removal and will oversee and approve the quality of related work in conference with the owner;

The GC will coordinate construction operations with the lead removal contractor. He will approve the quality of finish work as of acceptable quality prior to paint. In so doing, the GC agrees to take responsibility for the final quality of the paint job.

Sand and refinish existing wood floors (sealer plus two coats poly satin finish) throughout first and second floors;

Repair existing hardwood floors below carpets and hearth;

Tile: Provide and install new floor tile at entry to unit #13 to extent of wood flooring that has been removed;

BOILER MAINTENANCE

Install backflow preventers on both boilers.

Remove automatic dampers.

ELECTRICAL REPAIRS AND UPGRADES

Basement

Unit #13 Panel: Licensed electrician assess and...

- correct service cable at main box (too large, strands cut)
- Correct bond at water meter
- Rewire one 20amp circuit breaker which is over fused; poses a fire hazard

Unit #11 Panel: Licensed electrician assess and...

- correct service cable at main box (too large, strands cut)
- Correct bond at water meter
 - Secure loose wiring throughout cellar; provide backing boards as needed

Units:

Miscellaneous repairs include providing grounds at outlets, switch repairs, add GFIC at kitchens (2 each) and baths (1 each). See Inspection report and room repairs on previous pages – ITEMS MARKED (E).