

January 7, 2006

11&13 Cambria Road

West Newton, MA

Scope of Work

CAN-DO

Citizens for Affordable Housing in Newton

Development Organization

1075 Washington Street Newton, MA 02465

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A R C H I T E C T

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11-13 Cambria Road, Newton, MA

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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 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
- 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 maufacturer's warranty 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; GC will 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 – by others), Interior paint colors.

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

EXTERIOR WORK:

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

Repair top porch step: At front entry porch, remove lifted floor board above top riser, cut riser trim board to proper height. Reinstall decking in one piece across top tread level to deck floor;

Walks: Inspect rear and front walks for loose stones and grout; repair as Needed; review in field.

ATTIC**Structural Repair: Tie rafters at ridge and floor (See A3)**

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) Move cellulose insulation from center bearing wall to expose ceiling framing that laps over center wall.

Step 2: - 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: Lay two foot strip of 1/2" plywood over framing entire (44') length of house and nail through to each joist at 6"oc and at edges.

Step 4: Install (nail) 1/2" plywood gussets, about 12" deep, to each pair of rafters at ridge – OR install 2x6 collar ties each rafter at proximately 5'-6" above attic floor

Thermal and Moisture Protection**Repair Insulation / Attic Ventilation**

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

Step 6: Replace (rake) cellulose insulation to its even depth of about 10" 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

Weatherstrip front entry doors:

Install wood-backed vinyl bulb weastripping at jambs and head, and vinyl or aluminum sweep at bottoms of both doors.

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

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BASEMENT:

Bulkhead Side Entry

- Rebuild stairs of PT frame and solid wood treads and provide sturdy handrail one side @34" above nosing
- Replace decaying exterior door blank with new same size hardened fiberglass insulated door, Therma-Tru or equivalent by approved submittal;

Existing Stairs from Units

Build existing (very steep) stairs to improve rise/run by raising lower landing one step, and adding that step to the lower, shorter run.

Architect to review Sketch with ISD

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

Front entry: Remove and dispose of carpet and 4'x 4' (loose) tiles at entry; Supply and install new porcelain floor tiles (provided by owner) flush with existing wood floor (to be refinished) and extend extra 4"+- to sidewall.

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FIRST LEVEL – UNIT #13 (continued)**Living / Dining Room**

GAS FIREPLACE (not to code): REMOVE and dispose of fireplace insert, framed hearth and sidewalls per plan drawing; seal with masonry patch at vent to flue, Remove and dispose of (stained) carpets here and throughout unit; Refinish (patch as needed) existing hardwood floors below carpets and hearth; Repair/ patch water stained ceiling from old water stains per site review;

Kitchen (Price separately)

- Remove and dispose of existing cabinets, countertops, refrigerator, stove and laundry machines per plans only (note items to remain);
- Remove and dispose of wall finishes on outside wall of kitchen and rear entry per plans;
- **(E)** Rewire kitchen to separate circuit; install GFIC each side of sink per code, install outlets per code and per drawings (reuse existing wiring in sound condition);
- **(E)** Install new ceiling and over the sink light fixtures per **A1**;
- **(E)** Install new ceiling light fixtures in existing box over pantry cabinet per **A1**;
- Supply duct and wall termination and install new ducted exhaust fan (to be supplied by others) over the stove;
- Insulate exterior wall, install new 1/2" blueboard and plaster, smooth finish;
- Frame in secondary doorway to dining room, blbd and plaster finish or panel and frame finish dining side using existing trims;
- Retain trims at openings; paint in kitchen only (review on site).
- Install new cabinets, postformed countertops with 4" integral backsplash, and appliances (all to be supplied by others) to achieve layout per sheet **A1**;
- Supply and install new 3/4hp *Insinkerator* garbage disposal;
- Supply and install new single-valve *Moen* (or equivalent) sink faucet & spray and 22 gauge stainless steel sink and drain for 27" sink cabinet;
- Protect during construction and retain brick tile floor;

Bathroom:

- (E)** Provide and install ducted exhaust fan (*NuTone* or equivalent)
- Remove and dispose of (loose and broken) floor tiles; Install new floor tiles and - stock 3/4" beveled edge threshold (*Carreira* white marble);
 - Replace (loose) window sill tiles with 3/4" one piece *Carreira* white marble sill;
 - Remove loose sealant material at tub perimeter and and re-Caulk;
 - Provide and install new white toilet seat to fit existing water closet;

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FIRST LEVEL – UNIT #13 (continued)

Front Bedroom:

(E) Ground outlets

(E) Remove ceiling fan, install new surface mounted ceiling light fixture (by owner);

- Layover 3/8" bluebd. & plaster ceiling, smooth finish, prime plus 2 cts paint (typ);
- Remove wall shelving each side of window; patch walls as needed;

Rear Bedroom:

(E) Repair switch

- Remove wooden closet within room (store in basement);
- Repair wall and door trim as needed to match existing;
- Layover 3/8" blueboard & plaster ceiling, smooth finish, prime plus 2 coats paint (typ);

Laundry/ Back Hall:

- Remove cabinet above and laundry machine;
- Remove loose floor tiles; sand and refinish wood floor or install new tile (Assess on site)

SECOND LEVEL - Unit #11

Entry Stair

Provide continuous railing one side stair

Living / Dining Room

(E) Repair / rewire nonfunctional switch

(E) Remove improperly wired (exposed) extension cords at baseboard;

(E) ADD outlets to assure minimum one per wall prevent long extension cords;

Kitchen (Price separately)

- Remove and dispose of existing cabinets, countertops, refrigerator and stove;
- Remove and dispose of wall finishes on outside wall of kitchen and laundry area per plans;
- (E) Rewire kitchen to separate circuit; install GFI each side of sink per code; install outlets per code and per drawings (reuse existing wiring in sound condition);
- (E) Install new overhead and over the sink light fixtures to separate switches;
- Supply duct and wall or roof termination and install new ducted exhaust fan over the stove (to be supplied by others);

- Insulate exterior wall, install new 1/2" blueboard and plaster, smooth finish;
- Frame in secondary doorway to dining room, blbd and plaster finish or panel

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Kitchen (continued)

- and frame finish dining side using existing trims;
- Reuse or match 1x stock trims as needed;
- Install new cabinets, postformed countertops with 4" integral backsplash, and appliances (to be supplied by others) to achieve layouts per sheet **A2**;
- Supply and install new 3/4hp *Insinkerator* garbage disposal;

Kitchen (continued)

- Supply and install new single-valve *Moen* (or equivalent) sink faucet & spray and 22 gauge stainless steel sink and drain for 27" sink cabinet;
- Refinish wood floor beneath tile (see finishes)

Bathroom:

(E) Provide new GFIC outlet near sink to code;

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

(E) Replace existing surface mounted light fixture (supplied by owner);

- Remove/dispose wooden medicine cabinet; replace w/ chrome framed mirror
- Remove/dispose wooden accessories over toilet/sink; provide and install new polished chrome towel bar and tp holder in same locations;

Front Bedroom:

(E) Ground outlets

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

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;

first and second floors; (Review extent on site) ...

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FINISHES (continued)

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 (except tiled baths kitchen in first floor and rear entry unit #13)

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 GFI at kitchens (2 each) and bath. See room repairs on previous pages – ITEMS MARKED (E).