

September 26, 2009

Ms. Josephine McNeil, Executive Director  
Citizens for Affordable Housing in Newton Development  
1075 Washington Street,  
Newton, MA 02465

Re: Scope of Work and Associated Costs for Improvements @  
2148-50 Commonwealth Ave., Newton, MA

Dear Ms. McNeil:

Please find attached my revised outline for the general contracting work at the above referenced location, and the cost estimates for same work. These costs have been developed by observations made during visits to the site and subsequent discussions with general contractors, electricians, de-leading inspectors and de-leading contractors, regarding the required and herein listed work.

If you have any questions or need additional information, please contact me.

Sincerely,

Terrence G. Heinlein AIA

2148-50 Commonwealth Ave., Newton MA

**Scope of Work\*:**

\* R = revised scope of work and/or cost estimate for same.

1. Remove and dispose of existing concrete entry tread/riser slabs, curbs, and railings at lower entry stairs and form, reinforce, place base materials, and install new poured-in-place concrete stairs, and metal rails at lower entry stairs.

\$ 17,400.

2. Remove and dispose of existing concrete base and landing slab at entry upper stairs and place base material, and install new stone base and stone pavers at entry upper stairs.

\$ 675.

3. Remove second level railings, and built-up roofing at north porch. Remove existing gutters/down spouts, and salvage same for reinstallation and install new single membrane rubber roofing, flashings and existing gutters and down spouts.

\$ 1,600.

4. Remove second level door, frame and trim at north porch; remove siding, and existing framing, and interior finishes for new window opening at same and frame for, and place new operable window unit, trim, interior and exterior finishes.

\$ 2,700.

5. Shore and remove existing first level deck, remove first level framing and first and second level decking at south porch. Remove existing associated finishes required for same. Shore existing second floor and roof at south porch. Remove gutters and down spouts and salvage same for relocation and excavate and place stone base, new poured-in-place concrete piers, new pressure treated or engineered first level deck framing, reinforce second level deck framing, new composite decking at first and second levels, wood columns, and screening. Patch existing siding.

R. \$ 12,950.

6. Repair existing slate roofing and valley flashings; mortar fill chimney voids at attic.

R. \$ 1,500.

7. Remove existing built-up roofing at south porch high roof and install new single membrane rubber roofing, flashings and existing gutters and down spouts.

\$ 1,400.

8. Demolish and dispose of all materials of existing garage structure and grade and prep for finish landscape site at garage area.

\$ 3,800.

9. Remove and dispose of all existing bituminous paving at driveway and parking areas and grade, place base stone materials, and two part bituminous paving at driveway and parking areas with paved berm at driveway edge.

\$ 9,500.

10. Remove existing lattice work and related trim, railings and balustrades at north and south porches and replace same with similar lattice, square balustrade and railings similar to existing.

R. \$ 3,100.

11. De-lead existing exterior north and south porches newels and columns, and all interior mouthable surfaces and operable windows and doors at first and second floor units and remove and replace all vertical casings at doors and windows, where lead testing indicated positive.

R. \$ 18,320.

12. Caulk and seal all existing door and window casings, baseboards, and other exterior envelope where dissimilar materials meet at first and second levels.

\$ 2,100.

13. Prep and finish paint all new wood and plaster surfaces at exterior and interior, and all de-leaded wood interior and exterior surfaces.

R. \$ 9,550.

14. Install new hardwood handrails and metal brackets for same at one wall of existing stairs from first level to second, and first level to basement where same do not exist, and clear finish same.

\$ 900.

15. Remove existing caulking and sealants at existing baths at first and second level and place new silicone sealants at same.

\$ 550.

16. Remove existing plaster ceilings at perimeter of first floor frame and install new open cell foam insulation and patch existing plaster ceilings.

\$ 3,200.

17. Add new minimum R45 blanket insulation at existing attic level and at all accessible floors/ceilings below or above unconditioned space. Add closed cell foam insulation at all exposed wall framing at conditioned spaces.

\$ 3,600.

18. Remove and replace existing overloaded electrical panels with new breaker panels.

R. \$ 1,250.

19. Perform electrical items, including faulty switches, exterior lighting, GFCIs, fans, smoke and carbon monoxide detectors, sill plates, and CATV wiring.

R. \$ 1,600.

20. Install thermostatically controlled attic ventilating fan, and repair/connect

to exterior wall or roof housings, all interior fans including dryers and room exhausts; provide make-up air duct and window louver for existing mech. units.

R. \$ 1,200.

21. Replace damaged existing kitchen sink and repair existing associated plumbing.  
\$ 450.

22. Treat and repair termite damage at southwest corner of existing house.

R. \$ 1,400.

23. Repair voids at vinyl siding window J channels and replace damaged siding.

R. \$ 1,350.

24. Add new aluminum down spouts and concrete splash blocks at all existing gutter locations where same are missing.

\$ 1,450.

25. Trim and mulch planting beds, prune trees and shrubs.

\$ 1,200.

**TOTAL** **\$102,745**

CANDO Veterans House  
2148-50 Commonwealth Ave.



Scope of Work Descriptions and Photographs of Existing Related Conditions  
are as follows:

**Item 1.** Remove and dispose of existing concrete entry tread/riser slabs, curbs, and railings at lower entry stairs and *form, reinforce, place base materials, and install new poured-in-place concrete stairs, and metal rails at lower entry stairs.*

The new poured in place, reinforced, concrete stair shall have an integral edge curb to meet the slope of the existing front yard terrace. A color additive to darken the concrete, a broom finish at the treads, and troweled finish at risers and curb shall be provided. Metal rails and standards shall be provided with an intermediate rail between vertical sections. Metal standards shall be set to the concrete curb sleeves with non-shrink grout. Decorative railings and returns, and standards, shall be galvanized with powdercoat finish. Stairs and railings shall meet the requirements of treads and risers, and railings as per the Seventh Edition of the Massachusetts State Building Code, One and Two Family Dwelling Code.



2.

**Item 2.** Remove and dispose of existing concrete base and landing slab at entry upper stairs and *place base material, and install new stone base and stone pavers at entry upper stairs.*

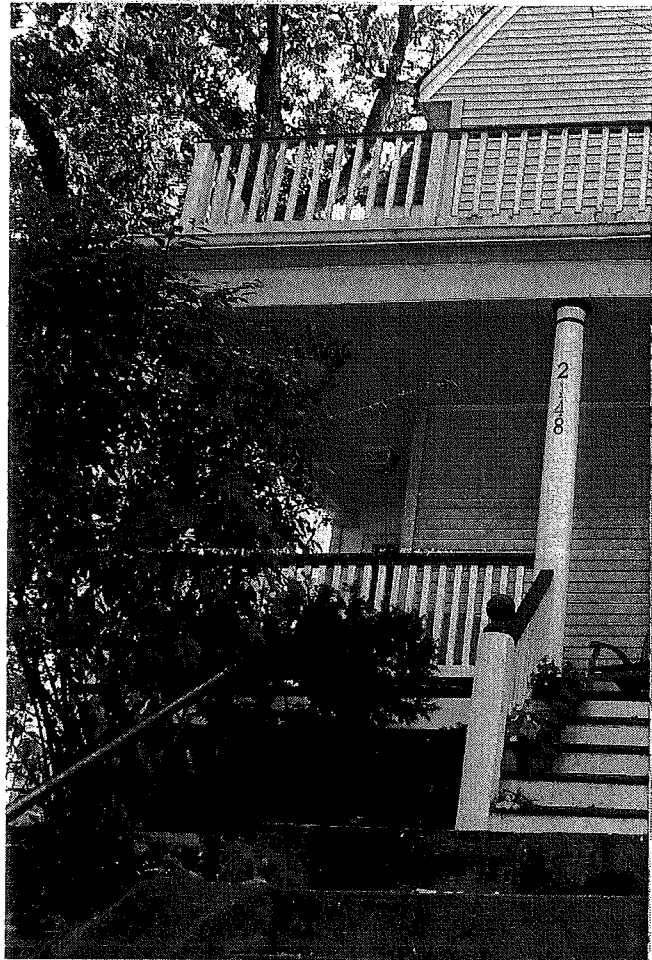
A new granite base tread for the existing stair run shall be placed on a new frost wall with reinforced, thickened edges, set in new compacted gravel. New granite pavers set to a 1" concrete sand and 6" washed stone base shall match finish of the stair tread base. Pavers shall be minimum 1 1/4" x 24" square, and shall be cut to match and align with the new concrete entry stair described above in Item 1.





**Item 3.** Remove second level railings, and built-up roofing at north porch. Remove existing gutters/down spouts, and salvage same for reinstallation and *install new single membrane rubber roofing, flashings and existing gutters and down spouts.*

Renail and patch the existing second level porch roof deck, and install a new single membrane, directly adhered roofing to the existing porch roof. The membrane shall have integral metal flashings that turn down over the roof edge, and up and under the adjacent wall siding. Existing gutters and down spouts shall be reinstalled.



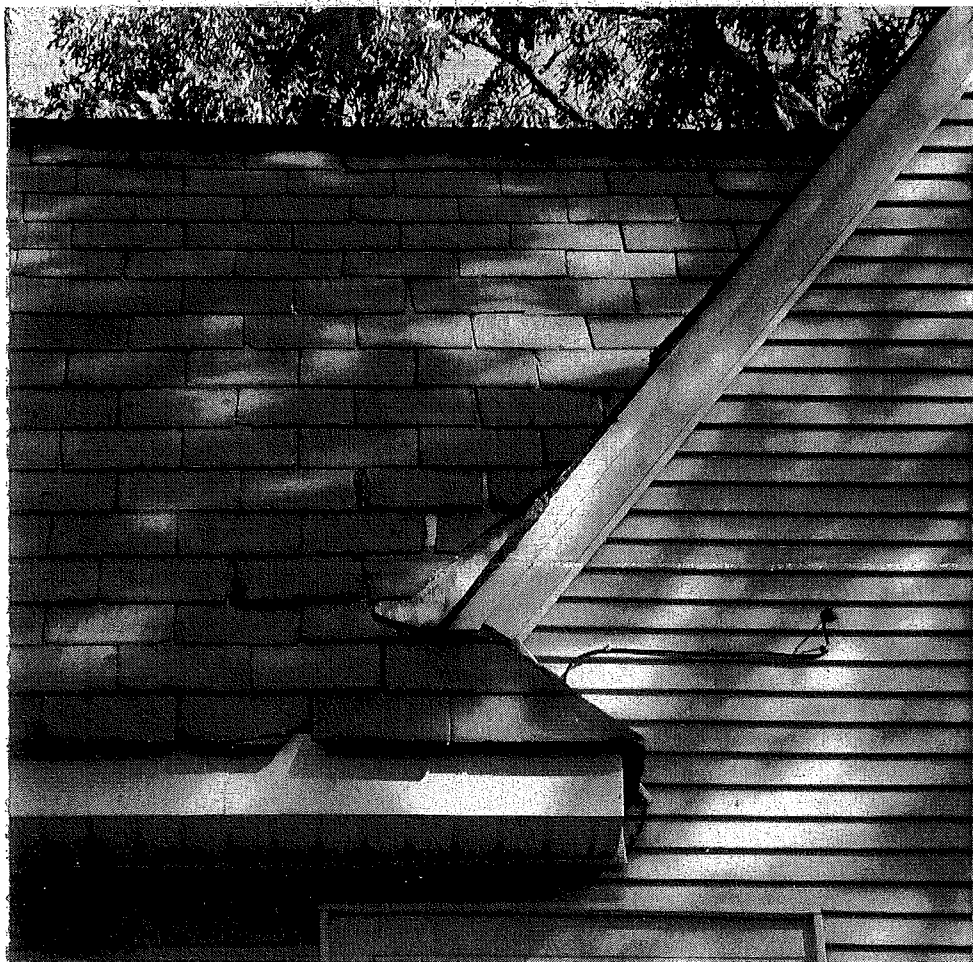
**Item 4.** Remove second level door, frame and trim at north porch; remove siding, and existing framing, and interior finishes for new window opening at same and *frame for, and place new operable window unit, trim, interior and exterior finishes.*

New opening shall be framed with engineered lumber, parallel strand lumber (PSL) studs, and plywood sheathing to match and align with existing. Install new Jeld-Wen or equal clad double hung window unit to match adjacent. Siding to match existing shall be placed over 15 pound building paper, with new fiberglass blanket insulation and vapor barrier. Pad out interior wall for new gypsum drywall finish to align with existing, and trim window to match existing casings, sill, apron and baseboard. Finish paint trim and wall finish with Zero-VOC paint by Olympia or equal.



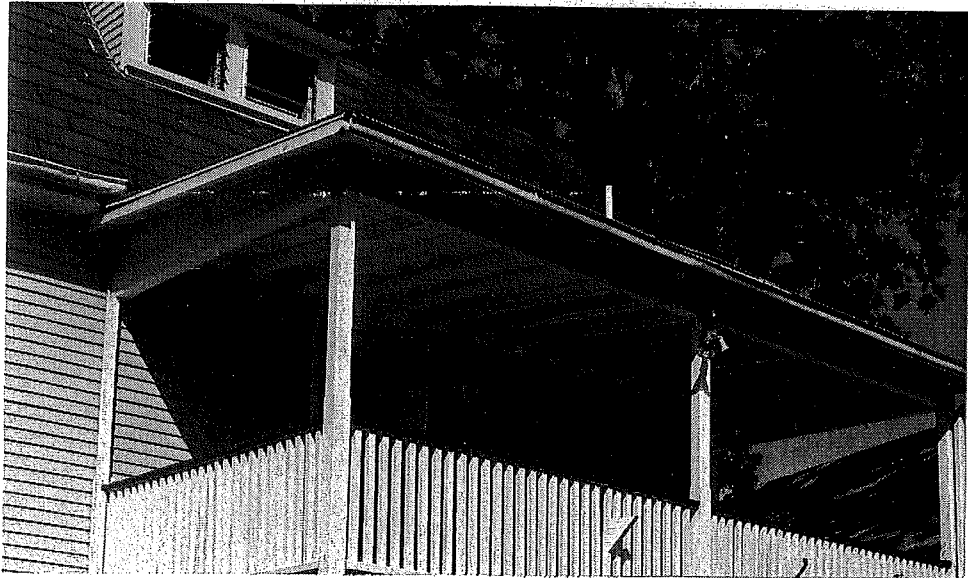
**Item 6.** Repair existing slate roofing and valley flashings. Install new gutters and downspouts where same are missing.

Remove existing broken slates, replace same with stainless roofing nails over new 50 pound felt. Replace cracked valley flashings with new sheet copper. Install new aluminum gutters, leaders and downspouts with concrete splash blocks.

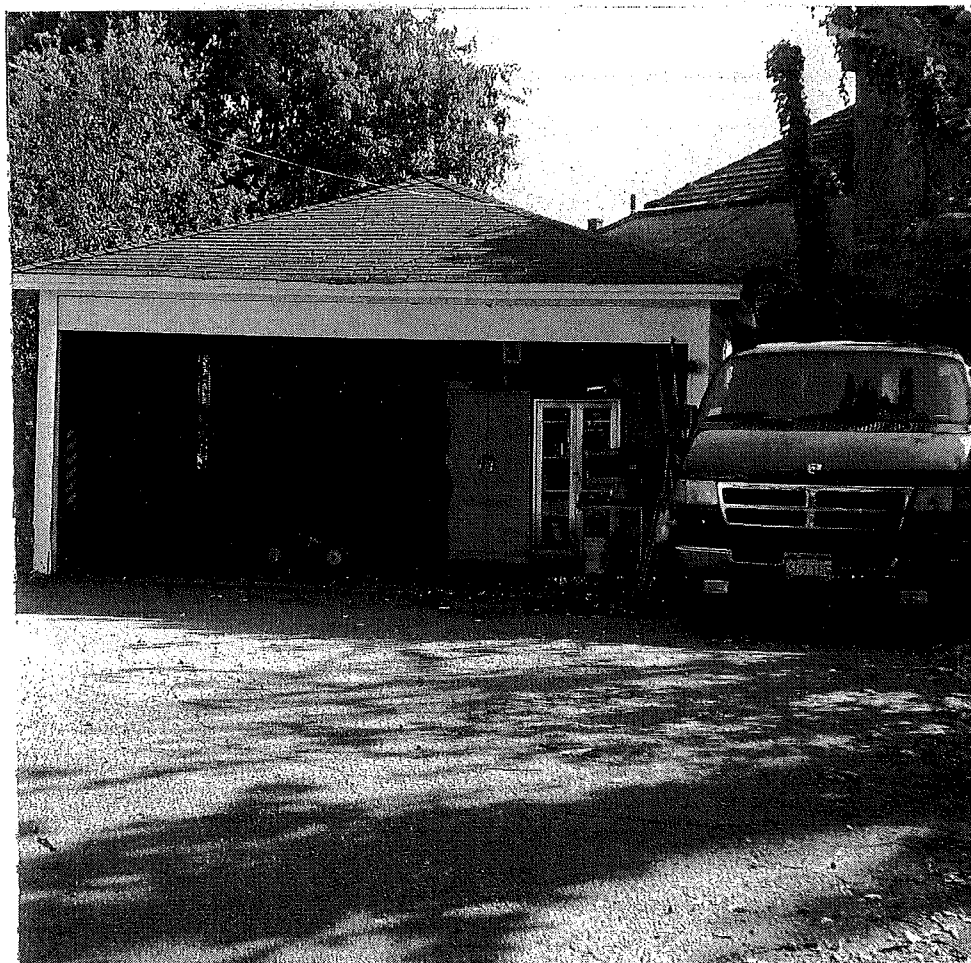


**Item 7.** Remove existing built-up roofing at south porch high roof and *install new single membrane rubber roofing, flashings and existing gutters and down spouts.*

Renail and patch existing porch roof decking. Install a new single membrane, directly adhered roofing to the existing porch roof. The membrane shall have integral metal flashings that turn down over the roof edge, and up and under the adjacent wall siding. Existing gutters and down spouts shall be reinstalled. Existing siding shall be patched.



**Item 8.** Demolish and dispose of all materials of existing garage structure and *grade and prep for finish landscape site at garage area.*



**Item 9.** Remove and dispose of all existing bituminous paving at driveway and parking areas and *grade, place base stone materials, and two part bituminous paving at driveway and parking areas with paved berm at driveway edge.*

Grade existing driveway area and upper parking areas, place new 8" gravel base, and two-part bituminous paving at existing driveway and parking area, and new parking area at location of existing garage. Form "Cape Cod" sloped curb at west side of existing driveway.



**Item 10.** Remove existing lattice work and related trim, railings and balustrades at north and south porches and *replace same with similar lattice, square balustrade and railings similar to existing.*

Install new railings and balustrades, and new lattice and trim to match existing at north and south porches where same is lead paint coated and removed by the deleading work. Material for same shall be cedar and/or Aztek or equal composite lumber. Patch all existing siding to match existing adjacent.



**Item 11.** De-lead existing exterior north and south porches newels and columns, and all interior mouthable surfaces and operable windows and doors at first and second floor units and remove and replace all vertical casings at doors and windows, where lead testing indicated positive.

See De-leading Proposal by **Alpine Environmental**.

**Item 12.** Prep and finish paint all new wood and plaster surfaces at exterior and interior, and all de-leaded wood interior and exterior surfaces.

Prep, prime and apply two finish interior coats for new trim and wall finishes with Zero-VOC paint by Olympia or equal. Prep, prime and apply two finish exterior coats on all new exterior paintable surfaces with Safecoat Exterior Satin Enamel by AFM or Keim Mineral Silicate Paints by Cohalan Company.