

SPECS BY LOCATION/TRADE

4/27/2021

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

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

Address: 2148-2150 Commonweallth Ave, Newton **Unit: General Conditions**

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
5	OWNER'S FINISH SELECTIONS The owner shall select finish, colors, styles & types of materials from in stock options pertaining to specs. The contractor shall submit to the Construction Manager, a list initialed by both the contractor and the homeowner of the agreed upon colors, styles and types of materials prior to job start.	1.00	GR	n/a	n/a
10	OWNER ACCEPTS SCOPE OF WORK 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 _____ Applicant Date	1.00	GR	n/a	n/a
12	REHAB SPECIALIST- SCOPE OF WORK 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>4-27-2021</u> Rehab Specialist Date	1.00	GR	n/a	n/a
14	CONTRACTOR ACCEPTS SCOPE OF WORK 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 _____ Contractor Date	1.00	GR	n/a	n/a
24	MANUFACTURER'S SPECS AND MA CODE PREVAIL 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 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.	1.00	GR	n/a	n/a
31	CONSTRUCTION DEFINITIONS "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	1.00	GR	n/a	n/a

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	component.				
32	<p>SUBSTITUTION APPROVAL PROCESS</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
35	<p>VERIFY QUANTITIES/MEASUREMENTS</p> <p>This Work Write Up (WWU) will serve as the quote/bid packet. When returning quotes/bids, all unit price and total price must be filled out or it may not be considered a responsible quote/bid. The city of Newton will receive quotes/bids solely on behalf of the property owner(s) and any contractual arrangement for the work will be between the contractor and the owner(s). Quotes/bids will be awarded by using the address grand total. All Quantities/Measurements stated in the attached Work Write Up for this address are in-house estimates for informational purposes only. All quantities/measurements (shall be verified by the contractor) at a mandatory site inspection prior to bid/quote submission. Claims by either the property owner or the contractor for a change in funds due to discrepancies in quantities/measurements in the attached Work Write Up shall not be honored.</p>	1.00	GR	n/a	n/a
40	<p>ALL PERMITS REQUIRED</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	DU	n/a	n/a
45	<p>CONTRACTOR PRE-QUOTE/BID SITE VISIT</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 examined the site and is conversant with the requirements of the local jurisdiction.</p>	1.00	GR	n/a	n/a
77	<p>NEW MATERIALS REQUIRED</p> <p>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. Unless otherwise specified in this WWU, the following materials are to be utilized.</p> <p>1. WINDOWS: All replacement windows to have a U factor and SHGC of .27 or lower, such as Harvey Classic, Norandex Viewpoint 5000 Series, or MI 1555 series with matching grids and aluminum half screens. Use obscure glass in bathrooms. Cellar windows will be either sliding, hopper, or awning according to specs. Tempered glass to be used whenever MA code dictates.</p> <p>2. Paint: All paints shall be Sherwin Williams or Benjamin Moore low</p>	1.00	GR	n/a	n/a

Address: 2148-2150 Commonwealth Ave, Newton

Unit: General Conditions

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	VOC paints. Owner to pick color and finish.				
	3. Lumber and Trim:				
	All woodwork being installed and or replaced shall be with like material and profile using Select grade or higher.				
78	WORKMANSHIP STANDARDS	1.00	GR	n/a	n/a
	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.				
120	FINAL CLEAN/DUMPSTER	1.00	GR	_____	_____
	Provide a dumpster (if needed) and remove from site all construction materials, tools and debris. Rake and sweep clean all exterior work areas. Vacuum and mop all interior work areas, removing all visible dust, stains, labels and tags. Final payment will not be released until both units are cleaned and pass dust clearance and letters of RRP Compliance are issued.				
9044	HOURLY RATE	1.00	EA	n/a	n/a
	This project is subject to prevailing wages set forth by the state of Massachusetts.				

Location Total: _____

Unit Total for 2148-2150 Commonwealth Ave, Newton , Unit General Conditions: _____

Address: 2148-2150 Commonwealth Ave, Newton

Unit: Unit 2148 Rehab

Location: 1 - Entire Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2982	WINDOW--VINYL--LOW E DBL HNG DBL GLZ ENERGY STAR	16.00	EA	_____	_____
	Using Lead safe work practices dispose of ll old windows in the unit (including storm and storm frame). HEPA vacuum any paint chips, dust and debris. Field measure and install vinyl, matching grid, double hung, double glazed, argon filled Low E windows that meets the ENERGY STAR standards with a U value and SHGC of .27 or lower. Include locking, aluminum 1/2 screen. Be sure to pull out any window weights and then stuff pockets with insulation and insulate between window frame and sash. Repair any damaged coil on exterior to match. Make intact, caulk and touch up interior paint to match.				

Location Total: _____

Unit Total for 2148-2150 Commonwealth Ave, Newton , Unit Unit 2148 Rehab: _____

Address: 2148-2150 Commonwealth Ave, Newton **Unit: Unit 2148-2150 Common Areas**

Location: 1 - Exterior **Approx. Wall SF: 0** **Ceiling/Floor SF: 0**

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 **Carpentry**

3560	PORCH--REBUILD A: After properly supporting porch roof, remove deteriorated deck, lattice, steps, and railing system. Construct a new deck sitting on 12"x 12" masonry piers with 2"x 8" joists and 5/4 PT flooring to match existing size, and be able to support new code approved wood railings using 2"x 4" top and bottom rails, and 2"x 2" balusters, matching style posts, and existing roof. Structural lumber, decking, posts, and railing system shall be preservative treated lumber. Duplicate the depth of the original deck overhang, or a minimum of 1 1/2". Include all trim necessary to create a neat appearance where the deck adjoins other surfaces. Construct a replacement stair unit with two 2"x 12" preservative treated stringers, 5/4" PT stepping stock treads, on solid concrete footings and concrete bottom landing. Frame stairs to existing width. Construct a PT wood guardrail system using 2"x 4" top and bottom rails, and 2"x 2" balusters between 4"x 4" end posts. Rail to be free from cracks, splinters, and rough edges. Install a handrail 34" above tread nosing. Install PT lattice under porch to match existing.	168.00	SF	_____	_____
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Location Total: _____

for 2148-2150 Commonwealth Ave, Newton , Unit Unit 2148-2150 Common Areas: _____

Address: 2148-2150 Commonwealth Ave, Newton **Unit: Unit 2150 rehab**

Location: 1 - Entire Interior **Approx. Wall SF: 0** **Ceiling/Floor SF: 0**

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 **Carpentry**

2982	WINDOW--VINYL--LOW E DBL HNG DBL GLZ ENERGY STAR Using Lead safe work practices dispose of ll old windows in the unit (including storm and storm frame). HEPA vacuum any paint chips, dust and debris. Field measure and install vinyl, matching grid, double hung, double glazed, argon filled Low E windows that meets the ENERGY STAR standards with a U value and SHGC of .27 or lower. Include locking, aluminum 1/2 screen. Be sure to pull out any window weights and then stuff pockets with insulation and insulate between window frame and sash. Repair any damaged coil on exterior to match. Make intact, caulk and touch up interior paint to match.	20.00	EA	_____	_____
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Location Total: _____

Unit Total for 2148-2150 Commonwealth Ave, Newton , Unit Unit 2150 rehab: _____

rand Total for 2148-2150 Commonwealth Ave, Newton : _____

Bidder: _____