

SPECS BY LOCATION/TRADE

7/14/2022

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

Case Number: CD21 - R1C
 Project Manager: Doug Desmarais
 Phone: 617-796-1148

Address: 390 Newtonville Avenue **Unit: Unit 01**

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 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	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 _____ Date _____ Applicant	1.00	DU	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>[Signature]</u> <u>7-14-2022</u> Rehab Specialist Date	1.00	DU	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 _____ Date _____ Contractor	1.00	DU	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, 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.	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

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	component.				
32	SUBSTITUTION APPROVAL PROCESS 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.	1.00	GR	n/a	n/a
35	VERIFY QUANTITIES/MEASUREMENTS 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.	1.00	GR	n/a	n/a
40	ALL PERMITS REQUIRED 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.	1.00	AL	n/a	n/a
45	CONTRACTOR PRE-BID SITE VISIT 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.	1.00	DU	n/a	n/a
77	NEW MATERIALS REQUIRED 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	WORKMANSHIP STANDARDS 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	FINAL CLEAN Provide a dumpster (if needed) and remove from site all construction materials, tools and debris. Rake and sweep clean	1.00	DU		

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Trade: 1 **General Requirements**

all exterior work areas. 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.

Trade: 9 **Environmental Rehab**

9044	HOURLY RATE This project is subject to prevailing wages set forth by the state of Massachusetts.	1.00	M	n/a	n/a
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Location Total: _____

Location: 2 - Exterior **Approx. Wall SF:** 0 **Ceiling/Floor SF:** 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 7 **Masonry**

1170	BRICK WALKWAY REPAIR A: Remove all damaged bricks and properly relay with matching materials as close as possible.	1.00	EA	_____	_____
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Trade: 10 **Carpentry**

2825	SKYLIGHT--REPLACE Dispose of old skylight. HEPA vacuum any paint chips, dust and debris. Field measure and install a wooden, double glazed, argon filled Low E, Velux (or equal) skylight complete with flashing kit that meets the ENERGY STAR standards with a U value and SHGC of .27 or lower. Insulate between frame and skylight as needed. Install trim around interior of skylight as needed. Paint or stain to match.	4.00	EA	_____	_____
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3184	DOOR -- PREHUNG FIBERGLASS ENTRANCE -- ENERGY STAR A1, C2, D2: Dispose of existing door and frame. Replace entrance door with a ENERGY STAR certified, insulated, prehung fiberglass door with a locking passage set and double cylinder dead bolt. Include interior and exterior casing, three 4"x 4" butt hinges, weatherstripping, and interlocking threshold. Prime and topcoat with owner's choice of color and finish. Door to have a price allowance of \$600.00. lockset to have price allowance of \$75.00.	3.00	EA	_____	_____
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3187	DOOR--SLIDING GLASS UNIT C1: Dispose of door and frame. Install a energy star rated prehung vinyl, insulated, sliding door and jamb unit with Argon filled clear low e glass. Include interior and exterior casings, weather-stripping, threshold, and locking hardware keyed alike to all other entrance doors. Door to have a price allowance of \$1,000.00.	1.00	EA	_____	_____
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3530	GUARD RAIL--WROUGHT IRON A steps: Dispose of any existing railing. Properly install black,	8.00	LF	_____	_____
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Trade: 10 Carpentry

wrought iron railings of bar stock wrought steel with solid balusters. Touch up paint as needed.

Trade: 15 Roofing

4580	TEAR OFF AND REROOF SHINGLES	47.00	SQ		
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Remove and dispose of all roofing. If needed, replace up to 64 sf of defective sheathing using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install ice and water guard 6' up from all eaves and valleys. Install preformed white aluminum drip edge, and vent pipe boots. Install 30 year architectural algae resistant shingles. Replace all flashings as needed including chimney. Install roof/ridge vents to code.

Trade: 23 Electric

7640	WEATHERPROOF RECEPTACLE	1.00	EA		
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C: Replace outlet with a ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle. Receptacle cover shall be permanently connected to box.

Location Total: _____

Location: 3 - Kitchen Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

2995	VINYL CASEMENT/FIXED/CASEMENT--REPLACE	1.00	EA		
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C1: Dispose of old window unit. HEPA vacuum any paint chips, dust and debris. Field measure and install a dual glazed, vinyl casement/fixd/casement window unit complete with aluminum screen, hardware, matching grids, argon filled Low E glass, that meets the ENERGY STAR standards with a U value and SHGC of .27 or lower. Insulate between window frame and sash. Make intact and paint exterior blind stop to match. Make intact, caulk and touch up interior paint to match. Properly repair inside and exterior to match existing in material and finishes.

3765	COUNTER TOP--GRANITE	75.00	SF		
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Dispose of all existing counter tops. Field measure for sizing. Secure to base cabinet a round edged granite counter top. Provide splash back and cutout for new sink plumbed to working order. Silicone countertop to adjoining walls with low VOC silicone to match wall color. Owner's choice of counter using in-stock color and texture with a price allowance of \$70 per square foot.

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA		
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C: Replace sink with min specs equal to 22 gauge 33" x 22" x 7"

Address: 390 Newtonville Avenue Unit: Unit 01

Location: 3 - Kitchen Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec # Spec Quantity Units Unit Price Total Price
Trade: 22 Plumbing

double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued. Price allowance on faucet to be \$235.00. Price allowance on sink to be \$200.00.

6840 SINK - SINGLE BOWL- ACCESSIBLE 1.00 EA _____

A: Replace sink with min specs equal to 22 gauge, 25"x22"x7" deep, single bowl, stainless steel, self rimming accessible kitchen sink including a steel, metal body accessible faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued and wrapped. Price allowance on faucet to be \$235.00. Price allowance on sink to be \$200.00

Trade: 25 Appliances

8415 GAS STOVE--30" 1.00 EA _____

B: Dispose of old stove. Install a 30" wide, pilotless, gas stove including gas oven and electrical connections. Client to pick color and style with a cost allowance of \$800.00

8440 ACCESSIBLE COOKTOP--30" 1.00 EA _____

A: Dispose of old stove. Install a 30" wide, pilotless, accessible gas cooktop. including gas and electrical connections. Client to pick color and style with a cost allowance of \$800.00

8475 GAS WALL OVEN--30" 1.00 EA _____

A: Dispose of wall oven. Install a 30" wide, pilotless, gas wall oven including gas and electrical connections. Client to pick color and style with a cost allowance of \$800.00

Location Total: _____

Unit Total for 390 Newtonville Avenue, Unit Unit 01: _____

Address Grand Total for 390 Newtonville Avenue: _____

Bidder: _____