Work Write-Up

180 N Central Ave. Rehab

\* SPECS \*

Dated: 10/17/2023

**CUSTOMER INFORMATION**

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**PREPARED BY**

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**Location: General Requirements**

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| **General Requirements** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **1 - OWNER ACCEPTS SCOPE OF WORK**  (*55.00000*) |  |  |  | | 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 | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **2 - CONTRACTOR ACCEPTS SCOPE OF WORK**  (*55.00250*) |  |  |  | | 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 | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **3 - REHAB SPECIALIST- SCOPE OF WORK**  (*55.00500*) |  |  |  | | The undersigned Rehab Specialist certifies that he has written and reviewed with the applicant the work described in this Work Write Up (WWU). xC:\Users\SZou\Desktop\doc02446620160909163607.jpg 10/17/2023 Rehab Specialist Date | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **4 - OWNER'S FINISH SELECTIONS**  (*55.00750*) |  |  |  | | 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 initialed by both the contractor and the homeowner of the agreed upon colors, styles and types of materials prior to job start. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **5 - WORKMANSHIP STANDARDS**  (*55.02000*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **6 - CONSTRUCTION DEFINITIONS**  (*55.02250*) |  |  |  | | "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 component. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **7 - NEW MATERIALS REQUIRED**  (*55.02500*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **8 - SUBSTITUTION APPROVAL PROCESS**  (*55.02750*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **9 - VERIFY QUANTITIES/MEASUREMENTS & TOTAL COST**  (*55.03000*) |  |  |  | | This Work Write Up will serve as the quote/bid sheet packet. The bidder is responsible for providing unit pricing and total pricing for each spec item and providing subtotals based on the location of the work to be completed; unit totals if the project includes more than one dwelling unit; and the Address Grand Total detailing the cost of the entire job. The City of Quincy will verify all bids and bid pricing will be determined based upon the summation of the unit price and total pricing for each spec item. If a discrepancy exists between the bidders line item unit pricing and subtotals/unit total/or project total, the bid price will be based on the multiplication and summation of the spec unit pricing and subtotals, respectively. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **10 - CONTRACTOR PRE-QUOTE/BID SITE VISIT**  (*55.03250*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **11 - ALL PERMITS REQUIRED**  (*55.03500*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **12 - MA/FEDERAL REGULATIONS, MANUFACTURER'S SPECS AND MA CODE PREVAIL**  (*55.03750*) |  |  |  | | Contractor will adhere to MA and Federal Deleading/Asbestos regulations. 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **13 - PREP/FINAL CLEAN/DUMPSTER**  (*55.04500*) |  |  |  | | Provide a dumpster (if needed) and remove from site all construction materials, tools and debris. Rake and sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Final payment will not be released until property is cleaned and passes a visual clearance. | | | | | | | |
| ***Subtotal for General Requirements*** | | |  |

**Location: Entire Interior**

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| **Health & Safety** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **14 - DUEL SMOKE DETECTOR-BATTERY OPERATED**  (*60.00750*) | 2 |  |  | | Install/replace a UL approved, ceiling mounted, 10 year sealed battery powered combination ionization and Photoelectric smoke detector in both bedrooms.. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **15 - DUEL SMOKE DETECTOR-BATTERY OPERATED**  (*60.00750*) | 3 |  |  | | Install/replace a UL approved, ceiling mounted, 10 year sealed battery powered combination smoke/CO detector in middle hall, basement, and mechanical room. | | | | | | | |
| ***Subtotal for Health & Safety*** | | |  |

**Location: Exterior**

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| --- | --- | --- | --- |
| **Roof & Gutters** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **16 - ALUMINUM GUTTER & DOWNSPOUT**  (*90.90000*) | 198 |  |  | | Replace gutters with continuous factory painted white aluminum gutters and corrugated downspout. Fasten gutter sections and end caps with aluminum 1/4''x1/2'' #8 screws with painted heads of matching color and seal at all seams with the manufacturer's approved sealant. Hang the gutter by placing hangers no more than 18'' on center. Attach a new downspout to the wall using either aluminum diamond pipe bands or pipe clips. Downspout sections and hangers shall be fastened using aluminum 1/4"x1/2" #8 screws with painted heads to match. Install downspouts and splash guards far enough away from the foundation as possible to help divert water from entering the basement. | | | | | | | |

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| **Total** |  |