Work Write-Up

465 Beale St

\* SPECS \*

Dated: 1/30/2024

**CUSTOMER INFORMATION**

Huyen Do

465 Beale St, Quincy , MA 02169

**PREPARED BY**

demar70@yahoo.com

978-790-1250



**Location: General Requirements**

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| **General Requirements** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **1 - OWNER ACCEPTS SCOPE OF WORK**    (*Specification ID:55.00000 Estimated Qty:0*) |  |  |  | | 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**    (*Specification ID:55.00250 Estimated Qty:0*) |  |  |  | | 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**    (*Specification ID:55.00500 Estimated Qty:0*) |  |  |  | | 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 1/30/2024 Rehab Specialist Date | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **4 - OWNER'S FINISH SELECTIONS**    (*Specification ID:55.00750 Estimated Qty:0*) |  |  |  | | 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 - ENVIRONMENTAL REHAB**    (*Specification ID:55.01000 Estimated Qty:0*) |  |  |  | | 1. Use this work write up (WWU) in conjunction with the lead report. Any lead hazards not in this WWU is the responsibility of the contractor to Delead without additional costs. 2. Interior and exterior to be either spot painted or fully painted, per spec, with two coats of self priming paint, color to match as close as possible to existing paint. 3. All rotted wood to be replaced prior to painting. 4. Use like profile on any woodwork being replaced. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **6 - OWNER'S RESPONSIBILITIES**    (*Specification ID:55.01250 Estimated Qty:0*) |  |  |  | | The owner shall provide: 1. The unit empty of any persons during the Deleading process.  2. Utilities, Hot water, and sanitary facilities. 3. All packing of breakable and valuable items; and moving of any furniture required by Deleading contractors. 4. Full Access of all areas to be Deleaded. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **7 - SECURE SITE**    (*Specification ID:55.01500 Estimated Qty:0*) |  |  |  | | After the relocation of the occupants, the contractor shall assume responsibility for securing the site against theft, vandalism, fire and other dangers. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **8 - WORKMANSHIP STANDARDS**    (*Specification ID:55.02000 Estimated Qty:0*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **9 - CONSTRUCTION DEFINITIONS**    (*Specification ID:55.02250 Estimated Qty:0*) |  |  |  | | "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.  The following pertain to Deleading specs. SCR = scrape, MI = make intact, AB5' = above five feet, REP = replace, REM = remove, COV = cover, ENC = encapsulate, DR = door, WIN = window, CAB = cabinet | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **10 - NEW MATERIALS REQUIRED**    (*Specification ID:55.02500 Estimated Qty:0*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **11 - SUBSTITUTION APPROVAL PROCESS**    (*Specification ID:55.02750 Estimated Qty:0*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **12 - VERIFY QUANTITIES/MEASUREMENTS & TOTAL COST**    (*Specification ID:55.03000 Estimated Qty:0*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **13 - CONTRACTOR PRE-QUOTE/BID SITE VISIT**    (*Specification ID:55.03250 Estimated Qty:0*) |  |  |  | | 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **14 - ALL PERMITS REQUIRED**    (*Specification ID:55.03500 Estimated Qty:0*) |  |  |  | | The contractor shall apply for, pay for, and obtain all the necessary permits including the 10 day Deleading notice 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. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **15 - MA/FEDERAL REGULATIONS, MANUFACTURER'S SPECS AND MA CODE PREVAIL**    (*Specification ID:55.03750 Estimated Qty:0*) |  |  |  | | 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, 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. | | | | | | | |
| ***Subtotal for General Requirements*** | | |  |

**Location: Entire Unit**

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| **Healthy Homes** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **16 - DUEL SMOKE DETECTOR-BATTERY OPERATED**    (*Specification ID:60.00750 Estimated Qty:4*) | 4 |  |  | | Install/replace a UL approved, ceiling mounted, 10 year sealed battery powered combination ionization and Photoelectric smoke detectors in all 4 bedrooms. | | | | | | | |

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **17 - PREP/FINAL CLEAN/DUMPSTER**    (*Specification ID:55.04500 Estimated Qty:1*) | 1 |  |  | | Prior to de leading, post job site signage and secure lead hazard reduction sites. Pre-clean floors, window sills, window troughs and other areas of dust build-up with a HEPA vacuum. Seal all floors with two continuous layers of 6 mil. polyethylene sheeting. Close and seal HVAC registers with polyethylene sheeting. Wrap all furniture, cabinetry and fixed appliances with polyethylene sheeting and tape to create an airtight seal.   Use lead safe work practices. 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 property is cleaned and passes a visual dust clearance and a letter of Full Deleading Compliance is issued. | | | | | | | |

**Location: Room 1**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **18 - WINDOW SILL-- SCR/MI TRIM**    (*Specification ID:66.15750 Estimated Qty:2*) | 2 |  |  | | Using sharpened, flat and curved scrapers remove all paint from sills then Mi trim. Continuously wet mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint. | | | | | | | |

**Location: Staircase Front 1st to 2nd**

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| **Healthy Homes** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **19 - LOCKING KNOB & DEADBOLT--SURFACE MOUNT**    (*Specification ID:35.04500 Estimated Qty:1*) | 1 |  |  | | A: Replace locking knob and surface mounted, single cylinder deadbolt lockset. Provide 2 sets of keys to owner. Price allowance on lockset to be $75.00. | | | | | | | |

**Location: Rear Enclosed Porch**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **20 - DOOR JAMB NON FRICTION--MI**    (*Specification ID:66.03500 Estimated Qty:1*) | 1 |  |  | | B: Using sharpened scrapers, remove all loose peeling paint. Minimize dust generation by covering scraper head with moistened cloth. Spot paint with two coats of self priming paint. | | | | | | | |

**Location: Hallway 2**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **21 - SHELF--REP**    (*Specification ID:66.10250 Estimated Qty:6*) | 6 |  |  | | D cabinet: Remove, wrap in polyethylene sheeting and dispose of shelf. Replace with like product. MI supports as needed. Paint with two coats of self priming paint. | | | | | | | |

**Location: Room 4**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **22 - DOOR EDGE--SCR**    (*Specification ID:66.02750 Estimated Qty:2*) | 2 |  |  | | B, C: Using sharpened, flat scrapers, remove paint from door edge to bring into compliance by continuously misted wet scraping. Minimize dust generation by covering scraper head with moistened cloth. MI rest of door as needed. Paint with two coats of self priming paint. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **23 - DOOR JAMB FRICTION--SCR**    (*Specification ID:66.03750 Estimated Qty:2*) | 2 |  |  | | B, C: Using sharpened, flat and curved scrapers remove all paint. Continuously west mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint to match. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **24 - WINDOW SILL-- SCR/MI TRIM**    (*Specification ID:66.15750 Estimated Qty:1*) | 1 |  |  | | Using sharpened, flat and curved scrapers remove all paint from sills then Mi trim. Continuously wet mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint. | | | | | | | |
| ***Subtotal for Lead*** | | |  |

**Location: Bathroom 2**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **25 - DOOR JAMB FRICTION--SCR**    (*Specification ID:66.03750 Estimated Qty:1*) | 1 |  |  | | Using sharpened, flat and curved scrapers remove all paint. Continuously west mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint to match. | | | | | | | |

**Location: Room 5**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **26 - DOOR EDGE--SCR**    (*Specification ID:66.02750 Estimated Qty:2*) | 2 |  |  | | A, D: Using sharpened, flat scrapers, remove paint from door edge to bring into compliance by continuously misted wet scraping. Minimize dust generation by covering scraper head with moistened cloth. MI rest of door as needed. Paint with two coats of self priming paint. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **27 - DOOR JAMB FRICTION--SCR**    (*Specification ID:66.03750 Estimated Qty:2*) | 2 |  |  | | A, D: Using sharpened, flat and curved scrapers remove all paint. Continuously west mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint to match. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **28 - WINDOW SILL-- SCR/MI TRIM**    (*Specification ID:66.15750 Estimated Qty:2*) | 2 |  |  | | Using sharpened, flat and curved scrapers remove all paint from sills then Mi trim. Continuously wet mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint. | | | | | | | |
| ***Subtotal for Lead*** | | |  |

**Location: Room 6**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **29 - DOOR EDGE--SCR**    (*Specification ID:66.02750 Estimated Qty:2*) | 2 |  |  | | A, B: Using sharpened, flat scrapers, remove paint from door edge to bring into compliance by continuously misted wet scraping. Minimize dust generation by covering scraper head with moistened cloth. MI rest of door as needed. Paint with two coats of self priming paint. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **30 - DOOR JAMB FRICTION--SCR**    (*Specification ID:66.03750 Estimated Qty:2*) | 2 |  |  | | A, B: Using sharpened, flat and curved scrapers remove all paint. Continuously west mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint to match. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **31 - WINDOW SILL-- SCR/MI TRIM**    (*Specification ID:66.15750 Estimated Qty:2*) | 2 |  |  | | Using sharpened, flat and curved scrapers remove all paint from sills then Mi trim. Continuously wet mist and cover scraper head with a moistened cloth to minimize dust. Paint with two coats of self priming paint. | | | | | | | |
| ***Subtotal for Lead*** | | |  |

**Location: Basement/Laundry Area**

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| **Healthy Homes** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **32 - DUEL SMOKE/CO DETECTOR-BATTERY OPERATED**    (*Specification ID:60.00750 Estimated Qty:1*) | 1 |  |  | | Install/replace a UL approved, ceiling mounted, 10 year sealed battery powered combination smoke/detector. | | | | | | | |

**Location: Exterior Common Area**

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| **Healthy Homes** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **33 - EGRESS--5/4" PTP**    (*Specification ID:85.00000 Estimated Qty:36*) | 36 |  |  | | C side: Remove deteriorated egress system. Construct a new egress sitting on 12"x 12" masonry piers with 2"x 8'' joists and flooring to match existing size and style, and be able to support code approved wood railing. Structural lumber, decking 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 exisitng 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. | | | | | | | |

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **34 - DOOR CASING--MI**    (*Specification ID:66.02250 Estimated Qty:1*) | 1 |  |  | | A: Using sharpened, flat and curved matching scrapers, remove all loose peeling paint. Minimize dust generation by covering scraper head with moistened cloth. Spot paint with two coats of self priming paint. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **35 - TRIM--UPPER--MI**    (*Specification ID:66.13250 Estimated Qty:1*) | 1 |  |  | | C side facing B side, D overhang trim: Using sharpened, flat and curved matching scrapers, remove all loose peeling paint. Minimize dust generation by covering scraper head with moistened cloth. Spot paint with two coats of self priming paint. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **36 - WINDOW TRIM--COIL**    (*Specification ID:66.16000 Estimated Qty:1*) | 1 |  |  | | B1 cellar: Enclose trim with .027 brown aluminum formed on a machine brake with tight lap joints, folded hem edges and accurately fitted connections. Back caulk all seams with 25 year silicone. Flash head joints to create a weathertight seal. | | | | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | **37 - WINDOW SASH--MI**    (*Specification ID:66.16250 Estimated Qty:1*) | 1 |  |  | | Fixed: Using sharpened, flat and curved matching scrapers, remove all loose peeling paint. Minimize dust generation by covering scraper head with moistened cloth. Spot paint with two coats of self priming paint. | | | | | | | |
| ***Subtotal for Lead*** | | |  |

**Location: Garage**

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| **Lead** | **Quantity** | **Cost/Units** | **Total** |
| |  |  |  |  | | --- | --- | --- | --- | | **38 - TRIM--UPPER--MI**    (*Specification ID:66.13250 Estimated Qty:1*) | 1 |  |  | | Repair any rotted areas. Using sharpened, flat and curved matching scrapers, remove all loose peeling paint. Minimize dust generation by covering scraper head with moistened cloth. Spot paint with two coats of self priming paint. | | | | | | | |

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| **Total** |  |