

# EXHIBIT E

4/17/19

**140 Weston Road | Deming – Peabody House, circa 1755; altered 1838; moved 1873**



## Outline Specifications

### General

- The existing one-and-a-half story historic structure at 140 Weston Road will receive an interior renovation and exterior rehabilitation. The rear of the structure will receive a 1000 sf addition. Interior layout of the existing structure will remain with the exception a 300 sf for Unit 1. The

remaining 300 square feet will be added to the 1000 square foot rear addition for Unit 2. Unit 2 entry will be off the side of the building with direct access to the site parking.

#### Sitework

- Excavate and backfill for new foundation at proposed addition
- Site improvements will include grading and utilities as needed
- All new site utilities should be assumed.
- Demolition of architectural finishes and mechanicals on interior of building
  - Items demolished are to be removed from the site and disposed of in accordance with all applicable regulations
  - Make safe services to building (water, sanitary, electric)

#### Landscaping

- Carry allowance for landscaping and tree pruning
- New bituminous asphalt driveway

#### Division 3: Concrete

- New foundation at rear addition
- New concrete slab at basement

#### Division 4: Masonry

- Repair of existing stone stairs, as needed
- Repair of existing stone foundation, as needed
- Spot repoint of masonry chimney

#### Division 5: Metals

- OMITTED

#### Division 6: Wood Framing

- Exterior walls to be minimum of 2x4 on existing structure, repair as needed.
- Exterior walls to be 2 x 6 at proposed addition
- All demising wall shall be double stud, 2x4 walls with one layer of OSB on one side of the interstitial cavity between the walls at shear walls.
- Interior non-load bearing walls to be 2x4, 16" on center, repair as needed
- Interior plumbing walls and chase walls to be reframed 2x6
- ¾" wood strapping at 16" on center at all ceilings, repairs as needed
- Wood nailers, blocking, furring as needed
- Floor Framing: Repair as needed at existing structure, install open web joist for proposed addition
- Roof Framing: Repair as needed at existing structure, install roof trusses at proposed addition

#### Division 6: Finish Millwork

- Base: 1x4 paint grade wood
- Window Casing: 1x3 paint grade wood
- Window Sill and Apron: Sill to be 1x4 with radiused edge and 1x4 apron, paint grade

- Interior Door Casing: 1x3" flat stock casing on pre-hung slip on interior door frames; paint grade.

#### Division 7 – Insulation and Flashings

- Provide thermal batt, spray foam insulation to meet Massachusetts State "Stretch" Energy Code requirements.
- Provide vapor barrier at building perimeter where required.
  - Spay Foam to be water blown, closed cell, spay applied, foam insulation, Icynene MD-R-200 SPF or equal

#### Division 7 - Siding

- Existing wood clapboard cladding shall consist of cement siding board materials with extruded aluminum vertical trim profiles. Cement board shall be factory painted.

#### Division 7 - Roofing

- Architectural 30 year asphalt shingles over all structures. Existing roof to be removed to sheathing, repair as needed.
- Grace Ice and Water Shield over entire area to be re-roofed.

#### Division 8 – Windows and Doors

- Windows:
  - Restore existing two over two double hung windows on the street elevation. Strengthen joints and replace any rotted sections. Fully strip, reglaze, and repaint. Replace sash locks and broken or weak sash cords. Install new weather stripping. Comply with National Wood Window and Door Association (NWWDA)
  - Aluminum Clad double hung historically significant windows with operable sash, screens, insulated glazing and thermally broken sash to be install on side and rear elevations.
- Restoration of wood entry door. Comply with National Wood Window and Door Association (NWWDA)
- Doors Interior to the Unit: 6'-8" tall 1 3/8" solid-core doors, painted.

#### Division 9 – Gypsum Drywall

- Interior Walls and Ceiling to receive ASTM C587, plaster veneer type, ½" thick gypsum board and finish veneer plaster. Wall surfaces finished to Level 4.
- Joint reinforcement: ASTM C587 paper type and ready-mixed vinyl compound
- Galvanized steel corner beads
- Gypsum board ceiling at concealing R38 batt insulation bottom of first floor framing.

#### Division 9

- Assume kitchen backsplash is ceramic tile
- All bathrooms shall have porcelain tile floors with tile base.
- Showers and combination tub/showers shall have tile surrounds with tile applied over a shower pan.

- Wood flooring shall refinished.
- Closet containing washers and dryers and hot water heaters shall be VCT floor tiles over existing substrate.
- Interior Paint
  - 1 coat primer and 2 coats finished paint on all gypsum surfaces. Inspect surfaces for defects and repair prior to priming
  - Benjamin Moore Fresh Start Low VOC primer
  - Benjamin Moore Waterborne Ceiling Paint, Ceiling White
  - Benjamin Moore 'Regal Select' Eggshell Finish on walls
  - Benjamin Moore 'Regal Select' Semi Gloss on wood trims
- Exterior Painting
  - Painting of all exterior clapboard and wood trim
  - 1 coat primer and 2 coats finish paint on wall wood surfaces. Inspects surfaces for defects and repair prior to painting
  - Benjamin Moore Fresh Start Low VOC primer
  - Benjamin Moore Exterior Paint, Color TBD

#### Division 10 – Specialties

- Carry allowance for building mounted street number signage
- Carry allowance for general building signage
- Provide postal boxes complying with regulation 4C
- Provide toilet accessories including, toilet paper, 2 towel bars and shower rod.

#### Division 11 – Appliances

- Appliances by Samsung Appliance
  - Range: Model No.: NX58K3310SS
  - Microwave Oven: Model No.: ME18H704SFS
  - Dishwasher: Model Number: DW80M2020US
  - Refrigerator: Model Number: RT18M6215SR
- Disposal Unit Insinkerator Badger
- Washer Dryers: Stackable 2-piece washer and dryer equal to LG WM3270CW/ DLE3170

#### Division 12 – Cabinets

- Cabinets shall have Thermafoil doors with melamine box. Construction shall include 1/2" particle board with 3/4" melamine shelves and solid wood dove tail draw box
- Upper cabinets are 42" tall
  - Door Style: Manor Door
  - Finish: Latitude West #L532
  - Door hardware to be concealed hinge, manufactured by Blum Inc. or equal, soft close operation.
  - Door and Drawer pulls by Liberty Hardware, Modern Edge 5 1/16" Cabinet pull, flat black
  - Manufacturer: Contact Metropolitan Kitchens, 505 University Ave Norwood, MA
- Countertops shall be Silestone 1 1/4" "Cemento" with full tile backsplash.
- Countertops in bathrooms shall match kitchen.

- No window treatment shall be provided.

#### Division 15 – Plumbing

- All new waste line laterals in Schedule 80 PVC shall be assumed.
- All new domestic water piping in CPVC or PEX shall be assumed.
- Provide frost proof sillcock at driveway
- Gas to be individually metered on the exterior. All new steel gas piping shall be assumed.
- Hot Water shall be provided with individual tankless hot water heater. Tankless heaters shall be equal to Navien or State and located within units. Intake and Exhaust piping to the exterior shall be with PVC piping with concentric fittings.
- Fixtures:
  - Sinks: Kohler Verticyl
  - Faucets: Grohe Eurostyle
  - Toilets: Kohler Persuade
  - Tubs: Kohler Underscore
  - Shower/Tub Trim: Grohe Eurostyle
  - Kitchen Sinks: Sterling

#### Division 15 – Fire Protection

- Omitted

#### Division 15 – HVAC

- HVAC is provided by a fan coil located within the unit and powered from the Unit's load center. Hot water is provided to the AHU from the domestic instantaneous HW heater while refrigerant for AC is provided from individual air cooled condensing units located outside the building on the roof.
- SEER Rating of ACCU's shall be 14
- Ducting within the units shall allow flex duct for the 12 feet of run to the diffuser. Rigid duct can be sheet metal or duct board.
- Bathroom Exhaust fans shall be provided ducted to the exterior.
- Dryer exhaust shall be provided and ducted to the exterior.

#### Division 16 – ELECTRICAL

- Provide 1 house meter; 100A load center and (2) 150 AMP unit panels
- New wiring per NEC should be assumed.
- Wiring for Cable TV to a MAP panel shall be assumed.
- Smoke and carbon monoxide detectors per code
- Lighting:
  - Exterior Lighting shall assume the following:
    - (2) entry sidelights
    - (1) motion security light at driveway
  - Interior Lighting shall assume the following:

- (1) Decorative Ceiling mounted fixture at entries
- (4) 4" diameter LED downlights in kitchen areas
- (4) 4" diameter LED downlights in living spaces
- (2) 4" diameter LED downlights in bedrooms
- 1 additional ceiling mounted fixture in halls
- LED undercabinet lighting in kitchens

END OF OUTLINE SPECIFICATIONS

### 140 Weston Road Cost Breakdown - 2 UNITS

Item	Quantity	Unit	Unit Cost	Total
<b>Project Requirements</b>				
General Labor open shop	1	ls	\$ 2,000.00	\$2,000.00
Supervision	1	ls	\$ 20,000.00	\$20,000.00
Dumpsters	6	ea.	\$ 550.00	\$3,300.00
Temp Toilets & Drinking Water	4	months	\$ 252.00	\$1,008.00
Temporary electrical service and consumption, by Owner	4	months	\$ 50.00	\$200.00
Temporary construction fencing/ maintain 2 gates	1	ls	\$1,500	\$1,500.00
Tree Removal	1	ls	\$ 1,500.00	\$1,500.00
Tree protection	1	ls	\$ 1,000.00	\$1,000.00
<b>Project Requirements</b>			<b>TOTAL</b>	<b>\$30,508</b>
<b>Demolition</b>				
<b>General Conditions</b>				
Mobilization and Demobilization of Equipment				
Supervision of Site Work by competent person				
Police Details as needed				
Required Dig Safe Permits, Trench Permits, DPW, Sidewalk, and any other Locally required Permits				
All waste collected to a central location				
<b>Demolition</b>				
Demolish and dispose of interior architectural finishes	1	ls		8000
Demolish and dispose rear shed building addition (17' x 5')	1	ls		2500
<b>Demolition</b>			<b>TOTAL</b>	<b>\$10,500</b>
<b>Site Work</b>				
<b>General Conditions</b>				
Mobilization and Demobilization of Equipment				
Layout of Installations from supplied Bench Marks				
Supervision of Site Work by competent person				
Police Details as needed				
Required Dig Safe Permits, Trench Permits, DPW, Sidewalk, and any other Locally required Permits				
All materials and tools are on rolling carts, nothing hits the ground				
All waste collected to a central location				
<b>Site Preparation</b>				
	1	ls	3000	3000
Remove and dispose of Trees	1	ls	Inc. above	
Remove and dispose Asphalt	85	cy	Inc. above	
<b>Erosion &amp; Sediment Control</b>				
	1	ls	2000	2000
CB Sediment Traps (silt sack)	1	ls	Inc. above	
Temp Const Entrance - 2" crushed stone 6" thick	1	ls	Inc. above	
Erosion control barrier - Wattles	1	ls	Inc. above	
<b>Earthworks</b>				
	1	ls	8000	8000
E&B Building & Garage Foundations	1	ls	Inc. above	
Prep at Addition Foundation	1	ls	Inc. above	

Slab Prep at basement	1	ls	Inc. above	
<b>Asphalt, &amp; Concrete</b>	1	ls	3500	3500
Bitumniuous pavement driveway				
<b>Sewer</b>	1	ls	4000	4000
4" PVC Sewer Pipe (in site)	10	lf	Inc. above	
Connection to existing Sewer System (in street)	1	ls	Inc. above	
<b>Water</b>	1	ls	4000	4000
1" Copper (in street)	1	ls	Inc. above	
cut and cap existitng lines in street	1	ls	Inc. above	
Pressure Test & Chlorination	1	ls	Inc. above	
<b>Site Improvements</b>	1	ls	2500	2500
Finish Grade	5	days	Inc. above	
<b>Site Work TOTAL</b>				<b>\$27,000</b>
<b>Landscaping</b>				
<b>General Conditions</b>				
Mobilization and Demobilization of Equipment				
Layout of Installations from supplied Bench Marks				
Supervision of Site Work by competent person				
<b>Landscaping</b>				
<b>Plantings</b>	1	ls	2000	2000
<b>Site Improvements</b>	1	ls	2000	2000
Furnish and install soil mixes	1	ls	Inc. above	
Furnish and install pine bark mulch	1	ls	Inc. above	
<b>Pavers</b>	1	ls	3000	3000
Front Walkway - Pavers	1	ls	Inc. above	
Rear Terrace Patio	1	ls	Inc. above	
Side Terrace Patio (Unit 2)	1	ls	Inc. above	
<b>Landscaping TOTAL</b>				<b>\$7,000</b>
<b>Concrete</b>				
<b>General Conditions</b>				
Mobilization and Demobilization of Equipment				
Layout of Installations from supplied Bench Marks				
Supervision of Site Work by competent person				
Saw Cutting				
Provide pumps as necessary				
<b>Concrete</b>	1	ls	8500	8500
<b>Reinforcing/ Concrete/ Accessories</b>				
Rebar shop drawings and setting plans	1	ls	Inc. above	
Furnish reinforcing steel; grade 60-A615; cut, bent, bundled, tagged and delivered to site	1	ls	Inc. above	



Furnish vapor barrier	1	ls	Inc. above	
Furnish 2" 60 PSI rigid insulation	1	ls	Inc. above	
Furnish bentonite water stop	1	ls	Inc. above	
Furnish concrete	1	ls	Inc. above	
<b>Concrete foundations</b>				
Form, place reinforcing steel, and pour footings for rear addition	1	ls	Inc. above	
Form, place reinforcing steel, and pour foundation walls for rear additon	1	ls	Inc. above	
Set anchor bolts, install and grout leveling plates, and install embed items	1	ls	Inc. above	
<b>Concrete flatwork</b>				
Place and finish 4' basement floor slab	1	sf	Inc. above	
Install 15 mil poly vapor barrier under the slab	1	ls	Inc. above	
<b>Concrete TOTAL</b>				<b>\$8,500</b>
<b>Masonry</b>				
<b>General Conditions</b>				
Mobilization and Demobilization of Equipment				
Layout of Installations from supplied Bench Marks				
Supervision of Site Work by competent person				
<b>Masonry</b>	1	ls	\$4,500	\$4,500
<b>Exterior Masonry</b>				
Repoint existitng block foudnation	1	ls	Inc. above	
Repoint existitng chimney	1	ls	Inc. above	
Rebuild masonry entry stoop	1	ls	Inc. above	
<b>Masonry TOTAL</b>				<b>\$4,500</b>
<b>Misc. Metals/ Steel</b>				
<b>General Conditions</b>				
<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
Mobilization and Demobilization of Equipment				
Layout of Installations from supplied Bench Marks				
Supervision of Site Work by competent person				
<b>Misc. metals</b>	1	ls	2100	2100
Furnish and Install 42" H post aand railing at unit entries	1	ls	Inc. above	
<b>Misc. Metals/ Steel TOTAL</b>				<b>\$2,100</b>
<b>Rough Carpentry</b>				
<b>General Conditions</b>				
Mobilization and Demobilization of Equipment				
Layout of Installations from supplied Bench Marks				
Supervision of Site Work by competent person				
<b>Rough Carpentry</b>				

<b>Framing/ Materials</b>	1	ls	<b>14200</b>	<b>14200</b>
SILL SEALER			Inc. above	
LOOSE 2X KD STUDS & PLATES			Inc. above	
LOOSE 2X PT STUDS & PLATES			Inc. above	
JACKS AND KINGS			Inc. above	
SILLS			Inc. above	
DOOR & WINDOW HEADERS W/ SPACERS			Inc. above	
WOOD STRUCTURAL POSTS			Inc. above	
EXTERIOR WALL SHEATHING			Inc. above	
SHEAR WALL SHEATHING			Inc. above	
SAFETY RAILS			Inc. above	
WALL BRACING			Inc. above	
PEEL AND STICK SELF ADHERING WATER AND AIR BARRIER			Inc. above	
SELF ADHERED FLASHING WINDOWS			Inc. above	
SELF ADHERED FLASHING DOORS			Inc. above	
SIMPSON HOLD DOWN HARDWARE			Inc. above	
FLOOR TRUSSES			Inc. above	
FLOOR LVL BEAMS			Inc. above	
FLOOR SHEATHING			Inc. above	
SUB FLOOR ADHESIVE			Inc. above	
BLOCKING AND BRACING			Inc. above	
CORRIDOR FRAMING			Inc. above	
2X STRONGBACKS			Inc. above	
SIMPSON HARDWARE			Inc. above	
WOOD ROOF TRUSS			Inc. above	
TRUSS TO TRUSS HARDWARE			Inc. above	
WOOD ROOF TRUSS BRACING			Inc. above	
WOOD 2X ROOF FRAMING (STICK)			Inc. above	
ROOF SHEATHING (FLAT)			Inc. above	
HURRRICANE TIE DOWNS			Inc. above	
FLAT ROOF BLOCKING			Inc. above	
BLOCKING FOR ROOF TOP EQUIPMENT			Inc. above	
ROOF TOP SAFETY RAILS			Inc. above	
<b>Framing Labor</b>				
Layout in permanent chalk lines shall be provided of GC's	1	ls	<b>15100</b>	<b>15100</b>
Frame floor systems with open web trusses at addition			Inc. above	
Frame and install Exterior & Interior Walls at additon			Inc. above	
Frame Roof additon systems with open web trusses, pitch			Inc. above	
Supply and install hold-down materials			Inc. above	
Complete and drywall work necessary within wood framing			Inc. above	
Rebuild Unit 1 entry porch			Inc. above	
Main structure framing, as needed			Inc. above	
<b>Siding/ Exterior trim/ Porch repair</b>				
<b>Labor</b>	1	ls	<b>8900</b>	<b>8900</b>
Install Air vapor barrier at reart addition			Inc. above	
Install windows, doors, and flash at rear additon			Inc. above	
Install all exterior trim at rear addition			Inc. above	
Furnish and install Primed Hardie Clapboard at rear additon			Inc. above	
Furnish and install Primed Hardie 7/17"			Inc. above	
Furnish and install Nichiha siding			Inc. above	

Reframe front porch			Inc. above	
Clapboard repairs on main structure, as needed			Inc. above	
<b>Materials</b>	1	ls	4000	4000
FIBER CEMENT SIDING AT ADDITION			Inc. above	
FIBER CEMENT TRIM AT ADDITION			Inc. above	
RAKES, SOFFITS, WATER TABLES AT ADDITION			Inc. above	
WOOD CLAPBOARD REPLACEMENT, ALLOWANCE			Inc. above	
<b>Rough Carpentry TOTAL</b>				<b>\$42,200</b>
<b>Finish Carpentry/ Millwork</b>				
<b>General Conditions</b>				
Mobilization and Demobilization of Equipment				
Layout of Installations from supplied Bench Marks				
Supervision of Site Work by competent person				
<b>Casework/ Millwork</b>				
<b>Unit 1</b>				
Baseboard paint grade 1x6	1	ls	2800	2800
Door casing paint grade 1x3			Inc. above	
Base melamine cabinets 24" deep - Manor Door, Latitude West	1	ls	2400	2400
Wall cabinets melamine 12" deep x 36" tall Manor Door, Latitude West			Inc. above	
Quartz countertop 3cm	1	ls	1500	1500
Closet shelf and rod	3	ls	150	450
Vanity base 21" deep sink and DWR bank white lacquer at exposed	2	ls	500	1000
<b>Unit 2</b>				
Baseboard paint grade 1x6	1	ls	2800	2800
Door casing paint grade 1x3			Inc. above	
Install new stair treads and railing	1	ls	3000	3000
Base melamine cabinets 24" deep - Manor Door, Latitude West	1	ls	2400	2400
Wall cabinets melamine 12" deep x 36" tall Manor Door, Latitude West			Inc. above	
Quartz countertop 3cm	1	ls	1900	1900
Closet shelf and rod	3	ls	150	450
Vanity base 21" deep sink and DWR bank white lacquer at exposed	2	ls	500	1000
<b>Finish Carpentry/ Millwork TOTAL</b>				<b>\$19,700</b>
<b>Roofing</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
All materials and tools are on rolling carts, nothing hits the ground				
All waste collected to a central location				
Samples				
Hoisting/lifts				
<b>Roofing</b>	1	ls	11000	11000
Install 30 year architectural shingles			Inc. above	
Grace and water shield over entire area to be reroofed			Inc. above	
New gutters and downspouts			Inc. above	
remove existng shingles and replace sheathing as needed			Inc. above	

<b>Roofing</b>	<b>TOTAL</b>			<b>\$11,000</b>
<b>Insulation, Firestopping, Joint Sealants</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
All materials and tools are on rolling carts, nothing hits the ground				
All waste collected to a central location				
<b>Insulation, Firestopping, Joint Sealants</b>	1	ls	<b>13000</b>	<b>13000</b>
Furnish and install roof assembly R-49 closed cell spray foam insulation at roofs			Inc. above	
Furnish and install R21 open cell spray foam insulation at exterior walls			Inc. above	
Furnish and install sound batt insulation 6" at double wall demising, corridor walls			Inc. above	
<b>Waterproofing/ Caulking</b>	1	ls	<b>1000</b>	<b>1000</b>
Below grade sheet damproofing at building additon foundation			Inc. above	
<b>Insulation, Firestopping, Joint Sealants</b>	<b>TOTAL</b>			<b>\$14,000</b>
<b>Doors, Frames and Hardware</b>				
<b>General Conditions</b>				
Just in time deliveries				
Meeting Progress schedule				
<b>Doors Frames, Doors, Hardware</b>	1	ls	<b>4800</b>	<b>4800</b>
restore entry door on main building			Inc. above	
Furnish new entry door at rear addition			Inc. above	
Furnish interior wood frames and doors			Inc. above	
Furnish finish hardware for doors			Inc. above	
Install doors and hardware			Inc. above	
	<b>Doors, Frames and Hardware TOTAL</b>			<b>\$4,800</b>
<b>Glass &amp; Glazing &amp; Aluminum</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
Meeting Progress schedule				
submittals/shops/samples				
<b>Window Restoration</b>	1	ls	<b>4900</b>	<b>4900</b>
Restore existing two over two single pane windows			Inc. above	
<b>Alumniun Clad Windows (side elevations and rear additon)</b>	1	ls	<b>7000</b>	<b>7000</b>
Furnish two over two double hung windows			Inc. above	
	<b>Glass &amp; Glazing &amp; Aluminum TOTAL</b>			<b>\$11,900</b>
<b>Gypsum Drywall</b>				
<b>General Conditions</b>				

Supervision of Site Work by competent person				
Just in time deliveries				
Meeting Progress schedule				
install of access panels furnished by others				
continuous clean up while onsite				
<b>Blueboard and Plaster</b>	1	ls	15000	15000
Furnish and Install 1/2" gypsum wallboard and veneer cot plaster			Inc. above	
Furnish and Install Durock and Mold Resistant GWB on bathroom walls			Inc. above	
Frame lower ceilings for mechanicals, as needed			Inc. above	
Fire tape concealed GWB & finish smooth and sand exposed GWB			Inc. above	
Punchlist patching			Inc. above	
<b>Gypsum Drywall</b>	<b>TOTAL</b>			<b>\$15,000</b>
<b>Flooring</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
All materials and tools are on rolling carts, nothing hits the ground				
All waste collected to a central location				
<b>Flooring</b>				
Furnish and Install 12x24 Porcelain at bathroo floors	1	ls	3500	3500
Furnish and Install 2 x 4 Ceramic Tile at shower and tub surrounds	1	ls	3500	3500
Furnish and Install 2 1/2" red oak flooring at additoin in living areas in addition	1	ls	4500	4500
Furnsih and Install wall to wall carpeting at bedrooms and closets	1	ls	1800	1800
Refinish hardwood flooring and stairs in main building	1	ls	5100	4100
Schluter metal transition at tub/shower surround	1	ls	500	500
Schluter Kerdi-Shower waterproofing kit	1	ls	1000	1000
Schluter Kerdi-Tub waterproofing kit	1	ls	500	500
Allowance 2" marble threshold at unit shower curb	1	ls	300	300
Allowance 2" marble threshold at unit bath entry	1	ls	400	400
Floor preparation			Inc. above	
Floor Protection			Inc. above	
<b>Flooring</b>	<b>TOTAL</b>			<b>\$20,100</b>
<b>Painting</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
Meeting Progress schedule				
submittals/samples				
<b>Paint</b>				
Painting of interior	1	ls	7500	7500
Painting of exterior as detailed	1	ls	6500	6500
Punchlist work	1	ls	Inc. above	
<b>Painting</b>	<b>TOTAL</b>			<b>\$14,000</b>

<b>Specialties</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
All materials and tools are on rolling carts, nothing hits the ground				
All waste collected to a central location				
Just in time deliveries				
Meeting Progress schedule				
Procure Management of Documents				
submittals/samples/shops				
<b>Specialties</b>	1	ls	1500	1500
Furnish and install shower rods and curtains			Inc. above	
Furnish and install mail boxes		ls	Inc. above	
Furnish and install fire extinguisher cabinets			Inc. above	
Furnish and install toilet paper holder			Inc. above	
Furnish and install robe hooks			Inc. above	
Furnish and install towel bar			Inc. above	
Furnish and install towel ring			Inc. above	
<b>Appliances</b>				
<b>Unit 1</b>				
Furnish and Install Samsung NX58K3310SS	1	ls	900	900
Furnish and Install Samsung ME18H704SFS	1	ls	400	400
Furnish and Install Samsung DW80M2020US	1	ls	500	500
Furnish and Install Samsung RT18M6215SR	1	ls	900	900
INSINKERATOR 3/4hp Garbage Disposal	1	ls	125	125
LG 4.2 cu ft. Front Load Washer	1	ls	700	700
LG 7.5 cu ft. Front Load Electric Dryer	1	ls	700	700
LG Laundry Stacking Kit	1	ls	50	50
4 prong dryer cord	1	ls	50	50
<b>Unit 2</b>				
Furnish and Install Samsung NX58K3310SS	1	ls	900	900
Furnish and Install Samsung ME18H704SFS	1	ls	400	400
Furnish and Install Samsung DW80M2020US	1	ls	500	500
Furnish and Install Samsung RT18M6215SR	1	ls	900	900
INSINKERATOR 3/4hp Garbage Disposal	1	ls	125	125
LG 4.2 cu ft. Front Load Washer	1	ls	700	700
LG 7.5 cu ft. Front Load Electric Dryer	1	ls	700	700
LG Laundry Stacking Kit	1	ls	50	50
4 prong dryer cord	1	ls	50	50
<b>Specialties TOTAL</b>				<b>\$10,150</b>
<b>Plumbing</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
All materials and tools are on rolling carts, nothing hits the ground				
All waste collected to a central location				

Just in time deliveries					
Meeting Progress schedule					
Procure Management of Documents					
submittals/samples/shops					
concrete coring					
furnish all access panels to be installed by others					
testing					
startup of systems					
as built					
fire stopping					
seismic supports					
testing					
permits					
chlorination					
<b>Plumbing</b>		1	ls	30500	30500
Furnish and install PVC waste pipe for kitchens and bathrooms				Inc. above	
Furnish and install main water service				Inc. above	
Furnish and install PVC water risers				Inc. above	
Furnish and install all CPVC water distribution piping				Inc. above	
Furnish and install Navien tankless water heater for each unit				Inc. above	
Furnish and install gas main/ meters				Inc. above	
Furnish and install gas piping to units in mega press				Inc. above	
Furnish and install fresh air and exhaust for heaters and terminate in specified				Inc. above	
Furnish and install tubs				Inc. above	
Furnish and install toilets				Inc. above	
Furnish and install kitchen sinks				Inc. above	
Furnish and install bathroom vanity plumbing				Inc. above	
Furnish and install washer/ Dryer hook ups				Inc. above	
<b>Plumbing TOTAL</b>					<b>\$30,500</b>
<b>HVAC</b>					
<b>General Conditions</b>					
Supervision of Site Work by competent person					
All materials and tools are on rolling carts, nothing hits the ground					
All waste collected to a central location					
Just in time deliveries					
Meeting Progress schedule					
Procure Management of Documents					
rigging and hoisting					
concrete coring					
furnish all access panels to be installed by others					
startup of systems					
as built					
fire stopping					
seismic supports					
permits					
<b>HVAC</b>		2	ls	13500	27000
Hydro Heat/14 SEER AC Systems by 1" CO. or Equal.				Inc. above	

Apt Duct Systems Complete w/Sheet Metal, Flex 5', all RGD's by Titus or Equal			Inc. above	
Refrigeration and Condensate Piping as Required			Inc. above	
Independent Test and Balance			Inc. above	
Ex Fans and Duct Systems as needed	4	ls	350	1400
Low Voltage Wiring Complete	2	ls	300	600
<b>HVAC</b>			<b>TOTAL</b>	<b>\$29,000</b>
<b>Electrical</b>				
<b>General Conditions</b>				
Supervision of Site Work by competent person				
All materials and tools are on rolling carts, nothing hits the ground				
All waste collected to a central location				
Just in time deliveries				
Meeting Progress schedule				
Procure Management of Documents				
submittals/samples/shops				
concrete coring				
furnish all access panels to be installed by others				
startup of systems				
as built				
fire stopping				
seismic supports				
testing				
permits				
<b>Electrical</b>	1	ls	19000	19000
Furnish and install temp power for site			Inc. above	
Furnish and install new power and distribution			Inc. above	
Furnish and install lighting package			Inc. above	
Furnish and install specified Serenity mirror (base option)			Inc. above	
Furnish and install retail area power for shell			Inc. above	
Furnish and install complete fire alarm system			Inc. above	
Furnish and install apartment wiring, devices, HVAC, Plumbing (Romex inside units)			Inc. above	
Furnish and install site lighting and exterior lighting			Inc. above	
Furnish and install tel/data			Inc. above	
<b>Electrical</b>			<b>TOTAL</b>	<b>\$19,000</b>
<b>Subtotal Cost</b>				<b>\$331,458</b>
GC Fee (7%)				<b>\$23,202</b>
Insurances (1.5%)				<b>\$4,972</b>
Contingency (5%)				<b>\$16,573</b>
			<b>TOTAL</b>	<b>\$376,205</b>