

01 00 -GENERAL REQUIREMENTS

01 11 13 -Summary of Work:

Construct a new 2-family residence in vacant lot at 5 Brigham Street between two existing townhouses and an addition to the rear of 6 Brigham Street to serve as the egress for both buildings.

01 11 16 -Work by Owner:

Owner will relocate utilities at 4 Brigham Street including dryer vents, telephone, cable, and power services prior to demolition of veneer wall.

01 12 -Additional Contracts:

This Contractor shall subcontract for the drilling of a geothermal well at the site.

This will include the relocation or disassembly of the existing deck in front of 6 Brigham Street and its reinstallation to match existing after this contractor has completed any grade recess or geothermal piping on lot 6 and as necessary on front of lot 5.

Contractor shall contract with a well driller to drill a geothermal well in the front yard of 5 or 6 Brigham Street as specified and to cap the casing, to be completed before work on this project is started.

01 14 -Work Restrictions:

Work shall not be done before 7 am nor after 6 pm Monday to Friday. No work shall be done on the weekends or legal holidays.

There shall be no parking on Brigham, Ruth or Ida Streets. Contractor's vehicles and those of his employees or subcontractors may park on Marginal Street or other public locations or private property locations provided by the contractor. Brigham, Ruth and Ida Streets may be used only while delivering materials or actively installing materials from a mobile unit (i.e. mobile lift for stucco facing and roofing along Ruth Street). Contractor vehicles may be parked on lot 5.

Work schedule shall be posted on the website to alert neighbors as to noisy, dusty or otherwise disruptive work.

01 21 13 -Allowances:

Contractor shall carry the following allowances for delivered materials (installation to be included in bid):

Appliances:
Ceramic Tile:
Kitchen Cabinets and countertops:
Bathroom fixtures:
Windows (including sliders and fixed):
Brick:

01 21 43 -Time Allowances:

The project shall be substantially complete within _____ calendar days of contract signing, after which an assessment of \$500 per calendar day shall be deducted from the contract amount until substantial completion is achieved.

01 23 -Alternates:

ALTERNATE 1: Provide temporary egress for 2nd & 3rd floor units at 6 Brigham:

Provide for temporary second means of egress (as approved by building inspector) for all existing units when rear stairs are removed and until new stairway is approved as a permanent egress.

Second Floor Unit only: \$ _____
Third Floor Unit only: \$ _____
Both units: \$ _____

ALTERNATE 2: Delete exterior recess under existing deck

Delete excavation, retaining walls, drywell, new door and granite foundation cutting under new door, pavers and insulation in recess floor, and pointing of exposed granite.

\$ _____

ALTERNATE 3: Provide a Performance Bond for entire project.

\$ _____

01 26 -Contract Modifications:

Except as noted, all materials are specified as “or equal”. Request for substitutions must be made in duplicate with all supporting data as required by the architect, in a timely manner to allow for necessary research. Requests shall include cost differences, required construction scheduling changes, requested approval dates and reason for request.

Change requests shall be made in duplicate and are not effective until dated and signed by both owner and contractor including cost time changes.

01 29 -Schedule of Values:

Prior to commencing any work and within two weeks of contract signing, the contractor shall submit a construction schedule and a schedule of values for work to be done and a proposed payment schedule. Such payment schedule shall be coordinated with and approved by any lending institution funding the construction, as well as the architect.

01 30 -Project management:

Project Website: Contractor shall start and maintain a project scheduling website to be maintained at least weekly and whenever scheduling changes are made, including immediate changes if events cause changes in same day scheduling. This site is for the use of neighbors so they can know what to expect in terms of work to be done. Progress photos will not be included in website.

Preconstruction meetings: A meeting shall be held with the owner reviewing schedule and scope prior to commencing work. A meeting with the on site supervisor of each trade shall be held with the architect prior to commencing that trade's work to review the specs and schedule.

Progress meeting: the Architect and Contractor shall meet once a week to review the week's progress and schedule for the next week.

Submissions: All required submissions shall be submitted to the architect with all necessary backup data, a minimum of 2 weeks prior to being ordered. The contractor shall submit to the architect within two weeks of contract signing, a schedule of when decisions as to color or material must be made.

01 35 -Special Procedures:

If Alternate 1 (temporary egress stair) is NOT included:

Owner will have the second and third floor units vacated by the end of the month after the contract signing.

The stairwell in the alcove of Lot #6 must be useable as an egress stair (and so approved by the official) within 45 days of the demolition of the existing stair.

Demolition of such egress shall occur only on the first three days of the month.

Renovations within the existing units of 6 Brigham Street shall be completed and the dust and debris cleaned within said 45 days with an occupancy permit so the units may be re-occupied.

If Alternate 1 (temporary egress stair) IS included:

The contractor shall provide approved a temporary secondary egress stair and path for all existing units in 6 Brigham Street until new stair is approved.

Clean Construction debris, including mud, stone, packing etc., from Brigham Ruth and Ida Streets and Golden Stairs Terrace Park as they occur and weekly and/or as needed.

Remove any hazardous materials from site as required by law.

Schedule an interior audit of #4 Brigham from the Owner (Richard Pratt). Record and photograph existing interior surfaces and conditions. Exercise care not to damage any property beyond the #4 and #6 property lines.

01 35 -Lead Paint Removal:

The second floor unit at 6 Brigham Street has tested positive for lead paint, as has the rear exterior door to Ruth Street and the trim of the exterior rear basement headhouse. All renovations to these areas must be in accordance with the rules and regulations of the Massachusetts General Laws (105 CMR 460.00, c111, Section 189A-199B) and all other applicable regulations. A copy of the lead paint inspection report is available from the owner. Units 1 and 3 have not been tested.

01 40 -Regulatory Requirements:

Contractor shall obtain and pay for all permits, regulations, codes, laws, rules and regulations, pertaining to or required by the construction of this facility.

01 43 -Quality Assurance:

Provide two 4' x 4' brick veneer field sample mock-ups with mortar and brick selected by architect.

Except where specified to be included in the contract, the Owner may require and pay for inspections and testing of materials and installations as he sees fit. This will include flat roof testing by Electric Field Vector Mapping – (International Leak Detection-ILD) prior to overburden installation.

01 50 -Temporary Facilities:

01 51 -Temporary Utilities:

Toilets: Contractor may use toilet in basement of 6 Brigham.

Power: connect to existing Public Meter in rear panel at 6 Brigham. GC responsible for utility charges.

Water: use exist hose bibs at 6 Brigham Street. Owner will pay charges unless contract is careless with usage.

Contractor shall be responsible for all heating, cooling, fire protection, lighting, communications, first aid, office cleaning, maintaining of temporary egress

01 52 -Construction Facilities:

Field offices & storage: Basement of 6 Brigham, accessed from front or rear basement, may be used by the contractor for field offices and for legal storage of materials not hazardous to the occupants, if kept clean on a regular weekly basis, and if the stone floors are protected by masonite or 1/4" plywood with taped joints. Contractor shall maintain adequate first aid and emergency equipment on site at all times.

01 53 -Temporary Protection & Barriers:

Provide 4 ft high fencing around all excavations with a drop of 4 ft or more.

Security: After first floor exterior walls have been framed, provide temporary doors with locks (egress acceptable) on door openings and closed off windows on lower levels. Provide keys to owner. Contractor shall fence off all excavations of s drop of 4 feet or more.

Protect existing construction on #4 and #6 Brigham Street with 1/4" plywood covers over roofing and other objects a distance of 4 ft minimum beyond work area.

Provide protection for #6 Deck anchor bolts until deck is reinstalled.

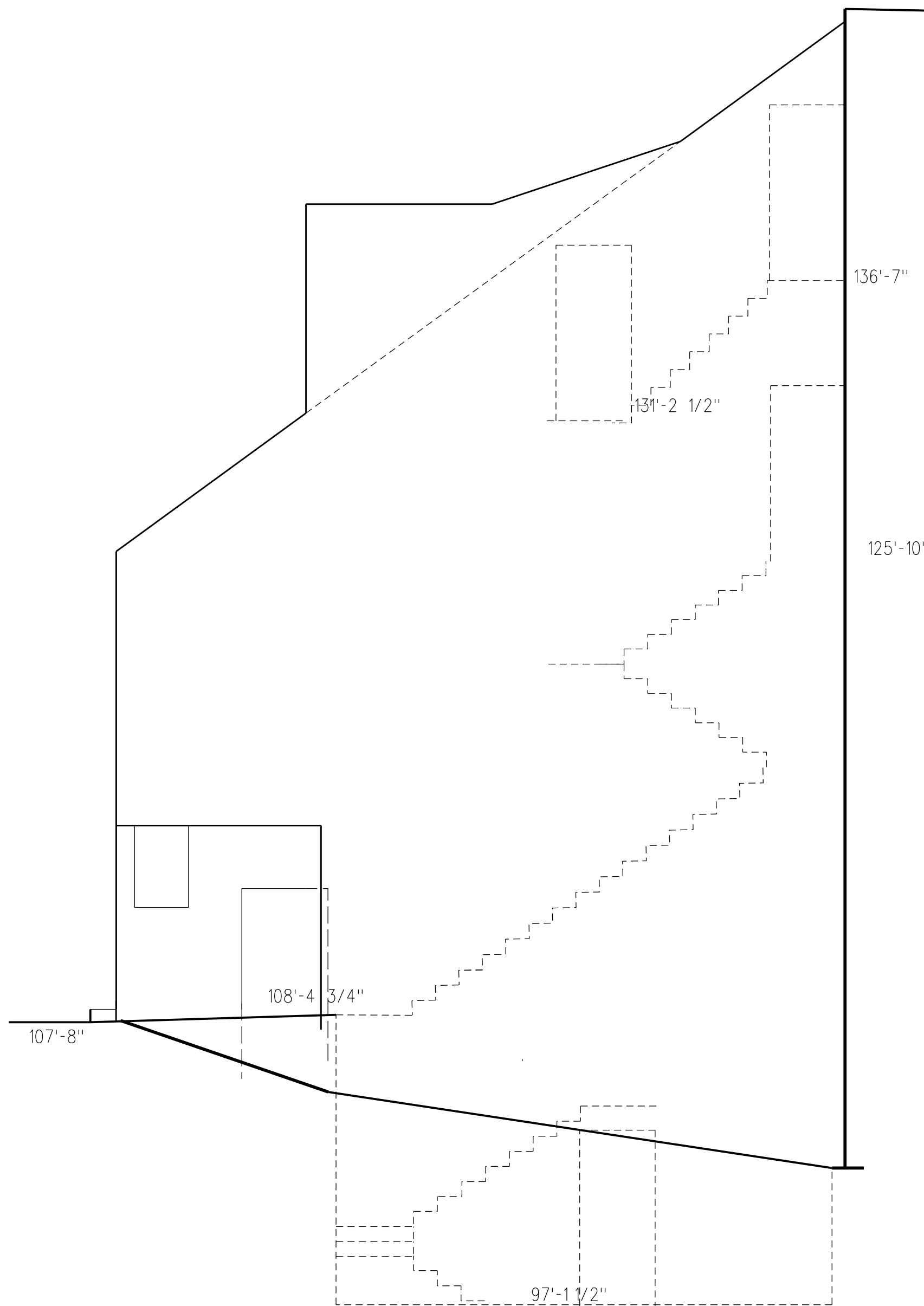
Provide silt barriers for well drilling and site excavation runoff.

01 70 -Close Out Procedures:

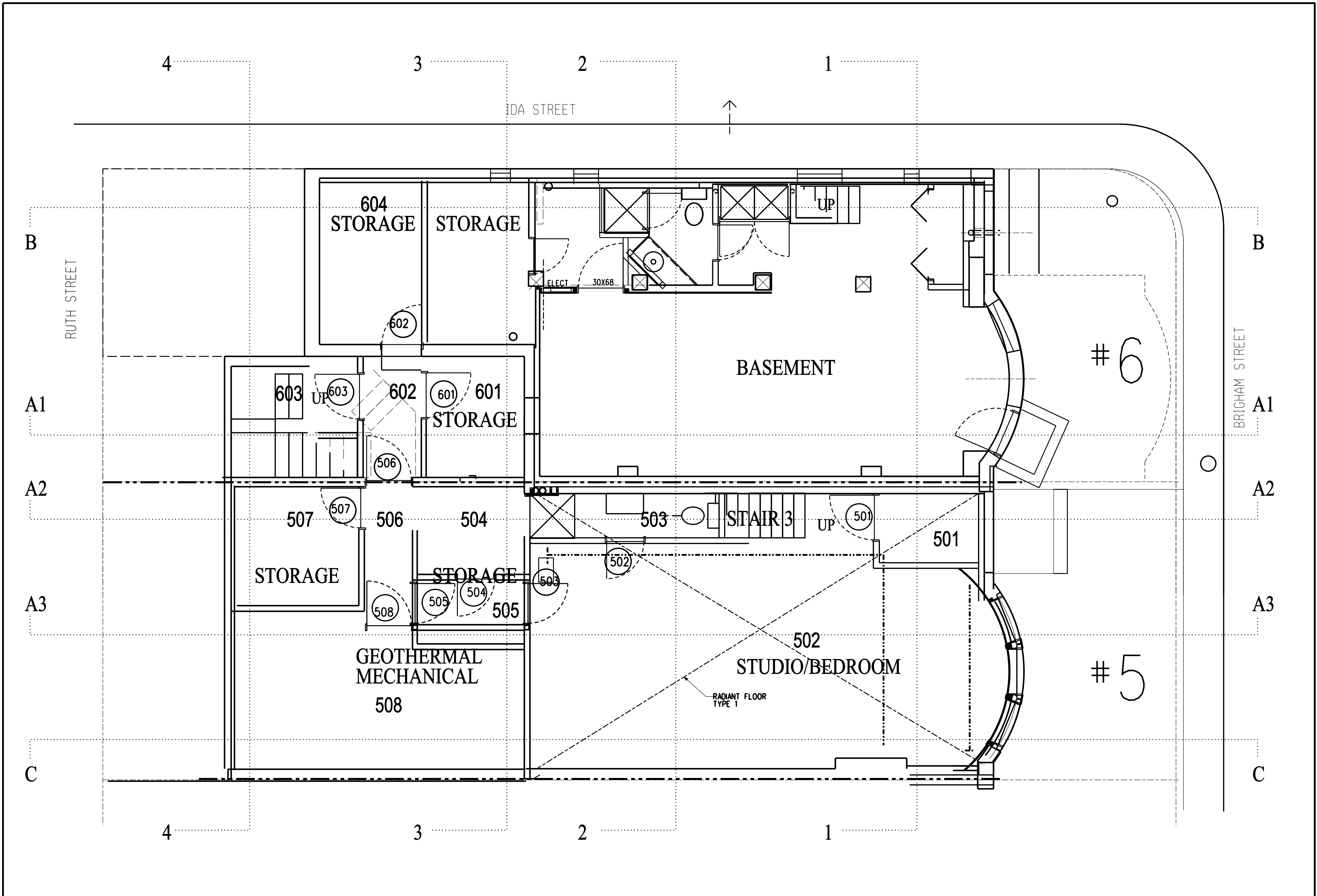
Provide Commissioning of full HVAC System.

Provide maintenance and operations manuals for all equipment and appliances, including operation, maintenance and preventive maintenance instructions.

Provide architect with a punch list of all items not yet completed and in need of repair, including testing of all electrical and plumbing facilities and fixtures.



6 BRIGHAM STAIR
WEST ELEVATION

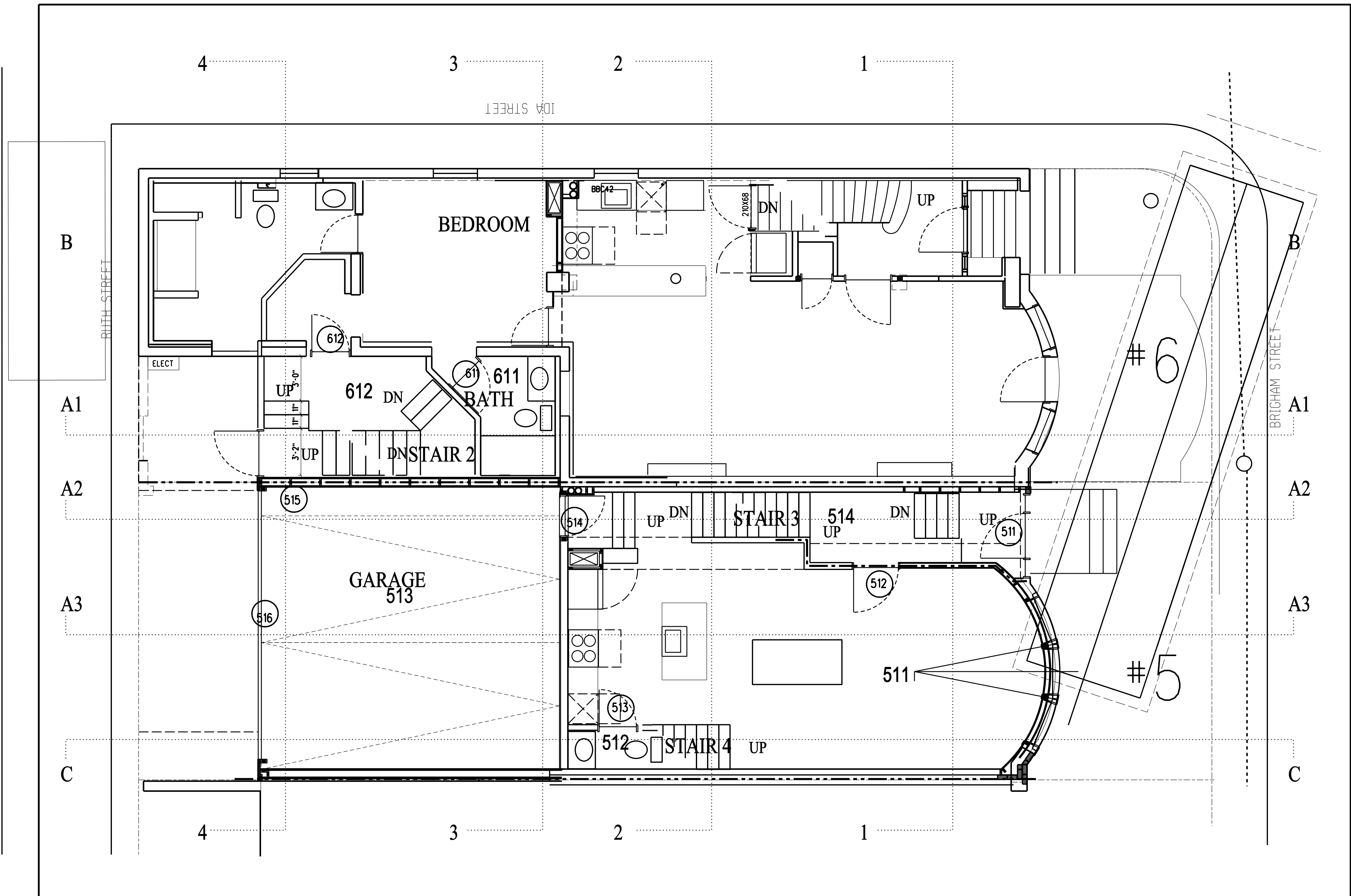


RUSSELL TREMAINE
ARCHITECT
DEC 30, 2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

BASEMENT
PLAN
1/4" = 1' 0"

A10

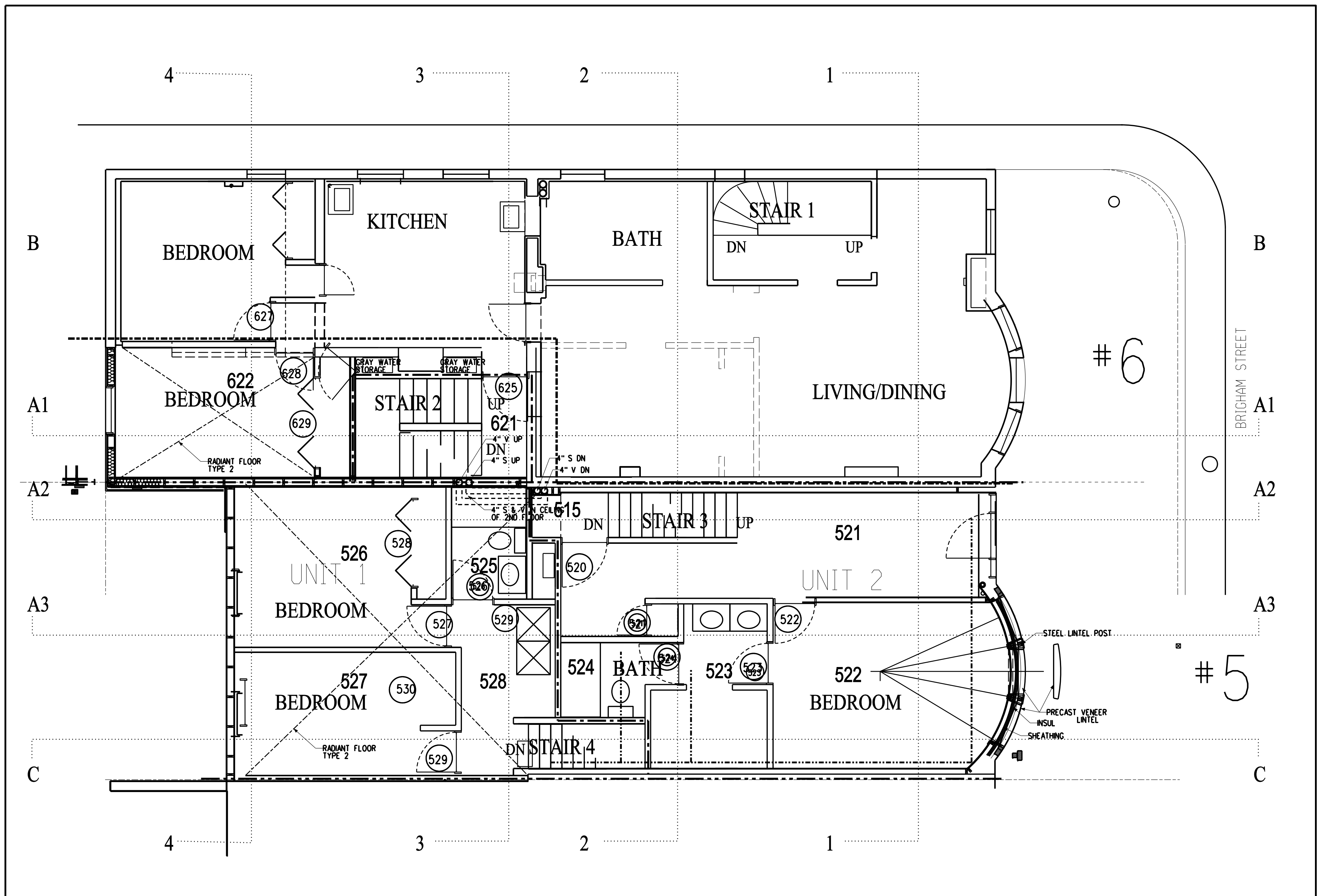


RUSSELL TREMAINE
ARCHITECT
DEC 30,2008

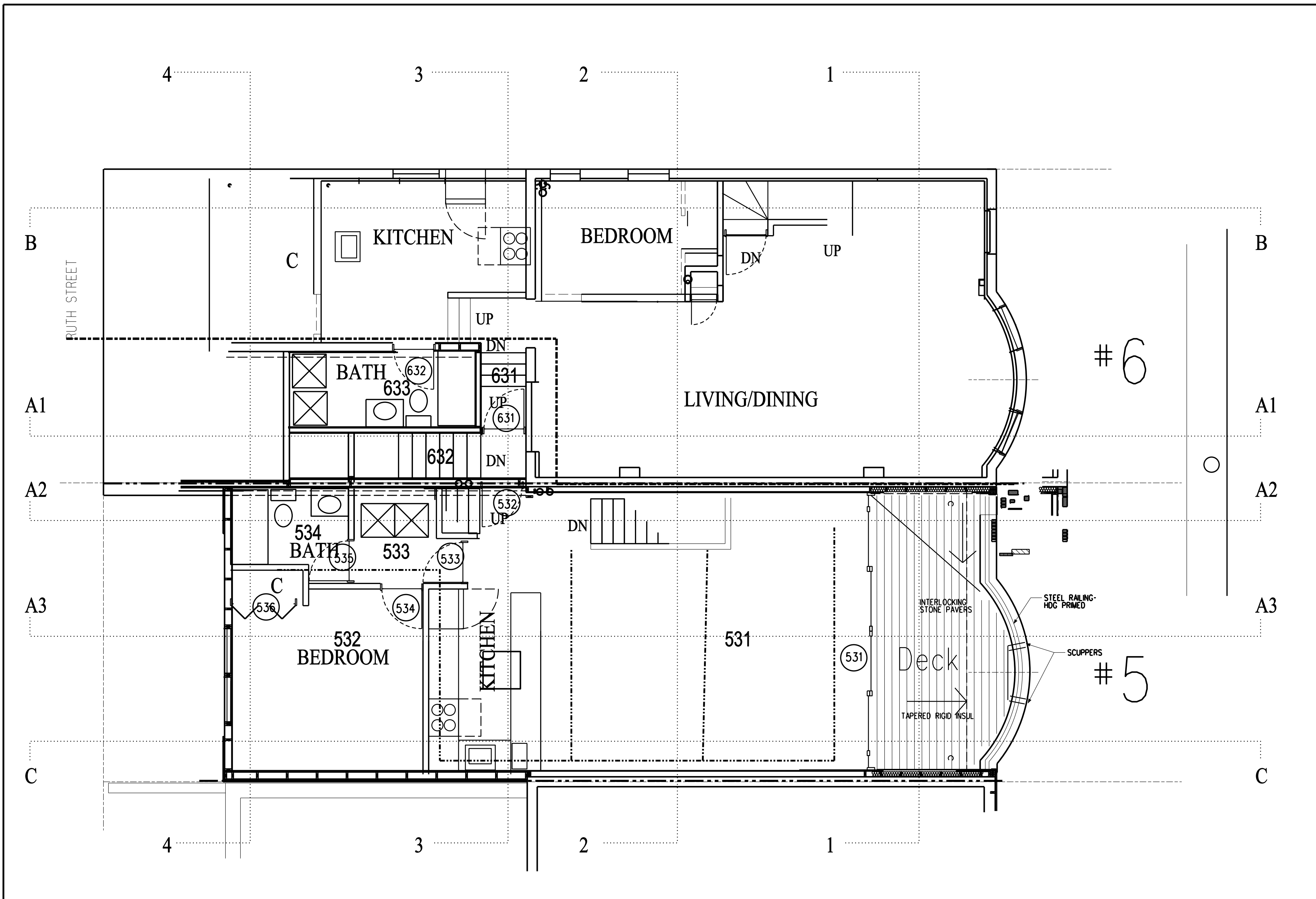
5 & 6 BRIGHAM STREET
EAST BOSTON, MA

FIRST FLOOR
PLAN
1/4" = 1' 0"

A11



	<p>RUSSELL TREMAINE ARCHITECT</p> <p>DEC 30, 2008</p>	<p>5 & 6 BRIGHAM STREET EAST BOSTON, MA</p>	<p>SECOND FLOOR PLAN</p> <p>1/4" = 1' 0"</p>	<p>A12</p>
--	---	---	--	------------

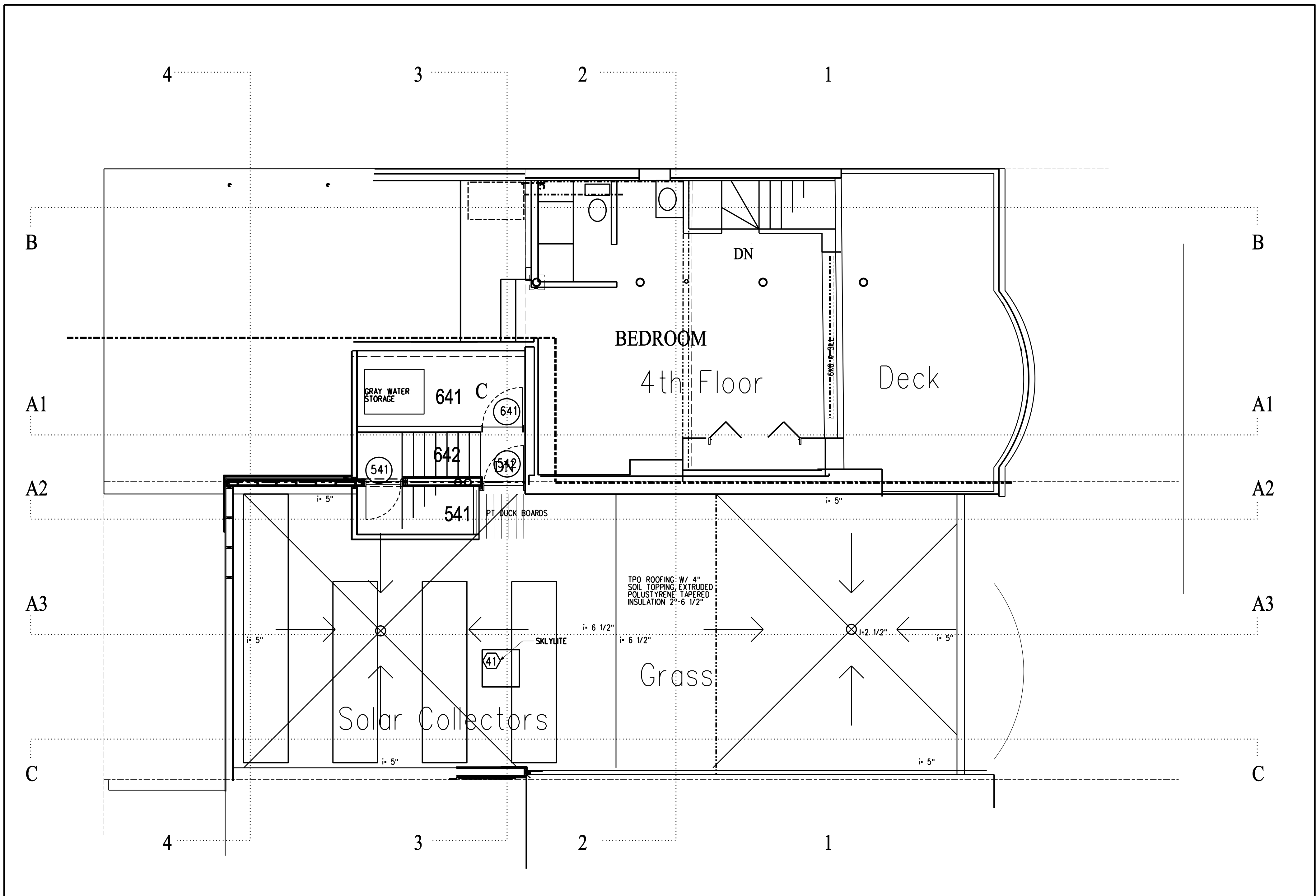


RUSSELL TREMAINE
ARCHITECT
DEC 30,2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

THIRD FLOOR
PLAN
1/4" = 1' 0"

A13

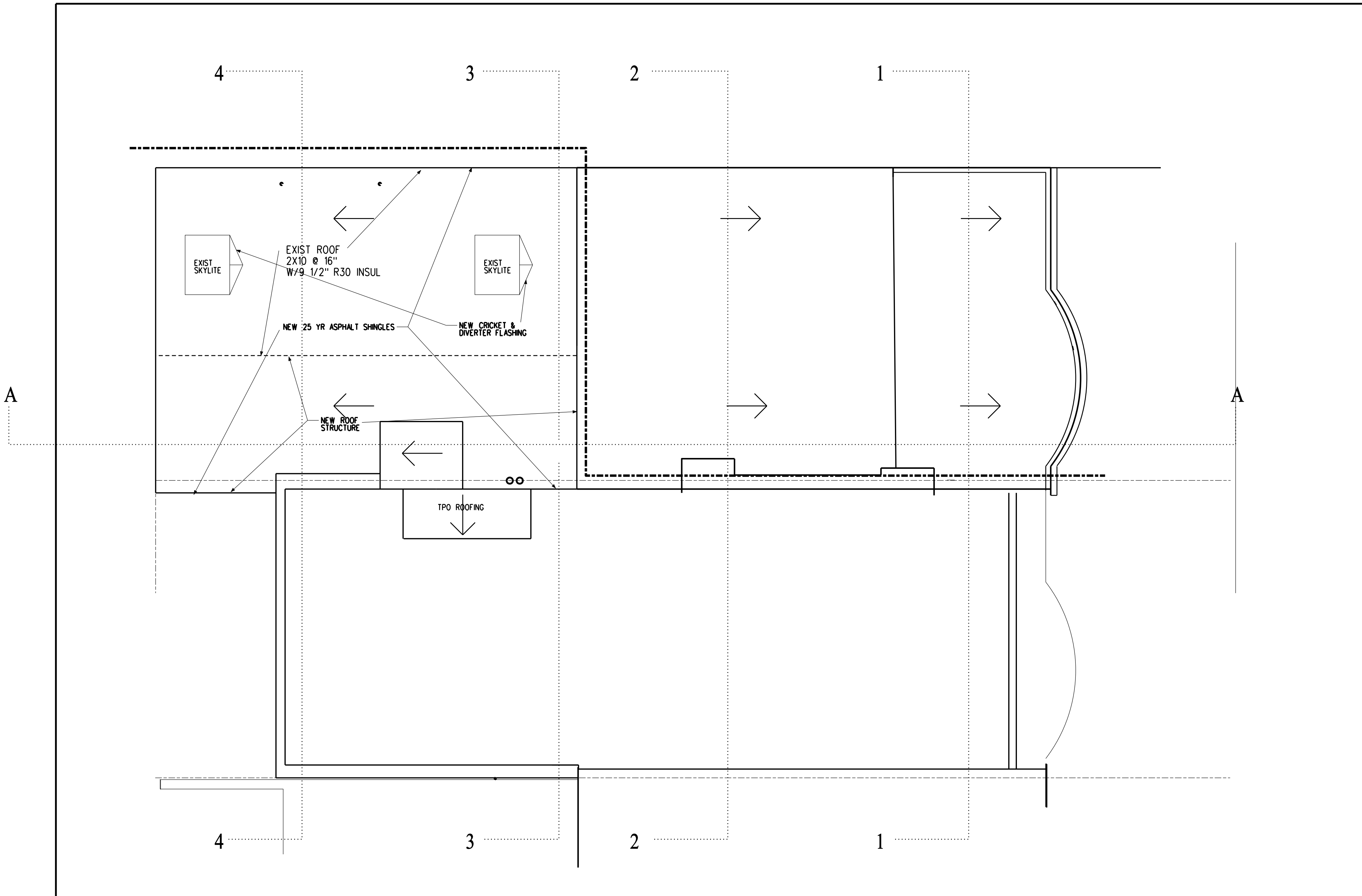


RUSSELL TREMAINE
ARCHITECT
DEC 30,2008

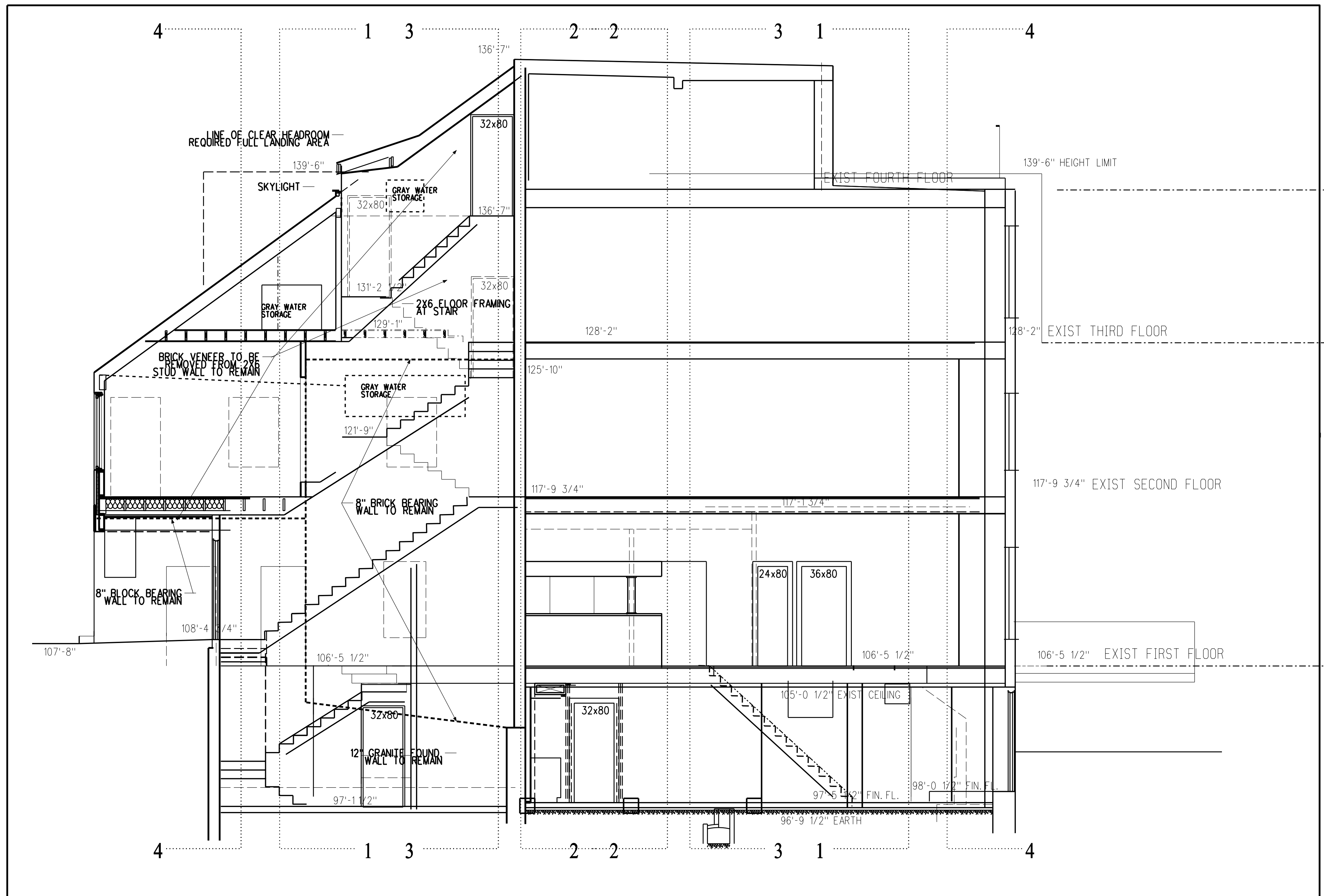
5 & 6 BRIGHAM STREET
EAST BOSTON, MA

FOURTH FLOOR
PLAN
1/4" = 1' 0"

A14



	<p>RUSSELL TREMAINE ARCHITECT</p> <p>DEC 30,2008</p>	<p>5 & 6 BRIGHAM STREET EAST BOSTON, MA</p>	<p>ROOF PLAN</p> <p>1/4" = 1' 0"</p>	<p>A15</p>
--	--	---	--	------------

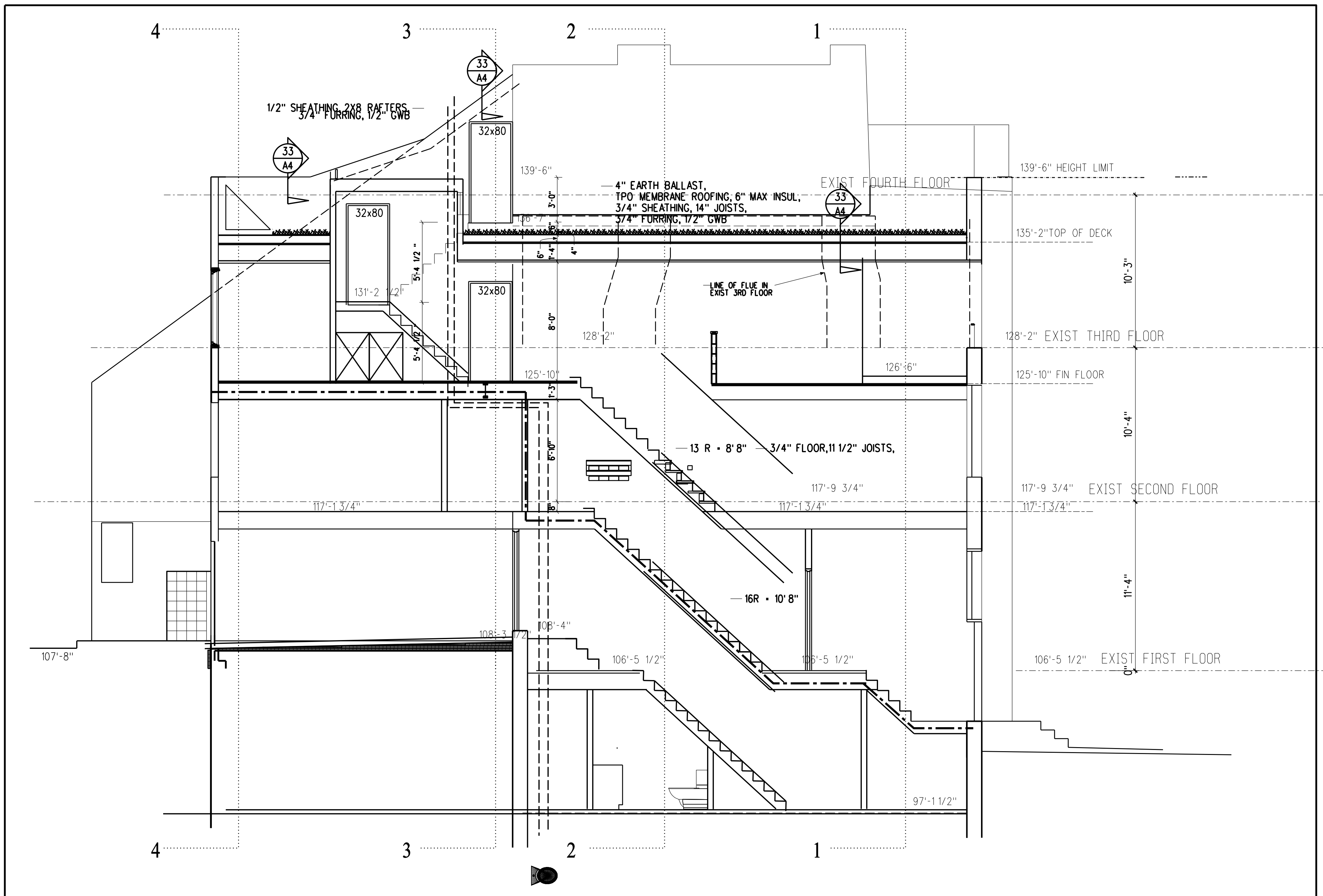


RUSSELL TREMAINE
ARCHITECT
DEC 30, 2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

SECTION A1
1/4" = 1' 0"

A21



RUSSELL TREMAINE
ARCHITECT

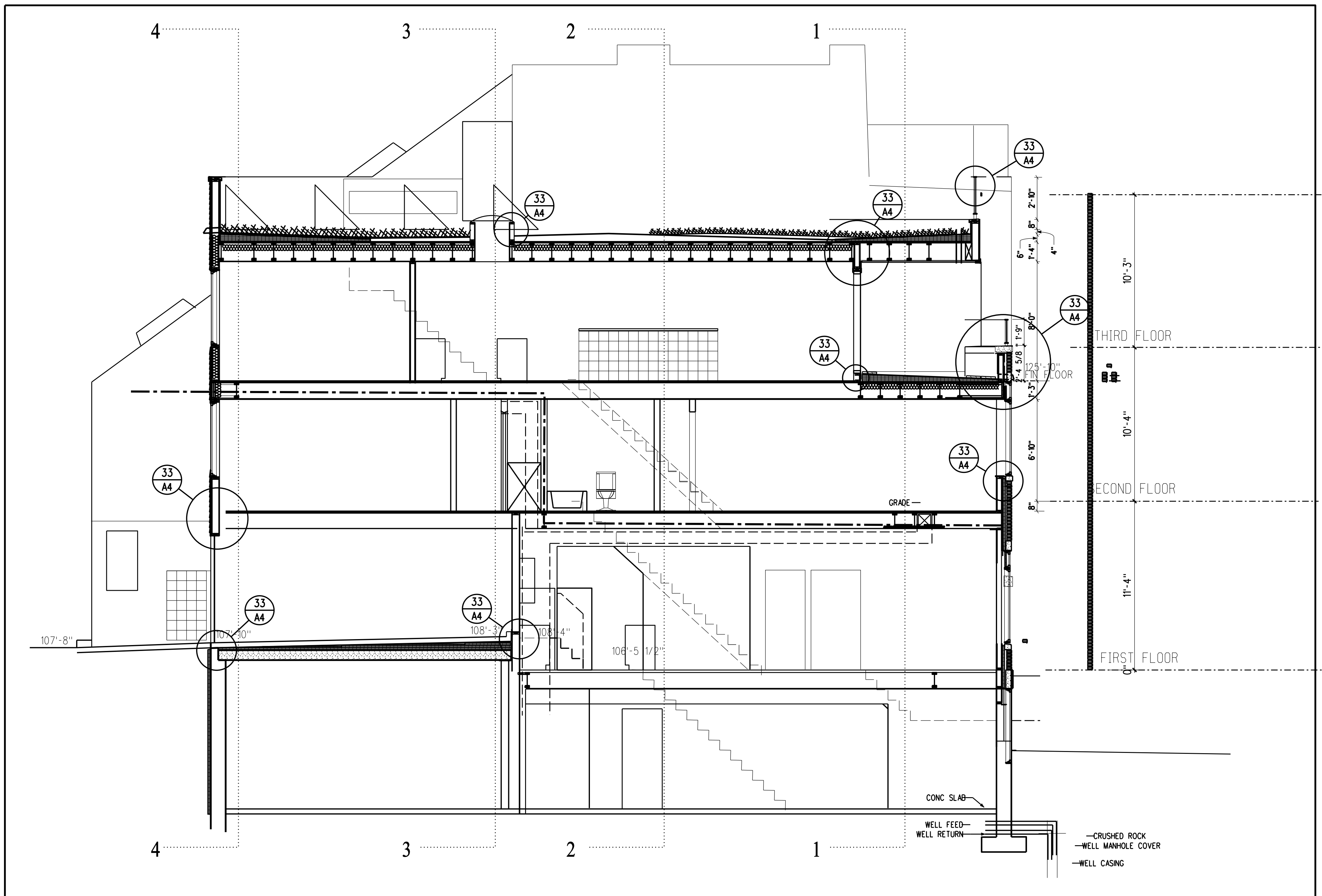
DEC 30, 2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

SECTION A2

1/4" = 1' 0"

A22



RUSSELL TREMAINE
ARCHITECT

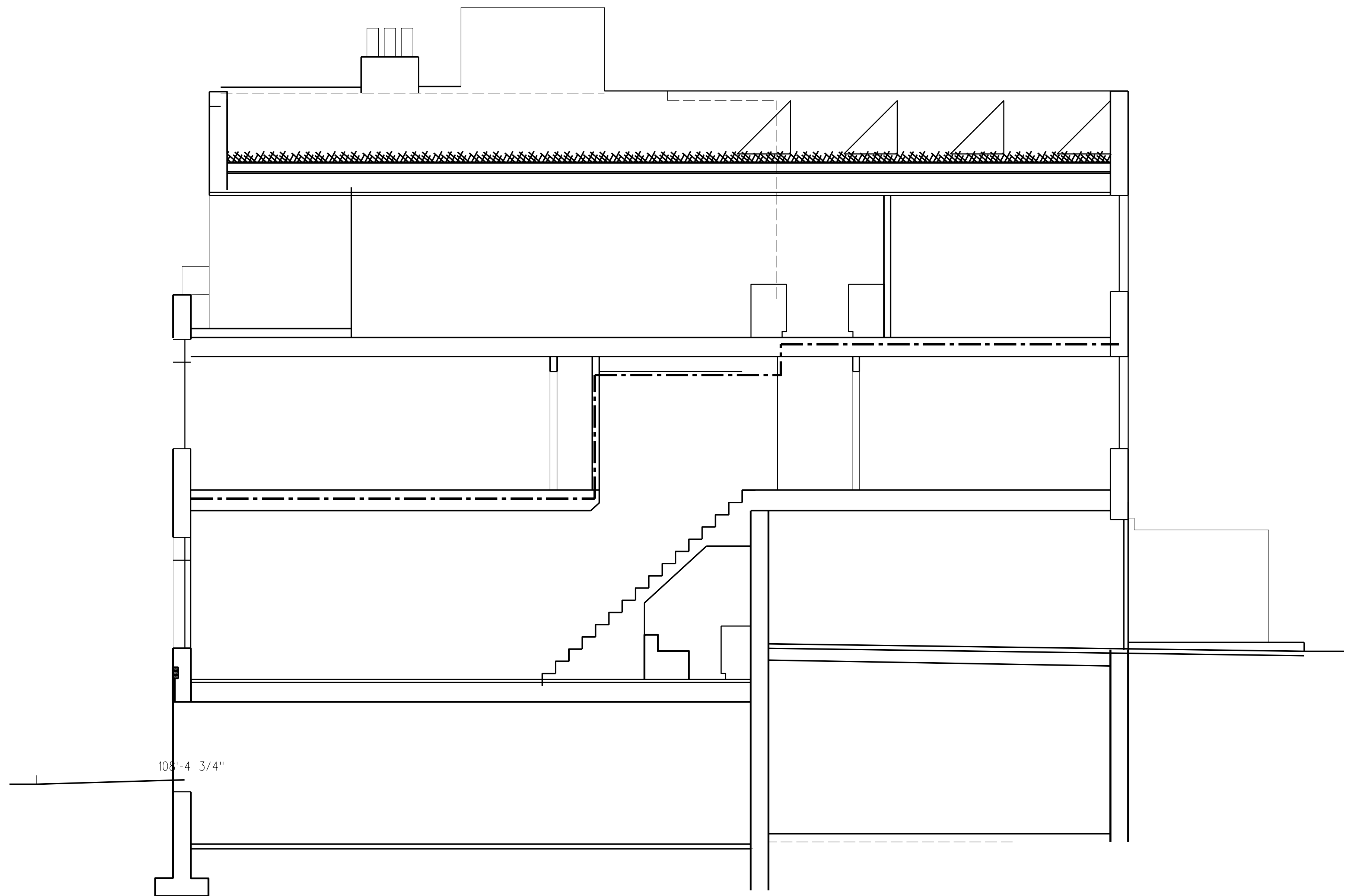
DEC 30,2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

SECTION A3

1/4" = 1' 0"

A23



RUSSELL TREMAINE
ARCHITECT

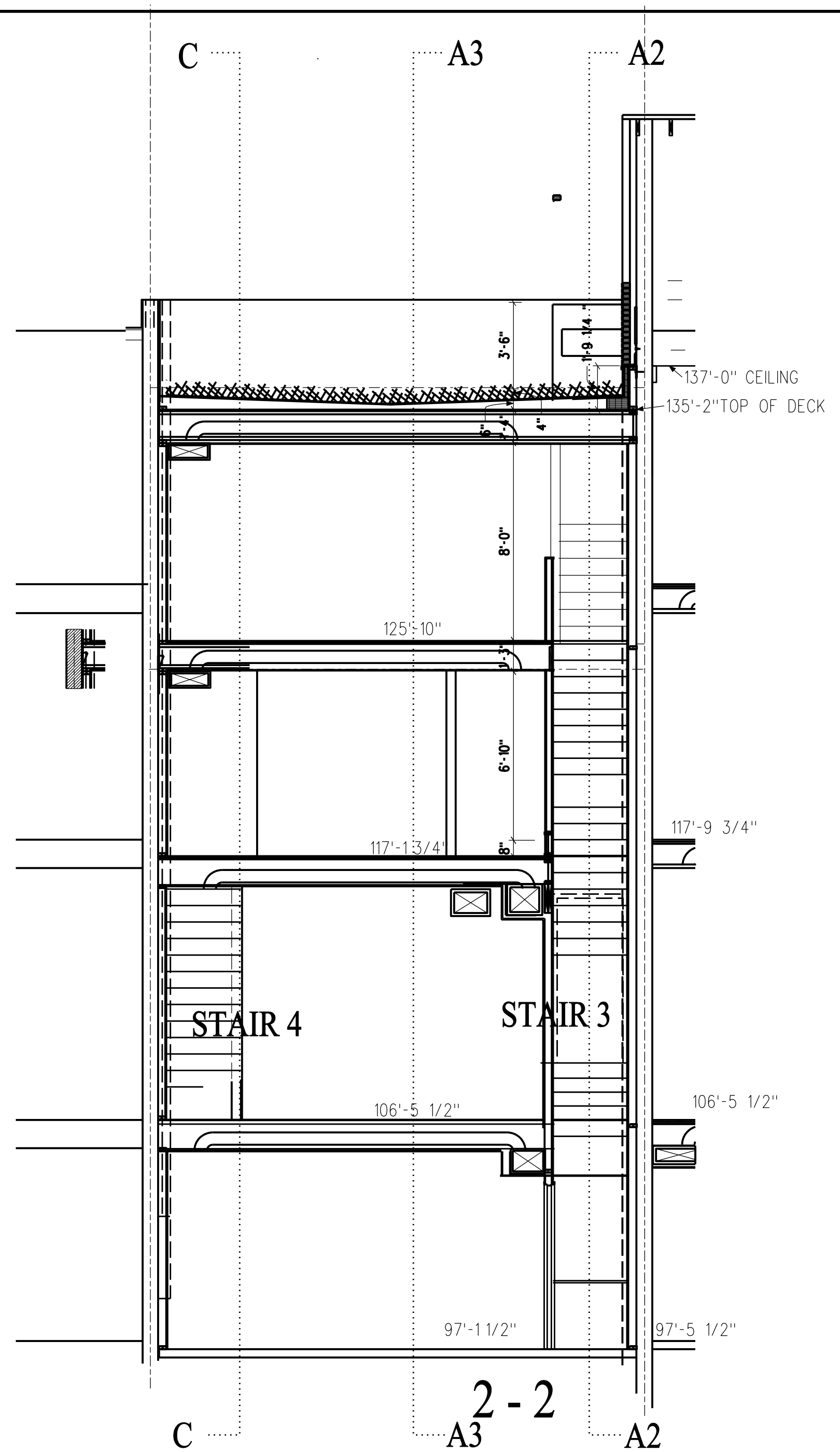
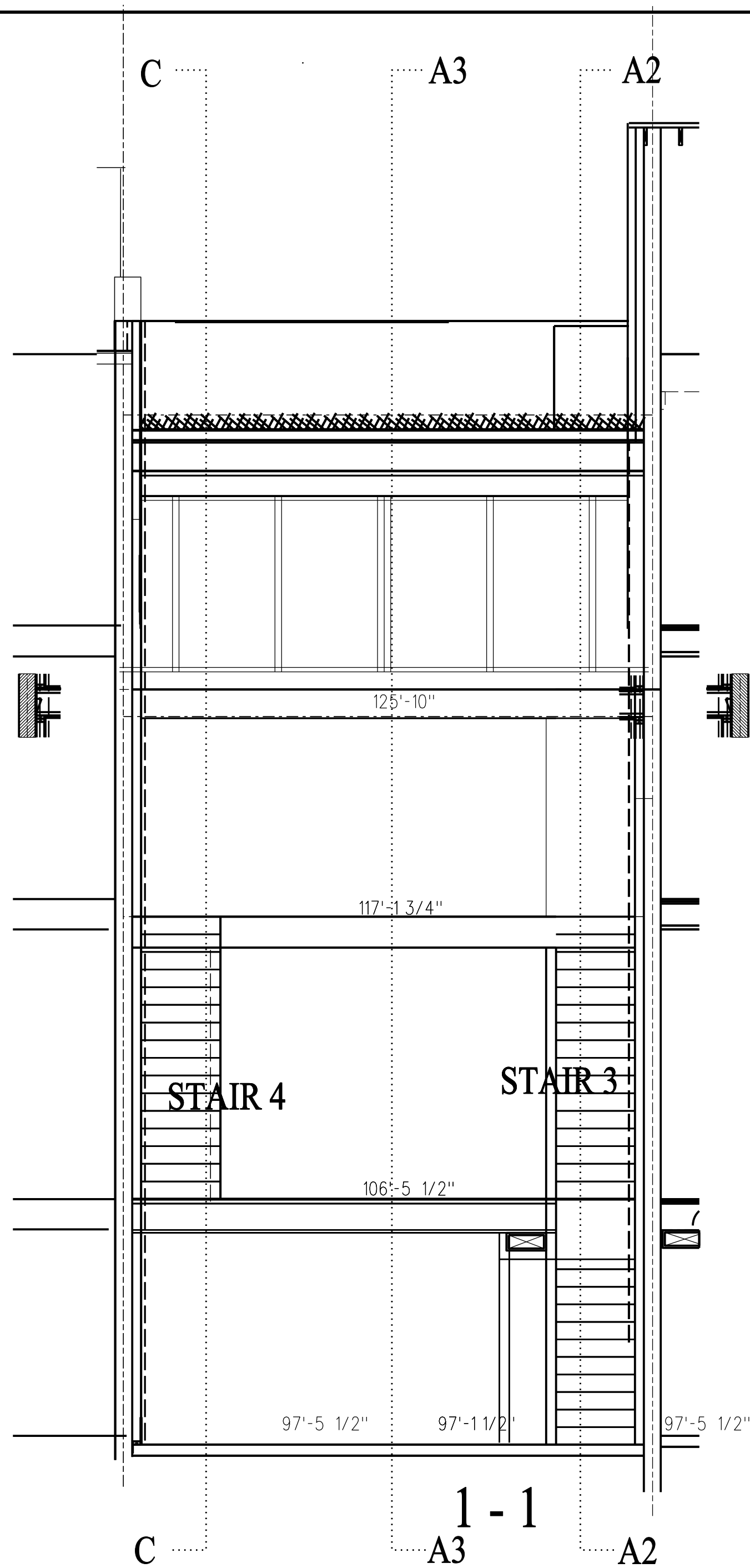
DEC 30, 2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

SECTION C

1/4" = 1' 0"

A24

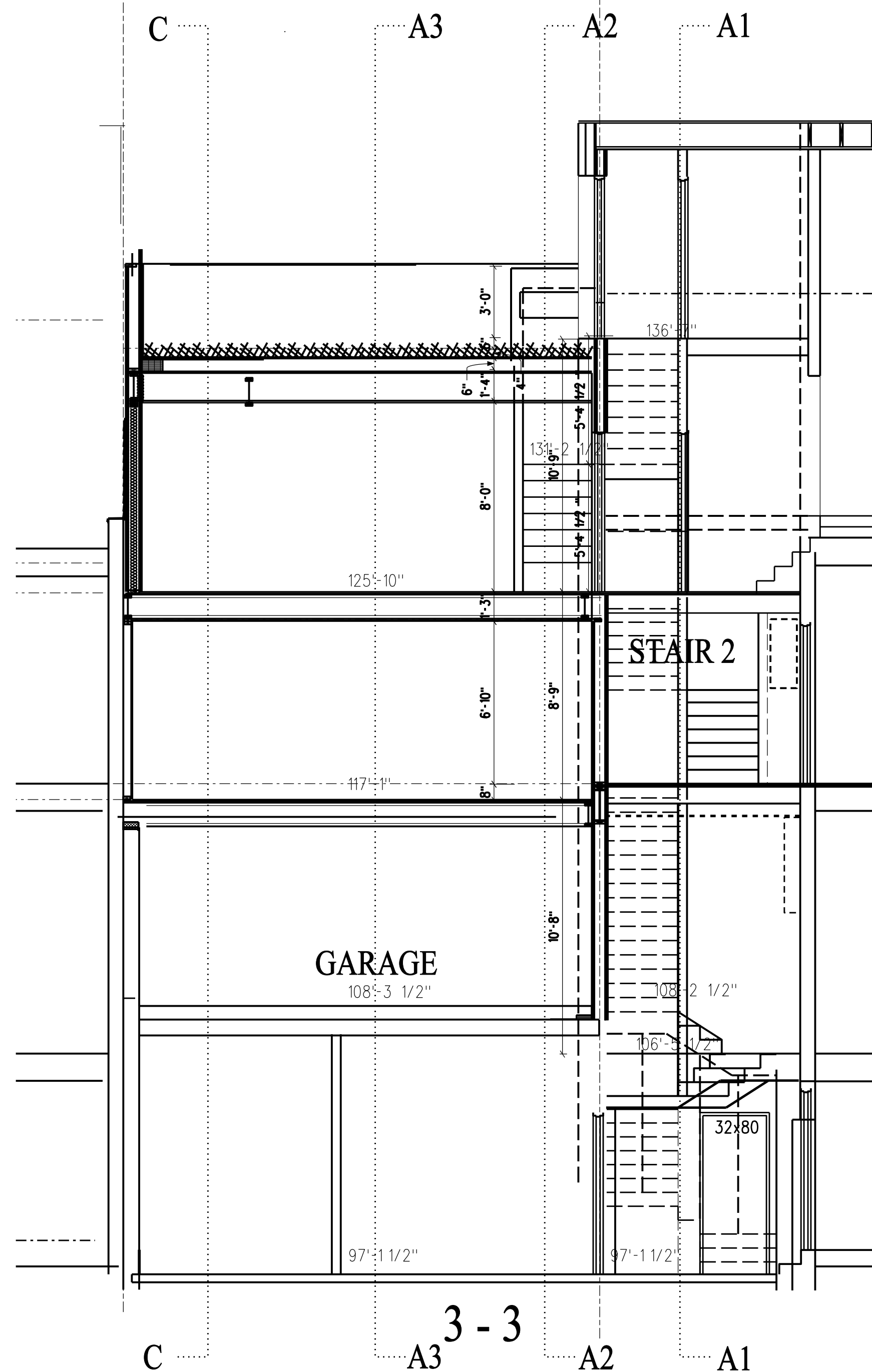


RUSSELL TREMAINE
ARCHITECT
DEC 30, 2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

SECTION
1 - 1
1/4" = 1' 0"

A25



RUSSELL TREMAINE
ARCHITECT
DEC 30, 2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

SECTION
3 - 3
1/4" = 1' 0"

A26



RUSSELL TREMAINE
ARCHITECT

3/30/2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

FRONT ELEVATION

1/4" = 1' 0"

A31



RUSSELL TREMAINE
ARCHITECT

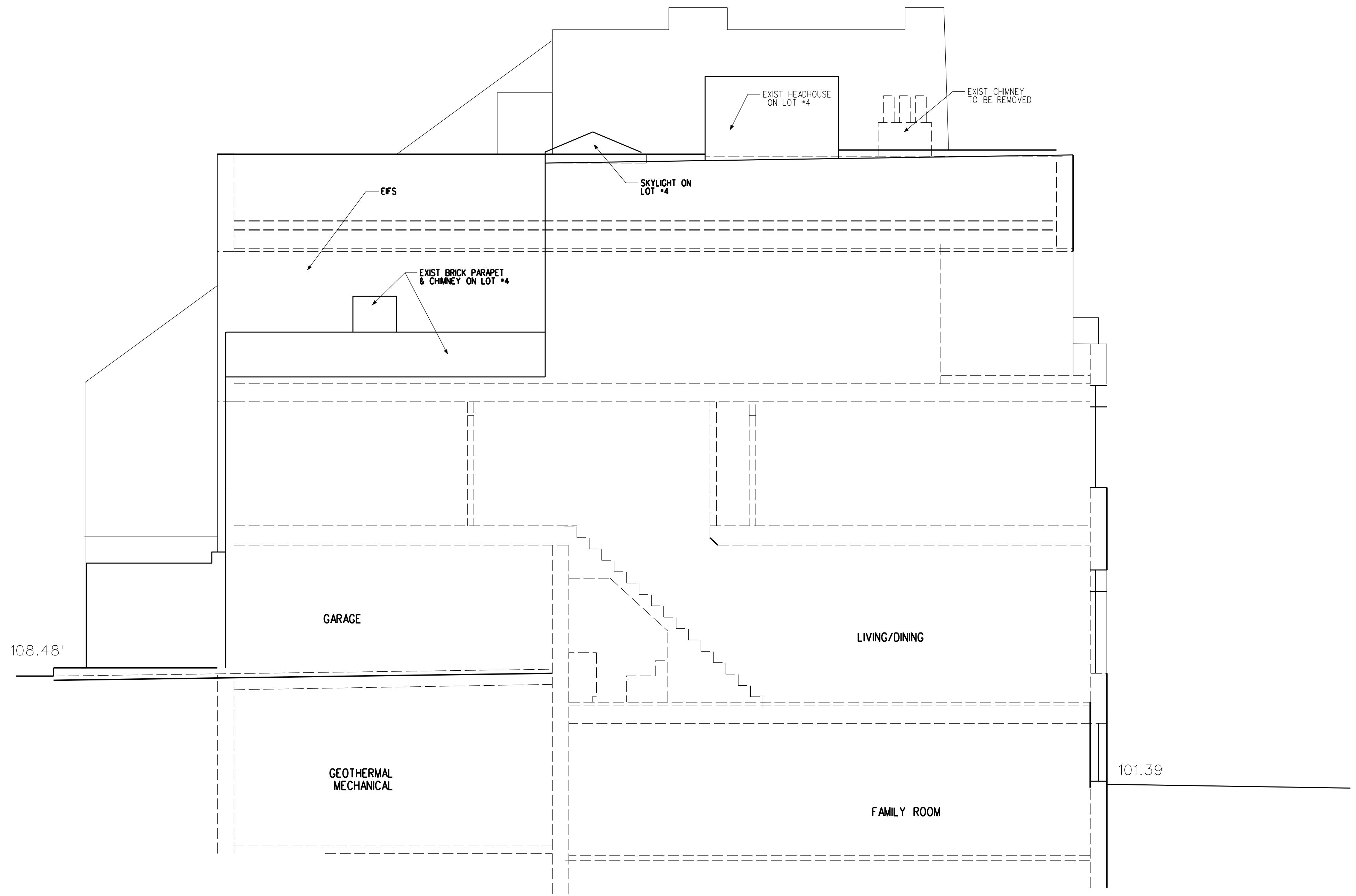
DEC 30, 2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

REAR ELEVATION

1/4" = 1' 0"

A32



WEST ELEVATION

RUSSELL TREMAINE
ARCHITECT

DEC 30,2008

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

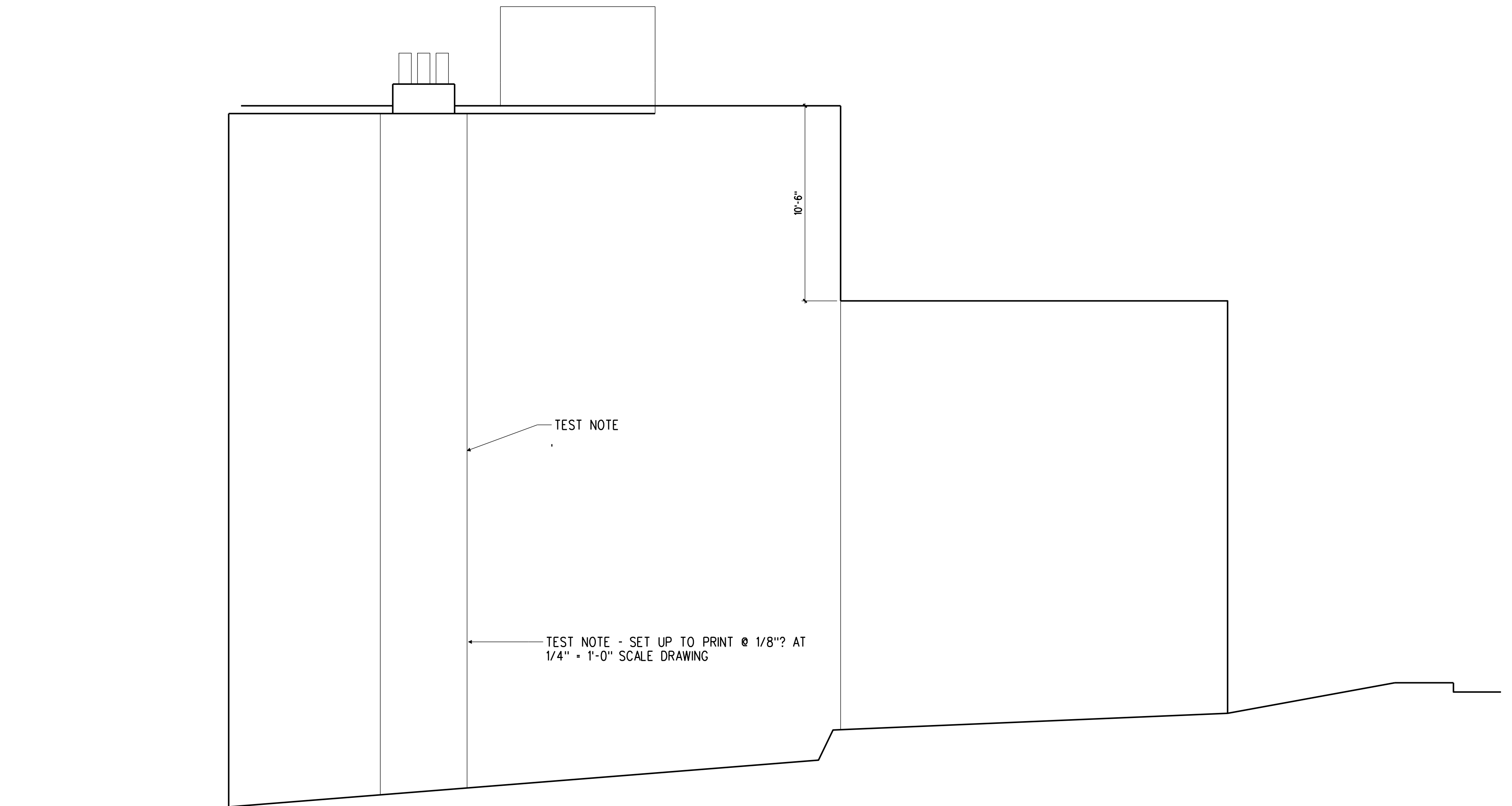
WEST ELEV

1/4" = 1' 0"

A33



	<p>RUSSELL TREMAINE ARCHITECT</p> <p>DEC 30, 2008</p>	<p>5 & 6 BRIGHAM STREET</p> <p>EAST BOSTON, MA</p>	<p>EAST WALL DEMOLITION</p> <p>1/4" = 1' 0"</p>	<p>A 4</p>
--	---	--	---	------------



4 Brigham east elevation

RUSSELL TREMAINE
ARCHITECT

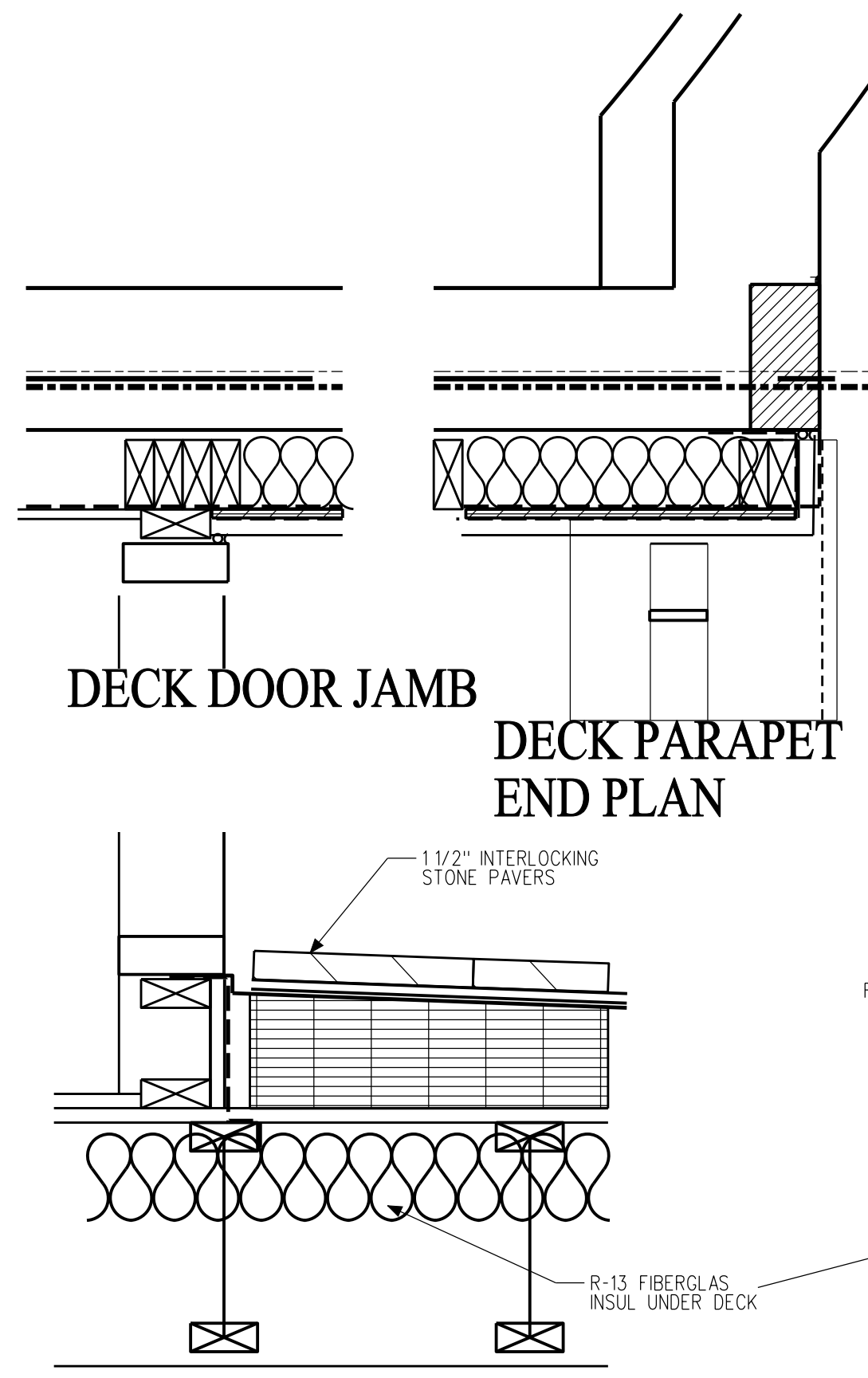
DEC 30, 2007

5 & 6 BRIGHAM STREET
EAST BOSTON, MA

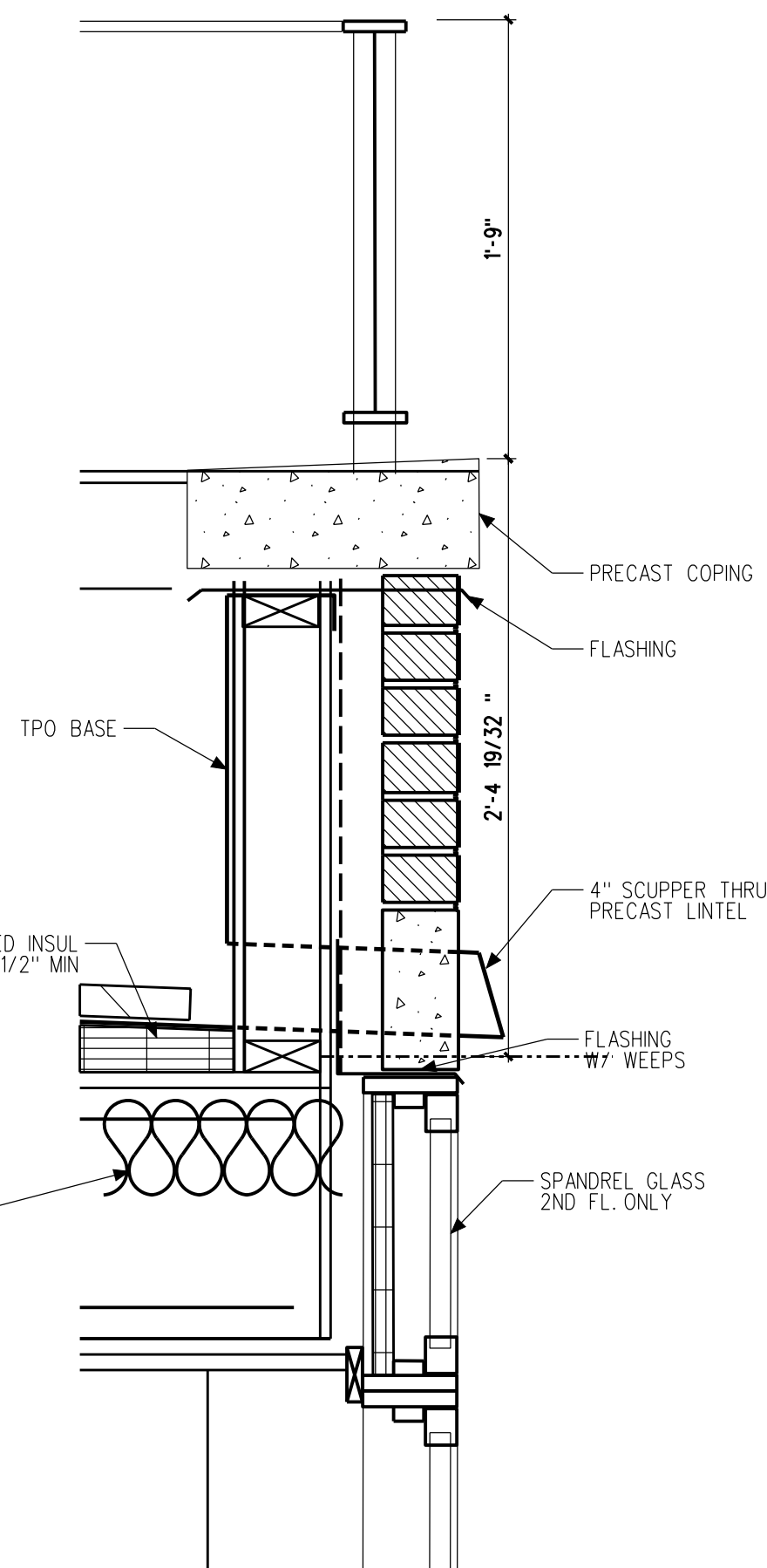
WEST WALL
DEMOLITION

1/4" = 1' 0"

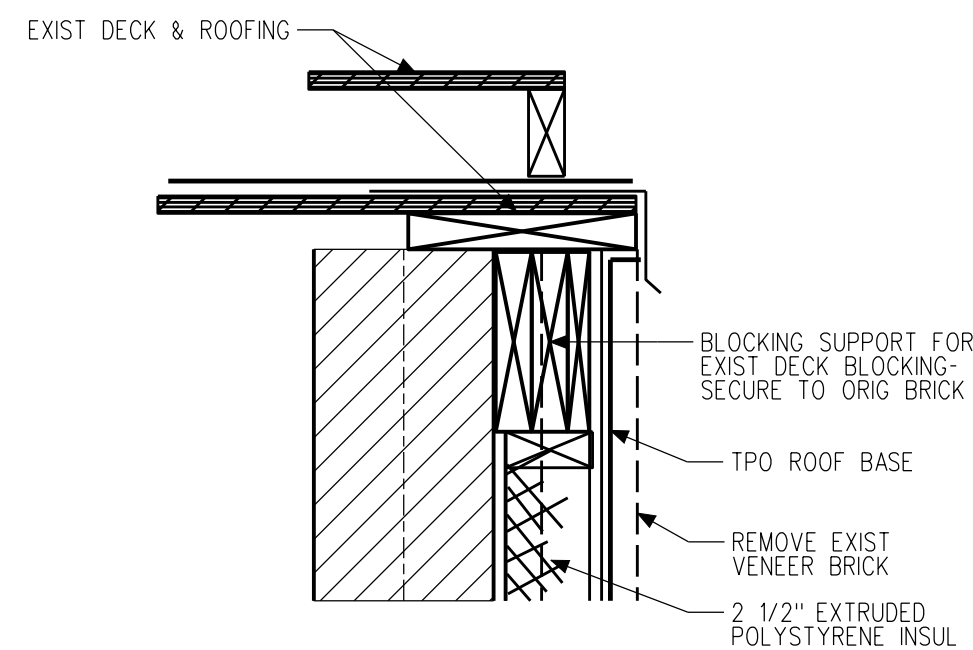
A 5



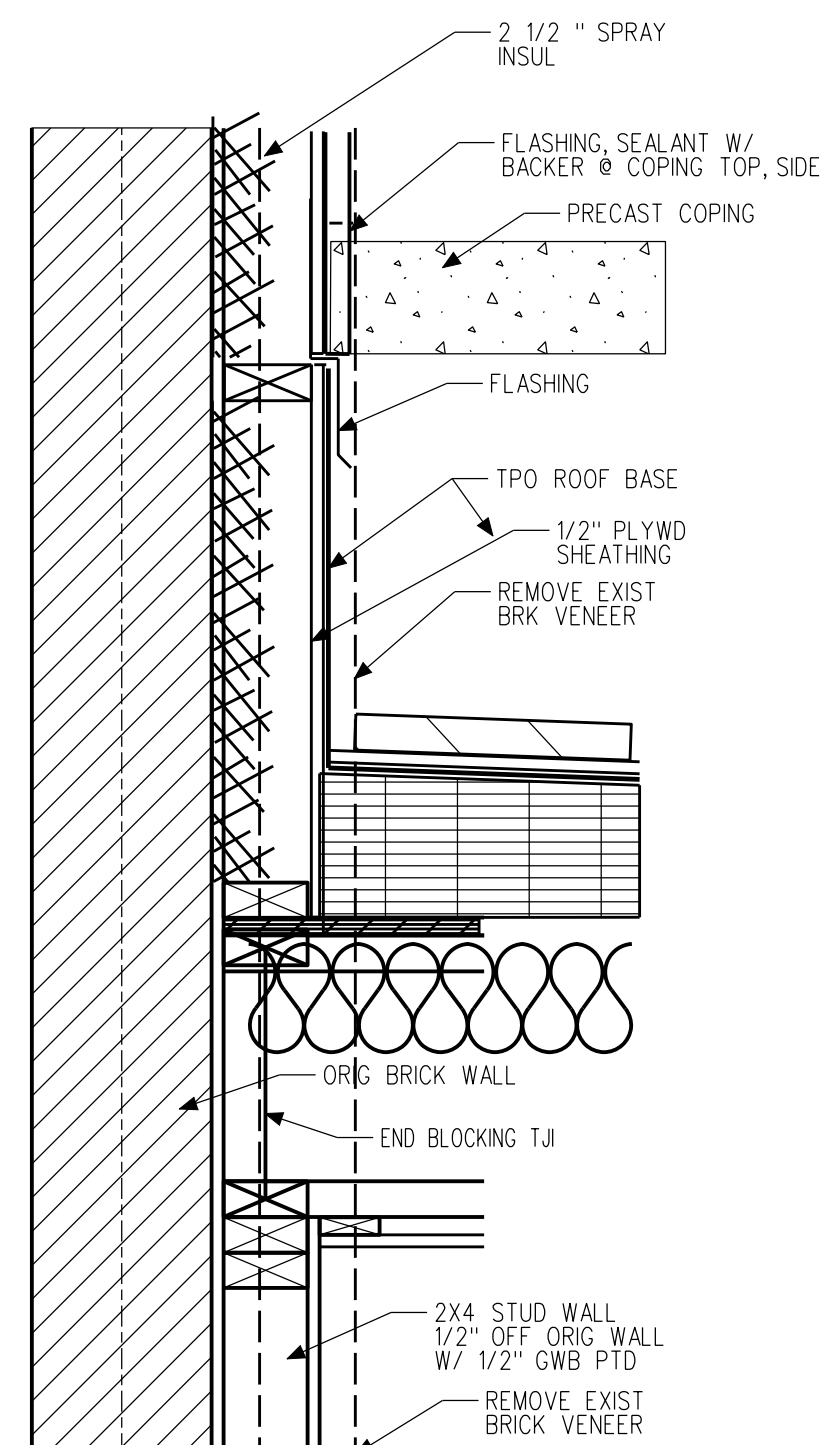
DECK DOOR SILL



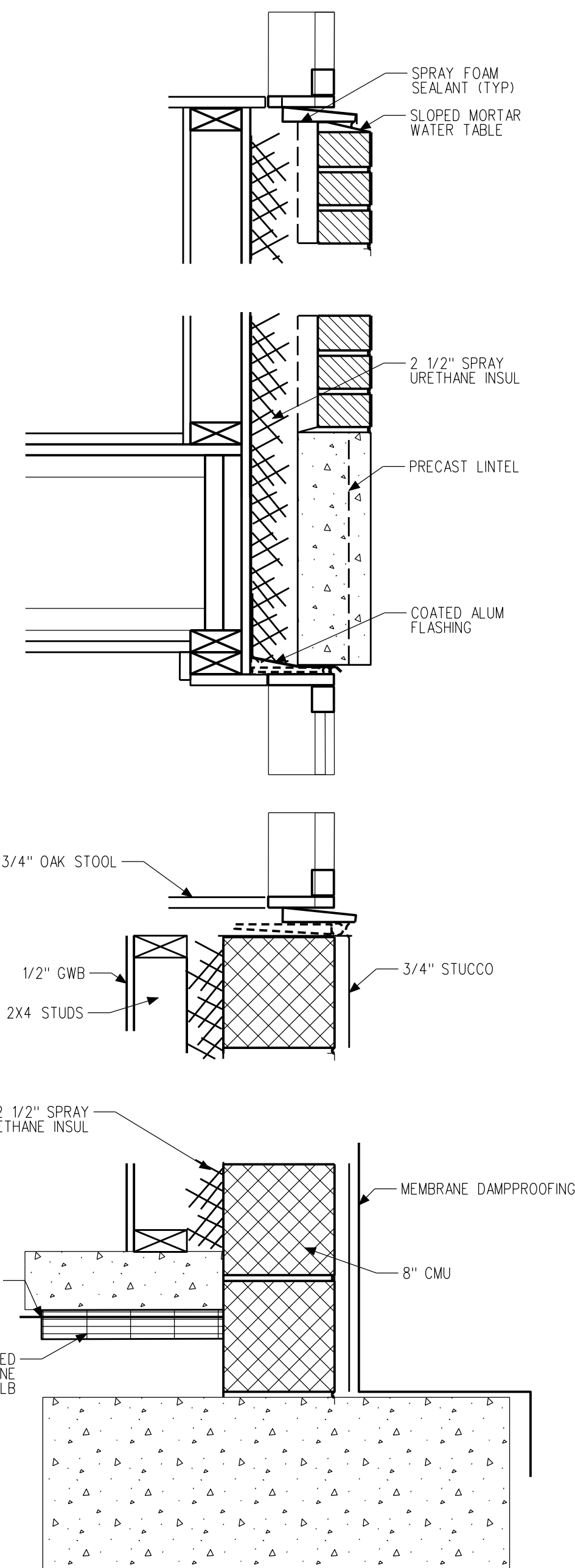
DECK PARAPET



ROOF SIDEWALL
@ EXIST #6 DECK



DECK EAST SIDEWALL



BOWFRONT SECTION

RUSSELL FORD TREMAINE
ARCHITECT (617) 567-7788

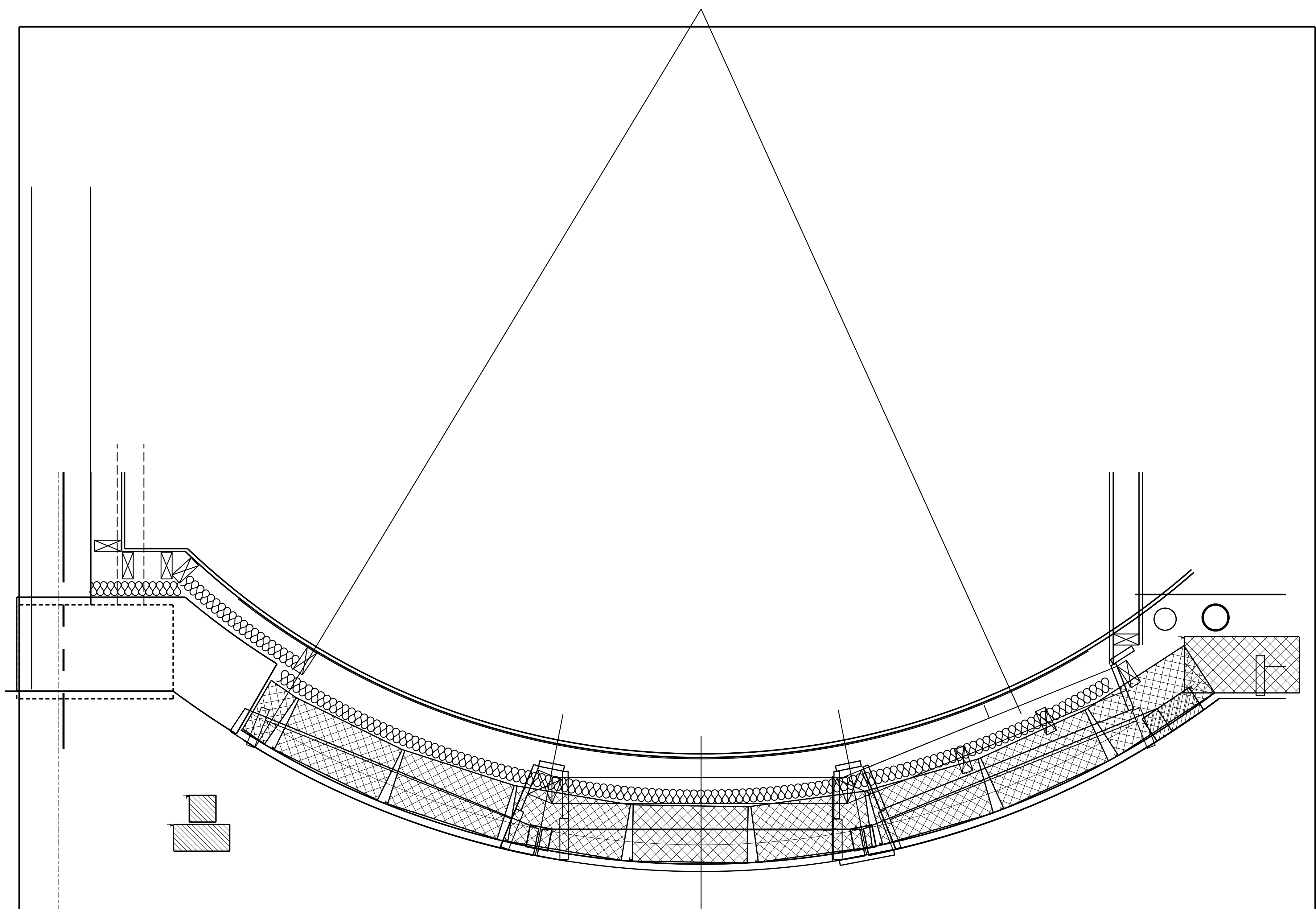
5-6 BRIGHAM STREET
EAST BOSTON, MA

FEB 15, 2009

FRONT WALL &
DECK DETAILS

1 1/2" = 1' 0"

A 41



RUSSELL FORD TREMAINE
ARCHITECT (617) 567-7788

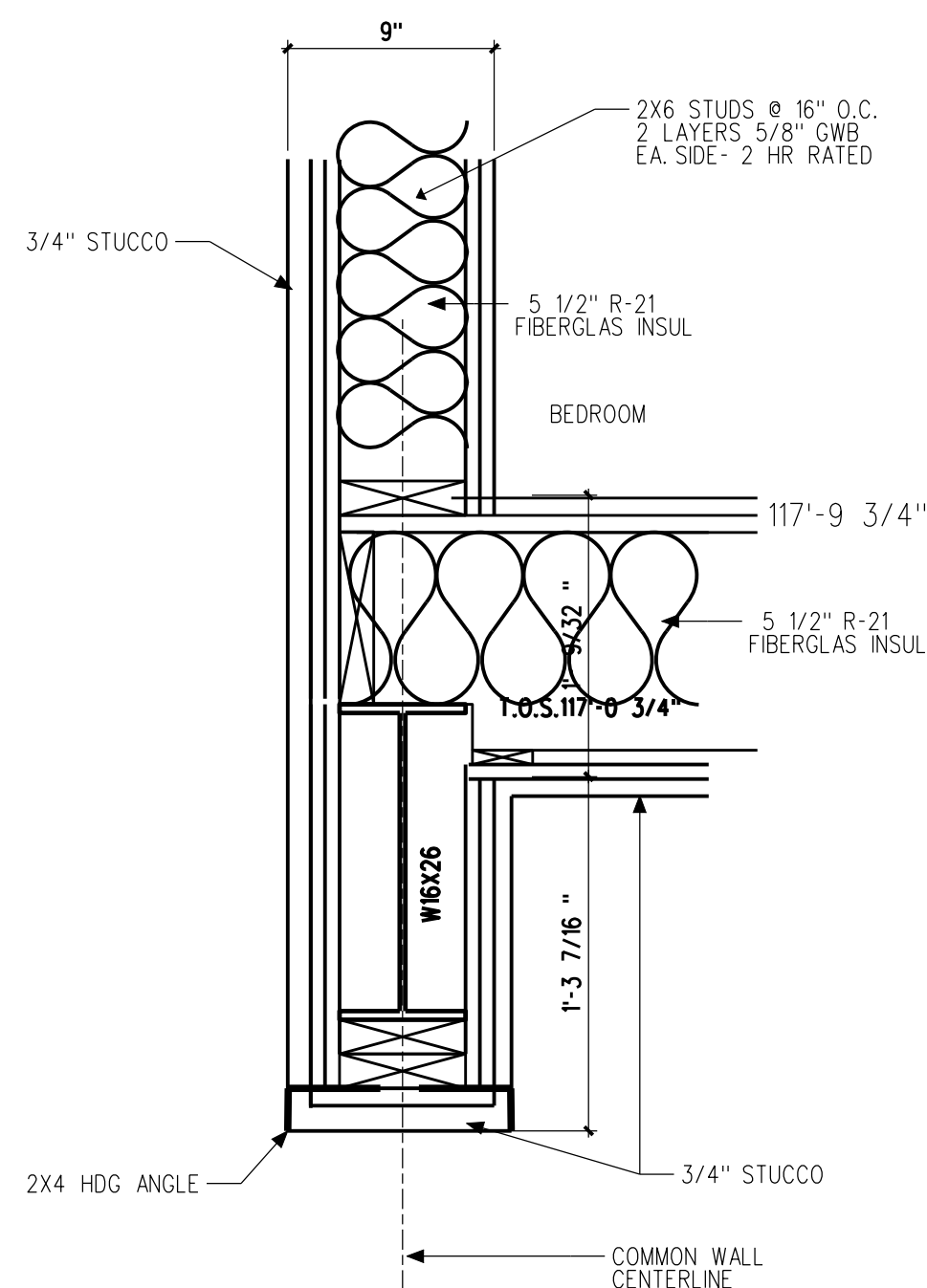
5-6 BRIGHAM STREET
EAST BOSTON, MA

FEB 15, 2009

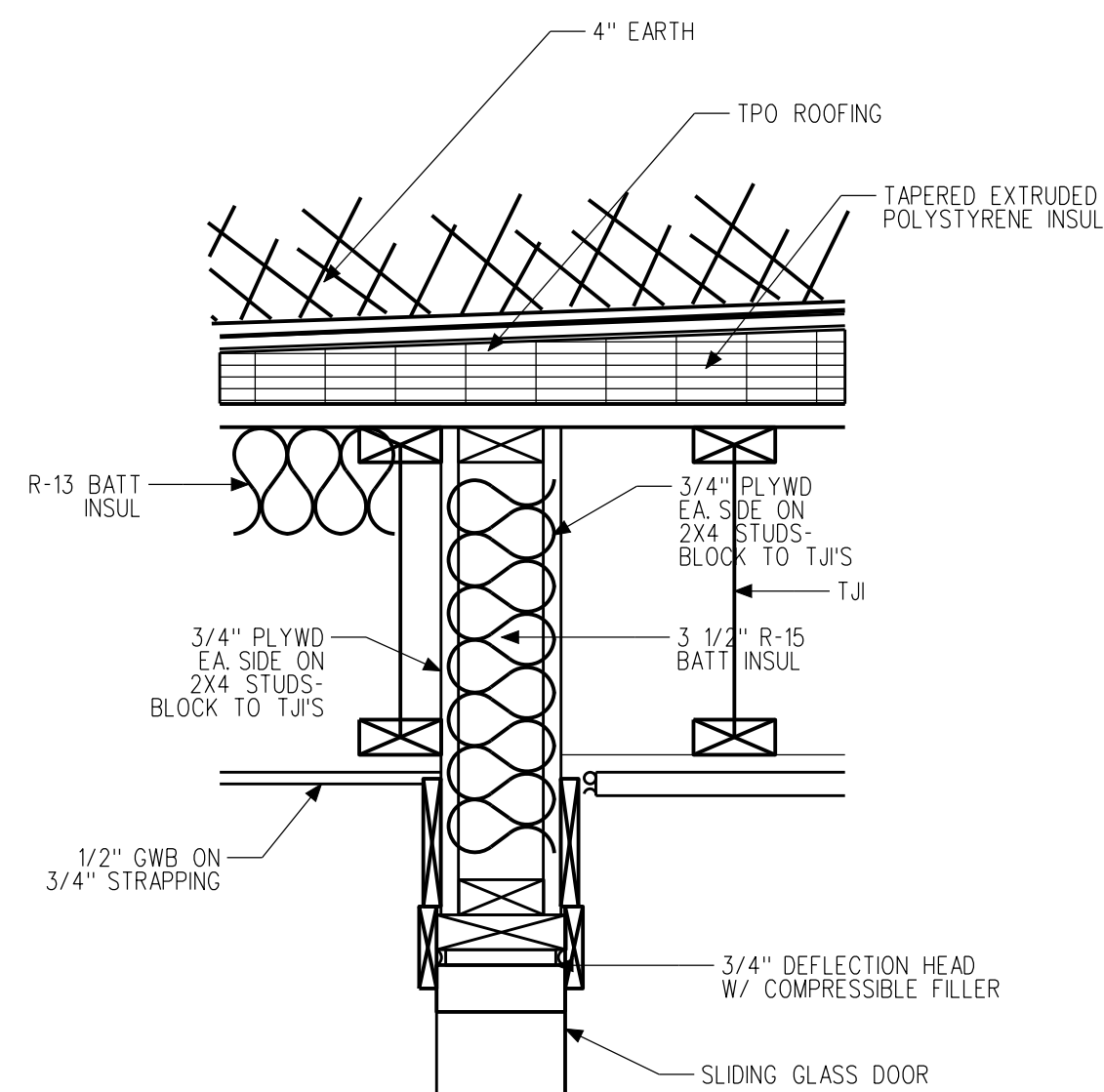
BOW FRONT PLANS
BASEMENT

1 1/2" = 1' 0"

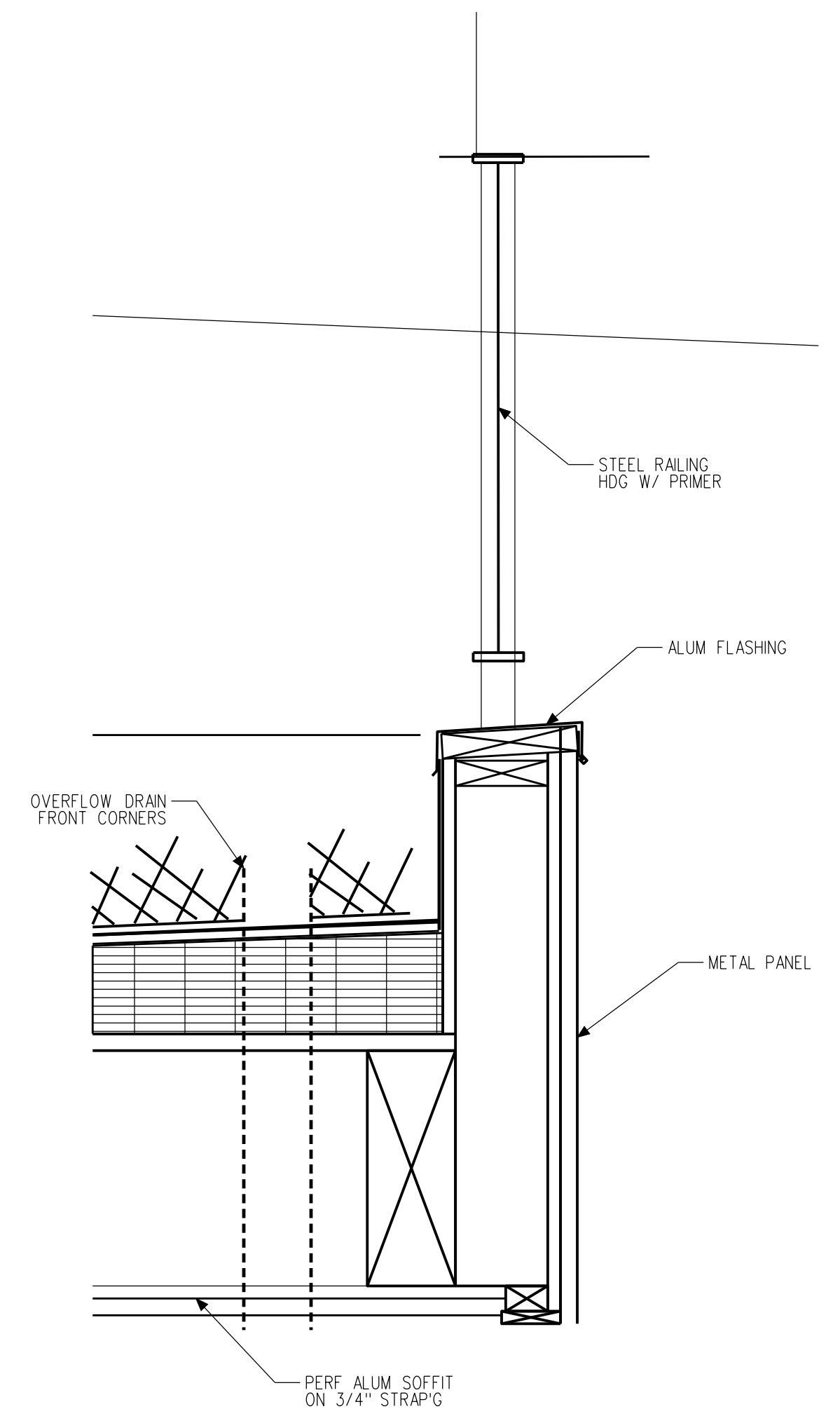
A 42



REAR OVERHANG
@ PARTY WALL



DECK DOOR HEADER



FRONT ROOF PARAPET

RUSSELL FORD TREMAINE
ARCHITECT

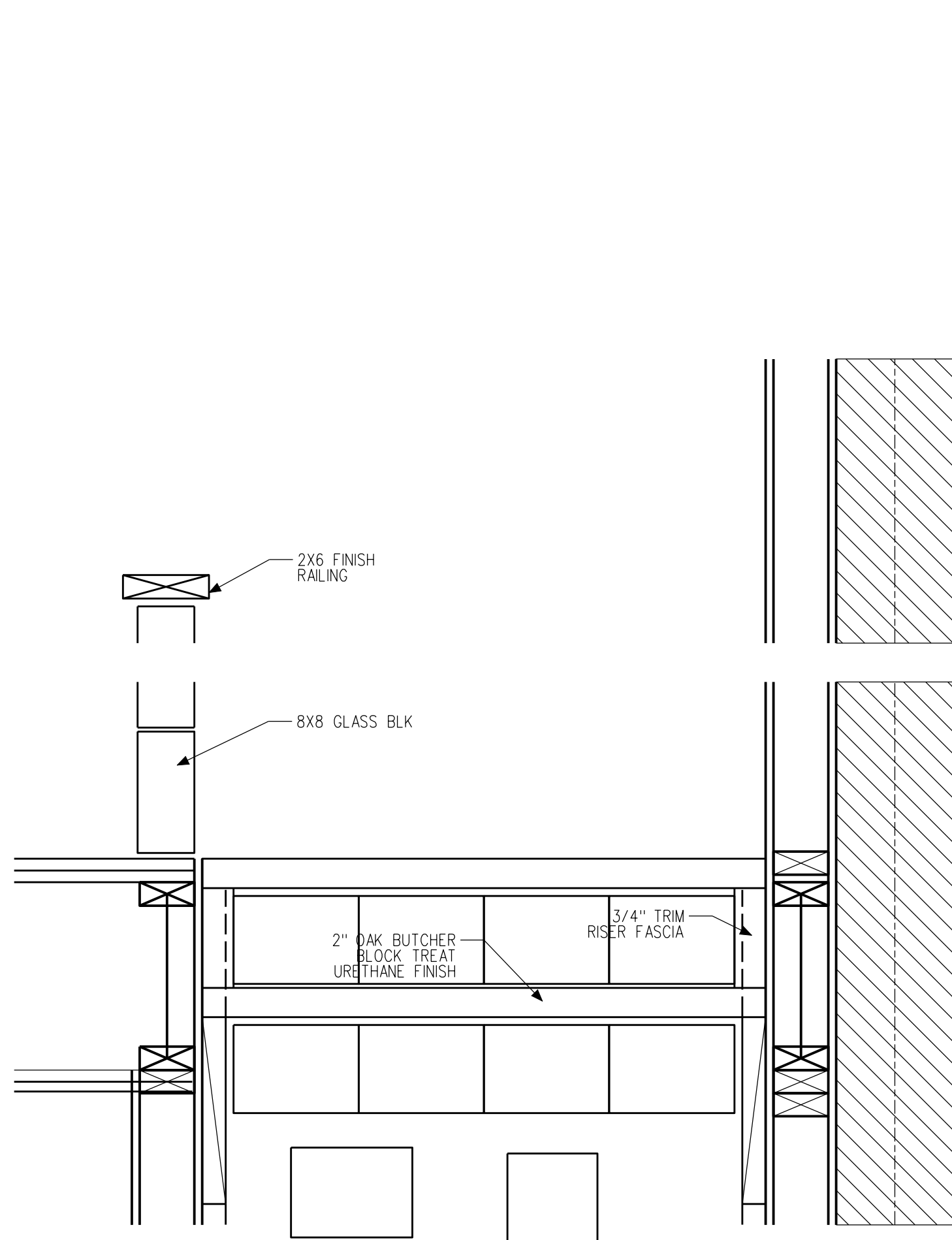
5-6 BRIGHAM STREET
EAST BOSTON, MA

FEB 15, 2009

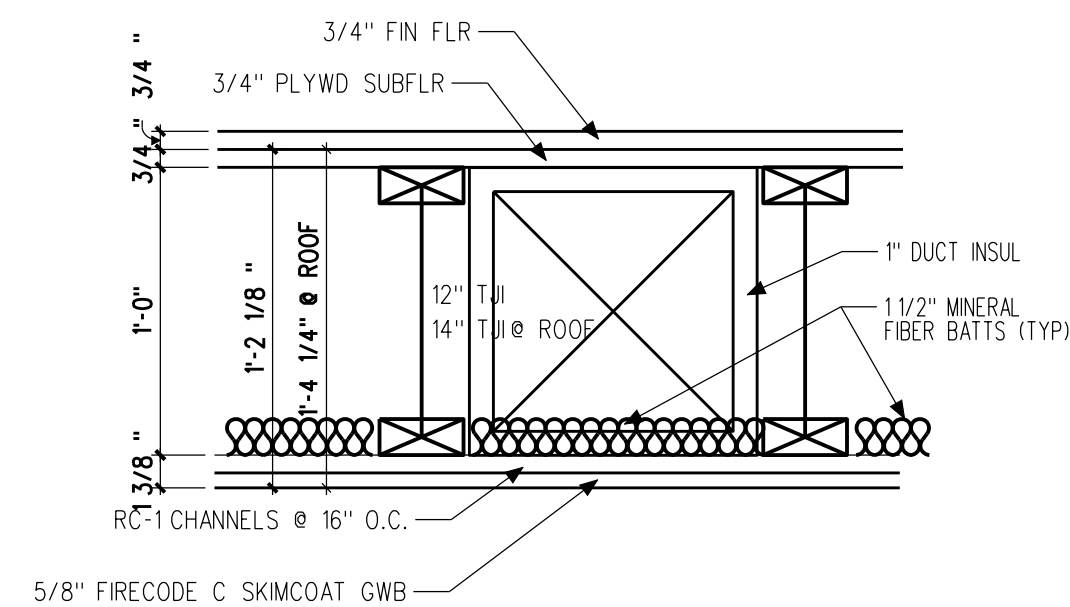
EXTERIOR DETAILS

1 1/2" = 1' 0"

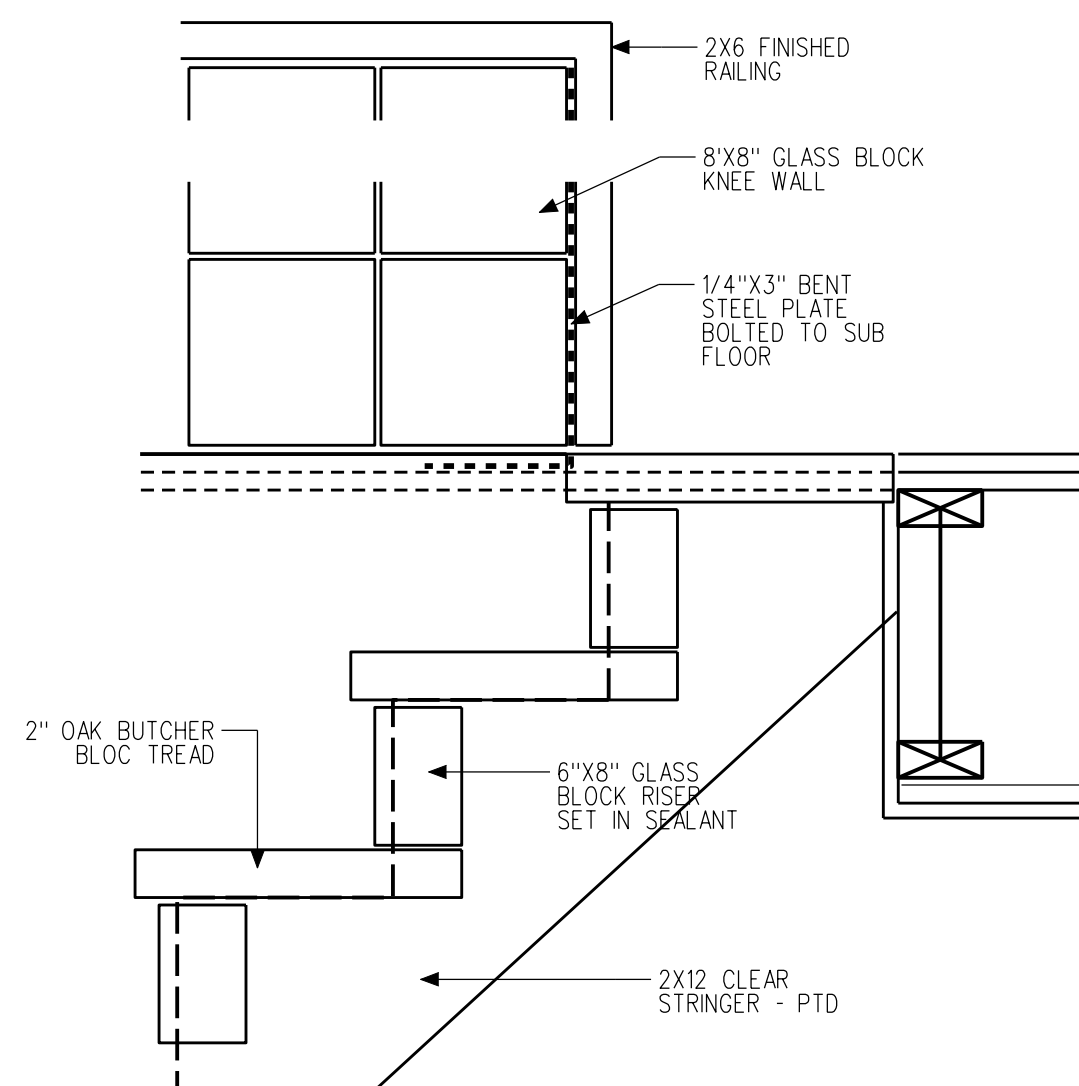
A 45



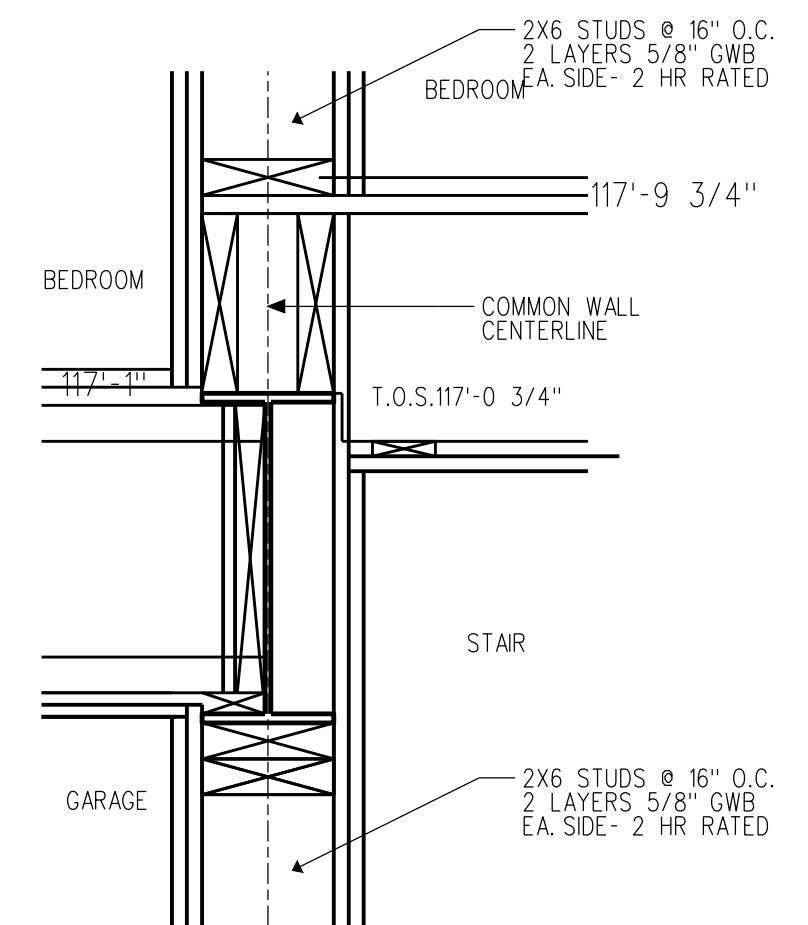
FRONT STAIR ELEVATION
@ 3RD FLR



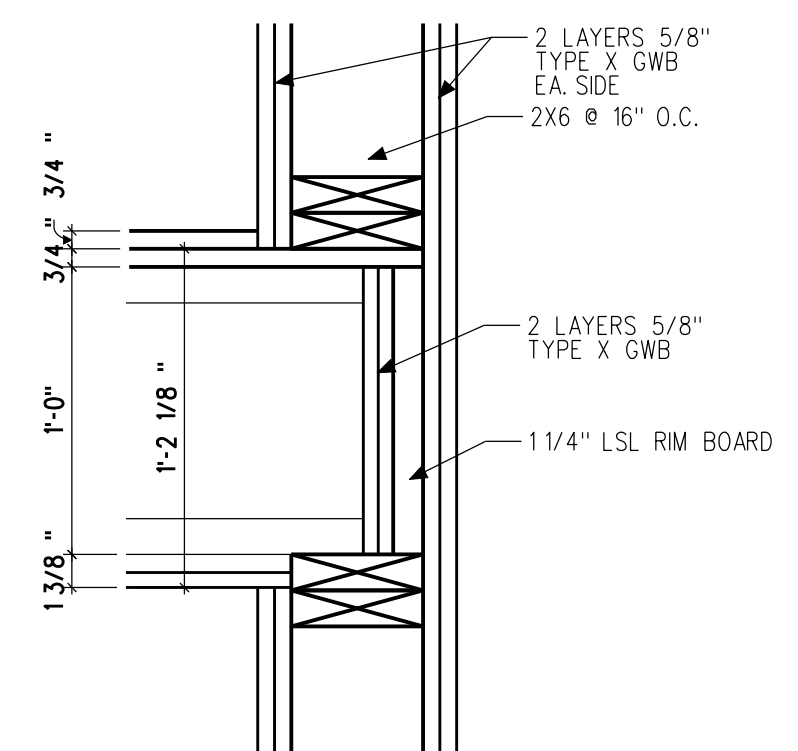
1 HR RATED FLOOR



FRONT STAIR SECTION
@ 3RD FLOOR



2 HR RATED WALL



RUSSELL FORD TREMAINE
ARCHITECT (617) 567-7788

5-6 BRIGHAM STREET
EAST BOSTON, MA

FEB 15, 2009

INTERIOR DETAILS

1 1/2" = 1' 0"

A 47