

South Center / Brockline RFP Scope

Item description/location	Scope summary	Qty SC	Qty BLC
Site			
Apt Water service Laterals	Replace all existing water mains, valves, hydrants, curb valve stops and copper apt laterals to foundations. Paving patch included		
Sanitary Sewer laterals	Replace all existing Sanitary sewer clay piping and manholes to foundations with new SDR 35. Paving patch included.		
Storm sewer	Replace all existing clay storm sewer piping and inlets. Reuse end walls.		
Site utilities City	Replace all Water, Sanitary sewer, Storm sewer in City owned areas of Road.		
Rain Collector front	6" SDR drain pipe LF collecting gutters	1000	720
Rain Collector front	6" SDR drain pipe LF collecting gutters	660	660
Rain collector house	4" toall all Rain downspoutsto nearest drain	150	110
Back downspout	Assume to existitng piping or splash blocks	22	15
electric service	Master metered no submetering - Assume no work. Repair Damaged conduit at grade at MCHA request. Will need removed eixiting disconnect and reinstalled for siding.	30	22
Gas line	Replace gas lines assume no meters since master metered		
phone	No changes proposed. Old phone boxes on siding. Reinstall for siding replacement		
cable	random entries- pivrate requested install /No work planned- relocate for siding install		
Brock line parking condition and #	Overlay Parking spaces with 1 1/2" overlay, house connect pavement patches and drain repairs and restrip the line painting with added new cross ways		
South Centerparking	Overlay Parking spaces with 1 1/2" overlay, house connect pavement patches and drain repairs and restrip the line painting with added new cross ways		
Brockline street	Overlay City Lane & court with 1 1/2" overlay, house connect pavement patches and drain repairs, and restrip the line painting with added new cross walks		
South center street-	Overlay City Lane & court with 1 1/2" overlay, house connect pavement patches and drain repairs, and restrip the line painting with added new cross walks		
Drainage	SC ponding in walk front of unit 20 area inlet & piping LS		
replace sidewalks	Replace sidewalks as noted by MCHCA for HUD \$/SF	856	483
Sidewalk repair	Grind side walk rasied joints	28	35
curbs	Some poor and some ok, Alternnate to replace as curb as needed \$/LF	400	0
ADA	Add ADA warning domes and cross walk painting	10	6
dumpsters	Dumpster enclosure-6' Vinyl privacy fence with chainlink gates vinyl coated- new concrete pads with apron 8" thick	2	1
landscaping	minor amount of foundation plantings\$/shrub	120	88
landscaping	IN fill trees \$/tree	12	3
Entry signage	New develop sign - poly on poles	1	1
Topsoil regrade	Regrade at bldgs for drainage from foundation \$/SY		
Install back patios	Install back patios in ones without bldg 4 & 6 of SC	10	0

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Exteriors			
dormers, All new siding top & bottom, new canopies, Extend vents,new Dormers on roof, New window /door trim, New freeze board, new 60attic insulation. New gutters and downspouts. New built in place 3' canopies with metal roof at front entries.			
Option 2 Exteriors existing roof , Mansard removed,, All new siding top & bottom, new canopies, New window /door trim, New freeze board, New gutters and downspouts.New metal Canopies of entry doors front and back			
Option 3 Exiting roof & Mansard remain, siding replaced address new siding in window inserts, Window/door trim on bottom, New Gutters and downspouts, New metal Canopies of entry doors front and back			
Option 4 Exteriors exiting roof & add 12" overhang, Mansard removed, All new siding top & bottom, new canopies, New window /door trim, New freeze board, New sheathing & wall insulation in upper portion.			
Roof removal	Roof Option 1 Remove existing roof and accessories to joists.	30,000	16067
Truss	Roof option 1 New trusses -Raised heel truss with overhang.		
New Truss installation	Roof Option 1 Install New trusses (existing to remain between), new truss ties, new 1 hr separation to bottom of new roof.		
Roof sheathing repl	Remove and replace sheathing -Sf options 2 & 3	30000	16067
New shingle roof	Remove and replace all new ice and water, underlayment, drip edge, ridge vent and shingles.	30000	16067
New Dormers	New dormers on new roof-opt 1	22	9
New roof vents	New ventilation roof vents-opt 1	50	22
New roof insulation	Roof Option 1 Blown in insulation in new attic to Code-R60- \$/SF	30000	16067
Window inset siding	Option 3 siding at windows only	210	42
Replace lower siding - mansard ETR	Option 3 - Assuming Mansards stay-Replace vinyl siding with vinyl corners. -first level, window areas in upper floors and gable ends. With new vapor barriers. Assumed 65% of all sides. \$140,532	30000	13813
New siding & mansard removal	Roof Option 2 Replace mansards with exterior new siding if mansards are removed. \$/SF	40000	21252
Freeze board	Roof Option 1 & 2 New freeze board with above mansard deletion. \$/LF	2000	885
New wall sheathing	Roof Option 1 & 2 new insulated Zip wall sheathing behind the removed mansard ssecond story	30000	10626

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Wall insulation	Options 1& 2 new exterior mounted or replace sheathing with insulated Zip on bottom 1st story	30000	10626
Wall insulation	Replace R-13 wall insulation with R-15 in mansard removed areas. Or where removing paneling.	30000	10626
New soffit, fascia	Install all new soffit & fascia \$/LF	2000	1034
gutter	Install all new gutters-\$/LF	2000	1034
downspout	Install all new down spouts \$/LF	1800	807
PVC trim	Install new PVC trim around front windows/doors. \$/SF	5200	3400
Shutters	Optional shutters in front \$/shutter	110	50
wood entry step ft & bk	Replace all wood entry step wood cover boards with vinyl board-\$/step	135	32
New front porch canopies	Opt 3 Install new prefabricated metal porch canopies and corbels to stop water from porch stoops.	50	22
New back entry covers	stoops.	50	22
New windows	Optional-Replace 0.27 double pane windows	270	142
New front entry doors / jamb	Install all new 6 panel fiberglass doors with upper panel window lights. Using rott resistant jambs/frames. This is where much energy loss is due to gaps.	50	22
front storm doors	Alternate to install front storm/screen doors.	50	22
front entry door, doors, jambs & hardware	Install all new 6 panel doors with top small lights, dead bolts with passage (so not locking themselves out), knocker/peep, hinges, threshold, sweep, weatherstripping. Rott resistant jambs	50	22
back entry doors/jamb	Install all new 6 panel half glass (or solid?) fiberglass doors with interior blinds. Using rott resistant jambs/frames, new dead bolts with passage (so not locking themselves out), knocker/peep, hinges, threshold, sweep, weatherstripping.	50	22
Front stormdoors	Alternate to install front storm/screen doors.	50	20
crawl space vents	Replace all crawl vents with new automated temperture vents.	48	44
mail boxes	Boxes on bldg - Assuming Salvage and reinstall	50	22
New addresses	Replace address #s to meet 911.	50	22
wall exhaust Vents	vents on siding	200	88
Rehab handrail	bottom of rails rusted on a few - remove existing grout and sand then add epoxy grout around to stop rusting		
HC ramps	55 needs attention as grout under it is desinagrating. Most in fair conidtion. 28 sloping into door?.		

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Paintpatio screen	Paint back patio screen cement siding and lumber	48	19
New Concrete patios	New Concrete patios- 10x15	8	0
Architectual Bid Contingent unit items			
Foundation block	\$/SF to replace broken foundation block-stop infiltration	60	40
Foundation Jt point	\$/LF to point foundation joints cracked-stop infiltration	80	70
Rotted crwal space Sills	\$/LF Contingent item- assume 6 Lf per soft entry spot	24	30
Rotted crwal space band boards	\$/LF Contingent item- assume 6 Lf per soft entry spot	24	30
Rotted Crawl space entry joists	\$/LF contingent items- assume at each entry with soft flooring- 4 sister joists for 6' with cross blocking.	120	150
rotted sub flooring	\$/SF Contingent items Sub floor replacement at entries, laundry, toilets, tubs	231	275
Rotted studs	\$/LF Contingent item - Assume 50 LF per bldg -	550	200
Rotted wall sheathing	Contingent item - Assume 50 SF per bldg	550	400
Rotted rim board	Contingent item - Assume 16 LF per bldg	176	64
Replace entry step board	VCT replacement with underlayment patch	400	400
Replace insulation where rotted sheathing	Contingent item - Assume 150 SF per bldg	1650	600
Crawl space			
Foundation insulation	Insulate crawl space foundation walls \$/SF	30000	17000
vapor barrier	Replace vapor barrier	32000	18000
hatches	Move crawl space hatch from laundry to stair closet	10	4
Interiors			
Interiors in previously renovated	South Center Units 24, 34, 36, 53, half of 55. Brookline-2, 6, 16, 13, 15, 26, 28 Ceilings, walls, trim, flooring, interior doors except closets, sheving, and ceilings. Assume no finish work.		
Drywall touch up	Drywall touch up and infiltration/pest seal	45	18

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Paint	All apts except the Newest renovated units, SC 36, 34, 53 (1/2), 55, 24, BL: 15, 13, 28, 26 (1/2).	45	18
Replace paneling walls with drywall -1st	Replace drywall on the first floor in units . BL: 4, 18, SC: 10, 12, 14, 16, 18, 20, 22, 63 SF	12100	3700
Replace paneling walls with drywall -2nd	Replace paneling with drywall on 2nd floor SF	50000	31480
1st trim	Trim in new first floor drywall/Unit	12	2
2nd floor trim	Trim in new 2nd floor drywall/Unit	32	16
2nd flr bathrm floors	Mostly needs replaced in Flooring for 2nd floor / Unit	32	18
bathrms walls & ceiling	Walls and ceiling patch n paint-in painting cost/unit	50	18
First floor Laundry	First floor laundry generally have drywall ceilings and walls. Patch N paint- in paint costs		
1st floor Ceilings	Existing to remain		
2nd floor ceilings	Replace most with drywall	11125	6842
1st floorext wall insulation	Option -Replace R-13 wall insulation with R15 in second floor bedrm areas if Wall covering or sheathing replacement is done.	6000	800
2nd ext wall insulation	Option -Replace R-13 wall insulation with R15 in second floor bedrm areas if Wall covering or sheathing replacement is done.	14000	7000
closet doors/hardware	Replace all old existing accordon doors with new bi-fold or switch doors. New hardware. If swing new jamb and trim will be required. Most all units have accordon closet doors except the new HC renovations. Assumes bi-folds	180	115
bedroom/bathroom doors/hardware	Replace bedroom and bathroom Hollow Wood Core doors with new Solid Wood Core doors and new hardware (privacy locks). Most first floor doors have been changed and most second floor bedrm areas have not.	200	76
kitchens cabinets /sinks	- Replace 15 units that are from 1983 BL: 4 &18, SC:12,14, 16, 18, 20, & 22 plus 5 potential, Kitchen cabinets & countertops with new.	8	2
range hoods	Replace only the oldest with ES	20	8
Bathroom vanities	Mostly in good condition- New tops are marble with wood vanities and older ones (most) are laminate.	20	8
med. Cab.	Mostly good shape, Replace 5%	4	2

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closet shelving	New wire in the units with new drywall. Most downstairs down. Most upstairs bedrm areas not. Replace existing with new wire shelving in coat, linen and bedroom closets where not already wire. \$LF	1300	700
1st flooring/base	BL: 4, 18 all SC: 10, 12, 14, 16, 18, 20, 22, 63 -liv/kitchen/hall-replace VCT with new VCT	6000	1244
2nd flr bedrm flooring/base	Replace original VCT with new VCT on second floor bedrooms & hall	16000	8962
New BL laundry closet	BL #4 &18 but no where to put one.	0	2
New SC laundry closet	Convert coat closet to laundry closet & fill in livingrm wall in unit SC: #22 & 18.	2	0
Blinds	Install all new blinds in any units without	270	142
Refrigerators	90% refrigerators are older then 15yr.	30	20
Ranges	Replace only the oldest with ES	20	8
range hoods	Replace only the oldest with ES	20	8
Suppression consisters	No Range hood fire suppression canisterexist at this point. Would be nice with no sprinklers	50	22
Plumbing			
Tubs/surrounds	Tub/plumbings-Replace all surrounds with new except in new renov. -includes new drywall, controls and headwith low flow (Energy Audit)	47	19
Tub replacement	Replace all tubs except in HC renovated units	47	19
Toilets	EA requires- Replace all toilet except in new HC renovations	47	19
bathroom vanity/tops	Assuming most existing to remain. Replacment of a few in cabinetry. Cost to replace plumbing on the new cabinets.	4	4
bathroom and kitchen faucet aerators	EA requires aerators- new aerators on all	130	50
HC Bathroom sinks	Replace HC wall hung sinks with new HC cabinets sinks. Plumbing /faust	10	3
kitchen sin & faust	Ok in most, Only if replacing kitchens. Assume recycled sink & fauset. Redo plumbing to sink	10	5

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Move laundry washer hook ups to laundry rm	SC units: 12, 16, & 63 need to have the washer moved from the kitchen to the laundry room which have dryer hook ups already.	3	0
Move laundry washer hook ups in new laundry cl	SC Units: 18 & 22 need a laundry closet added in present coat closet like unit 24 with washer and dryer hook ups. New washer pans/washer box/washer drains will need added.	2	0
Add new washer hook up	BL 1 bdrm Units 2, 4, 16 & 18 do not have laundry so stackable W/D hooks will be provided in the coat closet. New washer pans/washer box/washer drains/New sewer stack to crawlsp/new water lines through joist space/inish repairs will need added	0	4
Washer pans in existing washer locations	No existing washer pans in existing laundry. It would be recommended to add wash pans to all washers to avoid floor rot; however this is something easy to do in the future.	47	19
tankless water heaters	Replace water heaters with tankless water heater,insulation, plumbing & venting to back wall or roof	47	19
Water manifolds & in wall plumbing	Replace copper water lines in wall behind laundry rms. Problem in bathrooms is not changing shower. Plus new manifold. Kitchen copper Existing to remain	47	19
water meter/insulation in crawl space	Insulation water lines and install meter insulation jacket	50	22
Heat trace	Add heat trace to water lines in crawl space	50	22
floor drains	Renovated units have new floor drains. Install New drains with trap seals in Mech. Closet for condensate except second flr uits and in new Loundry Closets for washer pan/washer box.	45	19
Trap seals	Add trap seals in new HC renovations floor drains in Mech cl & shower bathrooms	9	9
gas lines	no new piping planned.		
pressure reducing valves	Add a pressure reducing valve and check valve to each apartment.	50	22
Add nose bibs at end of bldg	MCHA requested a new hose bib per bldg on end unit.	15	4
stacks	Extend water heater stacks above new roof	4	4
Pest control	Provide pest control measures in vents and penetrations per EGC 7.10	15	4
plumbing stacks to roof	Option 1-Extend plumbing stacks to new roof	30	22
HVAC			
New furnace/air conditioning unit	Add AC to existitng furnaces. New 15 SEER RCU (condensing units), contorl dampers, duct, condensate, lines set lines in walls, drywall patch,	50	22

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Fresh air	Alternate -Add fresh air control damper & duct via crawl space in most. Attic in upstairs.	50	22
Furnace flues	Option !- Flues extended through new sloped roofs on the second floor units	4	4
Resisters	replace registers-All new on second floor walls being renovated and 60% of floor registers.	300	150
HC renovated duct	No work	0	0
range hood ducts/vent	Replace range hood wall cap and clean duct	50	22
Bathroom venting/fan	Replace bathrm exhaust fans in non-renovated units-clean duct&new vent cap	47	19
crawl space duct	Alternate-replace crawl space duct replacement with proper size branched. Some in poor condition. in non -renovated apartments	47	19
Insulate ex. Duct	insulate existing duct in ACT ceiling & exposed vert. 2nd flr stack. SF assuming 3 SF per LF, assuming 64 LF per apt ave.	47	19
Condensate	in New AC #	x	x
Dryer exhaust	New exhaust dampers/caps in new siding. Clean existing duct.	47	19
New dryer duct	Add new dryer exhaust duct and box for new or relocated dryers (4 new in 1 bdrm BL and 5 relocated in SC)	5	4
Electric			
Elec Panels	Replace and relocate apt elec panel from laundry wall or kitchen wall to laundry room back wall or in few case where bathrooms are on first floor to kitchen wall or in 1 bedrm to the bedroom wall . Use existing box as junction box.	47	19
new dryer electric	Add new washer & dryer Electric service line in SC: 18, 22, BL: 2 & 16 units	2	2
new washer electric	same as above plus 3 just washer moves in SC	5	2
New tankless WH elec	All units not recently renovated with new WH tanks	46	18
New AC RCU elec	All units.	69	22
bdrm light	add switched new ceiling light and fan box. Assuming replacing ceilings and walls	110	38
livingrm light	Alternate-Add livingrm light assuming not repl walls and ceiling on first floor with finish patching	50	16

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dinningrm light	Alternate-Add diningrm/kitchen light assuming not repl walls and ceiling on first floor with finish patching	50	16
repl all sink kitchen light	Optional -Most lights are not too old - Replace all lights to the standard new ones	20	12
repl old kitchen sink light/Indy/storage	Repl only the old kitchen sink,laundry, storage lights	20	15
bathroom vanity light	Alternate-Most lights are not too old minus belwo - Replace all lights to the standard new ones	50	26
bathroom vanity light	Most are ok assume a % replacement in non renovated units. New LED ES.	15	6
Crawl space light	MCHA? Does MCHA want a crawl space light and switch added	47	19
Porch lighting	Assuming new fixtures with the new siding, LED Energy star if replacing for EGC.	60	39
Doorbells (HV) in HC units.	There are no doorbells with strobes and no strobes on smoke/CO detectors (fire alarm only) in HC uiits. Assume replacement of SD and CO detectors with strobed units & add wireless strobe door bells. We will have to add one HV unit for PHFA.	3	3
HV CO detectors	New CO detectors with 10 yr batteries are through out the units with only a couple missing. HC / HV do not have strobes though. Add strobe CO with new wire to wired SD in the HC/HV units only	3	3
HV SD detectors	Most are new however HC/HV (sensory) do not have strobes. Replace wired SD with SD with strobes in all HC/HV units using exisitng mounts and wiring.	10	10
Non-HV smoke detectors	Most all SD are new interconnected wired SD with battery back up. However there are a # units that still have the battery operated units. Replace these with new wired SD.	6	3
site lighting	No replacement or adding assumed. Are they city? Optional-We can Replace ballasts with new LED ballasts in overhead lights for energy savings?	6	4