BID SET – SPECIFICATIONS
Submission Date: April 8, 2025

Project Name: Boylston Street Apartments – Deep Energy Retrofit & Interior Renovation
Address: 154-156 Boylston Street, Brookline MA
Project No.: 22307

DIVISION 1: GENERAL REQUIREMENTS
010000 GENERAL REQUIREMENTS

1. All materials, methods of construction, and equipment shall comply with the latest editions of building codes of the state of Massachusetts, and any and all federal and local codes having jurisdiction.
2. The Contractor shall verify all conditions and dimensions and shall report any significant discrepancies before starting the Work. All work that impacts critical dimensioning shall be checked after demolition and after framing to verify these critical dimensions.
3. Drawings are not to be scaled for dimensions. The Drawings are meant to show the arrangement, design, and intent of the Work only. All dimensions should be provided by the Architect.
4. The Contractor shall be responsible for obtaining and paying for required permits and for notifying inspectors to conduct any required inspections during the course of the Work.
5. All trade contractors performing work at this project must be licensed in accordance with required authority requirements.
6. The Contractor shall guarantee all work against defects for a period of one (1) year from substantial completion of the project and during that period shall replace or repair defective work in question at the Contractor's expense.
7. The Contractor shall be responsible for the retention of an expert to advise, remove, and dispose of any and all asbestos and/or any other hazardous materials in order to install the Work.
8. Carefully remove and store any items to be reused or that the Owner marks for saving on site, and remove any construction debris, items, or materials not marked for saving from the site.
9. The Contractor shall patch and repair existing surfaces and items to remain, blending them into the new Work. Treat connecting surfaces to avoid unsightly joints.
10. The Contractor shall protect existing finishes, equipment, materials, and areas adjacent to demolition and construction areas from damage during construction, and construct dust partitions or utilize other methods to minimize the impact of construction disturbance on the rest of the Work.
11. If damaged or defective existing construction that was unforeseen during pre-construction examination is uncovered during the course of the Work, the contractor shall repair said work on a cost plus negotiated basis.
12. The Contractor shall cap or otherwise safely secure any utility lines encountered during the demolition phase.
13. The Contractor shall enforce a "No Smoking" policy throughout the construction site.
14. The Contractor shall maintain a clean and safe work site.

15. Contractor shall cooperate with Owner, Owner's Representatives, and architects and engineers performing work on site for the Owner and shall provide all necessary access to work areas at the Owner's request.
16. Install all appropriate fences and barriers, as required, to protect people, property, and building components. Install other protection and control devices or construction as required to limit dust, noise, etc.
17. The Work will be performed during normal working hours unless previously arranged with the Property Management team and the Owner. Normal working hours are 8:00am to 5:00pm. Work conducted on Saturdays only with 24 hour notice.
18. The Work in occupied spaces must be coordinated through the Property Management team and the Owner.
19. All materials and their adhesives, primers, and accessories shall be free of VOC or the content shall be the lowest possible in the industry.

DIVISION 2: EXISTING CONDITIONS

024100 DEMOLITION

1. The Contractor shall be responsible for the selective demolition and removal from the site of existing construction materials, finishes, and systems as needed to complete the Work of the Contract.
2. The Contractor shall be responsible for the coordination of utility cutting and capping to ensure safety, as required, if any.
3. The Contractor shall protect all existing work to remain.
4. Refer to the Drawings for the extent of the removal of materials, equipment, etc. Selective demolition of all window openings and existing exterior finishes has been defined in the drawings. Refer to the Architect for any discrepancies prior to starting the Work.

DIVISION 3: CONCRETE

030000 CONCRETE

1. Selective Demolition for Concrete: The Contractor is responsible for saw cutting, repairing, and restoring conditions created by selective demolition or to prepare for the Work.
2. Scope included:
    a. Area impacted at landing of rear staircase.

033000 CAST-IN-PLACE CONCRETE

1. Scope included:
    a. Provide new concrete slab over compacted soil and gravel to accept wood framed rear entry staircase landings.

DIVISION 4: MASONRY

040100 Maintenance of Masonry

1. Selective cleaning and restoration of existing fieldstone foundation as required to accept new work.

DIVISION 5: METALS

055200 PIPE AND TUBE RAILINGS

1. Provide new pipe and tube railing as required at the exterior rear entry stair landings.
2. Prime all exposed metal fabrications under shop conditions. Field paint all finish coats.

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

061000 ROUGH CARPENTRY

1. Partition framing (non-load bearing partitions) shall be metal studs. See Division 9.
2. Provide new roof rafters at area of new rooftop HVAC units as per plans.
3. Provide new P.T. framing and blocking at area of new rooftop curb as per plans.
4. Provide new P.T. framing for rear entry landing and steps down as per plans.
5. Provide necessary blocking for built-in casework, wall hung mirrors, and at doors installation, as necessary.
6. All lumber in contact with concrete or masonry, or wherever subject to water or moisture, shall be pressure-treated.

062000 FINISH CARPENTRY

1. Provide finish carpentry per drawings as needed.
2. Any interior finish carpentry if disturbed should match existing.

066100 SOLID SURFACE

1. Provide Cultured Marble Integral Vanity Tops for bathrooms as per plans. Bowl Style Oval, Color Classic Series White on White. Basis of Design Rynone.
2. Provide Solid Surface as tile overlay for showers and wainscot as per plans. Basis of Design Swanstone. Include outside and inside corner trim.

067300 COMPOSITE DECKING

1. Provide composite decking as per drawings. Azek Building Products – Timbertech or equal.
2. Scope includes:
    a. Front porch decking, treads and risers.
    b. Rear entry landing decking, treads and risers.

068000 COMPOSITE FABRICATION

1. Provide composite railings and trim boards as per drawings. Azek Building Products – Timbertech Premium Vinyl, or equal.
2. Scope includes:
    a. Front porch railing and balusters and post covers on structural posts.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

072000 THERMAL PROTECTION

1. Provide Insulation as required and shown in the plans. Scope includes:
    a. Continuous exterior wall insulation. Basis of Design – Armorwall.
    b. Blown-in Cellulose ceiling insulation.
    c. Spray Foam insulation.

2. Continuous Weather and Air Barrier is provided by continuous exterior wall insulation. Basis of Design – Armorwall.

074600 SIDING

1. Provide lap and shingle siding as shown in plans. Basis of Design is James Hardie – Hardie Plank and Hardie Shingle.
2. Provide all new window and door trim, building cornerboards, watertable detail, and bay cladding detail to match existing. Basis of Design is Boral TrueExterior Trim.

075000 MEMBRANE ROOFING

1. Provide new roofing and drip edge to tie into existing roofing at building perimeter and at area of rooftop equipment curb. Basis of Design – match existing roofing and confirm new work will not void warranty of the existing roof.

078000 FIRE AND SMOKE PROTECTION

1. Furnish and install firestopping at penetrations through fire-resistance-rated walls, partitions, floors, and other fire-rated barriers, including both empty openings, and openings containing cables, pipes, ducts, conduits, and other penetrating items. Maintain existing or new fire-rating throughout building(s).
2. Furnish and install fire and smoke protection joint control, sealant or caulking in fire-resistance-rated construction.

079000 JOINT PROTECTION

1. Provide caulking and sealants for interior joints and perimeters of doors, windows, equipment, finish carpentry and material, etc.
2. All sealants must be compatible with all adjacent surfaces and paintable. Consult with the sealant manufacturer regarding compatibility and adhesion.

DIVISION 8: OPENINGS

081000 DOORS AND FRAMES

1. Supply and install doors as per plans and schedules.

085000 WINDOWS

1. Supply and install windows as per plans and schedules.

086000 SKYLIGHTS

1. Supply and install skylights as per plans and schedules.

087000 DOOR HARDWARE

1. Supply and install door hardware per plans and schedules.

DIVISION 9: FINISHES

092000 PLASTER AND GYPSUM BOARD

1. Non-structural metal framing: Use metal stud wall framing, 18 in. o.c., for interior walls and soffits throughout; see floor plans for location of walls and soffits partition schedule for dimensions and additional notes.

2. Gypsum Board:
    a. All gypsum board partitions and ceilings in dry locations: 1/2-inch thick, regular (and type ‘C’ where fire-rated assemblies are necessary) gypsum wallboard. Taped, filled and sanded finish. Use rounded corner bead at outside and inside corners.
    b. All gypsum board partitions and ceilings in wet locations: shall be 1/2-inch thick, mold resistant, tapered, regular or Type ‘C’ (as necessary to maintain fire-rating). Taped, filled and sanded finish. Use rounded corner bead at outside and inside corners.

0950000 CEILINGS

1. Provide acoustical ceiling tiles as shown in the Reflected Ceiling Plan.
    a. Basis of Design: Armstrong – Prelude ML Exposed Tee.

096000 FLOORING

1. Install new Luxury Vinyl Tile Flooring as per plans. Prepare the existing substrate for new Work and provide necessary low-VOC adhesive per manufacturer’s requirements.
    a. Kitchen Floor Basis of Design: Mohawk – Dealer Solutions, color: Latte. Color to be confirmed by Architect.
    b. Bathroom Floor Basis of Design: Armstrong – Vinyl Sheet product – Venetian Marble Vinyl Sheet – Alabaster.
2. Install new Vinyl baseboard in all areas of new Work.
    a. Basis of Design: Tarkett
3. Transition Strips: Provide transition strips for open edges of resilient flooring and transition from resilient flooring to all other floor finishes indicated. Provide tapered, maximum thickness same as flooring, solid rubber as selected from manufacturer’s standard plain colors, as produced by manufacturer of resilient floor tile used. Color to be confirmed by Architect.

0990000 PAINTING

1. General Conditions – all paint materials shall be low-VOC.
2. Prime and paint all new and existing interior finishes as per plans.
3. Paint all finish carpentry, millwork, doors and door frames.
4. Paint manufacturer shall be Sherwin-Williams or Benjamin Moore. Color(s) to be selected by Owner.
5. Contractor responsible for protecting sprinkler heads from any paint residue.

DIVISION 10: SPECIALTIES

101400 SIGNAGE

1. Non-Illuminated Exterior Signage:
    a. Frame material: Aluminum
    b. Schedule: Address Numbers.

102816 BATH ACCESSORIES

1. Provide bath accessories as per plans. Scope includes:

a. Surface mounted, stainless steel framed single door medicine cabinet with reversible mirrored door. Include two (2) shelves. Basis of Design Kohler.
b. Shower Curtain Rod, Basco, Inc.
c. Toilet Paper Holder, Basco, Inc.
d. 24" Towel Bar, Basco, Inc.

DIVISION 11: EQUIPMENT

113000 RESIDENTIAL EQUIPMENT

1. Furnish and install the following new energy star compliant appliances as per plans:
    a. 30" Freestanding Electric Range. Basis of Design GE.
    b. 28" Top Freezer/Refrigerator. Minimum 17.5 cu.ft. capacity. Freezer must be self-defrosting. Basis of Design GE.
    c. 30" Ducted range hood. Basis of Design GE.
    d. 24" Dishwasher. Basis of Design GE.
    e. 30" Ducted Microwave/Range Hood. Direct vent to sidewall. Basis of Design GE.

DIVISION 12: FURNISHINGS

122000 Window Treatments

1. Provide window treatments, vinyl roller shades, that will not interfere with the operation of the new inswing windows.

123000 Casework

1. General Conditions
    a. Cabinets to be FSC-certified.
    b. Contractor to provide shop drawings for all cabinetry to be approved by the Architect.
    c. Color, stain or finish to be selected by the Architect.
    d. Install filler pieces as necessary to eliminate gaps between adjacent finishes and cabinetry.
2. Provide new HUD Severe Use kitchen cabinetry as shown in the drawings.
    a. Smart Cabinetry, Veneer flat panel, full overlay, panel and rail style.
3. Provide reinforced laminate-clad countertops with bullnose edge and integral 4" back and side splash, as per drawings. Colors to be selected by architect.
    a. Wilsonart or equal.
    b. Scope includes: Kitchens cabinets and bathroom vanities as per plans.

DIVISION 22: PLUMBING

See plans.

DIVISION 23: HVAC

See plans.

DIVISION 26: ELECTRICAL

See plans.