154-156 BOYLSTON ST.
Exhibit C

Project Description:

154-156 Boylston St. is a 3-story wood framed residential building with 6 units plus two basement laundry areas. The scope of work includes envelope and MEP upgrades, as well as improvements to 3 kitchens and bathrooms. The building will remain occupied throughout construction, however units that receive kitchen and bathroom renovations will be temporarily vacated while that scope is completed.

The Owner will retain a relocation consultant to manage the tenant notifications, and moving/storing tenant possessions. Unless specifically called out in the drawings, the Contractor shall carry no cost associated with handling tenants' possessions.

Identification of Parties:

BCDC Owner's Project Manager
Pam Maryanski
Tierney Development Services
917-658-2534
pmaryanski@tierneyllc.com

Property Manager
Brad Mackin
Mackin Group
617-277-1166
brad@mackinroup.net

Architect
Dunja Vujinic
Reisen Design Associates
203-770-6349
dunja@reisendesign.com

Work Restrictions:

1. Work Hours:
    a) The sites will be open for construction activity from 7:30 AM to 5:30 PM, Monday through Friday. The Contractor will be allowed access into the buildings at 7:30 AM, and may stockpile materials neatly against the wall in the hallway outside of any unit scheduled to be worked in that day. No work inside occupied units will be permitted to start prior to 8:00 AM. The Contractor is responsible for maintaining adequate egress for tenants during construction. All requests for work outside the permitted hours must be made in writing to the BCDC Owner's Project Manager and Property Manager.

2. Holidays:
    a) Work will not be permitted on the following holidays without prior written consent of Somerville Community Corporation:
        i. Independence Day
        ii. Labor Day
        iii. Columbus Day
        iv. Veteran's Day

3. Worker Identification:

a) BCDC may require Contractors to wear external identification, such as a badge, vest, or hard hat, to demonstrate to tenants that they are part of the BCDC construction team. Any identification materials will be supplied and managed by the GC, and reimbursed by BCDC.

Scheduling

1. Interruption of Services:
    a. Any major work entailing disruption to heating, lighting, life safety systems, utility connections or other similar major disruption to building functioning must be coordinated with the Owner, and temporary services, safety precautions, or connections provided. The Contractor shall not shut down any service without approval of the Owner.
        i. Notice: Provide BCDC Owner's Project Manager, Property Manager, and Architect with 72 Hours (3 full work days) written notification for any disruption of service; provide notification for connecting, disconnecting, turning on, or turning off any service which may affect Owner's operations.
        ii. Unplanned Interruptions: In case of accidental or otherwise unplanned impairment, the General Contractor will immediately notify the BCDC Owner's Project Manager and Property Manager. The GC should be prepared to provide assistance as required to correct the problem.
        iii. Existing site lighting must be available each night. Provide temporary electricity if needed.
        iv. Relocation Requirements:
            1. The Contractor must provide two weeks written notice for units needing relocation. (Refer to additional information below, under "Communication with BCDC Owner's Project Manager and Property Manager").
            2. The Contractor must provide one week notice of any delays to re-occupancy, so that the Owner may reschedule the moving company.
        v. Occupied Unit Work Requirements:
            1. Tenants require 48 hours written notice before work can commence in their unit. (Refer to additional information below, under "Communication with BCDC Owner's Project Manager and Property Manager").
            2. At the end of each work day, the Contractor must fully clean up all construction debris within areas accessible to tenants.
            3. At the end of each work day, occupied units must be left with at least one functioning toilet, shower, sink, and hot water (115°F).
            4. Between September 15th and June 15th, units cannot be left without the ability to heat to 70°F. If the Contractor elects to supply electric heaters, the Contractor will be expected to pay for the electricity consumed during the days the heater is in use.
    b. Non-Compliance: In the event of non-compliance with any of the provisions above, the Contractor must work continuously until the interruption is fixed. The Owner reserves the right to correct the problem itself and/or relocate the affected tenants, each at the expense of the Contractor.

2. Fire Alarm:
    a. The Contractor will be expected to coordinate all fire alarm work with the Owner's fire alarm monitoring company. If the Contractor elects to use the Owner's fire alarm monitoring

company to zone out sections of the building receiving work, the Contractor shall pay the monitoring company for that service. If the Contractor elects to perform the Work in a way that requires a fire watch, the Contractor shall bear those costs.

Worker Conduct

1. 154-156 Boylston is a family development, and all workers are expected to conduct themselves accordingly. BCDC reserves the right to demand the permanent removal from the property of any construction personnel it deems to have exhibited inappropriate behavior.

2. Grounds for dismissal include, but are not limited to:
    a) Criminal activity.
    b) Inebriation or impairment.
    c) Sexual harassment.
    d) Obscenity.
    e) Unnecessary invasion of tenant privacy.
    f) Fighting or otherwise aggressive/confrontational behavior.

3. No additional cost to the job shall be associated with the removal of any construction personnel.

Contractor Communication:

1. With Tenants:
    a. Construction personnel shall not discuss details of the construction means, methods, or scheduling with the tenants. Construction personnel must refer all tenant questions to BCDC Owner's Project Manager, and BCDC shall be solely responsible for managing communication with the tenants.

2. With BCDC Owner's Project Manager and Property Manager:
    a. The Contractor shall provide BCDC Owner's Project Manager and Property Manager with a three week look-ahead schedule, updated weekly, and ready for review at each job meeting. BCDC will be responsible for providing tenant notifications and relocations for all work shown on this schedule. The Contractor may request tenant notifications for additional work not shown on the three week look ahead schedule, however BCDC Owner's Project Manager and Property Manager must receive these requests by 2:00 pm, on the day they are to be distributed. No additional cost or time will be granted as a result of BCDC Owner's Project Manager or Property Manager's failure to deliver proper tenant notifications based on verbal requests from the Contractor.
    b. All non-emergency issues involving changes to the Work must be approved in advance and in writing by the BCDC Owner's Project Manager and the Architect.