

## Outline Specification

Eastern Acrobatics  
28 Eliot St, Natick  
Renovation/Change of use

Runcible Studios  
12 July 2024

Project Description: Basement fit-out adding a 4-bed, 2-bath dwelling unit to a decommissioned century-old timber frame church, recently retrofitted for use as an acrobatics and dance school.

**NOTE: THE DRAWINGS PROVIDED ARE PRELIMINARY. COMPLETE DRAWINGS WILL BE PROVIDED FOR PERMIT AND CONSTRUCTION. THESE DRAWINGS ARE MEANT FOR BALLPARK PRICING ONLY, AND NOT FOR APPLICATION FOR PERMIT OR FOR CONSTRUCTION. PLEASE CONTACT ARCHITECT WITH ANY QUESTIONS: [marilyn@runciblestudios.com](mailto:marilyn@runciblestudios.com)**

Other notes:

- All allowances given below do not include contractor markup.
  - Please list any assumptions [material, construction method, etc] you're making in your quote.
  - Please indicate what you think the construction duration of this project will be.
  - This outline specification is not exhaustive and/or comprehensive, as this is based on a Design Development set of drawings. **Please refer to the drawings as well as this description.**
  - All scopes of work should be done to applicable code standards.
  - Feel free to reach out if you have any questions!
  - **Please break out the final estimate in the following categories.**
    - Dwelling unit: full project as drawn
    - Dwelling unit: minimal project [see "alternates" section below]
    - Lincoln St. Vestibule
    - HVAC alternate: switch to air-to-air heatpump [see "alternates" section below]
1. General Conditions
    - a. Existing rear gravel lot for parking and staging, however work must be coordinated with school schedule.
    - b. Street parking on Lincoln, Eliot, and Water Streets.
  2. Demo
    - a. Per plans and this description – selective, mostly interior
  3. Landscape/exterior
    - a. Landscape: None
    - b. Add new vestibule at existing Lincoln St. basement access per the drawings; Replace exterior and interior steps at this entry; Reuse existing foundation.
    - c. Exterior venting and hoods per MEP drawings. Penetrations to be above masonry foundation through rim board whenever possible. Final location to be coordinated with the Architect, and require approval from Natick Historic Commission.

- d. Exterior building mounted lighting per drawings.
- 4. Masonry
  - a. Minor, localized repairs; recent repointing work completed in the last 2 years.
  - b. Some repair work associated with the Lincoln St. vestibule.
- 5. Foundations/concrete
  - a. Reuse existing foundations at vestibule.
  - b. New exterior CIP concrete steps at Lincoln St. vestibule
  - c. Slab cuts and trenching for new basement bathroom drain lines.
  - d. Interior basement waterproofing at existing masonry foundation walls:
    - i. At walls around dwelling unit only
    - ii. drainage mat applied to interior face of foundation walls
    - iii. under slab perforated drain tile set in crushed stone along base of foundation walls
    - iv. sump pump
    - v. selective demo and patching of existing slab as required for installation of drain tile and sump
- 6. Framing
  - a. Non-load bearing interior partitions and framed ceilings shown as 2x wood framing in drawings. Alternatively, light gauge metal framing can be used if more cost-effective.
  - b. All stairs and landings to be wood framed with 3/4" plywood subfloor/substrate treads and risers, glued and screwed to framing.
- 7. Wall/roof/floor/ceiling assemblies [insulation, siding, etc]
  - a. See drawings for assembly type and locations
- 8. Exterior doors
  - a. New exterior door at Stair 2; Tempered half-lite, insulated fiberglass doors. Closers and panic hardware. Accessible thresholds.
  - b. Existing door at Lincoln St. side entry to remain.
- 9. Finishes
  - a. Flooring
    - i. See drawings.
  - b. Stairs:
    - i. Existing egress stairs to remain [Stair 2]
    - ii. New interior wood stairs [Stair 3] to be 2x stringers and oak treads and risers.
  - c. Interior doors
    - i. Interior doors, dwelling unit: Solid MDF with single Shaker panel; painted
    - ii. Interior door hardware, dwelling unit: \$2500 allowance
  - d. Rod and shelf in all new closets, unless noted otherwise
  - e. Tile
    - i. tile in the following locations: kitchen backsplash, master bath floor and tub surround, full bath floor, and shower surround/floor
    - ii. \$5000 allowance for tile [material only]
  - f. Solid surfaces
    - i. Quartz at kitchen counters, and bathroom vanities
  - g. Paint
    - i. New interior paint throughout
  - h. Interior trim

- i. 1x solid painted wood trim (no FJP) throughout; butt jointed/scarfed as appropriate
- ii. baseboard: 4"x5/8"
- iii. Window and door casing: 3"x3/4"

#### 10. Electrical and Fire Alarm

- a. Hardwired smoke/CO detectors in dwelling unit
- b. Assume following fixture counts, to be finalized in final design [Architect will provide switch and receptacle plan with final drawings]
  - i. LED wafers in kitchen, living spaces, bathrooms, etc: 30
  - ii. New surface mount/sconces in bathrooms and bedrooms: 8
  - iii. Closet motion detector lights in every closet
  - iv. Under cabinet lighting in kitchen

#### 11. HVAC

- a. Use existing boiler and oil tanks for heating per the MEP drawings.
- b. Oil tank relocation per the architectural plans.
- c. See "alternates" below for HVAC alternate option

#### 12. Plumbing and Fire Protection

- a. Existing sprinkler coverage in basement to be modified for dwelling unit layout.
- b. Fixture allowances: \$8k
- c. Plumbing accessories allowances: \$500

#### 13. Millwork

- a. kitchen cabinet allowance: \$20,000
- b. vanities: \$2,000
- c. living room shelves: \$5,000 allowance (fixed painted MDF shelves)

#### 14. Appliances:

- a. Provided by or purchased by the owner
- b. Dyer will be ventless. No dryer exhaust vent required.

#### 15. Alternates

- a. "Minimal Project" scope: Remove the following from the outline spec above:
  - i. only finish one bathroom; stub up for future fixtures in remaining bathroom
  - ii. kitchen: remove dishwasher [but keep hookups], remove oven, remove cabinets and substitute 2x4 frame with Formica counters
  - iii. Remove all LED wafers and replace with E26 ceramic sockets with no bulbs
  - iv. Replace wood baseboard with vinyl sanitary base
- b. HVAC alternate: heat pumps [rather than hot water radiant as shown in drawings]
  - i. Air to air heat pump [Mitsubishi or similar] with ducted air delivery system
    - 1. Locate unit in "tank room" on drawings
    - 2. assume two main trunks, in soffits – one to feed living room/kitchen and one to feed bedrooms
    - 3. assume 4" filter, insulated supply lines [hard duct, no flex or ductboard], and one zone
    - 4. assume central return, with door undercuts at bedrooms