



Town of Winchester

Town Manager's Office
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Board of Selectmen Meeting
Tuesday, November 1, 2016

BUSINESS

Docket Item G - 8:

Approve second floor bathroom renovation
at Wright Locke Farm - Farmhouse

Supporting Documents:

G - 8:

Construction Estimate: O'Leary Brothers
General Contractors

Action Required:

VOTE to approve / authorize renovation

O'LEARY BROTHERS
GENERAL CONTRACTOR

Docket Item:
G - 8:
November 1, 2016

Wright - Locke Farm
78 Ridge Street
Winchester, MA 01890

October 17, 2016

RE: Second Floor Bathroom

Obtain all necessary permits and inspections
Dispose of all debris
Completely gut bathroom
Frame wall at the head of tub
Install all necessary blocking
Repair subfloor as needed
Insulate exterior wall and ceiling
Furnish and install Perma-Base cement board on all tub walls
Blueboard and plaster remaining walls and ceiling
Trim off the window and door
Trim to match existing as close as possible
Furnish and install a shower rod
Hang owner supplied towel bars, toilet paper holder, ect.
We can provide these, we can show you samples of the ones we stock

Electrical - Furnish and install all necessary wiring and switching
(1) Panasonic exhaust fan / light combo (vented to the exterior)
(1) GFCI outlet
(1) Light at sink fixture allowance \$80
Furnish and install a sub panel in the basement to accommodate the new circuits needed

Plumbing - Disconnect all existing fixtures and radiators
Run new PEX water lines to the basement tying into existing water lines
Run new vent and waste lines as needed tying into existing lines
Furnish and install -
Kohler Villager tub
Symmons tub / shower valve (handheld shower would be an additional cost)
Toto toilet
All fixtures to be white with chrome trim

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TOWN MANAGER
BOARD OF SELECTMEN

O'LEARY BROTHERS
GENERAL CONTRACTORS

No sink or faucet included in this price
Re-install the existing radiator with a new valve

Tile — Tile all tub walls and floor only
\$4 per square foot allowance on tile
No glass or wall tile larger than 12" x 12" installation labor included in this price
Furnish and install Hardi-Backer underlayment on floor before tile installation

Not included in this price —
Painting, new window, mirror, medicine cabinet, towel bars, toilet paper holder, sink and faucet

Labor and Materials \$17,350

\$500 Down with signed proposal
\$6,000 Day work commences
\$6,000 After plaster
Remainder on completion

Please sign and return one copy

Signature _____ Date _____

Signature Andrew O'Leary Date 10/17/16
Andrew O'Leary O'Leary Brothers

Tile, sink, faucet, ect. must be selected prior to the start of project
Any questions please give me a call 781-953-1528

Thank You!