

## FINCOM Questions For: Select Board - General Government

Article 44 - Repairs to Old Purchase Street Fire Station - Amount - \$30,000.00

1. What the Need (issue) we are addressing is:

The old Purchase Street Fire Station located at 279 Purchase Street basic repairs to secure the building including repairs to the roof and exterior and interior of the building. This building has historic significance in the Town of Milford. It is also used to store equipment and supplies for the Maintenance Department.

2. How we propose to address it:

Repairs to roof, exterior and interior of the building.

3. What alternatives we have:

N/A

4. What steps we have taken (Please list the temp evaluation steps we are taking and that no purchases will be made until we have evaluated them):

N/A

5. Background data such as competitive quotes and cut sheets (catalogs) for the items we propose to buy:

See attached.

# ESTIMATE

## Prepared For



Jason Vaz(Milford Town Hall)  
# Purchase St(Milford Town Hall job), Milford  
(774) 573-5091

### JFC Pros

76 Otis St  
Westborough Ma, MA 01581  
Phone: (617) 777-1114  
Email: jfcpros@gmail.com  
Web: jfcpros.com

Estimate # 1695  
Date 10/11/2023

### Description

### Total

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Demolition/ Repairs	\$30,000.00
Garage level	

- Remove the whole ceiling at the garage level. (Ceiling will be exposing framing).
- Remove walls with mold (all other walls will remain.)
- Enclose holes where needed.
- Repair facia boards as needed.

#### Upstairs

- Repair open ceiling. (Existing ceiling will remain).
- Enclose holes where needed.
- Repair facia boards as needed.

(Client must empty all rooms prior work begins.)  
(Roof repairs not included)  
(Painting not included)

#### Insurance

The contractor shall maintain a general liability insurance and workers compensation insurance until the expiration of the period of this contract.

The client shall be responsible for purchasing and maintaining owner's liability insurance and property insurance for the home. Individuals that are not hired by the contractor are not covered by the contractor's insurance. Client, their friends, neighbors, their pets, subcontractors, employees or family cannot access the area where the work is being done except by appointment to prevent accidents. Especially during after-hours and weekends. Contractor is not responsible

for any injuries or accidents in the job site where the work is being done caused or suffered by the client, their friends, neighbors, their pets, subcontractors (not hired by the contractor), employees or family member, or anyone else other than the contractor's employees or subcontractors hired directly by the contractor.

## Other Agreements

- Contractor takes full responsibility for all workers or subcontractors hired by the contractor for the work described in this contract.
- A dumpster trailer will be needed for this job at all times during the construction for disposal of construction debris.
- Dumpster pick up fee of \$750.00 (seven hundred and fifty dollars), (up to 3000 pounds) will be charged every time we drop off the dumpsters. If the dumpster weighs more than 3000 pounds when disposed, client agrees to pay a over the limit fee of \$350.00 (Three hundred and fifty). We will need a credit or debit card on file to charge for the dumpster fee. If the dumpster stays on site for more than 15 days client agrees to pay a weekly dumpster fee of \$150.00 until the dumpster gets picked up. Client agrees to provide a credit or debit card information to be kept on file to be used to charge for the dumpster fees or small change order fees. Contractor agrees to contact the client before processing any payments.
- We may need to park enclosed trailers for storage of tools and/or construction materials. Client must provide 2 or more spaces in the driveway during the whole time of the project.
- Client understands that any material purchased (especially doors, windows, shower valves, insulated materials, fire rated) must be approved and in compliance with Massachusetts codes and regulations and in compliance with Energy codes and R-values.
- Client must provide sources of water and electricity for the construction workers' use during the whole period of this project.
- The Contractor may require more time to complete the work without penalties in case of:
  - A) The town/City Building department takes too long to issue permits or inspections.
  - B) Bad weather, Snowstorms, heavy rain flooding, heavy windstorms conditions.
  - C) Payments are not made by the client as scheduled.
  - D) Delay of material delivery.
  - E) Injury or any accidents.
- Upgrades to electrical to increase amperage capacity will be considered a change order.
- Other work (construction related or not), cannot be done until full completion of this project, and all permits must be closed before other companies can work on the property.
- Any Permits (Especially special permits) not explicitly, previously identified as necessary in the work scope of the contract or not listed in the "Required Permits" section of the contract are not included.
- Any changes to be made on the layout of the the project, including window and door location and sizes, room size changes, adding or removing walls, ceiling high, beam sizes, structural changes or any other changes to the project, must be done by the architect/engineer and a new set of plans must be submitted to the building official. The work will stop until the building official approves the changes. Such changes may be considered a change order depending on the requirements.
- You may cancel this agreement if it has been signed at a place other than the contractor's normal place of business, provided you notify the contractor in writing at his main office or branch office by ordinary mail posted, by telegram sent or by delivery, not later than midnight of the third business day following the signing of this agreement.
- Contracted work may not begin until both parties have received a fully executed copy of the contract.
- Contractor must begin work by May 15th 2024. Estimated completion time is 6 to 9 months.

## Change order clause

- Any alterations or deviation from above specification involving extra costs will be executed only upon written order and will become an extra charge (change order) over the total amount of this contract. All agreements contingent upon strikes, accidents or delays beyond our control.
- The Contractor does not assume responsibility for any existing damages (especially structural) or other issues, (including ledge removal, water damage, rotting, pest related damages, water beds, well, damaged sewer lines, damaged gas lines, damaged wires, damaged perimeter drain,) hidden inside walls, under the ground, inside ceilings, crawl spaces, attic spaces, behind furniture, behind built in cabinets or any other problems that may not be previously identified, discussed by both parties and included in the scope of the work of this contract. The client agrees to pay for all costs for unforeseen repairs or rebuild labor and materials as a change order.
- Also, If the Town/City Building department requires any additional work not listed in this contract the requirements, determinations or recommendations of any additional work will be considered a change order and the client must pay for the change order labor and materials.
- Change orders must be paid in full once the client agrees to make any changes to the project adding any type of work including labor or materials not previously specified in this contract. Such changes may affect or delay the project depending on the complexity of the work and/or materials availability.

## -Required Permits

- The following building permits are required and will be secured by the contractor as the homeowner's agent. Contractor will pay for all permit fees.
- Town Building Permit Fee
- Electrical permit

(Owners who secure their own permits will be excluded from the Guaranty Fund provisions of MGL chapter 142A.)

## Subcontractors

- The contractor agrees to be solely responsible for completion of the work described regardless of the actions of any third party/subcontractor utilized by the contractor. The contractor further agrees to be solely responsible for all payments to all subcontractors hired by the contractor for materials and labor under this agreement except a snow removal, pest control or landscaping company.
- The client may not make payments directly to subcontractors hired by contractor for work being done listed in this contract.

The law requires most home improvement contractors and subcontractors to be registered with the Director of Home Improvement Contractor Registration. You may inquire about contractor registration by writing to the Director at 10 Park Plaza, Room 5170, Boston, MA 02116 or by calling 617-973-8787 or 888-283-3757.

## Contract Acceptance

- Upon signing, this document becomes a binding contract under law.
- DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES!!

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<b>Subtotal</b>	\$30,000.00
<b>Total</b>	<b>\$30,000.00</b>
<b>Deposit Due</b>	<b>\$15,000.00</b>

**Payment Schedule**

Deposit (50%)	\$15,000.00
once finished (50%)	\$15,000.00

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JFC Pros Accounting

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Jason Vaz(Milford Town Hall)