

Lambda Beta Zeta

House Restoration and Remodel Project

2019



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Purpose

There are three main reasons to renovate and repair the Chapter House. First and foremost is to update the facilities of the house and bring it up to code. Second, is to preserve the use of the asset for future members. Third, is to compete with other forms of student housing in the area. Renovating the home will increase the demand in living there as well as create the funding necessary to maintain the house in proper condition.

Current House Condition

Upon initial inspection of the home, it would seem that the house is simply in need of light remodel work such as paint and flooring. With further investigation, we found the roof of the house, sections of siding, and fascia are in critical condition. It has major defects such as missing and broken shingles and cracked underlayment, we would believe that is no longer water tight. Water leaks can lead to damage of the framing system and mold growth as well. If this is not corrected, the house may no longer be suitable to live in without major repairs. The second most critical repairs would be in the bathrooms. They are outdated and there are a number of plumbing issues that need correction. The major issue is that the second bathroom is leaking into bedroom 2 on the main floor making it unsuitable to live in. Not only does this destroy the value to the home but also is a loss in rental revenue.

Code Violations and Liability

The electrical system is beginning to fall out of code. There have been several small repairs to the system, but a full overhaul is needed. In addition to the legal liability of not being up to code, there is the potential for several safety liability issues. Several of the rooms are missing or have broken outlets. This causes the residents to use extension cords and multi-outlet adapters. This puts strain on the electrical system and can lead to damage and fire risk. Some of the rooms have exposed wiring, another fire risk. This look reflects poorly on the environment of the house.

Roof Damage Images



Roof Damage Images



Completed Work

Considering that the roof is the most critical repair, it was to be addressed first. Funds have already been allocated to repair the roof, siding, and fascia. These repairs were completed in March 2019 and the majority of the leaks within the house have been eliminated.

Next Steps

With available funding, the next proposed steps will be to address the electrical problems and remodeling the bathrooms with initial emphasis on the male and female bathrooms on the first floor and then the second floor bathroom. The electrical system repairs are needed to reduce the strain on the system, to bring it into code compliance, and reduce any fire and safety risk. The bathrooms have exceeded their useful life. The tile is dated. The vanities are in poor condition. The plumbing is leaking. To just make repairs at this point would only be band aids to bigger problems that will most likely occur in the near future. The rest of the house needs paint, wall repair, and flooring.

Challenges

Aside from securing funding, the largest challenge is not to disturb the current residents during the academic year. The plan is to complete the largest parts of the project while there are few or no residents in the house. The electrical repairs would be focused and cause only slight inconvenience. The most difficult challenge would be for the bathroom repairs as the number of residents would not be able to live there without functional bathrooms. To remedy this, the bathroom repairs will be completed on the first floor and when complete, the second floor.

Proposed Timeline

The first target of repair was the roofing, siding, and fascia repairs. We evaluated that there was no damage to the framing system. The electrical repairs will be ongoing and done to minimize inconvenience to the residents of the house. Next, would be the renovation of the male and female bathrooms on the main floor. With this complete, the renovation of the second floor bathroom would be next. Upon completion, efforts would be focused on repairs to the rooms including paint, wall repair, installation of new flooring, etc. Finally, efforts would be focused on the hallways, stairs, and first floor common rooms. The timeline is dependent upon available funding.

Project Budget

The project budget has several factors: Quality of Work, Quality of Materials, and Timing. Quotes have been received by several subcontractors for the necessary work. Our contractor has personally interviewed and chose five subcontractors out of about twenty. The decision was based on their company size, communication ability, and quality of work. Their prices are subject to change based on when we contract with them and file deposits.

Lambda Beta Zeta
Project Budget
as of April, 2019

Demolition	\$14,000.00
Electrician	\$12,000.00
Basement Bathroom	\$6,000.00
Male First Floor Bathroom	\$20,000.00
Female First Floor Bathroom	\$20,000.00
Second Floor Bathroom	\$72,000.00
Painting & Wall Repair	\$42,000.00
Flooring	\$22,000.00
Manipulation	\$9,000.00
Legal and Permits	\$7,500.00
 Total	 \$224,000.00

Description of Work

Roofing and Siding - Completed March 2019

Demolition - Carpeting will be removed throughout the entire house. Main Floor Bathrooms, Second Floor Bathrooms, and Basement Bathrooms to be removed.

Carting - A 40 yard container to remove rubbish from site

Electrical - Rooms will have all outlets repaired about sixteen in total. Exposed wiring will be put behind sheetrock.

Bathrooms - All bathrooms will be stripped to the studs. Insulation will be replaced. Electric and plumbing will be brought up to code. Walls will be leveled, covered with appropriate wall board, and tiled. Existing fixtures will be replaced. Second floor bathroom will receive a french drain in order to prevent flooding in the first floor.

Painting and Wall Repair - Defects in walls to be addressed. Bedrooms will be painted white. Common areas will be painted in coordination of Fraternity colors.

Flooring - Flooring will be replaced with luxury vinyl planking. This product is very durable and will hold up to the use in the house. Very easy to clean and maintain.

Manipulation - Contents of residents that are left behind will need to be relocated from each room in order to conduct the remodel. Residents will be urged to remove any contents they do not want to be lost or broken.

Legal and Permits - This is a budget to cover the filing and execution of permits. It also covers the cost of Attorney Fees to draft contracts between the contractor, subcontractors, and client.

Conclusion

We believe by completing the project, we will preserve the chapter house for use of future members. This will also increase the value and desirability of residing in the house. The increase in revenue should provide the funding in order to maintain that house so it does not fall into the state of repair again.