

ACWORTH VILLAGE STORE

**Building Assessment Outline Scope of Work**

*Including Architect's preliminary opinion of budget allowances*

DIVISION 01 GENERAL REQUIREMENTS \_\_\_\_\_ \$75,000

- Temporary services during construction.
- NFPA 241 Safeguards during construction

DIVISION 02 SITE WORK \_\_\_\_\_ \$145,000

- Regrade around building to direct surface run-off away from building, around to the south and towards the river. Consider new catch basin(s) to pipe stormwater back into river near bridge.
- Excavate for new addition foundation.

DIVISION 03 CONCRETE (including building stabilization during work) \_\_\_\_\_ \$90,000

- New reinforced concrete frost wall with continuous footings and slab at new addition on the south of building, abutting existing building;

DIVISION 04 MASONRY \_\_\_\_\_ \$32,000

- Repair areas of foundation as needed; create new access between new and existing crawlspace.
- Repair, re-point, re-flash existing chimneys.
- Stone repair at foundation

DIVISION 05 METALS [not used at this time]

DIVISION 06 WOOD PLASTICS AND COMPOSITES \_\_\_\_\_ \$85,000

- Existing building: Miscellaneous rough and finish carpentry repairs
- New addition: Rough carpentry - wood frame floors, walls and roof, sheathing, roof decking. Finish carpentry includes trim and stairs.

DIVISION 07 THERMAL AND MOISTURE PROTECTION \_\_\_\_\_ \$80,000

- Bituminous waterproofing at new concrete walls; thermal insulation; weather barriers; roofing shingles; sealants; snow guards.
- Hi-density closed cell spray-foam suggested for first floor joist cavities and wood structure, to provide both insulation, as well as moisture and insect resistance to the structure with the vented crawl space.
- New rubber membrane along north foundation wall for flood mitigation

DIVISION 08 OPENINGS \_\_\_\_\_ \$18,000

- Existing windows: Wood windows repair including weather-sealing at window jambs; new glazing compound at glazing; replace glazing as needed; new storm windows and trim.
- Exterior doors: Provide weather stripping at doors.
- New windows at addition
- Interior style and rail doors at apartments

DIVISION 09 FINISHES \_\_\_\_\_ \$150,000

- Maintenance repainting –
  - New interior paint – surface prep all walls, and ceilings; primer and two finish coats.
  - New exterior paint and surface prep of existing wood clapboards and all trim.
- Gypsum board at 2<sup>nd</sup> floor and new addition.
- Ceramic tile in new apartments.

DIVISION 10 SPECIALTIES \_\_\_\_\_ \$2500

- Toilet and bath accessories
- Fire extinguishers

DIVISION 21 FIRE SUPPRESSION \_\_\_\_\_ \$30,000

- New NFPA 13D Residential fire suppression system for new 2<sup>nd</sup> floor apartments.
- Smoke detectors with audible notification at first floor

DIVISION 22 PLUMBING \_\_\_\_\_ \$60,000

- First floor: Replace bathroom fixtures; revise layout for ADA compliance
- New plumbing services for new 2<sup>nd</sup> floor apartments – including full bath and kitchen in each unit.

DIVISION 23 HEATING VENTILATION AIR CONDITIONING \_\_\_\_\_ \$45,000

- New boiler for DHW and radiant heat. Separate controls for each zone - (3) occupied spaces.

DIVISION 26 ELECTRICAL \_\_\_\_\_ \$45,000

- New electrical service panel to be located in new addition; sub-panels in each of (3) separate occupied spaces.
- Provide complete code-compliant fire alarm, smoke detectors, emergency lighting, exit signs as required throughout building.
- New wiring, devices, lighting for two 2<sup>nd</sup> floor apartments.
- 1<sup>st</sup> floor to be re-wired to new panel. Provide new devices.

SUBTOTAL: \_\_\_\_\_ **\$857,500**