

TAB G



Proposed Scope of Work:
Fairview Farmhouse Restoration

**1585 Rochester Road,
Rochester Hills, MI**

Presented July 8, 2009 to:

**G & V Properties L.L.C.
2585 South Rochester Road, Ste. 106
Rochester, MI 48307**

Prepared by:

**Finnicum Brownlie Architects, Inc.
P.O. Box 250650
Franklin, MI 48025**



July 8, 2009

Mr. Cornell Vennettilli
G & V Properties, L.L.C.
2565 South Rochester Road
Rochester Hills, Michigan 48307

Re: Scope of Work for 1585 Rochester Road, Rochester Hills, MI

Dear Mr. Vennettilli:

At your request, Finnicum Brownlie Architects, Inc. has inspected the house known as Fairview Farmhouse, located at 1585 Rochester Road. We have analyzed the existing conditions and have developed a Scope of Work for each of three prospective alternatives for the structure: A. Interior and Exterior Restoration as a Single Family Residence; B. Exterior Restoration and Interior Renovation for Adaptive Reuse; and C. Relocating the Structure prior to Alternative A or B.

Alternative A: Restoration as a Single-Family Residence

Restoration of a historic resource requires adherence to the Department of the Interior Guidelines for the Rehabilitation of Buildings. The Scope of Work has been outlined respecting those Guidelines with the intent of restoring the life expectancy of the structure to that of a new building.

Alternative B: Restoration and Adaptive Reuse

Possible uses include professional office, retail, restaurant, museum, clubhouse for the adjacent residential development, or combinations of those uses. Since no new use has been proposed, the Scope of Work outlined is generic in nature and expands the Restoration Scope (Alternative A) to include the anticipated changes that will be required for most new uses. Since the garage was added at a later time and because it is not likely to contribute to a commercial use, we propose to remove it in this alternative.

For non-residential use groups, a registered historic resource is subject to the provisions of the Michigan Rehabilitation Code for Existing Buildings, Chapter 10 Historic Buildings. For fully sprinklered buildings, Chapter 10 affords the Building Official a good deal of latitude in interpreting requirements pertaining to such items as width of exit ways, distance to exits, swing of doors, stairways, stair enclosures, guardrails/handrails, etc. Therefore, some potential structural changes may be avoided by sprinkling the building. However, accessibility requirements (MI barrier-free and ADA) must be met, imposing a significant design challenge and financial hardship on the project. Because the aggregate square foot area of the basement and second floor exceeds 3000 SF, an elevator

must be added, either internally or in a new addition, that will reach all three levels of the building. For this scope, we have assumed an internal elevator. Accessibility must also be provided on site (parking and walkway); into the building in the form of a ramp or landscape feature; barrier free bathrooms on each level of inhabitable space; as well as other physical and mechanical considerations. All exterior changes to the building, including additions, must be harmoniously integrated with the existing architecture consistent with the recommendations of the DOI Guidelines.

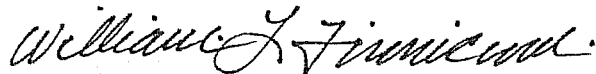
Alternative C: Relocating the Structure

In the event the structure is relocated elsewhere, either on or off site, the Scope of Work for both Alternatives A and B will need to be broadened. Capping and removing existing utilities, moving the structure, removal of the existing foundation, backfilling, new footings and foundation walls, and setting the structure are among the related items. The Scope outlined in Alternative C would need to be added to each of the other alternatives.

For your information and to aid the estimator in quantifying the work, we have enclosed three floor plans and four elevations of the existing house plus a DVD containing photographs of the existing conditions. No schematic designs have been created for any new use. Therefore, an allowance for internal structural changes such as adding or removing walls or increasing openings should be figured into the estimate.

We are available to answer your and the estimator's questions.

Yours truly,
Finnicum Brownlie Architects, Inc.



William L. Finnicum, NCARB
President

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SCOPE OF WORK:

Alternative A: Restoration of 1585 Rochester Road, Rochester Hills, MI as a single family residence.

Division 02 Existing Conditions:

Survey:

Not available.

Measured Drawings:

Completed by Finnicum Brownlie Architects, Inc.

Asbestos Assessment and Remediation:

Condition: Unknown with possible asbestos insulation on plumbing. Also, possible asbestos in window glazing compound and caulk.

Scope: All existing piping to be removed per this scope of work. All existing windows shall be removed per this scope of work.

Lead Assessment and Remediation:

Condition: Untested but presence of lead paint is likely.

Scope: All paint will be removed per this scope of work.

Mold Assessment and Remediation:

Condition: Slide Sample and Air quality readings conducted by Modern Mold Remediation, L.L.C. Report dated September 11, 2007 states that the air quality in the home is "unsafe due to the high levels of toxic spores".

Scope: Prior to any demolition or renovation, an accredited abatement company in accordance with all federal, state, local, EPA, and OSHA regulations must abate the mold and mildew.

Division 03 Concrete:

Garage Concrete Slab:

Condition: Slab is filthy with no major cracks evident.

Scope: Clean.

Garage Concrete Apron:

Condition: Displaced.

Scope: Remove and replace existing slab.

Basement Slab:

Condition: Moisture evident at wall bases with some standing water.

Scope: Clean and remediate mold and mildew.

Division 04 Masonry:

Exterior Stone Foundation Walls:

Condition: Minor to medium cracks throughout mortar.

Scope: Re-point with new mortar to match existing.

Basement Walls Brick & CMU Interior:

Condition: Moisture damage from slab to 32" high. Moisture damage and water is evident under basement windows.

Scope: Clean and remediate mold and mildew. Re-point mortar.

CMU Garage Foundation:

Condition: Hairline cracks in mortar typical.

Scope: Re-point with mortar to match existing.

Brick Walls at Front (South) Porch:

Condition: Loose mortar joints typical.

Scope: Re-point with mortar to match existing.

Brick Fireplace and Chimney at West Gable:

Condition: Loose and missing mortar joints typical on chimney.

Scope: Re-point with mortar to match existing. Inspect fireplace for serviceability.

Brick and Stone Fireplace and Chimney at North:

Condition: Loose and missing mortar joints typical on chimney.

Scope: Re-point with mortar to match existing. Inspect fireplace for serviceability.

Division 05 Metals:

Steel Lintels at Basement Walls:

Condition: Surface rust.

Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Steel Bar at Top of North Chimney:

Condition: Surface rust.

Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Structural Steel Beams in Basement:

Condition: Surface rust.

Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Structural Steel Columns in Basement:

Condition: Surface rust.

Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Division 06 Wood, Plastics, and Composites:

Wood Siding and Corner Boards:

Condition: Covered by aluminum siding.

Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint.

Wood Fascias and Rake Boards:

Condition: Cracked and peeling paint typical. Moisture damage is typical.
Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint. Damaged/rotted areas must be replaced.

Wood Dentil Trim Assembly at Eaves and Rakes:

Condition: Cracked and peeling paint typical. Moisture damage is typical.
Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint. Damaged areas must be replaced.

Wood Eave and Porch Soffits:

Condition: Covered by aluminum. Moisture damaged throughout.
Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint. Damaged areas must be replaced.

Door and Window Trim and Front Door Surround:

Condition: Cracked and peeling paint typical. Moisture damage is typical.
Scope: Strip and repaint all wood trim and front door surround. Moisture damaged trim to be replaced and painted to match existing.

Wood Columns (4) at Southwest Porch:

Condition: Cracked and peeling paint typical. Wood separation is typical. Original columns may be concealed.
Scope: Remove wood surrounds. Inspect original columns. Repair, strip and repaint.

Wood Columns (5) at Southeast Porch:

Condition: Cracked and peeling paint typical. Wood separation is typical.
Scope: Repair separation. Strip and repaint.

Wood Porch and Steps at Southeast:

Condition: Cracked and peeling paint typical. Severe moisture damage is evident throughout. Condition of porch structure is unknown.
Scope: Remove and replace all wood decking, railing, and trim. Paint to match existing. Inspect porch and stair structure, replace as req'd.

Wood Porch and Steps at North:

Condition: Severe moisture damage throughout.
Scope: Remove and replace all structure, wood decking, railing, and trim. Paint to match existing south wood porch. Design to be sympathetic to the period style.

Plastic Window Shutters:

Condition: Not original to house.
Scope: Remove and replace with wood shutters including appropriate hinges and shutter dogs. Paint.

Wood Floor Framing and Sheathing:

Condition: Moisture damage throughout with mold and mildew.
Scope: Inspect for serviceability. Remediate mold and mildew. Remove/replace/refinish.

Wood Wall Framing and Sheathing:

Condition: Moisture damage throughout with mold and mildew.
Scope: Inspect for structural integrity, remediate mold and mildew.

Wood Roof Framing and Sheathing:

Condition: Moisture damage throughout with mold and mildew.
Scope: Inspect for serviceability. Remediate mold and mildew.
Repair/replace damaged material.

Interior Window and Door Molding:

Condition: Moisture damage throughout with mold and mildew.
Scope: Remediate mold and mildew or replace. Paint or stain to match existing. Repair/replace damaged material.

Interior Base and Crown Molding:

Condition: Moisture damage throughout with mold and mildew.
Scope: Remediate mold and mildew or replace. Paint or stain to match existing. Repair/replace damaged material.

Interior Wainscot and Wall Paneling:

Condition: Moisture damage throughout with mold and mildew.
Scope: Remediate mold and mildew or replace; paint. Repair/replace damaged material.

Kitchen Cabinetry and Countertops:

Condition: None exist.
Scope: Provide allowance for new cabinetry and countertops.

Laundry Cabinetry and Countertops:

Condition: None exist.
Scope: Provide allowance for new cabinetry and countertops.

Other Built-in Cabinetry and Shelving:

Condition: Moisture damage throughout with mold and mildew.
Scope: Remove and replace all built-in cabinetry

Interior Wood Stairs and Railings:

Condition: Moisture damage throughout with mold and mildew.
Scope: Inspect structure (stringers), treads, risers, and railings for structural integrity. Remediate mold and mildew or replace; paint, or stain to match existing.

Division 07 Thermal and Moisture Protection:

Basement Waterproofing:

Condition: Evidence of water seeping into basement at the edge of the slab.
Scope: Install B-Dry or equivalent waterproofing system, or excavate the full exterior perimeter of the house and install perimeter perforated foundation drains with bleeders to a sump pump. Damp-proof the exterior foundation wall and apply rigid insulative drain boards, prior to backfilling with pea stone and permeable soil.

Asphalt Shingle Roofing and Underlayment:

- Condition: Severe weather damage including large openings in the roof deck. Existing asphalt shingles are broken, worn, and curled.
- Scope: Remove all existing roofing material and underlayment. Replace all rotted and damaged roof boards with like material. Apply new 3/8 exterior plywood sheathing and drain board over the entire roof surface. New roofing material to be 18 in red cedar shingles, treated to resist water, insects, and mold.

Metal Roof Flashing:

- Condition: Verify.
- Scope: Replace all flashings and valleys with copper.

Aluminum Eaves Troughs and Downspouts:

- Condition: Not original to house.
- Scope: Remove and recycle. Install new 6 in. round copper eave troughs on brass brackets and 4 in round downspouts with three straps per downspout.

Wall and Attic Insulation:

- Condition: Verify. Probable moisture damage if insulation is present.
- Scope: Remove all existing insulation from walls and attic. Insulate walls with 3 1/2" R-13 batt insulation. Insulate attic with 12" R-38 batt insulation.

Aluminum Siding, Trim, and Soffits:

- Condition: Not original to house.
- Scope: Remove and recycle.

Metal Door and Window Flashing:

- Condition: Verify.
- Scope: Remove and replace flashings on all openings.

Wall Siding Underlayment:

- Condition: Verify.
- Scope: New Tyvek building wrap installed on all exterior wall sheathing.

Joint Protection and Sealants:

- Condition: Verify.
- Scope: Caulk all joints with paint-grade acrylic/silicon caulk.

Division 08 Openings:

Front (Southwest) Metal Entry Door:

- Condition: Not original to home. Worn paint with rust evident.
- Scope: Remove and replace with solid core, wood, six-panel door including new hardware, threshold, and weather-stripping. Paint. Install new wood storm/screen door and paint.

Front (Southeast) Wood Entry and Screen Doors:

- Condition: Cracked and peeling paint with moisture damage.

Scope: Remove and replace with solid core, wood, six-panel door, including new hardware, threshold, and weather-stripping. Paint. Install new wood storm/screen door and paint.

Garage (Southeast) Metal Entry Door:

Condition: Not original to home. Worn paint with rust evident.

Scope: Remove and replace with solid core, wood, six-panel door, including new hardware, threshold, and weather-stripping. Paint. Install new wood storm/screen door and paint.

Rear (North) Wood French Double Doors:

Condition: Cracked and peeling paint with severe moisture damage.

Scope: Remove and replace with wood, French, in-swing doors, including new threshold, weather-stripping, and integral screen. Paint.

Garage Aluminum Overhead Door:

Condition: Not original to house. Cracked and peeling paint on wood frame.

Scope: Remove and replace with solid core wood overhead door including new frame. Paint.

Garage Wood Entry Door (with Glass) to First Floor:

Condition: Worn paint.

Scope: Remove and replace with solid core, wood, six-panel door, including new hardware, threshold, and weather-stripping. Paint. Install new wood storm/screen door and paint.

Garage Wood Entry Door (with Glass) to Basement:

Condition: Worn paint.

Scope: Remove and replace with solid core, wood, six-panel door, including new hardware, threshold and weather-stripping. Paint. Install new wood storm/screen door and paint.

Interior Wood Panel Doors:

Condition: Moisture damage typical with mold and mildew.

Scope: Replace with solid core, wood, six-panel door, including frame. Paint or stain per room.

Interior Wood Slab Doors:

Condition: Moisture damage typical with mold and mildew.

Scope: Replace with solid core, wood, six-panel door, including frame. Paint or stain per room.

Interior Wood Bi-fold Doors:

Condition: Moisture damage typical with mold and mildew.

Scope: Replace with solid core, wood, six-panel door, including frame. Paint or stain per room.

Interior Wood French Doors:

Condition: Moisture damage typical with mold and mildew.

Scope: Replace with wood French doors including frame, paint or stain per room.

Wood Double-hung and Cottage Style Windows for 1st and 2nd Stories:

- Condition: Cracked and peeling paint typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.
- Scope: Remove and replace entire unit with wood double-hung or cottage style window with single-glazed authentic divided lite muntins to match existing. Muntin pattern to match existing. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware. Paint exterior and paint or stain interior per room. *Note: (4) new garage cottage style windows to have muntin pattern to match existing cottage style windows.

Wood Half-round Window (1) at South Porch Gable:

- Condition: Cracked and peeling paint typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.
- Scope: Remove and replace entire unit with wood, half-round window with single-glazed authentic divided lite muntins to match existing. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Paint exterior. Paint interior.

Wood Jalousie Windows (2):

- Condition: Cracked and peeling paint typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.
- Scope: Remove and replace entire unit with wood, French, in-swing doors, including new threshold, weather-stripping, and integral screen. Paint.

Wood Casement Windows, Basement Level:

- Condition: Severe moisture damage typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.
- Scope: Remove and replace entire unit with wood casement window with single-glazed authentic divided lite muntins to match existing. Muntin pattern to match existing. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware. Paint exterior and paint or stain interior per room.

Glass Block Window, Basement Level:

- Condition: Not original to house.
- Scope: Remove and replace entire unit with wood awning window with single glazed authentic divided lite muntins to match existing. Verify muntin pattern with Architect. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware. Paint exterior and paint or stain interior per room.

Storm and Screens:

- Condition: None exist.
- Scope: Provide wood storm windows with interchangeable screen panels. Paint to match the windows

Division 09 Finishes:

Plaster:

Condition: Severe moisture damage throughout with exposed wood lath. Mold and mildew throughout.

Scope: Remove all existing plaster. Replace with new 5/8 in gypsum board, see below.

Wood Lath:

Condition: Severe moisture damage throughout with mold and mildew.

Scope: Remove all existing wood lath.

Gypsum Board:

Condition: Severe moisture damage throughout with mold and mildew.

Scope: Remove all existing gypsum board. Replace with new 5/8 in gypsum board.

Ceramic Tile:

Condition: Unknown. Verify after debris removal.

Scope: Remove and replace all ceramic tile.

Wood Flooring:

Condition: Severe moisture damage throughout with mold and mildew.

Scope: Remove all wood flooring and replace with 3/4" thick oak to match existing board width. Sand and finish. All work to conform to NHFA standards.

Laminate Flooring:

Condition: Not original to house.

Scope: Remove all laminate flooring and replace with 3/4" thick oak to match existing board width. Sand and finish. All work to conform to NHFA standards.

Carpeting:

Condition: Severe moisture damage throughout with mold and mildew.

Scope: Remove all carpet and underlayment. Replace with new pad and carpet in spaces indicated on plan.

Wall Coverings:

Condition: Severe moisture damage with separation from wall throughout.

Scope: Remove all wall coverings. Replace with new.

Paint:

Condition: Cracking and peeling typical. Severe water damage with mold and mildew exists throughout.

Scope: Existing surfaces to be scraped, filled, sanded, primed, and painted two coats semi-gloss paint. All new plaster and gypsum board to be finished with one coat of primer and two coats of semi-gloss paint.

Division 10 Specialties:

Emergency Aid Specialties:

Condition: None exist.
Scope: None.

Toilet, Bath, and Laundry Accessories:

Condition: All existing cabinets, towel bars, toilet paper holders, grab bars, etc. have probable mold and mildew contamination.
Scope: Remediate mold and mildew and replace all accessories.

Tub and Shower Doors:

Condition: Verify number and inspect for serviceability. All existing tub and shower doors have probable mold and mildew contamination.
Scope: Remediate mold and mildew and replace all existing doors.

Wardrobe and Closet Specialties:

Condition: Verify locations, quantities, and serviceability of existing closet shelves, hanging rods, and other built-ins.
Scope: Remediate mold and mildew and replace all existing closet shelves, hanging rods, and other built-ins.

Division 11 Equipment:

Residential Kitchen Appliances:

Condition: No appliances are present.
Scope: Provide and install one of each of the following: refrigerator, gas range with hood, microwave, dishwasher, and garbage disposal.

Residential Laundry Appliances:

Condition: No appliances are present.
Scope: Provide and install one washing machine and one gas dryer.

Division 12 Furnishings:

Window Treatments, Blinds, and Shades:

Condition: Verify quantities and condition. All existing furnishings have probable mold and mildew contamination.
Scope: Remove and recycle all existing furnishings. New furnishings to be provided by end user.

Division 13 Special Construction:

Electronic Access Control and Intrusion Detection:

Condition: None exist.
Scope: None.

Electronic Detection and Alarm:

Condition: None exist.
Scope: None.

Division 14 Conveying Equipment:

Elevators:

Condition: None exist.
Scope: None.

Division 21 Fire Suppression:

Fire Suppression Sprinkler System:

Condition: None exist.

Scope: None.

Division 22 Plumbing:

Domestic Water Piping:

Condition: Existing galvanized steel piping is rusty with possible asbestos contamination.

Scope: Remove and replace all supply piping with copper supply pipes.

Sanitary Drainage:

Condition: Existing galvanized steel piping is rusty with possible asbestos contamination.

Scope: Remove and replace all sanitary piping with schedule 40 PVC drain pipes.

Storm Drainage:

Condition: Unknown.

Scope: Provide new storm drainage system composing of schedule 40 PVC drain pipes linked to local storm drain system.

Domestic Water Heaters:

Condition: None exist.

Scope: Provide and install one 40-gallon gas water heater.

Plumbing Fixtures:

Condition: Existing plumbing fixtures have probable mold and mildew contamination.

Scope: Provide and install one double laundry sink, one kitchen sink, six bathroom lavatories, six water closets, two bath tubs, and one shower tray including all required controls.

Division 23 Heating, Ventilating and Air Conditioning:

HVAC Ducts:

Condition: Existing ductwork has probable mold and mildew contamination.

Scope: Remove all existing ductwork and replace with appropriately sized galvanized steel ducts.

Air Filtration:

Condition: None exist.

Scope: Provide new electronic air cleaner.

Furnace:

Condition: Existing furnace is water damaged and unserviceable.

Scope: Provide new appropriately sized forced air gas furnace.

Central Cooling:

Condition: None exist.

Scope: Provide new appropriately sized central air conditioning system.

Division 26 Electrical:

Interior Lighting and Power:

- Condition: All existing interior light fixtures, controls, and convenience outlets have probable mold and mildew contamination. Verify serviceability of existing power distribution wiring.
- Scope: Remove all existing light fixtures and controls and replace. Coordinate light fixture and control selection with Architect. Replace electrical wiring as required.

Exterior Lighting and Power:

- Condition: Verify serviceability of all existing exterior light fixtures.
- Scope: Replace all existing exterior light fixtures and controls. Coordinate light fixture and control selection with Architect. Replace electrical wiring.

Division 27 Communications:

Data (Computer) Wiring:

- Condition: None exist.
- Scope: Prewire for cable service

Telephone Wiring:

- Condition: Probable mold and mildew contamination of existing telephone jacks.
- Scope: Provide new telephone wiring and jacks. Coordinate locations of jacks with Architect.

Cable TV Wiring:

- Condition: Existing cable television wiring is exposed.
- Scope: Provide new in-wall wiring and jacks. Coordinate locations of jacks with Architect

Division 31 Earthwork:

Tree and Shrub Removal:

- Condition: Existing trees and shrubs are overgrown and include some dead items.
- Scope: Remove all existing dead trees and shrubs. Prune to ensure the health and survival of remaining trees and shrubs.

Grading:

- Condition: Verify existing grading at house perimeter meets code requirements and provides proper drainage.
- Scope: Provide any adjustments required.

Division 32 Exterior Improvements:

Concrete Walks, Front (South):

- Condition: Cracks throughout with some displacement and crumbling.
- Scope: Replace all walks with exposed aggregate concrete. Layout walks specifically to new location.

Concrete Steps (5), Front (South) Porch:

Condition: Cracked and displaced; foundation unknown.

Scope: Remove and replace with new concrete steps.

Concrete Step Wall Caps (2), Front (South) Porch:

Condition: Both displaced and separated from main porch.

Scope: Replace with poured-in-place concrete caps.

Concrete Porch Border, Front (South) Porch:

Condition: Not original to house.

Scope: Remove. Replace with poured-in-place concrete with flagstone

Concrete Column Bases (4), Front (South) Porch:

Condition: Cracked and displaced. Verify foundation.

Scope: Remove. Reconstruct on proper footings, poured-in-place concrete.

Concrete Porch Pavers, Front (South) Porch:

Condition: Not original to house.

Scope: Poured-in-place concrete with flagstone

Concrete Window Wells (3), Rear (North):

Condition: Good.

Scope: Remove debris and check drainage.

Planting Irrigation:

Condition: None exist. Verify.

Scope: Provide new in-ground landscape irrigation system, coordinated with new landscape design.

Planting:

Condition: Existing planting is overgrown and unkempt.

Scope: New landscape plan to be contracted with landscape architect.

Division 33 Utilities:

Water Service or Well:

Condition: Existing well is unserviceable.

Scope: Provide new city water service.

Sanitary Sewerage or Septic Tank:

Condition: Verify location of existing septic tank and field.

Scope: Remove existing septic tank and field. Provide connection to city sewage system.

Natural Gas Service:

Condition: Verify serviceability of existing natural gas service.

Scope: Repair or provide new natural gas service.

Electrical Service:

Condition: Existing electrical service is above ground.

Scope: Provide new 250A underground electrical service.

Communications Utilities:

Condition: Existing telephone and cable TV services are above ground.
Scope: Provide new underground telephone and cable TV services.



SCOPE OF WORK:

**Alternative B: Restoration and Adaptive Reuse of 1585 Rochester Road,
Rochester Hills, MI**

Division 02 Existing Conditions:

Survey:

Not available.

Measured Drawings:

Completed by Finnicum Brownlie Architects, Inc.

Asbestos Assessment and Remediation:

Condition: Unknown but with possible asbestos insulation on plumbing. Also, possible asbestos in window glazing compound and caulk.

Scope: All existing piping to be removed per this scope of work. All existing windows shall be removed per this scope of work.

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Condition: Untested but presence of lead paint likely.

Scope: All paint will be removed per this scope of work.

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Condition: Slide Sample and Air quality readings conducted by Modern Mold Remediation, L.L.C. Report dated September 11, 2007 states that the air quality in the home is "unsafe due to the high levels of toxic spores".

Scope: Prior to any demolition or renovation, an accredited abatement company in accordance with all federal, state, local, EPA, and OSHA regulations must abate the mold and mildew.

Demolition:

Condition: The garage is from a different time period than the house. In addition, it will not contribute to the commercial use of the property.

Scope: Remove the garage by saw cutting the framing away from the house and carefully removing the roof, walls, slab, and footings. Protect existing construction which is to remain.

Division 03 Concrete:

Garage Concrete Slab:

Condition: See Division 2, Demolition

Scope: Remove slab.

Garage Concrete Apron:

Condition: Displaced.

Scope: Remove slab.

Basement Slab:

Condition: Moisture evident at wall bases with some standing water.
Scope: Clean and remediate mold and mildew.

Division 04 Masonry:

Exterior Stone Foundation Walls:

Condition: Minor to medium cracks throughout mortar.
Scope: Re-point with new mortar to match existing.

Basement Walls Brick & CMU Interior:

Condition: Moisture damage from slab to 32" high. Moisture damage and water is evident under basement windows.
Scope: Clean and remediate mold and mildew. Re-point mortar.

CMU Garage Foundation:

Condition: Hairline cracks in mortar typical.
Scope: Remove foundation.

Brick Walls at Front (South) Porch:

Condition: Loose mortar joints typical.
Scope: Re-point w/ mortar to match existing.

Brick Fireplace and Chimney at West Gable:

Condition: Loose and missing mortar joints typical on chimney.
Scope: Re-point with mortar to match existing. Inspect fireplace for serviceability.

Brick and Stone Fireplace and Chimney at North:

Condition: Loose and missing mortar joints typical on chimney.
Scope: Re-point with mortar to match existing. Inspect fireplace for serviceability.

Division 05 Metals:

Steel Lintels at Basement Walls:

Condition: Surface rust.
Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Steel Bar at Top of North Chimney:

Condition: Surface rust.
Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Structural Steel Beams in Basement:

Condition: Surface rust.
Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Structural Steel Columns in Basement:

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Division 06 Wood, Plastics and Composites:

Wood Siding and Corner Boards:

Condition: Covered by aluminum siding.

Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint.

Wood Fascias and Rake Boards:

Condition: Cracked and peeling paint typical. Moisture damage is typical.

Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint. Damaged/rotted areas must be replaced.

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Condition: Cracked and peeling paint typical. Moisture damage is typical.

Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint. Damaged areas must be replaced.

Wood Eave and Porch Soffits:

Condition: Covered by aluminum. Moisture damaged throughout.

Scope: Strip off aluminum, inspect wood siding, repair/replace as required, and repaint. Damaged/rotted areas must be replaced.

Door and Window Trim and Front Door Surround:

Condition: Cracked and peeling paint typical. Moisture damage is typical.

Scope: Strip and repaint all wood trim and front door surround. Moisture damaged trim to must replaced and painted to match existing.

Wood Columns (4) at Southwest Porch:

Condition: Cracked and peeling paint typical. Wood separation is typical. Original columns may be concealed.

Scope: Remove wood surrounds. Inspect original columns. Repair, strip and repaint.

Wood Columns (5) at Southeast Porch:

Condition: Cracked and peeling paint typical. Wood separation is typical.

Scope: Repair separation. Strip and repaint.

Wood Porch and Steps at Southeast:

Condition: Cracked and peeling paint typical. Severe moisture damage is evident throughout. Condition of porch structure is unknown.

Scope: Remove and replace all wood decking, railing and trim, paint to match existing. Inspect porch and stair structure. Replace as required.

Wood Porch and Steps at North:

- Condition: Severe moisture damage throughout.
- Scope: Remove and replace all structure, wood decking, railing, and trim. Paint to match existing south wood porch. Design to be sympathetic to the period style.

Plastic Window Shutters:

- Condition: Not original to house.
- Scope: Remove and replace with wood shutters including appropriate hinges and hand-wrought shutter dogs. Paint.

Wood Floor Framing and Sheathing:

- Condition: Moisture damage throughout, with mold and mildew.
- Scope: Inspect for serviceability, remediate mold and mildew. Remove/replace/refinish.

Wood Wall Framing and Sheathing:

- Condition: Moisture damage throughout with mold and mildew.
- Scope: Inspect for structural integrity, remediate mold and mildew. Repair/replace damaged material. Fifty percent of interior walls are to be removed or relocated to accommodate a new use. Two new barrier-free bathrooms are to be framed on each floor plus one bathroom in the basement.

Wood Roof Framing and Sheathing:

- Condition: Moisture damage throughout with mold and mildew.
- Scope: Inspect for structural integrity, remediate mold and mildew. Repair/replace damaged material.

Interior Window and Door Molding:

- Condition: Moisture damage throughout with mold and mildew.
- Scope: Remediate mold and mildew or replace; paint or stain to match existing. Repair/replace damaged material.

Interior Base and Crown Molding:

- Condition: Moisture damage throughout with mold and mildew.
- Scope: Remediate mold and mildew or replace; paint or stain to match existing. Repair/replace damaged material

Interior Wainscot and Wall Paneling:

- Condition: Moisture damage throughout with mold and mildew.
- Scope: Remediate mold and mildew or replace; paint. Repair/replace damaged material.

Kitchen Cabinetry and Countertops:

- Condition: None exist.
- Scope: Provide allowance for new cabinetry and countertops.

Laundry Cabinetry and Countertops:

Condition: None exist.

Scope: Provide allowance for new cabinetry and countertops.

Other Built-in Cabinetry and Shelving:

Condition: Moisture damage throughout with mold and mildew.

Scope: Remove and replace all built-in cabinetry.

Interior Wood Stairs and Railings:

Condition: Moisture damage throughout with mold and mildew.

Scope: Inspect structure (stringers), treads, risers, and railings for structural integrity. Remediate mold and mildew or replace; paint, or stain to match existing.

Division 07 Thermal and Moisture Protection:

Basement Waterproofing:

Condition: Evidence of water seeping into basement at the edge of the slab.

Scope: Install B-Dry or equivalent waterproofing system or excavate the full exterior perimeter of the house and install perimeter perforated foundation drains with bleeders to a sump pump. Damp-proof the exterior foundation wall and apply rigid insulative drain boards, prior to backfilling with pea stone and permeable soil.

Roofing and Underlayment:

Condition: Severe weather damage including large openings in the roof deck. Existing asphalt shingles are broken, worn, and curled.

Scope: Remove all existing roofing material and underlayment. Replace all rotted and damaged roof boards with like material. Apply new 3/8 exterior plywood sheathing and drain board over the entire roof surface. New roofing material to be 18 in red cedar shingles, treated to resist water, insects, and mold.

Metal Roof Flashing:

Condition: Verify.

Scope: Replace all flashings and valleys with copper.

Aluminum Eaves Troughs and Downspouts:

Condition: Not original to house.

Scope: Remove and recycle; install new 6 in. round copper eaves troughs on brass brackets and 4 in round downspouts with three straps per downspout.

Wall and Attic Insulation:

Condition: Verify. Probable moisture damage if insulation is present.

Scope: Remove all existing insulation from walls and attic. Insulate walls with 3 1/2" R-13 batt insulation. Insulate attic with 12" R-38 batt insulation.

Aluminum Siding, Trim, and Soffits:

Condition: Not original to house.

Scope: Remove and recycle.

Metal Door and Window Flashing:

Condition: Verify.

Scope: Remove and replace flashings on all openings.

Wall Siding Underlayment:

Condition: Verify.

Scope: New Tyvek building wrap installed on all exterior wall sheathing.

Joint Protection and Sealants:

Condition: Verify.

Scope: Caulk all joints with paint grade acrylic/silicone caulk.

Division 08 Openings:

Front (Southwest) Metal Entry Door:

Condition: Not original to home. Worn paint with rust evident.

Scope: Remove and replace with solid core, wood, six-panel wood door including new hardware, threshold and weather-stripping. Paint. Install new wood storm/screen door and paint.

Front (Southeast) Wood Entry and Screen Doors:

Condition: Cracked and peeling paint with moisture damage.

Scope: Remove and replace with solid core, wood, six-panel wood door including new hardware, threshold and weather-stripping. Paint. Install new wood storm/screen door and paint.

Garage (Southeast) Metal Entry Door:

Condition: Not original to home. Worn paint with rust evident.

Scope: Eliminate (garage to be removed).

Rear (North) Wood French Double Doors:

Condition: Cracked and peeling paint with severe moisture damage.

Scope: Remove and replace with wood, French in-swing doors including new threshold, weather-stripping, and integral screen. Paint.

Garage Aluminum Overhead Door:

Condition: Not original to house. Cracked and peeling paint on wood frame.

Scope: Omit. Garage to be eliminated.

Garage Wood (with Glass) Entry Door to First Floor:

Condition: Worn paint.

Scope: Remove and replace with exterior solid core, wood, six-panel door including new hardware, threshold, and weather-stripping. Paint. Install new wood storm/screen door and paint.

Garage Wood (with Glass) Entry Door to Basement:

Condition: Worn paint.

Scope: Remove and replace with exterior solid core, wood, six-panel door including new hardware, threshold, and weather-stripping and paint. Install new wood storm/screen door and paint.

Interior Wood Panel Doors:

- Condition: Moisture damage typical with mold and mildew.
- Scope: Replace with solid core, wood, six-panel door including frame. Paint or stain per room.

Interior Wood Slab Doors:

- Condition: Moisture damage typical with mold and mildew.
- Scope: Replace with solid core, wood, six-panel door including frame. Paint or stain per room.

Interior Wood Bi-fold Doors:

- Condition: Moisture damage typical with mold and mildew.
- Scope: Replace with double solid core, wood six-panel swing doors including frame, paint, or stain per room.

Interior Wood French Doors:

- Condition: Moisture damage typical with mold and mildew.
- Scope: Replace with wood French doors including frame. Paint or stain per room.

Wood Double-hung and Cottage Style Windows, 1st and 2nd stories:

- Condition: Cracked and peeling paint typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.
- Scope: Remove and replace entire unit with wood double-hung or cottage style window with single-glazed authentic divided lite muntins to match existing. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware. Paint exterior and paint or stain interior per room.

Wood Half-round Window (1) at South Porch Gable:

- Condition: Cracked and peeling paint typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.
- Scope: Remove and replace entire unit with wood, half-round window with single-glazed authentic divided lite muntins to match existing. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Paint exterior. Paint interior.

Wood Jalousie Windows (2):

- Condition: Cracked and peeling paint typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.
- Scope: Remove and replace entire unit with wood, French, in-swing doors, including new threshold, weather-stripping, and integral screen. Paint.

Wood Casement Windows, Basement Level:

- Condition: Severe moisture damage typical with mold and mildew. Potential for asbestos contained in glazing compound and caulk.

Scope: Remove and replace entire unit with wood casement window with single-glazed authentic divided lite muntins to match existing. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware. Paint exterior and paint or stain interior per room.

Glass Block Window, Basement Level:

Condition: Not original to house.

Scope: Remove and replace entire unit with wood awning window with single-glazed authentic divided lite muntins to match existing. Verify muntin pattern with Architect. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware. Paint exterior and paint or stain interior per room.

Storm and Screens:

Condition: None exist.

Scope: Provide wood storm windows with interchangeable screen panels. Paint to match the windows.

Division 09 Finishes:

Plaster:

Condition: Severe moisture damage throughout with exposed wood lath. Mold and mildew throughout.

Scope: Remove all existing plaster. Replace with new 5/8 in gypsum board, see below.

Wood Lath:

Condition: Severe moisture damage throughout with mold and mildew.

Scope: Remove all existing wood lath.

Gypsum Board:

Condition: Severe moisture damage throughout with mold and mildew.

Scope: Remove all existing gypsum board. Replace with new 5/8 in gypsum board.

Ceramic Tile:

Condition: Unknown. Verify after debris removal.

Scope: Remove and replace all ceramic tile.

Wood Flooring:

Condition: Severe moisture damage throughout with mold and mildew.

Scope: Remove all wood flooring and replace with ¾" thick oak to match existing board width. Sand and finish. All work to conform to NHFA standards.

Laminate Flooring:

Condition: Not original to house.

Scope: Remove all laminate flooring. Replace with ¾" thick oak to match existing board width. Sand and finish. All work to conform to NHFA standards.

Carpeting:

Condition: Severe moisture damage throughout with mold and mildew.
Scope: Remove all carpet and underlayment. Replace with new pad and carpet in spaces indicated on plan.

Wall Coverings:

Condition: Severe moisture damage throughout with separation from wall typical.
Scope: Remove all wall coverings. Replace with new.

Paint:

Condition: Cracked and peeling typical. Severe water damage with mold and mildew exists throughout.
Scope: All new gypsum board to be finished with one coat of primer and two coats of semi-gloss paint.

Division 10 Specialties:

Emergency Aid Specialties:

Condition: None exist.
Scope: None.

Toilet, Bath, and Laundry Accessories:

Condition: All existing cabinets, towel bars, toilet paper holders, grab bars, etc. have probable mold and mildew contamination.
Scope: Remediate mold and mildew and replace all accessories.

Tub and Shower Doors:

Condition: Verify number and inspect for serviceability. All existing tub and shower doors have probable mold and mildew contamination.
Scope: Remediate mold and mildew and replace all existing doors as required by new use.

Wardrobe and Closet Specialties:

Condition: NA.
Scope: Provide coat closets per new use.

Division 11 Equipment:

Residential Kitchen Appliances:

Condition: No appliances are present.
Scope: Provide and install a kitchenette with one of each of the following: refrigerator, gas range with hood, microwave, dishwasher, and garbage disposal for the new use.

Residential Laundry Appliances:

Condition: No appliances are present.
Scope: NA.

Division 12 Furnishings:

Window Treatments, Blinds, and Shades:

- Condition: All existing furnishings have probable mold and mildew contamination.
- Scope: Remove and recycle all existing furnishings. New furnishings are to be provided by tenant.

Division 13 Special Construction:

Electronic Access Control and Intrusion Detection:

- Condition: None exist.
- Scope: Provide electronic access control and intrusion detection system.

Electronic Detection and Alarm:

- Condition: None.
- Scope: Provide electronic detection and alarm system.

Division 14 Conveying Equipment:

Elevators:

- Condition: None exist.
- Scope: Provide one LULA three-stop holeless roped hydraulic elevator with concrete foundation and pit.

Division 21 Fire Suppression:

Fire Suppression Sprinkler System:

- Condition: None exist.
- Scope: Install fully sprinklered fire suppression system per NFPA pamphlet 13.

Division 22 Plumbing:

Domestic Water Piping:

- Condition: Existing galvanized steel piping is rusty with possible asbestos contamination.
- Scope: Remove and replace all supply piping with copper supply pipes.

Sanitary drainage:

- Condition: Existing galvanized steel piping is rusty with possible asbestos contamination.
- Scope: Remove and replace all sanitary piping with schedule 40 PVC drain pipes.

Storm drainage:

- Condition: Unknown.
- Scope: Provide new storm drainage system composing of schedule 40 PVC drain pipes linked to local storm drain system.

Domestic Water Heaters:

- Condition: None exist.
- Scope: Provide and install 2 demand type electric water heaters, one for each of the two bathrooms and one kitchenette.

Plumbing Fixtures:

- Condition: Existing plumbing fixtures have probable mold and mildew contamination.
- Scope: Provide and install one service sink, one kitchen sink, five bathroom lavatories, five water closets, and one shower tray. Include all required controls.

Division 23 Heating, Ventilating and Air Conditioning:

HVAC Ducts:

- Condition: Existing ducting has probable mold and mildew contamination.
- Scope: Remove all existing ductwork and replace with appropriately sized galvanized steel ducts.

Air Filtration:

- Condition: None exist.
- Scope: Provide new electronic air cleaner.

Furnace:

- Condition: Existing furnace is water damaged and unserviceable.
- Scope: Provide new appropriately sized forced air gas furnace.

Central Cooling:

- Condition: None exist.
- Scope: Provide new appropriately sized central air conditioning system.

Division 26 Electrical:

Interior Lighting and Power:

- Condition: All existing interior light fixtures, controls, and convenience outlets have probable mold and mildew contamination. Verify serviceability of existing power distribution wiring.
- Scope: Remove all existing light fixtures and controls and replace. Coordinate light fixture and control selection with Architect. Replace electrical wiring and service.

Exterior Lighting and Power:

- Condition: Verify serviceability of all existing exterior light fixtures.
- Scope: Replace all existing exterior light fixtures and controls. Coordinate light fixture and control selection with Architect. Replace electrical wiring.

Division 27 Communications:

Data (Computer) Wiring:

- Condition: None exist.
- Scope: IT wiring by tenant.

Telephone Wiring:

- Condition: Probable mold and mildew contamination of existing telephone jacks.
- Scope: Provide new telephone wiring and jacks. Coordinate locations of jacks with Architect.

Cable TV Wiring:

Condition: Existing cable television wiring is exposed.

Scope: Provide new in-wall wiring and jacks. Coordinate locations of jacks with Architect.

Division 31 Earthwork:

Tree and Shrub Removal:

Condition: Existing trees and shrubs are overgrown and include some dead items.

Scope: Remove all existing dead trees and shrubs. Prune to ensure the health and survival of remaining trees and shrubs.

Grading:

Condition: Verify existing grading at house perimeter meets code requirements and provides proper drainage and accessibility.

Scope: Provide any adjustments required.

Division 32 Exterior Improvements:

Concrete Walks, Front (South):

Condition: Cracks throughout with some displacement and crumbling.

Scope: Replace all walks with exposed aggregate concrete. Layout walks specifically to new location. Grade for accessibility.

Concrete Steps (5), Front (South) Porch:

Condition: Cracked and displaced; foundation unknown.

Scope: Remove and replace with poured-in-place concrete steps.

Concrete Step Wall Caps (2), Front (South) Porch:

Condition: Both displaced and separated from main porch.

Scope: Replace with poured-in-place concrete caps.

Concrete Porch Border, Front (South) Porch:

Condition: Not original to house.

Scope: Remove. Replace with poured-in-place concrete with flagstone.

Concrete Column Bases (4), Front (South) Porch:

Condition: Cracked and displaced. Verify foundation.

Scope: Remove. Reconstruct on proper footings, poured-in-place concrete.

Concrete Porch Pavers, Front (South) Porch:

Condition: New construction.

Scope: Poured-in-place concrete with flagstone.

Concrete Window Wells (3), Rear (North):

Condition: Good.

Scope: Remove debris and check drainage.

Planting Irrigation:
Condition: None exist. Verify.
Scope: Provide new in-ground landscape irrigation system coordinated with new landscape design.

Planting:
Condition: Existing planting is overgrown and unkempt.
Scope: New landscape plan to be contracted with landscape architect.

Division 33 Utilities:

Water Service or Well:
Condition: Existing well is unserviceable.
Scope: Provide new city water service.

Fire Suppression Water Supply:
Condition: None exist.
Scope: Provide new dedicated fire suppression water service per fire code requirements.

Sanitary Sewerage or Septic Tank:
Condition: Verify location of existing septic tank and field.
Scope: Remove existing septic tank and field. Provide connection to city sewer system.

Natural Gas Service or Propane:
Condition: Verify serviceability of existing natural gas service.
Scope: Restore or provide new natural gas service.

Electrical Service:
Condition: Existing electrical service is above ground.
Scope: Provide new 250A underground electrical service.

Communications Utilities:
Condition: Existing telephone and cable TV services are above ground.
Scope: Provide new underground telephone and cable TV services.



SCOPE OF WORK:

Alternative C: Relocating the Structure at 1585 Rochester Rd, Rochester Hills, MI

Outline refers to all work at basement level. Substitute this scope for the corresponding items in Alternates A and B. Unlisted items are per Alternative A or B.

Division 02 Existing Conditions:

Survey:

Not available.

Measured drawings:

Completed by Finnicum Brownlie Architects, Inc.

Moving structure:

Condition: Structure may be relocated.

Scope: Utilize the most recent, advanced hydraulic techniques for greatest care and safety.

Division 03 Concrete:

Foundation Footings and Column Pads:

Condition: New construction.

Scope: Pour 12in x 24in concrete spread footings with two #5 reinforcing bars.

Basement slab:

Condition: New construction.

Scope: Install new 4in concrete slab on vapor barrier and 4in pea stone.

Division 04 Masonry:

Exterior Stone Foundation Walls:

Condition: Stock pile existing foundation stones for reuse.

Scope: Install existing foundation stones as veneer over CMU foundation wall. Stone to be visible on all foundation walls exposed above grade.

Basement Walls Brick & CMU Interior:

Condition: New construction.

Scope: Build new CMU foundation walls under full wall perimeter.

CMU Garage Foundation:

Condition: New construction.

Scope: Pour new 42in deep by 8in wide concrete trench footing with two #5 reinforcing bars. NA in Alternative B.

Brick Walls at Front (South) Porch:

Condition: New construction.

Scope: Install brick walls to replicate the original porch.

Brick Fireplace and Chimney at West Gable:

Condition: Move existing chimney.

Scope: Integrate chimney visually with new foundation, matching the existing conditions from photographic evidence.

Brick and Stone Fireplace and Chimney at North:

Condition: Move existing chimney.

Scope: Integrate chimney visually with new foundation, matching the existing conditions from photographic evidence.

Division 05 Metals:

Steel Lintels at Basement Walls:

Condition: New construction.

Scope: Clean off rust and inspect for deflection.

Structural Steel Beams in Basement:

Condition: Surface rust.

Scope: Inspect for deflection, verify stability, clean off rust, prime, and paint.

Structural Steel Columns in Basement:

Condition: New construction.

Scope: Replace existing steel columns; prime and paint.

Division 06 Wood, Plastics and Composites:

Wood Wall Framing and Sheathing:

Condition: New construction.

Scope: Frame for new bathroom walls at location of existing fixtures. Drywall with 5/8 in gypsum board.

Interior Wood Stairs and Railings:

Condition: New construction.

Scope: Replace stairs and rail. Paint.

Division 07 Thermal and Moisture Protection:

Basement Waterproofing:

Condition: New construction.

Scope: Install perimeter perforated foundation drains bleeders to a sump pump. Damp-proof the exterior foundation wall and apply rigid insulative drain boards prior to backfilling with pea stone and permeable soil.

Division 08 Openings:

Wood Casement Windows, Basement Level:

Condition: New construction.

Scope: Install wood casement windows with single-glazed authentic divided lite muntins to match existing. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware.

Glass Block Window, Basement Level:

Condition: Eliminate.

Scope: Install wood awning window with single glazed authentic divided lite muntins to match existing. Verify muntin pattern with Architect. (Alternate: insulating low-E glazing with simulated divided lites with spacer bar.) Provide new hardware.

Storm and Screens:

Condition: None exist.

Scope: Provide new wood storm windows with interchangeable screen panels.

Division 09 Finishes:

Paint: Wood

Condition: New windows, storms, screens, and wood trim.

Scope: Apply one coat of primer and two coats of semi-gloss paint.

Paint: Drywall

Condition: New construction.

Scope: Apply one coat of primer and two coats of semi-gloss paint.

Division 10 Specialties:

Division 11 Equipment:

Division 12 Furnishings:

Division 13 Special Construction:

Division 14 Conveying Equipment:

Passenger Elevator:

Condition: Elevator not required in Alternative A, required in Alternative B.

Scope: Provide footing and pit for elevator in new basement level, Alternative B.

Division 21 Fire Suppression:

Fire Suppression Sprinkler System:

Condition: Fire suppression not required in Alternative A, required in Alternative B.

Scope: Provide fire suppression in new basement level, Alternative B.

Division 22 Plumbing:

Domestic Water Piping:

Condition: New construction.
Scope: Provide supply piping with copper supply pipes.

Sanitary Drainage:

Condition: New construction.
Scope: Provide sanitary piping with schedule 40 PVC drain pipes.

Storm Drainage:

Condition: New construction.
Scope: Provide new storm drainage system composing of schedule 40 PVC drain pipes linked to local storm drain system. Pipe sump pump to daylight.

Basement Bathroom:

Condition: New construction.
Scope: Install new water closet, sink, and prefabricated shower.

Division 23 Heating, Ventilating and Air Conditioning:

HVAC Ducts:

Condition: New construction.
Repair: Provide appropriately sized galvanized steel ducts.

Division 26 Electrical:

Interior Lighting and Power:

Condition: New construction.
Scope: Provide new electrical service lighting and wiring.

Division 27 Communications:

Data (Computer) Wiring:

Condition: New construction.
Scope: Provide new IT service and wiring.

Telephone Wiring:

Condition: New construction.
Scope: Provide new telephone service and distribution wiring.

Division 31 Earthwork:

Grading:

Condition: Verify existing grading at house perimeter meets code requirements.
Scope: Backfill new basement.

Division 32 Exterior Improvements:

Concrete Walks, Front (South):

Condition: New construction.
Scope: Layout specifically to new location.

Concrete Steps (5), Front (South) Porch:
Condition: New construction.
Scope: Pour new concrete steps.

Concrete Step Wall Caps (2), Front (South) Porch:
Condition: New construction.
Scope: Pour-in-place.

Concrete Porch Border, Front (South) Porch:
Condition: New construction.
Scope: Poured-in-place concrete with flagstone.

Concrete Porch Pavers, Front (South) Porch:
Condition: New construction.
Scope: Poured-in-place concrete with flagstone.

Concrete Window Wells (3), Rear (North):
Condition: New construction.
Scope: Provide concrete window wells with pea stone and drains to storm sewer.

Division 33 Utilities:

Water Service or Well:
Condition: New construction.
Scope: Cap existing well. Provide new city water service.

Fire Suppression Water Supply:
Condition: None exists.
Scope: Provide new dedicated fire suppression water service per fire code requirements.

Sanitary Sewer
Condition: New construction.
Scope: Cap existing sewer. Provide new connection to city sewer system.

Natural Gas Service:
Condition: New construction.
Scope: Cap existing gas service. Provide new natural gas service.

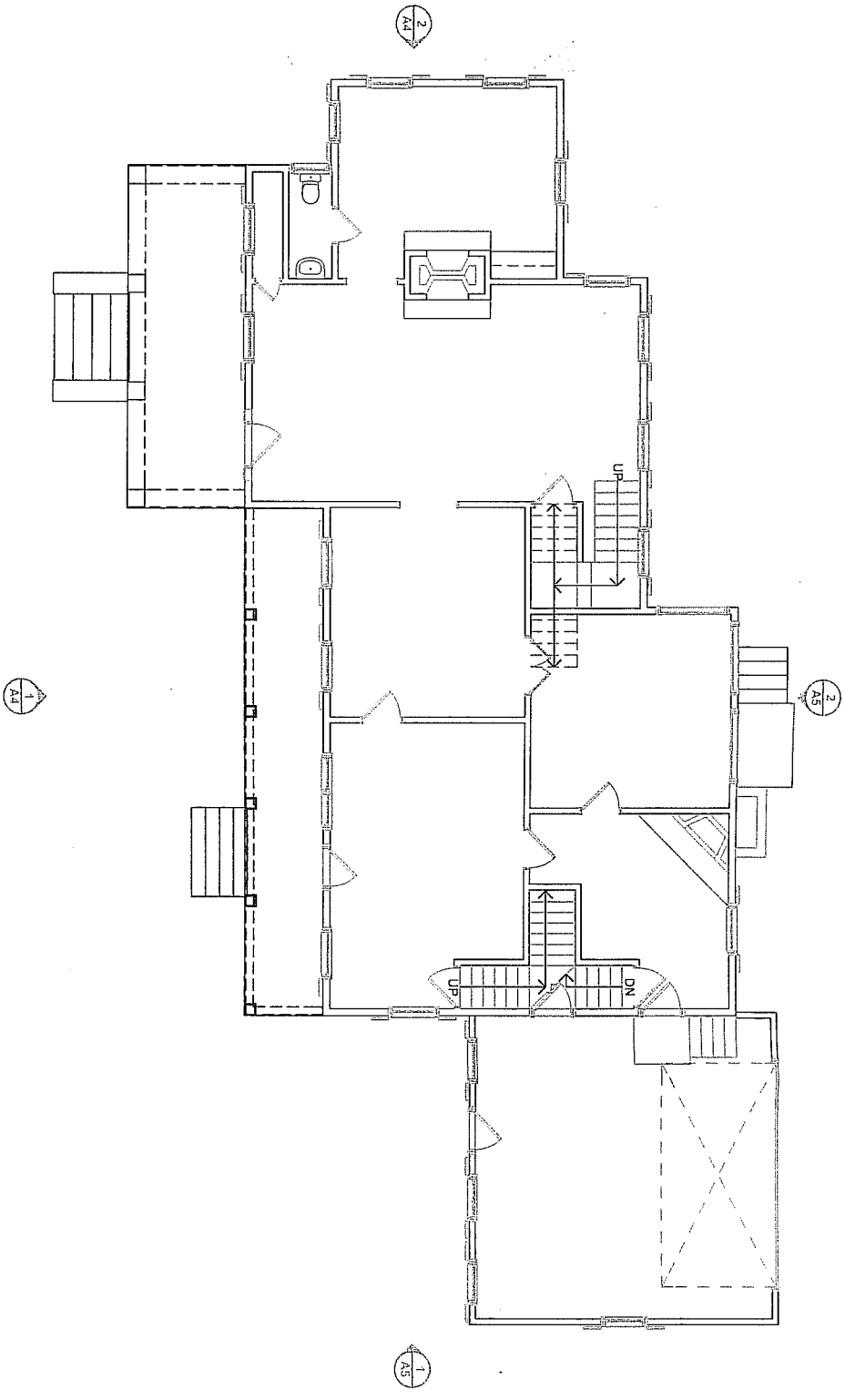
Electrical Service:
Condition: New construction.
Scope: Disconnect existing electrical service. Provide new 250 A underground electrical service.

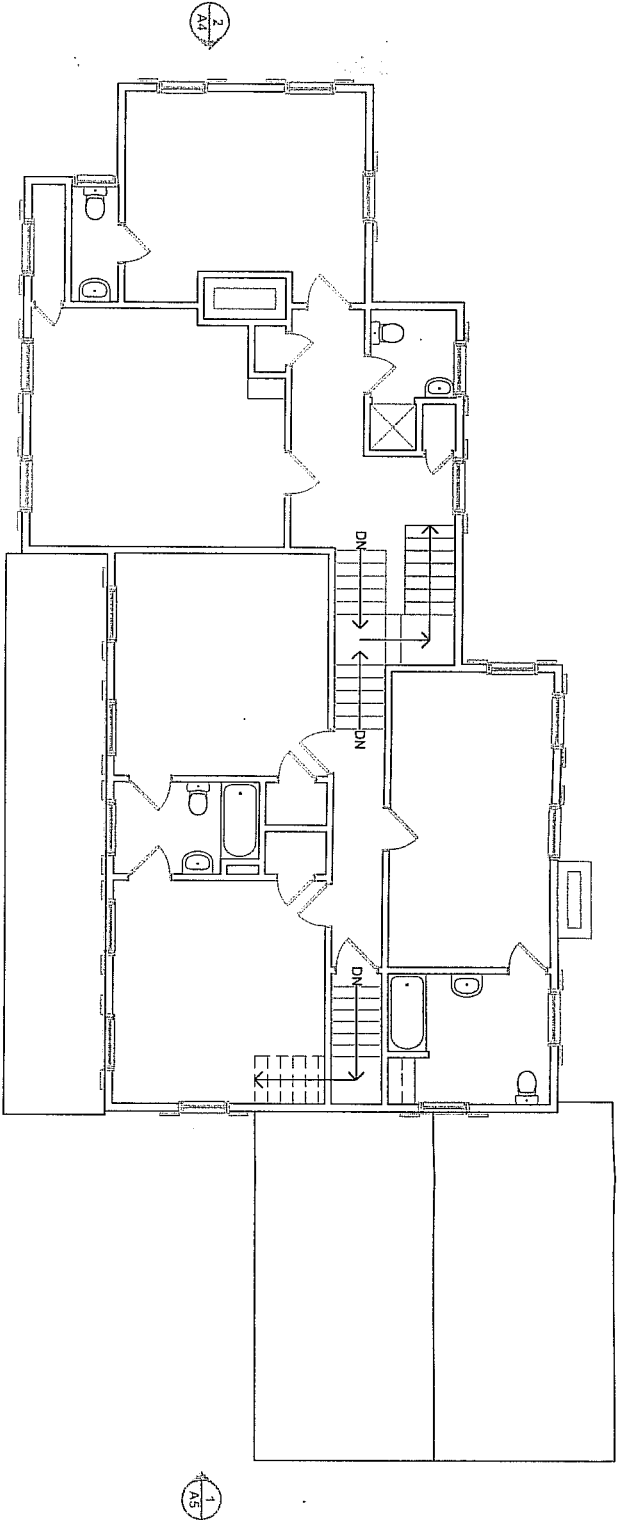
Communications Utilities:
Condition: New construction.
Scope: Provide new underground telephone and cable TV services.

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A1

FIRST FLOOR PLAN

Scale 1/8" = 1'-0"



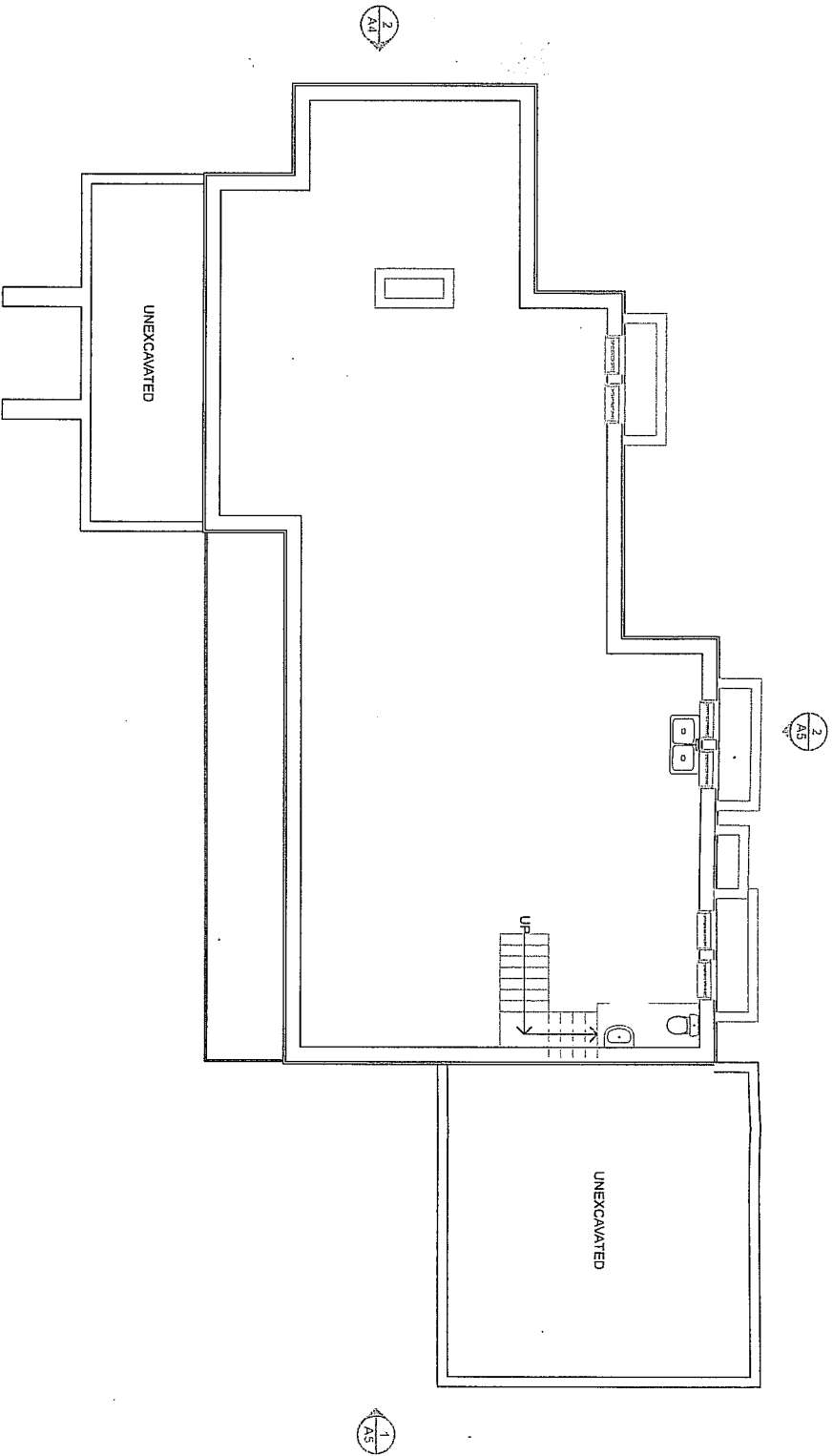


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A2

SECOND FLOOR PLAN

Scale 1/8" = 1'-0"



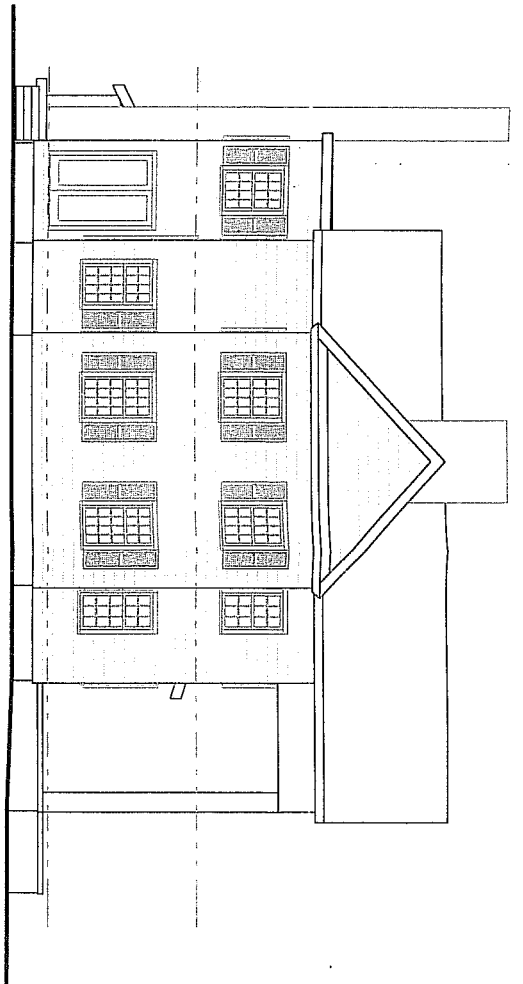


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A3

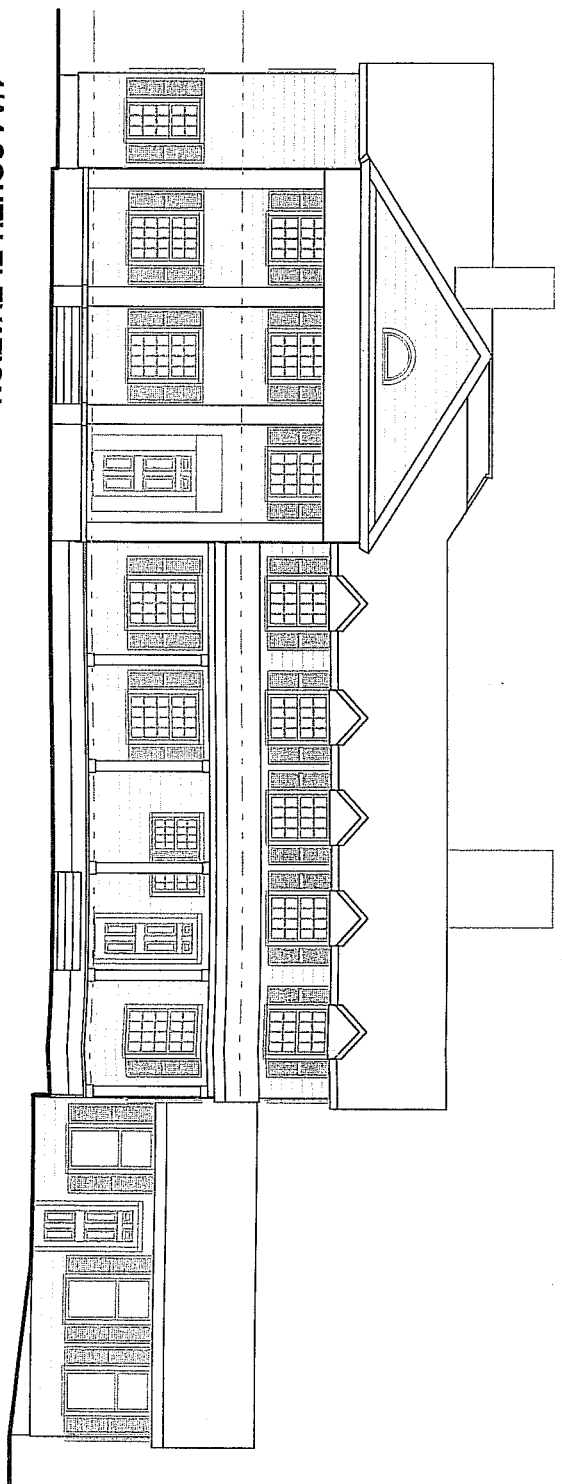
BASEMENT FLOOR PLAN

Scale 1/8" = 1'-0"





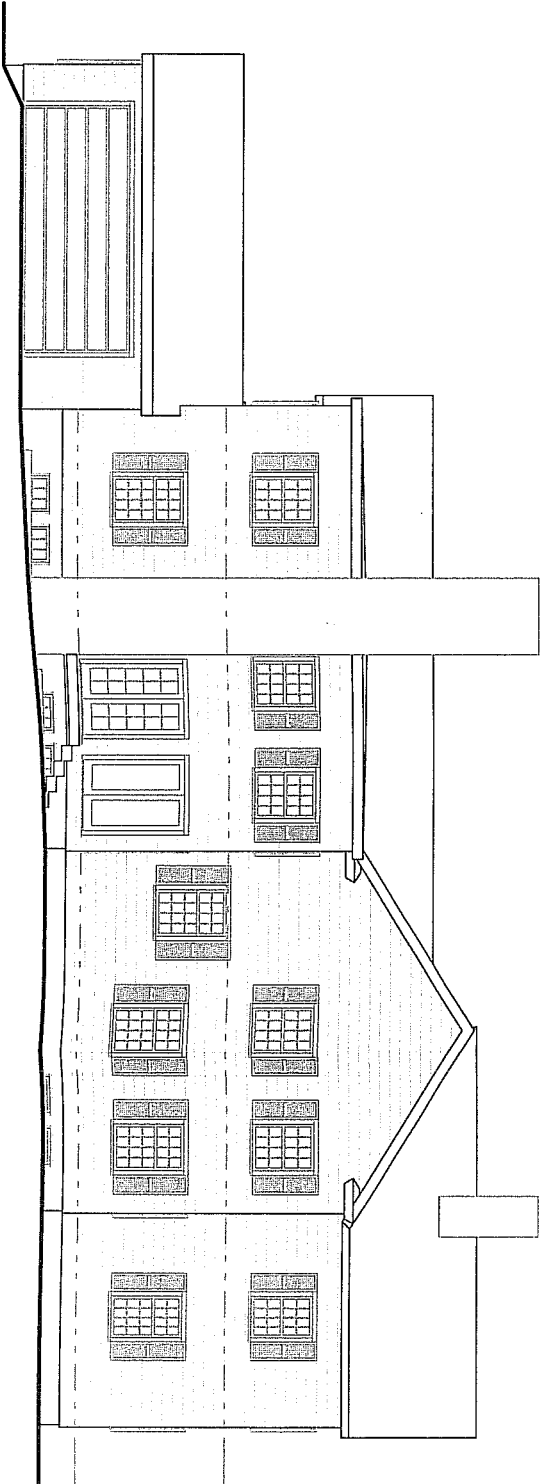
2/4 WEST ELEVATION SCALE: 1/8"=1'-0"



1/4 SOUTH ELEVATION SCALE: 1/8"=1'-0"

2/AS NORTH ELEVATION

SCALE: 1/8"=1'-0"



1/AS EAST ELEVATION

SCALE: 1/8"=1'-0"

