

Tier I = Top Priority

Tier II = Important

Tier III = Optional

Golden Venture Rehab Scope of Work:

Unit Work: (61 Units)

- Plumbing TIER 1

- o New Drain Lines inside Cabinets Only (No new lines inside walls - REPLACE LINES IN WALLS)
- o Replace all Shut off Valves in Unit (and Outside in Access Panel)
- o Replace all Plumbing Fixtures
- o Connect all plumbing (faucets in kitchen and bathroom, including shower and toilet to soft water)
- o New Tub Surrounds (Existing Pan Stay – OPTION TO INSTALL NEW SHOWER PANS)
- o New Garbage Disposal Install - REMOVE – NO DISPOSALS
- o Option to replace Drain Lines behind drywall from ceiling to floor (not floor to floor - REPLACE DRAIN LINES FLOOR TO FLOOR)

- HVAC TIER 1

- o Replace Valves in Baseboard
- o New Thermostats
- o New Bath Fan Exhaust
- o Price Option to Add PTAC Units

- Electrical TIER 1

- o Replace Existing Fixtures with LED
- o New Breaker Panels
 - Lower for ADA Units
- o Wire all apartments to have smoke alarms horns
- o Add outlet for New A/C Unit or PTAC Unit (Cut a path in the drywall to run from the Breaker box to new outlet)
- o Add outlet for Over the Range Microwave (Cut a hole in the drywall to run from the Breaker box to new outlet)
- o New Ceiling Fan in Living Room and Bedroom (Wire-Mold) (If they can run the wire with the new outlet they will)

- Misc.

- o Remove Half Wall in Kitchen for Pantry - THIS WOULD BE THE PANTRY IN THE KITCHEN TO BE REMOVED TO EXTEND THE CABINETS AND ALLOW FOR 30" STOVE WITH A STAND-ALONE PANTRY (1/2 wall is in between living room and bedroom in small units) TIER I
- o Closest Doors Shrink in Height - Frame in Above opening (Stand 6'-8" Height) TIER I
- o New Cabinets (61 Units Only) TIER I (although want to make sure of unit count)
- o New Vanity (59 Units Only) TIER I (although want to make sure of unit count)
- o New Flooring TIER I
 - All Cove Base
 - LVP in the Living Room and Bedroom
 - Sheet Vinyl in Bathroom and Kitchen
- o New Paint Walls and Ceiling TIER I
 - Drywall Patch Area as needed
- o New Entry Doors and Hardware ▪ Flush Solid Core TIER I
- o New Doors and Hardware ▪ 6 Panel – Hollow Core TIER II
- o New Appliances- White Color (69 Units) ▪ Refrigerator TIER I
 - Range (Glass Top)
 - Over the Range Microwaves

- (Range Hood in ADA Units Non-Venting)
- Countertop Microwaves in ADA
- Garbage Disposal **REMOVE – NO DISPOSALS**
- Figure 3 ADA Units and One Community Room Kitchen
- o Add Sounds Insulation between Unit Demising Walls **TIER II**

Public Area:

- Plumbing
 - o Option to Add Bathroom and Mop Sink in Maintenance Shop **REMOVE**
 - o Check Pumps to Ensure Proper Circulation **TIER I**
 - o Replace Shut off Valves to section off Building **TIER I**
 - o New Water Fountains with Bottle Filler **TIER I** (**planned on only having one water fountain with bottle filler on the first floor by the laundry room area and not on all 3 floors of the building**)
 - o Rework TV/Activity Room Kitchen **TIER I**
 - o Rework Public Bathroom to Comply with ADA **TIER I**
- HVAC
 - o Remove Electric Heaters in Hallways and Stairwells **TIER I**
 - o New Mini Split System in Hallways and Stairwells **TIER I IN HALLWAYS**
TIER III IN STAIRWELLS
 - o Replace One Existing Split System that leaks in Hallway (WOULDN'T THIS BE TAKEN CARE OF WITH ABOVE ITEM?)
 - o Rework TV/Activity Room Kitchen **TIER II**
 - o Rework Public Bathroom to Comply with ADA **TIER I**
- Electrical
 - o Replace Existing Light Fixtures with LED **TIER I**
 - o Allowance to clean up 1st Floor Ceiling above Ceiling Grid **TIER II**
 - o Verify Existing Wiring will pass code (will have to price out after work begins) **TIER I**
 - o Rework TV/Activity Room Kitchen **TIER I**
 - o Rework Public Bathroom to Comply with ADA **TIER I**
 - o New LED Exit Signs **TIER I**
 - o New Camera System with Recording Device (install monitors in main office) **TIER I**
- Misc.
 - o New Flooring through common area (match existing material) **TIER I**
 - Cove Base
 - o New Handrail in Corridor (Inpro Wide Grip) (Hospital Grade) **TIER II**
 - o Rework TV/Activity Room Kitchen (open Wall up to Make Breakfast Nook Area) **TIER I**
 - o Rework Public Bathroom to Comply with ADA **TIER I**
 - o New Cabinets in TV/Activity Room Kitchen **TIER I**
 - o Fill in 3rd Floor Window with Vinyl Graphic to allow light still to come through (reading Area) **TIER III**
 - o New Mailboxes **TIER II**
 - o All New Interior Storefront Doors and Windows (Not Fire-rated) **TIER I**
 - Automatic Operator at Existing Locations

Exterior (Includes Garage and Shed)

- Roofing (Demo Existing and Install New) **TIER I**
 - o New Asphalt Shingle Roof
 - Repair Failing Trusses by Roof Hatch **TIER I**
 - Provide more air Flow through roof with Soffit vents or Lower vents down lower **TIER I**
 - o Rubber Roof **TIER II** (received quote for this, could possibly work on with revenue)

- Repair Existing Rubber Roof Area Wood Structure TIER II
- Slope Iso to Roof Drain TIER II
- Add Pedestal Pavers on Roof TIER II
- Siding (Demo Existing and Install New) TIER I
 - o New Vinyl Siding
 - Includes Mansard Area with Asphalt Shingle are currently (Vinyl Shakes)
 - Option to Install Sheet Metal on Mansard
 - o New Aluminum Vented Soffit and Fascia TIER I
- New Windows (Demo Existing and Install New) TIER I
 - o Vinyl Replacement Window Single Hung- Color: White
 - Price option for Double Hung
- New Gutter and Downspout (Demo Existing Replace with New) TIER II
 - o No Leaf Protection (Cause Ice Damming) - (would we then need to clean gutters and downspouts – my belief is the lack of adequate venting is causing the ice damming more so than the leaf protection)
 - o Possible Electric Heat Tape Inside Gutter
 - o Option for Open Face Downspouts
- Entry Door
 - o Replace all New Store Front Doors TIER I
 - Thermally Broken Frames TIER I
 - Automatic Operator at Main Entry TIER I
- Asphalt
 - o Repair and Crack Fill existing Asphalt TIER I
 - o Re-seal and Stripe Asphalt TIER I
 - o Option to construct new Parking Area (behind parking Garage) TIER I
 - o Add Site Drain for water that collects at bottom of Parking Lot TIER I
- New Fire Escape
 - o Building Fire Escape to Code (Metal Frame) TIER II (pending compliance standards)
- Tuckpointing TIER III
 - o As needed

EXTRA THINGS RESIDENTS REQUESTED AFTER

- Television hook ups in bedrooms for either cable or antenna tv
- Closet organizers so that tenants can set up the way that meets their needs
- Expand office space using room 217 for expansion.

