

Exterior Windows - Window Frame Repair – in situ

Strip exterior window frames to wood

Rebuild patch and prep for paint

Mask masonry with duct tape for painting window frames

Prime window frames with oil two coats

Sand window frame

Prime with latex

Paint exterior window frames – two coats

Exterior windows - Window Sash Repair

Remove window sashes

Strip window sashes to bare wood

Remove glass and clean for reinstallation

Source historically, accurate glass as required

Clean glass with ceramic polish

Sand, clean window sashes

Repair window sashes as needed

Reassemble windows

1st Prime windows sashes with oil primer

Install glass and glaze

2nd Prime windows sashes with oil primer

3rd Prime windows sashes with oil primer

Sand to 220 grit & clean.

Mask glass for spray

Finish paint two coats

Exterior brick walls – Upper- Above grade

Remove paint from exterior walls using peel-away or CO2 blasting

Clean and wash brick façade, neutralize chemicals

Remove failed bricks as necessary rebuild using lime mortar matched to original color & hardness via US Heritage group

Re-point exterior brick wall

Seal masonry with appropriate sealant

Exterior brick walls – Lower - Below Grade

Remove sidewalk and excavate to foundation footers and inspect – store for reuse

Remove dirt and loose scale from bricks and allowed to dry.

Remove fail, bricks, and replace

Parge wall with a high lime, soft masonry mortar to 3/8-1/2 inch

Parge soft mortar with waterproof cement

Install window boxes – per the original building configuration

Install drain tile

Spray water and vapor barrier butane to seal below grade masonry

Spray 8” closed cell foam insulation

Place Geotextile Fabric into cavity

Backfill to original sidewalk elevation allowing for sidewalk pan, sand and pavers

Install 1-inch watertight expansion joint around perimeter of building and sidewalk

Install downspout cut outs and sidewalk

Remove PVC piping and replace with copper where necessary

Soffit and Fascia

Remove paint from soffit & fascia

Rebuild repair, soffit fascia

Fabricate & install missing building elements, turned knobs

Soffit and Fascia - Prime with oil, Prime with latex, Paint two coats,

Roof

Clean roof, removing rust and scale

Apply two coats metal primer using the acrylic roof ceiling system

Apply standard primer with acrylic. Macks mesh impregnated into paint.

Apply three topcoats of acrylic max paint

Sunroom Appendage - Footers

Install footers and structural beam under the appendage sunroom to mitigate termite damage

Jack to original elevation

Sister joist as necessary

Sunroom appendage

Gut room to studs, remove termite infested wood and replace as necessary

Fabricate double hung window frame, and sash replicate per the original and install

Install electrical, plumbing as required

Install spray foam insulation

Install blue board and plaster walls

Take radiator to welder to be repaired or replaced with similar unit

Sunroom appendage – exterior

Strip paint from wood along windows and clapboards repair and replace as required

Paint exterior wood using standard method

Excavate concrete pad lower grade to original depth cover with brick pavers or stone

Replace all the spalled bricks

Fabric and install new gate

Sunroom appendage - Roof (lower)

Assessed condition, options are to cover with Acrylmax paint system or remove and replace with copper standing seam.

Re-flash roof into adjacent building, masonry and seal

Remove and replace balustrade on lower roof, replaced with a more architecturally correct style

Copper Gutters

Remove aluminum gutters on the sunroom, appendage and replaced with half round copper gutters matching the central building

Basement Slab removal and replacement

Demo and excavate interior concrete basement slab

Install perimeter drain tile to sump pump

Excavate sump pump capture basin under entranceway stairwell

Concrete form work for sump pump area

Close off, seal, and waterproof below grade open doorway entrance in sump pump area

Excavate basement to required depth for slab gravel & insulation

Basement plumbing

Install water and drain piping as required prior to concrete slab pour

Install plumbing and drain piping as required for basement bathroom and kitchen knockouts

See MEP Drawings

Basement electrical

Install electrical conduit as required prior to concrete slab pour

See MEP Drawings

Basement Slab Replacement

Install gravel drainage

Install water and vapor barrier – ensure to follow Proper detailing as to lapping with J drain installed on the interior vertical walls

Install insulation

Install expansion watertight gasket around perimeter of room– ensure to follow Proper detailing as to lapping with J drain installed on the interior vertical walls

Install hydronic heating piping

Prep for concrete installation pour

Install concrete slab

See MEP Drawings

Basement stairs

Repair/rebuild basement stairs, removing rotted wood as necessary.

Reattach to the wall

Basement crawl space access

Construct hinged book shelving area/door to fit into existing window millwork

Construct removable insulation/air seal to rear of hinged book shelf

New basement windows

Design new basement window windows

Construct/fabricate new basement windows with tinted thermal plain & argon gas, triple pain glass

Remove existing window wood header where required

Install temporary structural supports

Install temporary masonry clamps

Installed new mill window header constructed out of White Oak

Install new windows, insulate, and seal as required

Basement Frame-Out

Install J drain & vapor/ water barrier. Installed as a curtain on walls from ceiling joist to below the slab, installed so as to contain and force water into the sump pump drain tile

Offset Metal Wall framing 1.5" off the concrete / brick walls.

Install conduit, electrical boxes, and utility access etc

Insulate with closed cell foam flush to studs' face

Window Headers - Millwork

Design and reconstruct missing window headers, to include millwork, copper work, and flashings

Install Millwork

Paint millwork on the exterior

Install Flash with 1lb copper

Window shutters – Millwork

Do takeoff on the shutters, and do build drawing for shutters fabrication

Fabricate Shutters in Spanish Cedar

Salvage, existing shutter, hinges, strip, clean, prime, and paint black

Prime twice with oil, two finish coats

Install shutter hinges

Install shutters

Plaster Work

Lime plaster failed plaster in entryway and 1st floor hallway ceiling

Lime plaster 1st floor front ceiling

Lime plaster cut-out for electrical run/pulling

Front Entry Door and Millwork

Do you take-off of doorway and surrounding millwork and do build drawings for replacement millwork fabrication.

Fabricate door in Santos Mahogany

Fabricate surrounding millwork in Santos Mahogany

Install conduit and electronics for door controls, security as necessary in building, surrounds and millwork

Install entranceway keypad and video camera

Install gas line and control wiring for exterior gas luminaries

Install Santos mahogany columns, Prime and paint using standard methods

Repair in situ, existing doorway, header millwork, Prime and paint using standard methods

Fabricate copper flashing for existing doorway header millwork

Attic Area

Remove all existing legacy wiring, including knob and tube, ceramic connectors

Vacuum out all existing insulation and dirt

Install lighting, sufficient for productive work in area, place illuminated light switch at egress area.

Install light visible in the ceiling/wall area, indicating that the attic is in the on or off position

Inspect HVAC air handler in attic and make an assessment as to next steps

Install spray foam installation - 4-pound open cell foam to 6" depth

Install conduit for service entrance cable, that crossing the building through the attic and exiting to the rear alley

Remove legacy electrical wire that runs around the perimeter of the building and remove legacy service meter

Electrical

Install electrical as shown in MEP drawings, and field conditions demand

Tasks

Install electrical service entrance conduit to run from utility three wire drop, across the interior of the attic to the rear alleyway, soffit fascia, down the exterior wall to new meter base installed.

Install new meter base, with two 3-inch conduits exit in the rear of the box, and passing through exterior brick and rim plate into the ceiling of the basement as shown in the MEP drawings

Install two 200 amp, master breakers panel boxes with built-in electronic monitoring controls as shown in MEP drawings

Install Riser and Pathway conduit, cable tray, raceways etc.

Install Spider Voltage/Data boxes

Install - Run 1" Flex conduit for electrical - Greenfield

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Install - Run 3/4" Flex conduit for electrical Lighting Figure – Home run all lighting to centralized control panel

Building Controls / Automation

Lighting

Lighting and systems control VIA Lutron Vive, Maestro Wireless Dimmers/Switches, and Pico remotes

All switching is home run to central control panel

All Lighting is home run to central control panel/breakers

All wall switches are wireless Pico remotes

All rooms have motion sensors / automation for illumination and HVAC

Vive Hub / Central processors placed in hallway on each floor level

Fire

Siemens Cerberus PRO or Honeywell MS-10UD - TBD

Door/Egress

DoorBird D2101KV / D1101V - TBD

Window

Sade Controls Lutron - TBD

Low-Voltage Systems Installation

Structured Cabling

Install Riser and Pathway conduit, cable tray, raceways etc.

Data networks (Cat7 & Fiber), Voice (VoIP), Security systems & access control, Fire alarms, Audio/visual systems, Building automation systems

See MEP Drawings

HVAC

Boiler – Legacy Radiators

Remove existing boiler and piping to include the gas line, retain piping as necessary for the reattachment of radiators.

Reuse black pipe for new gas line runs

Build new manifold and pump station in area as indicated in MEP drawings

Label and remove radiators to offsite contractor to sandblasting and electrostatic paint, retain, and label legacy valves,

Clean, and refurbished valves

Reinstall radiators using refurbished valves connecting to Aquatherm pipe runs.

HVAC CONTROLS

Install intelligent controls to manage integration between the boiler and the Mitsubishi mini split heating system

Install 10 thermostats co-integrated into Mitsubishi HVA system and the boiler

Boiler – radiant floor

Install radiant floor manifold and pump system as indicated in the MEP drawings using a heat exchanger of primary boiler manifold.

Install Rehau PEX radiant tubing in the concrete slab

Install Rehau, stainless steel manifold, and pump system

Install Rehau sensors in concrete slab

Mitsubishi mini split

Install Mitsubishi mini split system – 10 zones (3 zones Basement, 4 zones 1st floor, 3 zones 2nd floor)

Install intelligent controls to manage integration between the boiler and the Mitsubishi mini split heating system

Interior Finishes

All Millwork to be striped to bare wood, sanded, cleaned and repaired. Primed twice with oil, once with latex and two topcoats.

Windows

Window locks

South & West facing windows receive automated window shades - TBD

Doors

Door locks and controls - TBD

Base Boards

Entryway door Area – Rebuild

Demo Floor & Rotted Joist

Rebuild with countersunk bronze pan to accommodate bristle doormat flush with surrounding wood flooring.

Source wood flooring to match existing wood floors

Plaster

Repair plaster walls as required using linen as bridging between the running cracks courses from earthquake damage

Floor

All floors and stair treads to be sanded, stained, sealed and refinished in BONA HD Traffic Satin Finish - Three Coats

Paint

1st Primer Oil – Sherwin Williams premium exterior oil primer

2nd Primer Oil – Sherwin Williams premium Interior or exterior Latex primer

Finish Coat – As specified or Typically Farrow & Ball Dead Flat Two Coats

Bathroom – Basement

Bathroom – 2nd floor

Kitchenette Area – 1st Floor Under Stairway

Design and fabricate cabinets with Corian countertop to accommodate microwave, coffee, machine, and Butler's sink.

Handrail - Baluster Repair & Refinish

Handrail inspect make assessment for needed repairs

Baluster sand/remove paint and repaint

Ceiling medallions

Wall Lighting

Ceiling lighting