

## Scope Narrative: Bluebeards Castle

### **Hilltop Villas I & II, Buildings 19 & 20**

In Hilltop I (Building #19) there are two typical room types. One room is slightly larger than the other, approximately 460 sf vs. 530 sf. The scope of work is similar for both room types and is outlined below.

Hilltop II (Building #20) includes two room types. The main difference being that one has a kitchenette, while the other has a countertop only. There is also 1 - two bedroom unit which is not privately owned.

Between HT1 & HT2 there are a total of ten units (one has been combined from two) that are privately owned and the associated scope includes removal of the necessary drywall to accommodate the plumbing pipe replacement. A finish allowance of \$1,500 was included to replace the damaged finishes to these units.

### **SECOND DRAFT DATED 4-24-09 ROOM RENOVATION**

The major differences from the 3-27-09 draft include the demolition of only the drywall of the wet walls, deletion of the replacement of the sanitary system, deletion of the fire sprinkler system, reuse of millwork and doors, existing electric panels and wiring will remain. Also, balcony railing and insulation will not be replaced. There are some exceptions to this relating to the bottom floor units of HT II which are defined below. A finish allowance of \$1,500 was originally included to replace the damaged finishes to the Owner occupied units, however following further analysis; this figure was increased to \$2,500 for the second draft.

- 1) Division 1, Miscellaneous;
  - a) Division 1 includes demolition only. Demolition includes complete removal of all drywall incorporated in the rooms located on the bottom floor of HT II only. Drywall will be removed with studs and furring to remain at all walls. Ceiling Drywall to be removed as needed and framing to remain. Floor tile to remain. Plumbing Pipe will be capped off in the walls and abandoned. All plumbing and electrical fixtures will be removed. Electrical wiring will be reworked as needed in the walls removed. For all other rooms, demolition includes removal of drywall at the wet wall areas (tub walls, behind vanity and sinks) with studs and furring to remain. Plumbing fixtures including the vanity and kitchen sinks will be removed and reinstalled with new water and sanitary service connections (valves and p-traps). Tubs will remain in place however; new tub drain assemblies and new shower valves & trim will be installed.
- 2) Division 5, Metals:
  - a) Railings are currently not up to current Building codes. Existing railing will be painted. Final decision on railings waiting on report from architectural consultant.
- 3) Division 6, Woods and Plastics:

- a) Rough Carpentry included wood blocking which is needed for the sliding glass doors, and toilet accessories.
- b) Finish carpentry will include new wood trim and millwork.
  - i) Wood trim will include the baseboard and door trim. At this time, we have included a synthetic wood product to deter possible wood damaging insects. Trim to be replaced at the bottom floor units of HT II only. See exhibit for additional information.
- 4) Millwork includes both kitchen and bath cabinets and tops. Kitchen cabinets to remain. Bath vanity & top to be removed and reinstalled as necessary to access the plumbing.
- 5) Division 7, Thermal & Moisture Protection:
  - ⇒ No insulation included
- 6) Division 8, Doors & Windows:
  - a) Entry doors, hardware and associated frames to remain.
  - b) For all bottom floor units of HT 2, all interior doors and frames to be replaced with MDF solid core raised Panel doors. See exhibit for additional information. For all other rooms, doors to be reused.
  - c) For all bottom floor units of HT 2, interior door hardware to be replaced with Schlage 'F' series hardware. See exhibit for additional information. For all other rooms, hardware to be reused.
  - d) Two access panels will be included for access to plumbing as necessary.
  - e) Sliding glass doors will be replaced with a quality product typically used in the harsh tropical environment.
- 7) Division 9, Finishes:
  - a) Interior wall framing, exterior wall furring and room separation walls and ceiling framing will remain, however we have included an allowance figure of 25% to replace any damaged framing members at the bottom floor units of HT 2. All other rooms, the framing and furring will remain.
  - b) For all bottom floor units of HT 2, all drywall will be replaced with fire resistant, moisture and mold resistant, 5/8" thick gypsum board. For all other rooms, drywall replacement will be confined to the wet wall areas removed for plumbing access.
  - c) For all bottom floor units of HT 2, all new drywall, wood trim and doors to receive three coats of paint including one coat primer and two coats finish. Prior to paint, drywall to receive spray on latex textured finish (knock-down or orange peel) All other units will receive two coats finish drywall throughout. A primer coat will be applied to all patched areas.
  - d) Floor finishes are to remain as is.
  - e) At all units, new wall tile will be installed at the tub surround. A material allowance of \$2.00/sf has been included.
- 8) Division 10, Specialties:
  - a) All bath accessories to be replaced. New accessories to include towel bar, robe hook, toilet paper dispenser, and towel shelf. See exhibit for additional information.
  - b) Closet shelving to be plastic coated metal ventilated shelving. See exhibit for additional information.
- 9) Division 11, Equipment:
  - a) For all HT II Units, all appliances to be replaced including cook top, refrigerator and table top microwave. See exhibit for additional information. For all HT I rooms, all appliance will be reused.

10) Division 12, Fire Protection:

- ⇒ No fire protection included at this time. Fire protection requirements to be determined pending L2 scope.

11) Division 15, Plumbing and HVAC:

a) Plumbing:

- i) For all rooms in HT II , new plumbing fixtures include hot water heater, vanity & kitchen sink, and toilet. All rooms in HT I will reuse existing fixtures.
- ii) The entire potable water system will be replaced with non-copper pipe (CPVC).
- iii) Tubs will remain in place and be protected. New shower valves & trim and tub drain assemblies will be installed.

b) HVAC;

- i) A new air conditioning split system will be installed. System includes an outside water cooled condensing unit which feeds up to four separate interior air handlers. See exhibit for additional information. System includes new ductwork, diffusers, thermostat and condensate drain. A new toilet room exhaust fan will be installed.

12) Division 16, Electrical:

- a) Replace light fixtures.
- b) Replace wiring to new exhaust fan as needed.
- c) Provide new electrical service to new AC air handlers and condensers.
- d) Replace all outlets and switches.
- e) Provide new smoke and heat sensor for each unit and wire to predetermined room in the building.
- f) Provide new wire and outlet for telephone/ data and cable and wire to predetermined room in the building.

**SECOND DRAFT DATED 4-24-09**

**BUILDING EXTERIOR**

1) Division 1, Miscellaneous:

a) Demolition

- i) Includes costs to remove the corridor ceilings for Plumbing and HVAC work above.  
Actual quantities revised to resolve math error in previous estimate.

2) Division 3, Concrete

- a) Costs for Concrete Pads for HVAC equipment installation.

3) Division 5, Metals

- ⇒ Costs for railing have been excluded pending code review by Architect.

4) Division 7, Thermal & Moisture Protection

a) Roofing

- ⇒ Received proposal for roof edge repairs based on proposed design.

5) Division 8, Doors & Windows

- a) This scope is included in interior numbers.

6) Division 9, Finishes

- a) This is for pressure washing and painting the exterior with one coat of latex paint.
- b) Costs were added to provide new stucco ceiling at all corridor ceilings.

7) Division 10, Specialties

- a) No signage

- 8) Division 14, Conveying Systems
  - a) This item was revised to provide an allowance of \$100,000. We will be meeting with KONE in the near future to discuss what can be done cost effectively to provide an upgraded system and satisfy the Owner's immediate needs.
- 9) Electrical
  - a) Replace corridor and balcony lighting fixtures. Reduce allowance from \$250 to \$150.
  - b) Replace secondary electrical panels. Due to historic problems with the brand of panel for this size, it was recommended that we replace the FPE secondary panels.

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**ALTERNATES**

- 1) Alternate 1, Flooring;
  - a) Remove existing floor tile and install new floor tile. Price based on \$2.00 per SF material allowance. Total additional cost is \$491,037.
- 2) Alternate #2, Railing
  - a) Remove existing wood railing at the balcony and common building area including the bridge to the building. Provide new aluminum standard picket style railing. Total additional cost is \$353,148.
- 3) Alternate #3, Kitchenette
  - a) Remove existing kitchen cabinetry and provide new solid wood cabinets with granite tops. Total additional cost is \$191,646