



PHASE I: THIRD FLOOR

OUTLINE SCOPE OF WORK PHASE

PHASE I-A

OCTOBER 15, 2004 - JANUARY 15, 2005

- **DEMO:** existing construction, electrical, heating, sprinklers, roof and skylights as required for new dormers, remove brick chimney to 2nd floor ceiling, remove existing heating units.
- **CARPENTRY:** Reframe and strength existing floor structure, new sub-flooring, knee wall partitions, frame three(3) new dormers, new doors and hardware, replace one skylight and operating roof hatch.
- **WINDOW UNITS:** Install three (3) Kolbe and Kolbe double hung window units (size to match existing dormer window. Window to have simulated divided lights with low E, insulated glass and be egress compliant.
- **DOOR UNITS:** All doors will be solid core fire rated doors with master keyed locks and smoke seals.
- **INSULATION:** All wall and ceiling area will be insulated to meet code requirements.

- **ELECTRICAL:** Install new electric panel, branch circuiting in BX cable, new electrical devises, light fixtures, voice and data cabled to DSL high speed connectivity. Each room will have the capability of individual connectivity accounts.
- **LIFE SAFETY SYSTEM:** The floor will have a monitored smoke and fire system including strobe lights and alarm system.
- **HVAC SYSTEM:** Install new heating and cooling units (5 ton each) with related duct work and electrical. HVAC units will provide heat.
Note: HVAC units will be Zone I (front side); Zone II (back side) Work will include distribution ductwork for 2nd floor bedrooms, hallways and bathroom areas HVAC to 2nd floor areas will be done in Phase II work. The units will have electro static filters.
- **FIRE EGRESS SYSTEM:** Provide two (2) retractable ladders where indicated. The units are manufactured by JOMY Products.
- **SPRINKLER SYSTEM:** To be modified to accommodate new room design layout, to meet code requirements using existing vertical riser system from the basement area.
- **ROOF & GUTTER WORK:** Repair roof as required for new dormers and skylights. Install new 1/2 round lead coated copper gutters and downspouts.
- **FINISHES:** All new walls and ceilings will be dry walled and painted. All floors will have white oak tongue & grove flooring with clear natural finish.
- **EXTERIOR PAINTING:** Paint existing fascia & soffit prior to installing new gutters. Paint exterior of new and existing dormers. Paint new and existing metal roofing.

PHASE I-B

(Work to be done during Semester Break)

DECEMBER 15, 2004 - JANUARY 15, 2005

- **DEMO:** Remove and replace four (4) dormer window units
- **WINDOW UNITS:** Install four (4) Kolbe & Kolbe "sash pack" replacement window units. Windows to have simulated divided lights with low E insulated glass and be egress compliant.
- **ELECTRICAL:** Install new branch circuiting, voice and data cabling and new lighting and life safety system including strobe lights and alarm system.
- **HVAC:** Install distribution duct work for "the deck". Discharge grills to be located in the dormer "window seats".
(Note: This ductwork will also supply conditioned air to the bedroom areas on the 2nd floor.)
- **SPRINKLER SYSTEM:** To be modified as required.