



Delta Zeta Sorority House Renovation Scope of Work

PROJECT:

**Delta Zeta Renovation
Alpha Sigma Chapter
749 West Jefferson St.
Tallahassee, FL 32304**

This renovation scope is based on plans drawn by 4m Design Group, PA:

- Construction Documents/Permit Drawings dated 4/21/2017
- ASI No. 1 dated 5/1/2017 and supplemental drawings A5.1 and A5.4 received 5/3/2017
- A1.1, Proposed First Floor Plan, Phase 1 dated 5/4/2017

for the renovation of the first floor of the Delta Zeta sorority house at Florida State University.

These renovations to the existing space include renovation of the Foyer, creating an accessible restroom, House Director's Bedroom and Bathroom, roughing-in for a future Accessible Bathroom/Bedroom, Exercise Room, 24/7 Sister's Kitchen, and Dining/Multipurpose Room. Parlor and Janitor's Closet will be moved to Phase 2. Phase 1 work includes limited wall, ceiling, and flooring demolition, installation of new walls, doors and roll-up shutters, flooring, electrical, plumbing and HVAC work as well as new painting. Kitchen equipment and appliances and cabinets/counters have also been included. Wood wall trim and ceiling work (except House Director Suite) have been removed along with the Projection Screen and Trophy Cases.

The following summarizes the Accessibility Improvements included in the project:

- **Accessible route from the front door to the public way, including one new Handicap Accessible Parking Space**
- **Enlarge door openings and corridors to ensure first floor accessibility**
- **Upgrade all interior hardware to lever hardware**
- **One new ADA restroom**
- **Rough-in for Accessible Bedroom and Bathroom**
- **Budget for remaining build-out of Accessible Bedroom and Bathroom**
- **See Page 7 for these costs broken out from total cost**

The work includes the following:



Sitework

- Demolition to place new sidewalk and accessible route
- Grading for new sidewalk and parking space
- Asphalt and Concrete
- Striping
- Detectable warning and Handicap Parking signage

Demolition

- Remove all equipment designated for reuse and store in a POD container set on-site
- Includes labor to remove and relocate furnishings left in the house at the time of mobilization and place these items back at the end of the project
- Personal belongings to be removed by Delta Zeta prior to mobilization
- Interior Demolition includes:
 - Selected walls
 - Selected doors and jambs
 - Trim including chair rail, base, etc.
 - Counters and cabinets
 - Wall finishes and drywall in restrooms
 - Kitchen ceiling grid and tile
 - Flooring
 - Existing ceramic and quarry Tile to remain – new flooring to be installed over
 - Electrical, mechanical and plumbing, per Plans and revised scope

Metals

- Stainless steel work in the Kitchen to modify equipment for new layout (allowance of \$2,000 until configuration is finalized)

Carpentry & Millwork

- Interior wood blocking for new cabinetry, 24/7 Kitchen barn door track, and toilet accessories
- Rough carpentry including subfloor manipulation in Beverage Area and Front Corridor and furnishing/installing LVL beam and blocking between Multipurpose Room and Dining Room for Dining Room pocket door detail
- Finish Carpentry and Millwork as follows (revised):
 - Entry foyer – replace (6) missing balusters
 - 24/7 Sister's Kitchen and Beverage Area includes stained or painted base cabinets and wall cabinets with quartz countertops
 - House Director's Bathroom includes one painted or stained base cabinet vanity and quartz top
 - Accessible Restroom includes ADA apron front with quartz countertop
 - Includes new shoe mould at existing wood wall base at new flooring locations
 - All other remaining wood wall trim, including wainscot, crown moulding, wood base, door casings, etc. has been moved to Phase 2



Doors, Frames, Hardware

- Furnish and install doors and hardware as follows:
 - Wood doors and frames as shown
 - Swinging Kitchen Door
 - French Pocket Doors at Dining Room, Johnson Bi-Pass Pocket Kit with 12-lite wood doors (in lieu of Marvin Clad Doors)
 - Pocket doors at 24/7 Sister's Kitchen
 - Two redi-frames with glass sidelights
 - Finish hardware on new doors
 - Panic device on Vestibule Door
 - Includes option to replace all other existing First Floor locksets to new lever-style bronze locksets to match new

Metal Framing, Drywall and Ceilings

- Wall repair at all wall demo areas per Demolition Floor Plan as well as new electrical/fire alarm conduit patches
- New framed walls with rockwool insulation and drywall
- New 2-hour firewall framing and drywall
- FRP on west wall of Main Kitchen at revised Kitchen layout
- Framing at double pocket door at Dining (9-1/4" wall)
- Drywall ceiling in 24/7 Sister's Kitchen
- New acoustical ceiling grid and vinyl-coated tile in Main Kitchen
- Scrape popcorn ceilings in House Director's Suite to avoid furniture relocation in Phase 2
- Wall between Exercise Room and new Accessible Bedroom
- Soffits, coffers, Janitor Closet, work in Parlor, and all other popcorn ceilings to be addressed in Phase 2

Flooring

- New Flooring, per A2.0 Proposed Floor Finishes Plan and ASI No. 1

Painting

Prep, prime, and paint:

- All new and existing walls in affected rooms
- Existing wood base and chair rail
- All new and existing wood doors and frames (does not include roll-up shutters)
- New drywall ceiling in 24/7 Sister's Kitchen
- Paint ceilings in House Director Suite
- New stair balusters in Foyer
- No ceilings except those mentioned above
- No painting in Parlor, Main Kitchen, basement, upstairs, or existing areas that do not get new flooring



Specialties

Restroom accessories, as follows:

- (2) 36" Grab Bars
- (2) 42" Grab Bars
- (2) Kohler Archer Toilet Tissue Dispensers
- (2) 4' x 8' mirrors
- Frameless shower door with 3/8" frosted glass at House Director's Bathroom

Equipment and Furnishings

Furnish and install Roll-up Shutters in Kitchen as follows:

- Item "D" per Equipment Legend on A1.0 – *fire-rated* non-motorized stainless steel counter shutter with shelf and face-mounted frame in lieu of integral frame (due to schedule/constructability constraints), electrical motor option *not available* for rated shutters
- Item "E" per Equipment Legend on A1.0 – *non-rated* push-up stainless steel counter shutter with shelf and face-mounted frame in lieu of integral frame (due to schedule/constructability constraints) and electrical motor option

Furnish and Install/Connect Kitchen Equipment and Appliances as follows:

- Bagel/Sandwich Toaster, APW Wyott AT Express Conveyor Toaster w/ 1.5" Opening
- Double Door Refrigerator, True T-35G-LD 40", 2-Glass Door Reach-In Refrigerator w/LED lighting 115V Stainless Steel w/removable casters
- Dish/tray and silverware cart, CAMBRO TDCR12191 'Granite Grey' Try & Dish cart with Cutlery Rack and Protective Cover
- Electric 5 bin Hot Food Service Table, "ServIt" EST-5WE Five Pan Open Well Electric Steam Table with Undershelf - 208/240 V, 3750 W (no privacy screen available/included)
- GE Single Door Stainless Steel Bottom-Freezer Refrigerator (GDE25ESKSS)
- Whirlpool Stackable Ventless Electric Washer-Dryer Combo (WED7990FW, WFW7590FW, and W10869845)

Heating and Cooling System

- Modify grilles and ductwork to accommodate the renovation
- Relocate the dishwasher hood and re-route duct
- Install (1) 2-port ductless split with (2) indoor units with associated refrigerant and condensate drain piping
- Route exhaust duct below house per plans
- Core-drill for new exhaust cap and refrigerant pipe openings
- Change filters in units prior to project completion
- Provide filter media as necessary in returns to protect during construction
- Mechanical permits and inspections

Fire Protection



- Rework or add 14 fire sprinkler heads and associated piping to accommodate new build out, sprinkler heads to be replaced with new
- Head Location drawing and associated permit
- All work will be performed in accordance with NFPA 13
- Permit Fee and Shop Drawing

Plumbing

- Plumbing work associated with House Director's Bathroom, Accessible Bathroom and Kitchen per plans, including:
 - One toilet, one fiberglass shower stall, one lavatory, and one rough-in for stackable washer/dryer in House Director's Bathroom
 - One toilet and one lavatory for Accessible Bathroom
 - Kitchen work includes dishwasher installation, installation of 3-compartment sink/faucet, installation of one water cooler, furnish/install new kitchen sink and faucet, two hub drains for ice machine and hot food table, check valves for relocated beverage machines, and two icemaker boxes
 - Water cooler, 3-compartment sink, and ice machine shown to be existing/relocated
 - Includes safe-off of existing Kitchen equipment to be relocated
 - Janitor Closet moved to Phase 2
 - Rough-in for new Accessible Bedroom/Bathroom to be completed in Phase 2
 - Plumbing fixtures per plans/ASI
 - Includes permit and bacteria test

Electrical and Fire Alarm

- Demo/Safe off as required
- Lighting and lighting controls in the following only:
 - Accessible Bathroom
 - House Director's Bathroom
 - Main Kitchen
 - 24/7 Sister's Kitchen
 - (2) owner-selected replacement ceiling fans in House Director's Suite
- Alternate lighting package included, subject to Owner/A/E approval
- Power to new Mechanical equipment, including weather proof GFI and connection to 1 outdoor mini -split condensing unit.
- Power to washer/dryer
- Power to new and relocated kitchen equipment
- Modifications to existing fire alarm as shown
 - No relocation of Fire Alarm Control Panel and no new Fire Alarm Remote Annunciator
 - New Horn/Strobes and Strobe per Plans
 - Additional Fire Alarm work to bring First Floor into code compliance as recommended by Fire Alarm vendor since it will be required by City of Tallahassee/Tallahassee Fire



Department to be completed in this Phase/Project, including (9) new pull stations and (6) horn strobes

- Electrical and Fire Alarm permits

Total Scope of Work **\$531,686**

The following ADA improvements are part of the Work:

- ADA parking and accessible route to public right of way \$63,522
- Enlarge door openings and corridors for first floor accessibility \$3,553
- Upgrade all interior hardware to lever hardware \$3,375
- One new ADA restroom \$15,073
- Rough-in for Phase 2 Accessible Bedroom and Bathroom \$4,162
- Budget for remaining build-out of Accessible Bedroom and Bathroom \$40,000

Total Improvements **\$129,685**