



The Park Danforth Apartment Renovation

Renovation and Upgrade of Twenty-seven Apartments

SCOPE OF THE PROJECT

The project consists of the renovation of the kitchen and bathroom area in twenty-seven (27) one and two bedroom occupied apartments at The Park Danforth senior community. The apartments are located on the 3rd through 7th floors in the original building (313 – 315, 317, 318; 413-418; 513-518; 613, 614, 616-618; and 713, 714, and 716-718). This renovation is intended to provide an updated floor plan and increase the marketability of the apartments for the current as well as future resident.

This \$379,000 renovation will include an upgrade to the kitchen cabinetry, appliances, flooring, lighting fixtures, sink and faucet, disposal and painting of the affected area. In the kitchen, an existing non-load bearing wall will be removed in order to open up the area and install an updated version of their current kitchen table. The wiring will be relocated.

The bath renovation will include an upgrade to their current vanity (including top and cabinet area), new faucets, levers, and medicine cabinets.

The work will include:

Kitchen

The demolition and disposal of existing all existing cabinets, countertops, appliances, range hoods, sinks, disposals, light fixtures and floor coverings in the kitchen. Replace with new cabinetry, countertops, appliances and range hoods, sinks, disposals, light fixtures, and floor coverings. Paint entire kitchen.

Removal of old and installation of new traps and fittings. Re-connecting to existing water supply and sewer lines. No re-routing of plumbing is required.

Removal and disposal of section of non-load bearing drywall in select apartments as referenced on the architect's plan as identified on the A1.4-A1.6 drawings (refer to kitchen elevation drawings). Re-route circuits that may run through removed section of wall in kitchen in select apartments as identified in A1.0 and A1.4 and A1.5.

Demolition of existing under cabinet lighting and replace with updated under cabinet lighting with new light switch.

Replace the existing power outlets in the kitchen and bath with GFI, tamper proof receptacles in kitchen as identified on A1.0.

Bath

The demolition and disposal of existing medicine cabinets, sinks/vanities and lighting in the bathroom. Installation of additional grab bars in the bathroom to assist with resident stability.

Replace the existing power outlets with GFI, tamper proof receptacles in bathroom as identified on A1.0.

During this time period, affected residents will be provided a hospitality apartment to utilize while there apartment is being renovated.

The intended start date is August 18, 2013 for the first apartment and then continued renovation of the remaining apartments on September 8, 2103. The crew will work on three (3) apartments per week with an estimated construction time of approximately nine (9) weeks.