

KELLEY'S FIELD APARTMENTS- HINESBURG, VT- PRLIMINARY SCOPE OF WORK

Interior: per Non-handicap unit-(22) Remove and replace kitchens
Update electrical breakers/light fixtures
Replace exhaust fan in the bathrooms
Replace plumbing fixtures, (commode, bathroom sinks), all faucets and shower valve, thermostats
Cover exposed heat pipes in closets
Paint interior of units
New vinyl floors in Kitchen/bathroom
Selective carpet replacements, (maybe with laminate flooring?)
Window replacements
Entry door closures

Interior: Handicap unit (2) same as above scope...with the additional changes below to meet code:

Enlarge vestibule
Enlarge bathroom
Reconfigure kitchen
6' by the width of the unit addition off the back of the unit to recapture what we lose in the bedroom from the addition to the bathroom

Interior common area (1) New handicap accessible kitchen
New flooring
Rework vestibule entry to meet code, (not enough room between doors)
Fire rate selective walls and ceilings
Possibly a need to enlarge laundry room, (need 60" radius)
Paint walls
Lighting and plumbing fixture upgrades
Possible removal of interior walls around bathroom area and possibly enlarging bathroom
Install new boiler- (already pricing for this)
Add cellulose insulation in the attics, (approx.. 12")

EXTERIOR:

Improvement of drainage behind building
Remove and replace roof shingles
Remove existing in ground oil tanks (2)
Minor site regarding (at this time VT Gas will install gas line to the big building from the main running up the driveway).
Lighting upgrades if needed
Minor paving to driveway

**depending on funding of energy money- remove vinyl siding, install exterior rigid insulation, new sheathing, buck the windows, install new vinyl, add to roof gable end and eaves; rear perimeter insulation