

Phase IV

- **Remaining Interior Historic Finishes Rehabilitation**
 - Interior historic finishes repair and refurbishing rehabilitation
 - Interior transparent finishes allowance
 - Floor refurbishing allowance
 - Interior opaque painting and related wall / ceiling plaster repair
 - Door hardware refurbishing restoration and related (14 doors)
 - Lead containing paint mitigation / safety allowance
 - Contingency @ 20%
 - Plans, specs and technical field assistance @15%
- **Basement / Crawlspace Abatement Projects**
 - Correct various safety issues in crawlspace and basement
 - Suspect ACBM piping insulation abatement allowance
 - Reinsulate steam supply lines and related piping / valve repairs
 - Miscellaneous boiler safety check-up, tune-up and related
 - Contingency @ 25%
 - Plans, specs and technical field assistance @15%
- **ADA/HC Lift**
 - Lift for ADA/HC accessibility and related
 - Construct HC lift for ADA/HC accessibility to second floor allow.
 - Selective related finishes repair allowance
 - Contingency @ 20%
 - Plans, specs and technical field assistance @20%

Phase III

- **Remaining Door and Related millwork Restoration**
 - Door restoration
 - Restore 14 interior doors
 - Contingency @ 15%
 - Plans, specs and technical field assistance @15%
- **Electrical Upgrades and Related**
 - Rewire building for improved safety and code compliance
 - New "To code" power and lighting conductors
 - (Based on results of electrical inspection)
 - Refurbish existing historic light fixtures and related
 - (26 fixtures)
 - Selective demolition / finishes repair related to wiring installation
 - Contingency @ 20%
 - Plans, specs and technical field assistance @15%
- **Plaster Repair and Related**
 - Plaster repairs and conservation
 - Second floor ceiling overlay @ auditorium and gym
 - Related structural reinforcements @ gym ceiling allowance
 - Select wall and ceiling plaster repair @ failed second floor area
 - Lead containing finishes mitigation / safety allowance
 - Contingency @ 20%
 - Plans, specs and technical field assistance @15%
- **Building Accessibility Enhancement and Related**
 - Extend East entrance platform to code compliance
 - Install hand rail system
- **Second Means of Egress and Related**
 - Reestablish historic second means of egress @ rear of second floor
 - Auditorium exterior wooden fire stairs and related construction
 - Contingency @ 20%
 - Plans, specs and technical field assistance @15%

Phase II

- **Building Stucco and Brick Masonry Repairs and Restoration**
 - Building Masonry repairs and restoration
 - Stucco flat work repairs and restoration
 - Stucco raised detailing repairs and restoration
 - Window lug sills, lintels, engaged pilasters and other detailing
 - Chimney repairs and repointing allowance
 - Contingency @ 25%
 - Plans, specs and technical field assistance @15%
- **Exterior Millwork Repair / Refurbishing**
 - Westerly basement sash/vent protection enclosures
 - Repair / refurbish two enclosures and related sash repair
 - Contingency @ 20%
 - Plans, specs and technical field assistance @20%
- **Nuisance Bird and Bee Removal, Repair of Ave Soffit Millwork, Installation of Exclusion Devices and Related**
 - Bird removal, soffit repair and installation of exclusion devices
 - Pigeon removal / Cliff Swallow nest removal (after migration)
 - Bee removal by qualified Apiarist and related allowance
 - Related industrial hygiene protocols / cleaning allowance
 - Eave and soffit millwork repair/ refinishing
 - Installation of low impact / reversible exclusion devices
 - Lead paint safety mitigation
 - Contingency @ 15%
 - Plans, specs and technical field assistance @15%
- **Professional Inspections / testing and related**
 - Hazardous materials testing and systems inspections
 - Hazardous materials testing and analysis allowance
 - Electrical system inspection allowance
 - Mechanical system inspection allowance
 - Septic system inspection and related allowance
 - Chimney / flue inspection and related allowance



**COLONA SCHOOL
BUILT IN 1915**

Historic Colona School Restoration Phases

Phase I

- **Comprehensive Re-Roof and Drainage Rehabilitation Program**
 - New compatible roofing material, underlayments and related
 - Tear-off-down to existing skip sheathing
 - Select structural roof framing repair/reinforcing
 - New flashing/sealants/crickets and cants.
 - New prefabricated roof hatch & curb
 - Temporary weather protection and access/safety allowance
 - Re-roof with period shingles
 - Contingency @ 15%
 - Plans, specs and technical field assistance @ 15%

- **Window & Door Restoration**
 - Window, door and related millwork restoration
 - Reproduce front doors/compatible hardware allowance
 - Front fan light transom restoration and related
 - Restore 32 type "A" double hung windows
 - Restore 2 type "B" double hung windows
 - Restore 6 type "C" double hung windows
 - Window hardware and weather stripping allowance
 - 40 windows
 - New wood, compatible storm security sash and related millwork restoration allowance - 40 windows
 - Lead abatement/safety allowance
 - Contingency @ 10%
 - Plans, specs and technical field assistance @ 10%

- **Fire Detection and Security**
 - Fire detection and security system
 - Intruder sensor/alarm system allowance (2 floors)
 - Smoke and heat sensors/alarms allowance
 - (2 floors + crawl + attic)
 - Monitor/annunciation system/devices allowance
 - Miscellaneous related electrical allowance
 - Related finishes repair allowance
 - Contingency @ 15%
 - Plans, specs and technical field assistance @ 15%