

**WATTS BLOCK
WORK ITEMS FOR FUNDRAISING
DRAFT 8/6/23**

Examples of work to be completed in each of the 5 identified areas

AREA 1: Auditorium

- Construction of new fire stair to include egress from Green Room
- Finishes and Repairs
 - Walls repaired and painted
 - Window sills and Sash, floor, front of stage, stairs to stage refinished
 - Baseboard and chair rail refinished as needed
 - SL Stairwell walls repaired and painted
 - Windows made operable
 - Storm windows repaired and/or replaced

AREA 2: Entrance lobbies and stairs

- Exterior door refinished
- Interior doors and doorframes refinished including replacement of door to west wing
- Lobby tile removed; new flooring installed
- Walls repaired & painted
- Elevator cab refinished
- Staircase treads, railings and spindles refinished as needed
- Floors and window sills/sash refinished
- Stairs to balcony refinished

AREA 3: Second Floor West Wing

- Wall constructed to divide boardroom
- Space reconfigured to add new bathrooms and galley kitchen
- Existing bathrooms updated including repairing/painting walls, refinishing floors and woodwork.
- Doors, floor and window sills/sash in Boardroom refinished
- Walls in hallway repaired/painted, floor refinished, doors and other woodwork refinished
- Ceilings repaired or replaced as needed
- Install kitchen equipment
- Move work sink to Storage Room (old food pantry) and install closets

AREA 4: Green Room/Knox St Entrance

- Install door to access new fire stair
- Upgrade fixtures, plumbing and lighting in bathrooms
- Refinish all surfaces in Knox St lobby and stairs

AREA 5: Balcony

- Extend new fire stair to balcony level
- Install door to fire stair
- Refinish all surfaces in balcony
- Install additional HVAC
- Construct sound/light booth
- Refinish chairs
- Cover windows

Furniture, Fixtures & Equipment

- Improvements to sound system
- Add projection capability (Streaming?)
- Seating
- Window dressing
- Kitchen and bath equipment

Examples of Stand Alone Projects - items can be completed independent from other work

- Refinishing Front exterior doors
- Refinishing Floors - all or individual spaces
- Stairs - all or individual sets
- Stair window
- Upper lobby walls
- Front of stage and steps to stage
- Auditorium window sills & sash
- Refinishing surfaces in Knox St Entrance
- Kitchen appliances
- Window treatments
- Refinishing doors and door frame into auditorium

WATTS BLOCK
FUNDRAISING GOALS

8/6/2023

	ESTIMATED COST		HRP		RAISE
ADMINISTRATIVE EXPENSE	\$	10,500	\$	10,500	\$ -
	\$	10,500	\$	10,500	\$ -
PROFESSIONAL SERVICES					\$ -
Architectural, Engineering, CM	\$	97,500	\$	86,500	\$ 11,000
	\$	97,500	\$	86,500	\$ 11,000
GENERAL BUILDING RENOVATIONS					\$ -
Masonry, sash, abatement	\$	61,100	\$	61,100	\$ -
Electrical Upgrades	\$	33,000	\$	33,000	\$ -
	\$	94,100	\$	94,100	\$ -
HVAC					\$ -
Complete system	\$	346,500	\$	346,500	\$ -
	\$	346,500	\$	346,500	\$ -
AREA 1: Auditorium					\$ -
Egress stair, associated work	\$	47,000			\$ 47,000
Finishes, repairs	\$	47,600	\$	21,200	\$ 26,400
	\$	94,600	\$	21,200	\$ 73,400
AREA 2: Entrance Lobbies and Stair					\$ -
Repairs, refinish, door to west wing	\$	32,500			\$ 32,500
	\$	32,500	\$	-	\$ 32,500
AREA 3: 2nd Floor West					\$ -
Space mods, new toilets, gally	\$	93,100	\$	30,000	\$ 30,000
Appliances	\$	6,000	\$	-	\$ 6,000
	\$	99,100	\$	30,000	\$ 69,100
AREA 4: Greem Room/ Knox St. Entrance					\$ -
Exterior door, related work	\$	8,000	\$	8,000	\$ -
3 Knox Entrance and Stair	\$	5,200	\$	5,200	\$ -
	\$	13,200	\$	13,200	\$ -
AREA 5: Balcony Seating					\$ -
Egress Stair/Door Modifications	\$	25,000	\$	-	\$ 25,000
Refinish Balcony Area	\$	25,000	\$	-	\$ 25,000
Additional HVAC	\$	25,000	\$	-	\$ 25,000
	\$	75,000	\$	-	\$ 75,000
Furniture, Fixtures & Equipment					\$ -
Chairs, Drapes, Miscellaneous	\$	10,000	\$	-	\$ 10,000
A/V	\$	30,000	\$	-	\$ 30,000
	\$	40,000	\$	-	\$ 40,000
	\$	903,000.00	\$	602,000.00	\$ 301,000.00

Pledges held 8/6/2023

Davis Foundation	35000 For Egress stair rebuild
Viking Lumber	25000 Unassigned
The First	25000 Unassigned
TOTAL:	85000

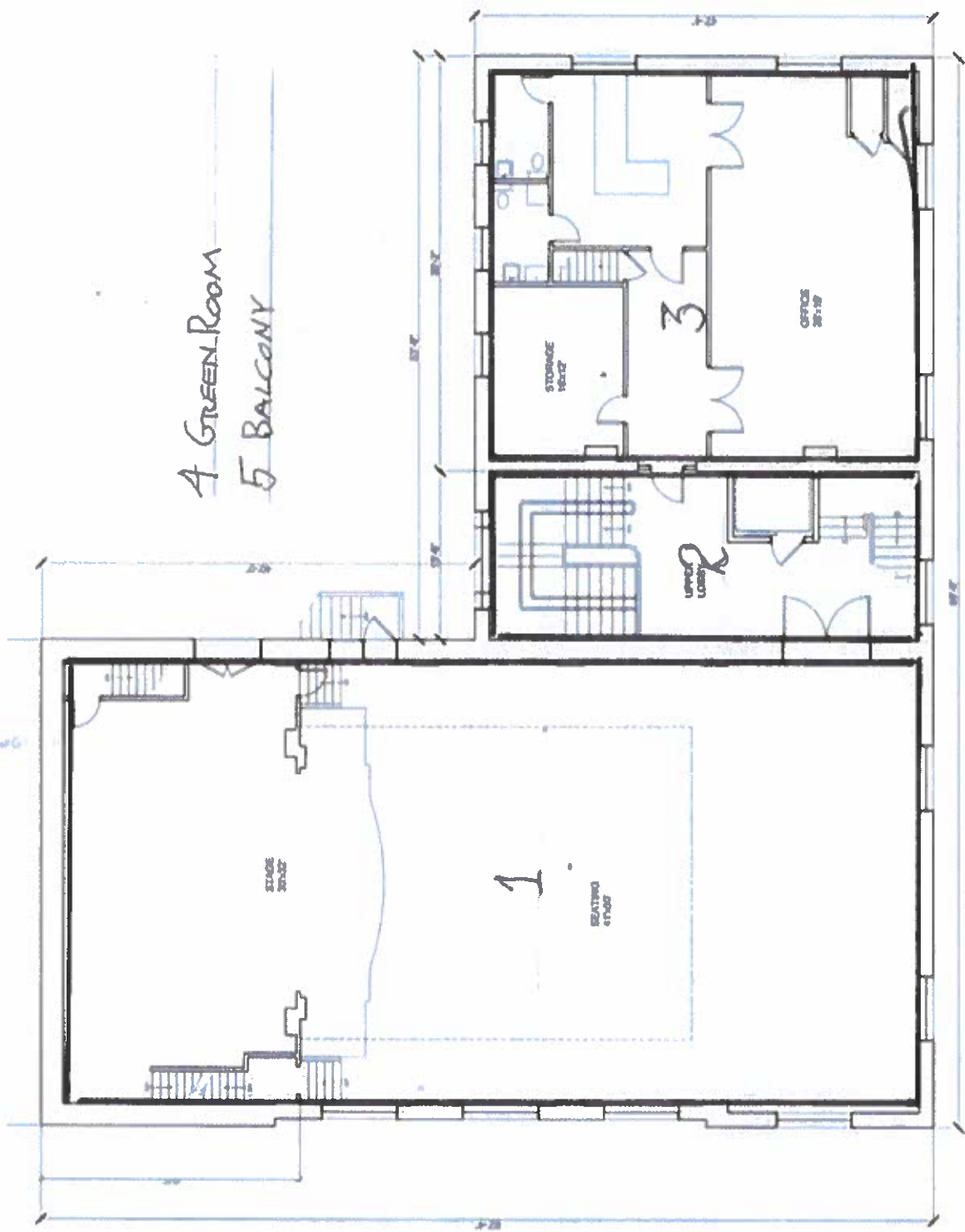
Frank Campbell, Architect P.L.L.C.
 117 Laurel Road
 9th Floor, Suite 901
 7th Street, N.W.
 Washington, D.C. 20004
 Tel: 202-462-1100
 Fax: 202-462-1101

JOHN E. HANSEL ARCHITECT
 600 PENTAGON AVE
 APT 2000
 WASHINGTON, DC 20004
 TEL: 202-462-1100
 FAX: 202-462-1101

WATTS BLOCK
 1177 PENTAGON AVE
 WASHINGTON, DC 20004

FLOOR PLAN
 SECOND FLOOR
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/03
 PROJECT NO.: 03-001

A12



4 GREEN ROOM
 5 BALCONY

SECOND FLOOR
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/03