

Watts Block Renovations

Project Scope

As of: 4/13/24

Intended to be a working document that will be an ongoing summary of inclusions/exclusions; ultimate goal to define project for construction. Work items involving entire building are noted first. Work items specific to particular areas will be based on the five area breakdown that has been used by JF Scott for planning purposes.

Overall Building Work Items

1. HVAC – Replace existing oil fired steam heat system with heat pumps with electrical heat backup. Second floor spaces will be handled by Roof Top Units providing make up air and appropriate filtering and ventilation. First floor rental spaces will receive split system heat pumps. Basements will be heated electrically.
2. Fire Alarm - wireless system per plans. Wireless approach reduces disturbance of interior features. Detection and notification will be provided throughout building as shown.
3. Miscellaneous repairs, masonry repointing, electrical upgrades, etc.

Area 1 – Auditorium, fire stair and new egress from green room

1. HVAC – new roof top heat pumps per WH Demmons; one unit per ceiling bay in auditorium, direct ducted with one diffuser per unit centrally located; single return duct on exterior of building, through wall grill located near egress door to fire stair. This approach limits disturbance to historic features on interior of building. Associated work includes cutting and patching for penetrations. Relocate existing split system units to North wall under balcony.
2. Electrical – Upgrade existing service and supply to accommodate new equipment.
3. Fire stair – new wood exterior stair and railings per plans.
4. Egress Door, Auditorium – replace existing with new exterior door with panic hardware
5. Egress Door, Green Room – demo exterior wall as required; install new exterior door with panic hardware, no exterior hardware. Remove door at bottom of stair to stage; new 1 hour 3068 door at top of stair with closer (may be able to reuse existing door to west end of second floor).
6. Install new light in stair to stage, switched top and bottom of stair; add emergency light in stairwell
7. Repair and refinish front of stage; new doors to storage under stage at both ends to match original units
8. Repair wall finishes to match existing.
9. Repair and refinish wood trim.
10. Paint walls and ceiling.
11. Refinish floor.
12. A/V projector and screen

Area 2 – Entrance lobbies and main stair

Entrance Lobby

1. Repair wall finishes to match original

2. Replace flooring
3. Repair and refinish wood trim
4. Remove or box pipes and conduits left of entrance door
5. Replace entry way light fixture
6. Revise/minimize electrical conduits
7. Refinish front doors
8. Repair/replace information board
9. Elevator interior upgrades

Main Stair

10. Remove and clean carpet, replace after stair is refinished
11. Refinish stairs
12. Walls, trim, as 1 and 3

Upper Lobby

13. Walls, trim as 1 and 3
14. Refinish floor and stairs to balcony
15. Remove door to west end; replace with existing 8' tall door to kitchen area; refinish door, trim opening to match others in space; door to have closer and magnetic holdback controlled by alarm system
16. Revise electrical at Auditorium entrance door to minimize visual impacts
17. Repair damaged ceiling under stair

Area 3 – Second Floor West Wing

1. Demo – remove double doors at west end of existing meeting room, save for reuse; remove counters, flooring etc. from existing kitchen area. Remove conduits no longer needed in kitchen area. Remove suspended ceiling and track lighting from meeting room; retail lighting for reuse. Remove existing door to kitchen, save for reuse. Remove existing utility sink.
2. Construct new walls per plan; kitchen/meeting separation wall to be ?? high
3. Install new hung sheetrock ceiling as shown at top of arches above windows

Toilets Area

4. Skim coat existing kitchen ceiling.
5. Refinish existing doors and trim
6. Refurbish existing toilet rooms; repair walls, repaint, refinish wood trim, low flow fixtures.
7. Complete new accessible toilet.
8. Refinish floors
9. Relocate electrical panel to new kitchen
10. Replace overhead lighting

Kitchen

1. Entrance door from hallway to match toilet room doors
2. Construct counter and open shelving per plans; account for appliance locations/dimensions

3. Sheet flooring
4. Outlets along backsplash; electrical for appliances

Meeting Room

1. New wall finish to match existing
2. Refinish floor
3. Reinstall track lights on new ceiling
4. Install general lighting fixtures
5. Install doors removed as single units in new wall (supply room and kitchen access); trim to match existing
6. Perimeter cabinets;
7. Wall, door, trim refurb as other spaces
8. Add electrical outlets

Storage Room

1. Repair refinish as other spaces
2. Install utility sink and shelving for supplies
3. Add shelving as required