

Description of Proposed Renovation Work 150 Langdon Street

Summary

The following is an outline description of the proposed renovation work for 150 Langdon Street. The general intent of the renovation is to make a capital reinvestment in the building so that the useful life of the structure can be extended for another 20 to 30 years.

Exterior Work

1. Roofing
 - 1.1. Replace flat seam metal roofing over bay tower
 - 1.2. Reconstruct the existing roof dormer cladding and trim elements. Inspect and repair wall sheathing and framing beneath cladding as needed. Use existing cladding materials where possible; replace unsuitable pieces with like materials. Repaint the dormer cladding and trim. Color as approved.
 - 1.3. Remove all previous shingles on the sloped roof sections. Inspect and replace roof sheathing as needed. Install new architectural shingle roofing, color as approved.
 - 1.4. Inspect and repair the EPDM roofing on the low-slope roof.
 - 1.5. Remove existing gutters and downspouts. Replace with pre-finished sheet metal gutters and downspouts.
2. Windows and Doors
 - 2.1. Inspect and repair all existing leaded glass windows.
 - 2.2. Individually inspect each existing wood single hung window. Repair pieces as needed and provide complete air sealing as required. Replace with wood window if required to provide weather and air-tight assembly. Repaint all window assemblies.
 - 2.3. Inspect storm windows and repair or replace as needed. Install new storm windows as required to provide additional protection for every wood window.
 - 2.4. Install new exterior doors.
3. Masonry walls
 - 3.1. Inspect exterior masonry walls. Locate the sources of water infiltration near the west chimney and repair.
 - 3.2. Tuck-point the loose mortar joints.
 - 3.3. Remove loose paint and repaint the brick, color as approved.
4. Other
 - 4.1. Install new steel structural supports at the rear fire escape. Repaint front and rear fire escape.
 - 4.2. Replace exterior vault cover with reinforced concrete cap.

Interior Work

1. Structural
 - 1.1. Inspect the exposed foundation and repair concrete fissures.
 - 1.2. Complete a structural analysis of the wood framing in its current condition. The prior remodeling has altered the structure. Analyze the load paths and repair and reinforce the existing roof rafters, floor joists and wall studs with new framing members as required.

- 1.3. Expose the framing for the grand staircase between the first and second floors.
Repair or replace damaged or loose framing.
2. Mechanical
 - 2.1. Replace boiler with new high-efficiency model.
 - 2.2. Install new window air-conditioning units in each apartment.
 - 2.3. Replace the existing undersized water heating system. The new water heater to be appropriately sized by plumbing designer. Vent the water heater per code requirements.
 - 2.4. Install new water softener.
 - 2.5. Inspect and replace or repair the exposed water distribution system and sewer piping system.
 - 2.6. A certified electrical contractor to inspect the existing electrical system. Replace old devices, fuses and boxes as required for full code compliance.
 - 2.7. Test for radon and install venting system if required.
3. Common Areas
 - 3.1. Repair grand staircase railing between first and second floor. Re-stain the railing and balusters.
 - 3.2. Maintain and refinish vintage doors and trim wherever possible.
 - 3.3. Install new solid core maple or birch apartment entry doors with matching door casing and jambs. Stain color to be determined.
 - 3.4. Install new LVT tile flooring in entry.
 - 3.5. Install new carpet in all hallways.
 - 3.6. Paint all walls and ceilings.
 - 3.7. Replace light fixtures
 - 3.8. Paint basement laundry room. Inspect laundry appliances and replace if needed.
4. Apartments
 - 4.1. Maintain and refinish vintage doors and trim wherever possible.
 - 4.2. Replace non-original doors with solid core wood doors.
 - 4.3. Replace ranch style wall base and door casing with square edge trim.
 - 4.4. Expose and restore original wood floors where possible.
 - 4.5. Replace kitchen cabinets, tops, sink and faucet and appliances.
 - 4.6. Install garbage disposals.
 - 4.7. Replace bath vanities.
 - 4.8. Replace bath sink and faucet, toilet, and tub/shower fixtures. Inspect tubs and surrounds and replace as needed.
 - 4.9. Install new LVT tile or LVP plank flooring in kitchens and baths.
 - 4.10. Install new carpet in living areas and bedrooms where wood flooring cannot be restored.
 - 4.11. Repair all plaster and drywall walls and repaint throughout.
 - 4.12. Inspect and repair vintage lighting fixtures if possible, replacing if required. Replace non-vintage light fixtures as needed.
5. Other
 - 5.1. Before starting work, inspect and test for hazardous materials and follow recommendations of environmental engineer.